PUBLIC HEARING

GABRIOLA ISLAND LOCAL TRUST COMMITTEE

November 20, 2025
Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island

PROPOSED BYLAW NO. 318
(Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024)
AND
PROPOSED BYLAW NO. 319
(Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024)

GB-RZ-2022.1 MOEN

RELEVANT BACKGROUND INFORMATION REFERENCE BINDER

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Islands Trust

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Public Hearing Procedure Script
Proposed Bylaw No. 318 & 319

1. OPENING THE PUBLIC HEARING

CHAIR:
The public hearing for Proposed Bylaw Nos. 318 & 319 is now open. I wish to welcome everyone in attendance and acknowledge that we are meeting in the territory of the Coast Salish First Nations.

My name is Trustee Laura Patrick and I am the Chair of the Gabriola Island Local Trust Committee.

I would like to introduce the Gabriola Island Local Trust Committee Trustees: Tobi Elliott and Susan Yates.

I would like to introduce Islands Trust Planning Staff:
- Stephen Baugh, Island Planner
- Nadine Mourao, Legislative Clerk
- Lisa Millard, Meeting Administrator/Recorder

NOTE: In the event of a large turnout and potential high number of speakers:

CHAIR: *Considering the number of speakers and our intent to give everyone the opportunity to speak with adequate time to present their comments, we are advising that this public hearing will start today and MAY be adjourned and reconvened. An announcement will be made later in the public hearing prior to the adjournment if the hearing is to be reconvened."*

2. CHAIR'S OPENING STATEMENT

"This Public Hearing is being convened pursuant to Section 465 of the Local Government Act in order to consider:

PROPOSED BYLAW NO. 318 (Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024)

Public Hearing Procedure Script
Proposed Bylaw No. 318 & 319

AND
PROPOSED BYLAW NO. 319
(Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024)

All persons who believe that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw(s). Those wishing to speak should commence their presentation by clearly stating their name.

Members of the Local Trust Committee may, if they wish, ask questions of you following your presentation; however, the main function of the Local Trust Committee members is to listen to the views of the public. It is not the function of Committee members to debate the merits of the proposed bylaw(s) with individual citizens.

Everyone will be given a reasonable opportunity to be heard and none should feel discouraged from presenting their views.

In considering the proposed bylaw(s), the Local Trust Committee has received documents which may influence its decision. Those documents are available for review during this hearing, as available on our website and indicated in the Public Hearing notice.

Any person who wishes to present a written submission to the Local Trust Committee may do so, and all written submissions are available for review during this hearing. Written submissions must be received by the Local Trust Committee before the close of the hearing.

Your final opportunity to comment on the proposed bylaw(s) is during this hearing, as members of the Local Trust Committee may not receive further submissions, nor discuss the proposed bylaw with the public after the close of the hearing.

After this Public Hearing has concluded, the Local Trust Committee may, without further notice, make whatever decision it deems proper with respect to the bylaw(s) that are the subject of the hearing."

Public Hearing Procedure Script
Proposed Bylaw No. 318 & 319

3. PLANNER/LEGISLATIVE CLERK REVIEW

CHAIR:
Planner Baugh will now summarize the public hearing notice, key points of the bylaw and referral agency responses.

PLANNER:
A copy of this notice was advertised in two consecutive editions of the **Gabriola Sounder** on **November 5** and **November 12, 2025**. All notification requirements under the *Local Government Act* have been completed.

There is a copy of the **complete** public hearing binder available during this public hearing and it is located **on the Islands Trust Website at:**
https://islandstrust.bc.ca/island-planning/Gabriola/current-applications/

Bylaw No. 318 will amend the Gabriola Island Official Community Plan (OCP) to include the subject property in the Village Commercial Land Use Designation and in the Village Centre Development Permit Area (DPA). The DPA establishes objectives for form and character, water conservation and reduction of greenhouse gas emissions. The OCP amendment will also facilitate the ability for the subject property to have two dwelling units and does not require a housing agreement for either these dwellings.

Bylaw No. 319 will amend the Gabriola Island Land Use Bylaw (LUB) to include the subject property in a new site-specific zone, Village Commercial 3. The new zone will allow a broader range of commercial uses including retail sales, garden centre, personal services, restaurant and offices. The floor area for additional commercial additions to the property is limited to 100 square metres unless there is one dwelling, 200 square metres unless there are two dwellings and there is no floor area restriction for commercial uses once there are two dwellings constructed. The zone allows a maximum of two dwelling units which are each limited in floor area to 90 square metres, the dwelling units must be located within the building envelope of a commercial building. The zone also requires a

freshwater collection system to be connected to buildings that support a principal use.

Proposed Bylaw No. **318 & 319** were referred to:

- **0** Federal Agency
- **4** Regional Agencies
- **2** Non-Agency; and
- **7** First Nations

The following comments and responses were received by the Local Trust Committee *(**summarize comments by Agency and First Nations**)*.

Planner to summarize referral responses.

Note the number of public submissions received. _____ as of November 19, 2025. We have received _____ so far at _____ am, I will advise and send any others.

1. HEARING THE PUBLIC

NOTE: *(If there are many speakers, a speakers list should be made available to the public BEFORE the hearing commences. Time limits to speak can also be set by the chair AS LONG AS the Chair states that speakers will have another opportunity to be recognized after everyone has been heard a first time.)*

CHAIR:
Submissions can be made at any time during and until the close of the hearing.

If any submissions are received during the meeting the Local Trust Committee will pause prior to closing to ensure that the LTC has time to review those submissions.

I will begin with the Speakers List, after which I invite members of the public who wish to speak to line up. Please state your name prior to making comments. After your presentation to the Local Trust Committee, the Trustees may ask you

questions but they are primarily here to listen and will not debate the issues with you.

I will call three times for speakers before closing the hearing at which point no further written or oral submissions can be made.

(*Mid-meeting reminder)*
Just a reminder for anyone who has come in late please submit any comments you may have prior to the close of the public hearing.

(When it appears there may be no more speakers - Chair or Planner to note the number of written submissions that have been received during the public hearing - if any).

IF THERE ARE SUBMISSIONS - AT THIS POINT YOU SHOULD STAY IN VIEW, TURN OFF MICS AND REVIEW SUBMISSIONS SO THE PUBLIC SEES THAT YOU HAVE DONE THAT PRIOR TO CLOSING THE PUBLIC HEARING.

PROCEDURE TO CLOSE THE PUBLIC HEARING

CHAIR:
We will now proceed to close the public hearing. Please note, after the public hearing closes, the Local Trust Committee will no longer be able to receive public submissions prior to making a decision.

Asking ONCE for any more speakers. *(LONG PAUSE ~ 10 seconds)*
(If there are any more speakers at any point in the "asking for speakers" the Chair repeats the call for speakers three times.)

Asking A SECOND TIME for any more speakers. *(LONG PAUSE ~10 seconds)*

Asking A THIRD TIME for any more speakers. *(LONG PAUSE ~10 seconds)* This is now the final opportunity for you to hand in a written submission to the Local Trust Committee. Once the hearing is closed, no additional submissions will be accepted.

Public Hearing Procedure Script
Proposed Bylaw No. 318 & 319

3. CLOSING THE PUBLIC HEARING

CHAIR:
ADDITIONAL COMMENTS BY CHAIR:

Please be advised that we are now in the 'post public hearing' stage of the legislative review of Proposed Bylaw No. 318 & 319

The Gabriola Island Local Trust Committee can now no longer receive information pertaining to the proposed bylaws; however, you can still submit any outstanding questions and comments directly to the Planner.

The Local Trust Committee may give further readings to the bylaw or defeat the bylaw or make minor amendments that do not affect the use or density without further notice or hearings.

NOTE:
If the public hearing has a large turnout and needs to be reconvened, the Chair must state the time and place for the resumption of the hearing to those present at the time the hearing is adjourned.

Islands Trust

Print Date: November 4, 2025

Bylaw: GB-318

Trust Area: Gabriola Island Local Trust Committee
Type: Official Community Plan Bylaw
Bylaw No.: GB-318
Application No.: GB-RZ-2022.1
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes
Technical Staff: No

First Reading Date: 04-Sep-2025
Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web:

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Mourao, Nadine
Date: 04-Nov-2025
File complete and ready for Public review: Yes

Public Hearings:

Location: Gabriola Arts & Heritage Centre
Proofread By: Mourao, Nadine

Legal Paper: Gabriola Sounder
First Publish Date: 05-Nov-2025
Second Publish Date: 12-Nov-2025

Alternate Paper: Gabriola Sounder
First Publish Date:
Second Publish Date:

Mailout Date: 30-Oct-2025
Delivery Notices: 30-Oct-2025
Date Public Hearing Held: 20-Nov-2025
Second Reading Date: 04-Sep-2025
Third Reading Date:

Islands Trust

Print Date: November 4, 2025

Bylaw: GB-319

Trust Area: Gabriola Island Local Trust Committee
Type: Land Use Bylaw
Bylaw No.: GB-319
Application No.: GB-RZ-2022.1
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes
Technical Staff: No

First Reading Date: 04-Sep-2025
Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web:

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Mourao, Nadine
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File complete and ready for Public review: Yes

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First Publish Date:
Second Publish Date:

Mailout Date: 30-Oct-2025
Delivery Notices: 30-Oct-2025
Date Public Hearing Held: 20-Nov-2025
Second Reading Date: 04-Sep-2025
Third Reading Date:

Gabriola Island Local Trust Committee
PUBLIC HEARING NOTICE
Proposed Bylaw Nos. 318 and 319
GB-RZ-2022.1 Moen

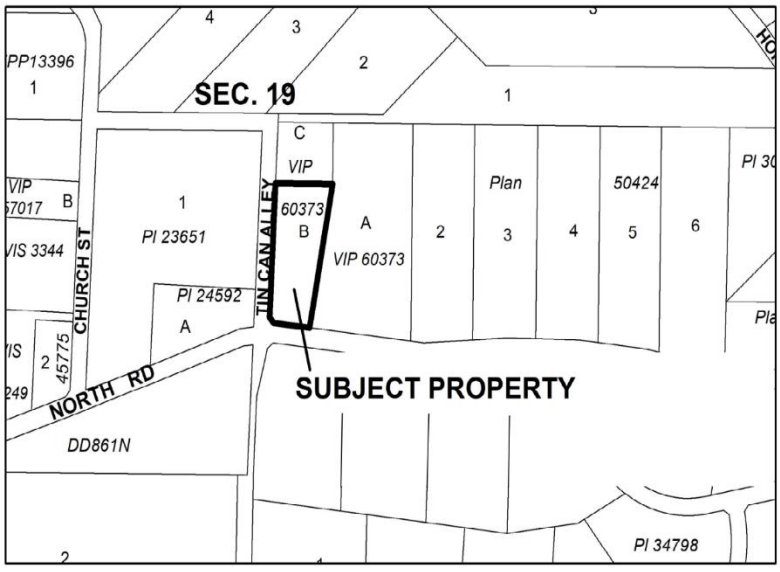
The Gabriola Island Local Trust Committee invites the public to attend a Public Hearing beginning at **10:35 am, Thursday, November 20, 2025, Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island,** to hear your views regarding **Proposed Bylaw No. 318 and Proposed Bylaw No. 319**.

What are Bylaw Nos. 318 and 319 about?

Bylaw No. 318 will amend the Gabriola Island Official Community Plan (OCP) to include the subject property in the Village Commercial Land Use Designation and in the Village Centre Development Permit Area (DPA). The DPA establishes objectives for form and character, water conservation and reduction of greenhouse gas emissions. The OCP amendment will also facilitate the ability for the subject property to have two dwelling units and does not require a housing agreement for either these dwellings.

Bylaw No. 319 will amend the Gabriola Island Land Use Bylaw (LUB) to include the subject property in a new site-specific zone, Village Commercial 3. The new zone will allow a broader range of commercial uses including retail sales, garden centre, personal services, restaurant and offices. The floor area for additional commercial additions to the property is limited to 100 square metres unless there is one dwelling, 200 square metres unless there are two dwellings and there is no floor area restriction for commercial uses once there are two dwellings constructed. The zone allows a maximum of two dwelling units which are each limited in floor area to 90 square metres, the dwelling units must be located within the building envelope of a commercial building. The zone also requires a freshwater collection system to be connected to buildings that support a principal use.

These bylaw amendments will apply to 750 Tin Can Alley, Gabriola Island, legally described as: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (PID: 023-005-629)



How Do I Get More Information?
Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from November 10, 2025 to November 19, 2025 here: https://islandstrust.bc.ca/island-planning/gabriola/current-applications/ and at the Islands Trust Northern Office, 700 North Road, Gabriola, BC V0R 1X3 from 8:30 a.m. to 4:00 p.m., Tuesday – Thursday excluding statutory holidays.

Enquiries?
Contact the Islands Trust Northern Office, by **email:** northinfo@islandstrust.bc.ca, or **phone:** 250-247-2063.

Written submissions?
Written submissions will be accepted until 4:30 p.m., November 19, 2025 to: Islands Trust, 700 North Road, Gabriola Island, BC, V0R 1X3 or **email**: **northphsub@islandstrust.bc.ca**

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

NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.

Nadine Mourao,
Deputy Secretary

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

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

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

READ A FIRST TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
READ A SECOND TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS _____ DAY OF _____ , 202x

_____ _____

Chair **Secretary**

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

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

1.1. **Section 2 – General Land Use and Residential Development**, Subsection **2.0 General Land Use**, Clause 2.0.k) is deleted and replaced with the following text:

> "k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

1.3. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

1.4. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

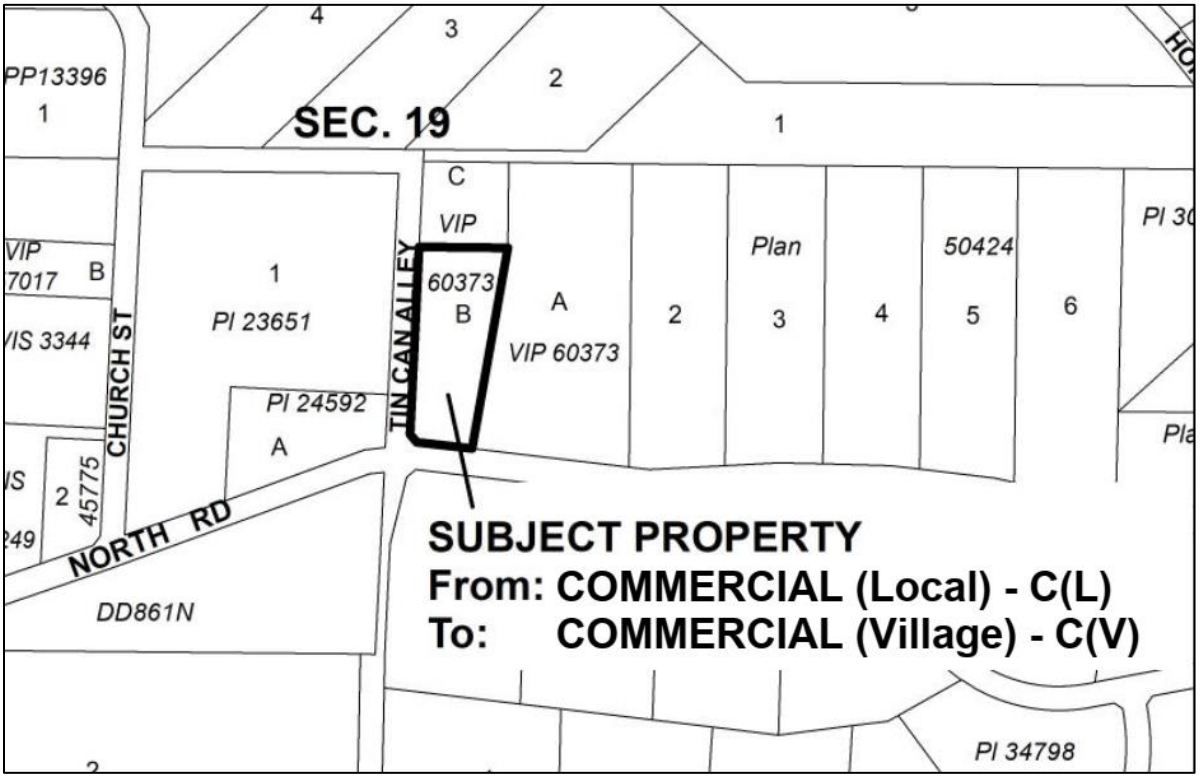
1.5. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

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

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

   1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Commercial (Local)" to "Village Commercial" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

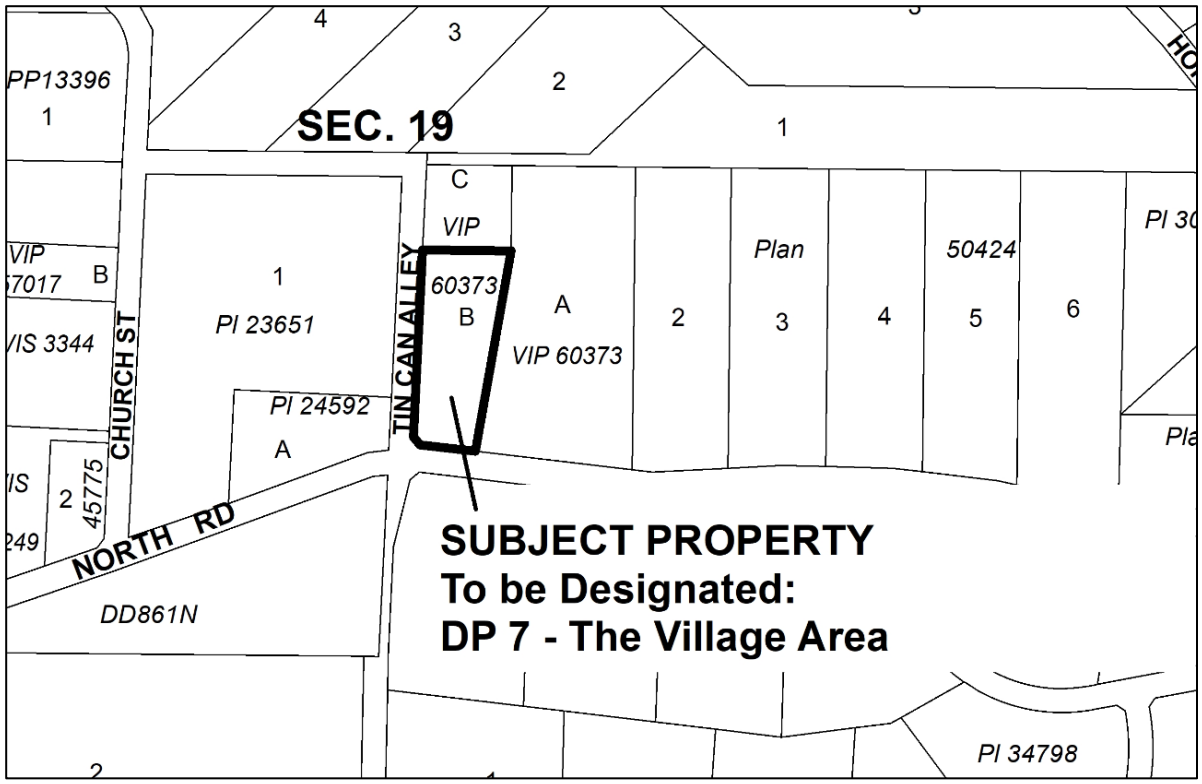
Plan No. 1



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

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the Schedule D map for DP 7 - The Village Centre as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

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

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

READ A FIRST TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
READ A SECOND TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

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

dwelling unit in the Village Commercial 3 zone	1 per *dwelling unit*	None required	None required

1.4 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words "except on lands shown on Schedule C, Map 12".

1.8 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

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

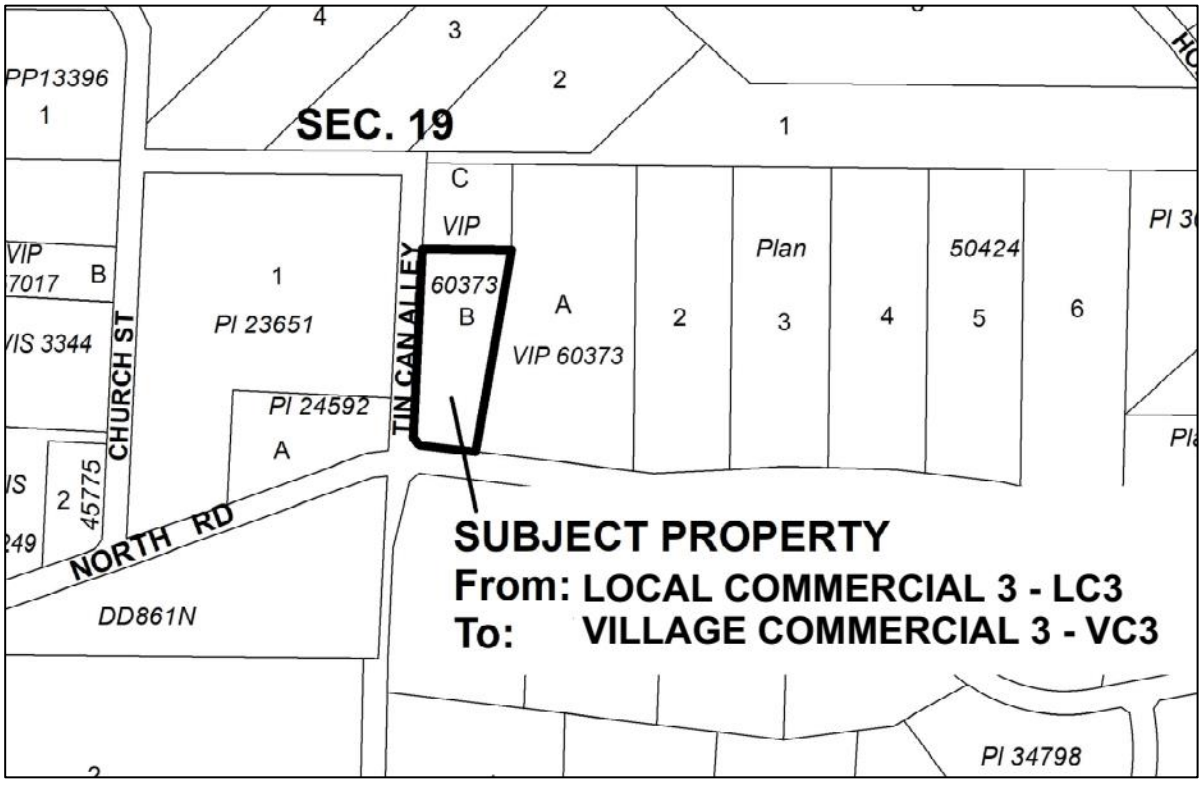
1.10 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

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

2.1. Schedule "B" – North Sheet, is amended by changing the zoning classification of LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Local Commercial 3" to "Village Commercial 3" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 177 as are required to effect this change.

Plan No. 1



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

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

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

a. Permitted *Principal* Uses

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

b. Permitted *Accessory* Uses

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

D.3.3.2 *Buildings* and *Structures*

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

a. Permitted *Buildings* and *Structures*

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

iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

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

a. *Buildings* and *Structures* Height Limitations

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

b. *Buildings* and *Structures* Siting Requirements

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

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

iii *Dwelling units* must be located within the building envelope of a commercial building.

c. *Lot Coverage* Limitations

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

d. *Lot* Area Requirements for Subdivision

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

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

f. Conditions of Use

i The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, or increased in floor area, unless:
- one dwelling unit for residential use has been constructed on the lot; or
- a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.

ii The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 200 square metres shall be constructed, or increased in floor area, unless:
- two dwelling units for residential use have been constructed on the lot; or
- two dwelling units are constructed as part of the construction or expansion of commercial use on the lot.

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

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

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

READ A FIRST TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
READ A SECOND TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	, 202x
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS				
	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____ _____

Chair **Secretary**

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

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

   1.1. **Section 2 – General Land Use and Residential Development**, Subsection **2.0 General Land Use**, Clause 2.0.k) is deleted and replaced with the following text:

   > "k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

   1.3. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.4. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

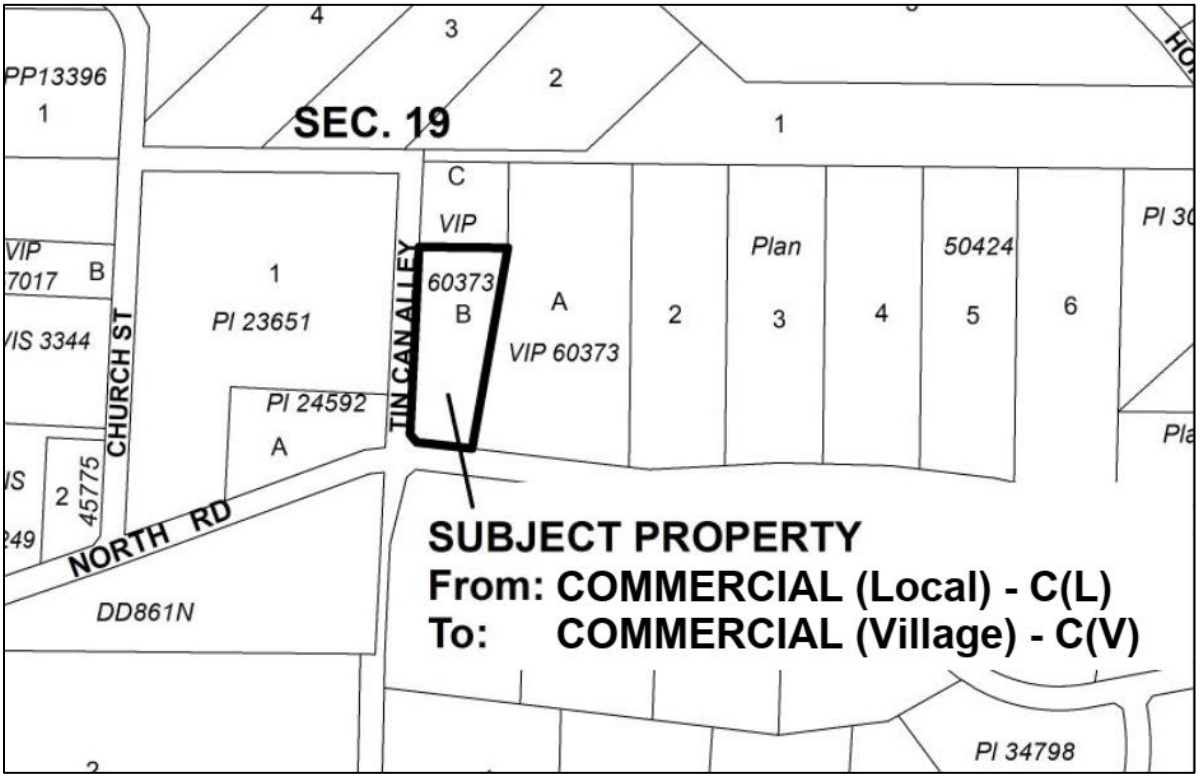
   1.5. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

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

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

   1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Commercial (Local)" to "Village Commercial" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

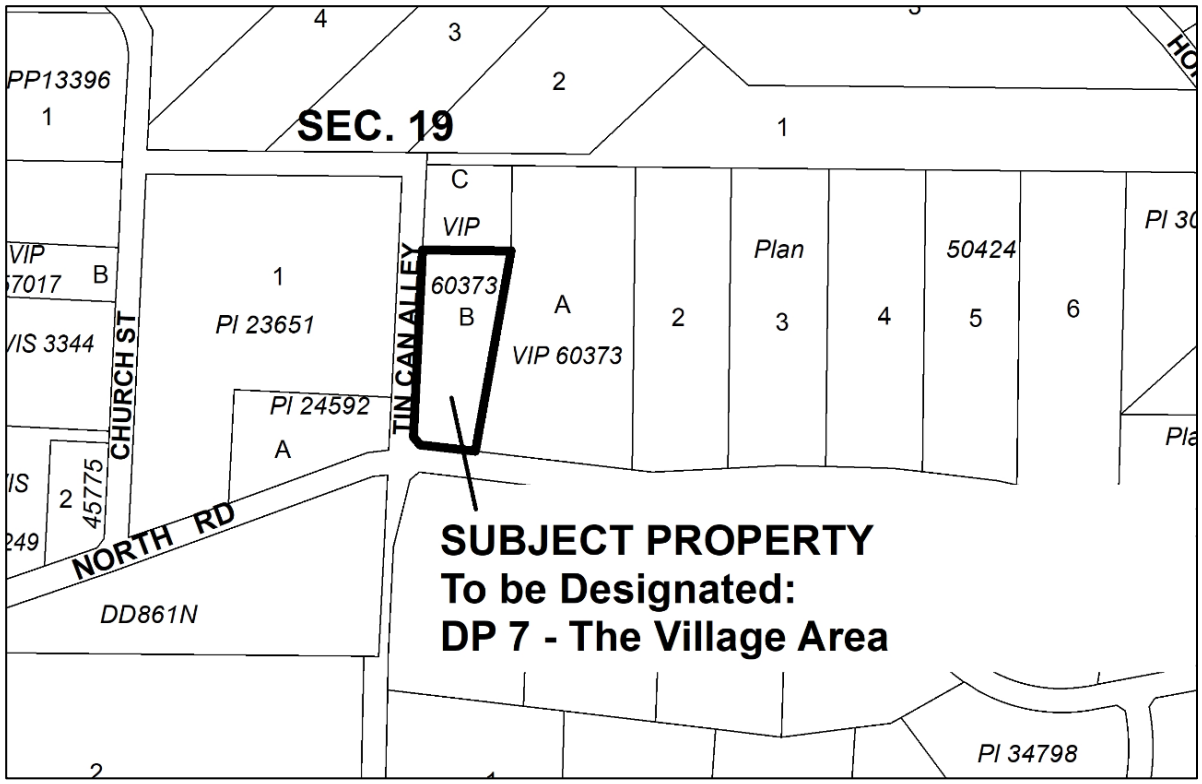
Plan No. 1



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

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the Schedule D map for DP 7 - The Village Centre as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

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

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

READ A FIRST TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
READ A SECOND TIME THIS	4TH	DAY OF	SEPTEMBER	, 2025
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

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

dwelling unit in the Village Commercial 3 zone	1 per *dwelling unit*	None required	None required

1.4 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words "except on lands shown on Schedule C, Map 12".

1.8 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

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

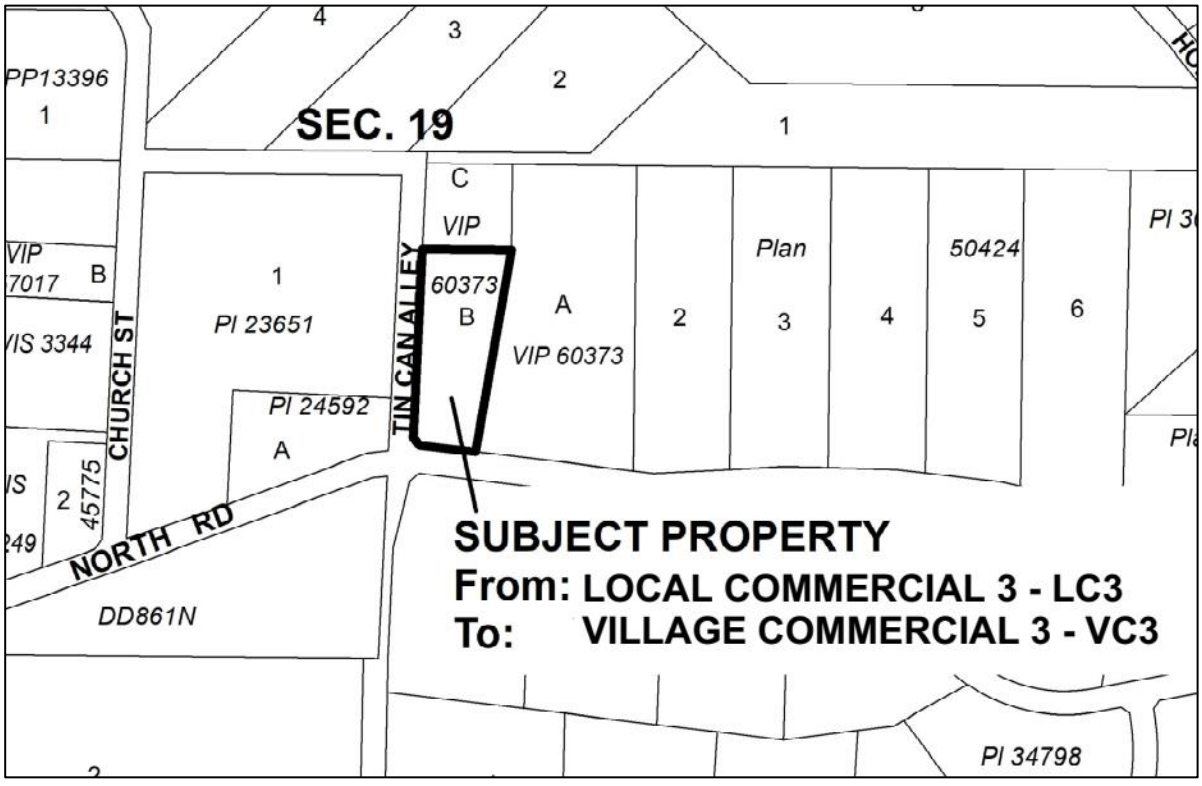
1.10 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

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

2.1. Schedule "B" – North Sheet, is amended by changing the zoning classification of LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Local Commercial 3" to "Village Commercial 3" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 177 as are required to effect this change.

Plan No. 1



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

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

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

a. Permitted *Principal* Uses

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

b. Permitted *Accessory* Uses

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

D.3.3.2 *Buildings* and *Structures*

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

a. Permitted *Buildings* and *Structures*

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

iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

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

a. *Buildings* and *Structures* Height Limitations

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

b. *Buildings* and *Structures* Siting Requirements

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

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

iii *Dwelling units* must be located within the building envelope of a commercial building.

c. *Lot Coverage* Limitations

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

d. *Lot* Area Requirements for Subdivision

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

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

f. Conditions of Use

i The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, or increased in floor area, unless:
- one dwelling unit for residential use has been constructed on the lot; or
- a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.

ii The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 200 square metres shall be constructed, or increased in floor area, unless:
- two dwelling units for residential use have been constructed on the lot; or
- two dwelling units are constructed as part of the construction or expansion of commercial use on the lot.

Islands Trust
www.islandstrust.bc.ca

Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8
(250) 405-5151
information@islandstrust.bc.ca

Galiano, Mayne, North Pender, Saturna, South Pender Islands

Salt Spring Office
1 – 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
(250) 537-9144
sslinfo@islandstrust.bc.ca

Salt Spring Island

Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
(250) 247-2063
northinfo@islandstrust.bc.ca

Denman, Gabriola, Gambier, Hornby, Lasqueti, Thetis, Ballenas-Winchelsea Islands

Land Use Application

Application Type: *Check all that apply*

		See Associated Schedules for Information and Application Requirements
☑ Bylaw Amendment	☐ OCP ☑ Land Use / Rezoning ☐ Land Use Contract	Schedule A
☐ Development Permit	☐ Renewal or Amendment	Schedule B
☐ Development Variance Permit	☐ Renewal	Schedule C
☐ Heritage Alteration Permit		Schedule D
☐ LCRB License	☐ Liquor ☐ Temporary Change ☐ Cannabis Retail	Schedule E
☐ Order - Board of Variance		Schedule F
☐ Siting & Use Permit		Schedule G
☐ Soil Deposit / Removal	☐ Registration ☐ Permit	Schedule H
☐ Strata Conversion		Schedule I
☐ Subdivision Review	☐ Boundary Adjustment	Schedule J
☐ Temporary Use Permit	☐ Renewal	Schedule K

Description of Subject Property:

Civic Address
750 Tin Can Alley, Gabriola, BC, V0R 1X3

PID
023-006-629

Legal Description
Lot B, Plan VIP60373, Section 19, District 32

Purpose of Application: *Provide a brief description (attached additional pages if needed)*

Amend zone LC3 to include retail sales and rentals, personal services, restaurants, bakeries, food truck as permitted uses, add offices as accessory uses and increase the number of residential units to two (based on the [illegible]

see the attached letter with reports and additoinal information

RECEIVED
JUN 07 2022
ISLAND TRUST
NORTHERN OFFICE

Applicant:

Name
Patricia A Maloney

Company
Patricia Maloney Consulting

Mailing Address

Phone

Email

Declaration:

As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.

Signature

Office Use Only:

Date Received | Fees Paid | Receipt No. | TAPIS No.

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Patricia Maloney

Print Name (*Complete if applicant is not the owner(s)*)

... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

All registered owners on title must be listed on and sign the application. ***Corporations must include a list of directors.***

Name/Company Name
Alley Enterprises Ltd

Mailing Address
750 Tin Can Alley, Gabriola, BC V0R 1X3

Phone

Email

Signature

Print Name
Kent Moen

Date
June 3, 2022

Name/Company Name

Mailing Address

Phone

Email

Signature

Print Name

Date

Name/Company Name

Mailing Address

Phone

Email

Signature

Print Name

Date

Application Checklist *The following materials must accompany the application:*

- [x] Completed application form
- [x] Current title search (issued within 30 days)
- [ ] Copies of all title charges (restrictive covenants, rights-of-way, etc.)
- [x] Application fee (see applicable Local Trust Committee Fees Bylaw for current fees
- [ ] If applicable, a BC Contaminated Sites Regulation Disclosure Statement (Schedule 1) must be completed
- [ ] If applicable, QEP Report registered in Province of BC *Riparian Areas Regulation* (RAR) Notification System
- [ ] **Required plans, drawings, reports and other information as noted on the applicable schedules and DAI Bylaws**

***NOTE** A complete application and fee must be received before the application will be processed. Fees may be paid using cash, cheque or interac e-transfer (contact Islands Trust for e-transfer procedure). Applicants are advised that processing times may depend on applications volumes and timing of local trust committee meetings. Applicants are encouraged to apply for permission well in advance of scheduled development.*

Freedom of Information

The collection of personal information, for the purpose of processing this application, is authorized under the Local Government Act, Community Charter and section 26(c) of the Freedom of Information and Protection and Privacy Act. Enquiries may be directed to a Deputy Secretary at any of the Islands Trust Offices, as noted on page 1 of this form. A request for information, under the Freedom of Information and Protection of Privacy Act may be made to: FOI Coordinator, Islands Trust, 200-1627 Fort Street, Victoria, BC V8R 1H8, Tel. (250) 405-5151, Fax (250) 405-5155.

ATTENDEES OF COMMUNITY MEETING
MAY 9, 2022

NAME	CONTACT INFO
GERALD LARSON	[redacted]
NICK HOCK	
Gerry Esterbrook	
Sara Larson	
Wendy Schutz	
Richard Johnston	
MIKE PHILLIPS	
Barbara Hunt	

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

Thank you for coming to the meeting tonight to discuss the proposed Zoning Amendment for the Wild Rose Garden Centre. Please take a moment to complete this questionnaire and leave it at the desk when you leave.

1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | (Agree) | Neutral | Disagree | Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - ✓ Food Truck
   - ✓ Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - ✓ Laundromats /shower facilities
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other _____

   Bike rentals

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   (Yes) | Undecided | No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

Thank you for coming to the meeting tonight to discuss the proposed Zoning Amendment for the Wild Rose Garden Centre. Please take a moment to complete this questionnaire and leave it at the desk when you leave.

1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | Agree | Neutral | **Disagree** | Strongly Disagree

   If you disagree, please explain why:
   Question too broad

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - ✓ Retail sales and rentals
   - ✓ Personal Services
   - ✓ Restaurants
   - ○ Offices
   - ○ Medical and Dental Clinics
   - ✓ Bakeries
   - ○ Repair shops
   - ✗ Building Material Supply
   - ✓ Food Truck
   - ✓ Public Market
   - ? ○ Private Clubs and Lodges
   - ✓ Indoor Recreation
   - ? ○ Personal Service
   - ✓ Laundromats
   - ✗ Automotive Services and Auto Sales
   - ✗ Gasoline Sales
   - ✓ Household Storage
   - ? ○ Shopping Centre combining three or more principle uses
   - ? ○ Other _____

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   Yes | Undecided | No

   If you answered no, please provide your reason:

Thank you for attending. If you have any additional comments, please provide them here.

- housing must be considered as businesses must now think about community contribution, think long term not just for today

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

Thank you for coming to the meeting tonight to discuss the proposed Zoning Amendment for the Wild Rose Garden Centre. Please take a moment to complete this questionnaire and leave it at the desk when you leave.

1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other _____

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   Yes | Undecided | No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

Thank you for coming to the meeting tonight to discuss the proposed Zoning Amendment for the Wild Rose Garden Centre. Please take a moment to complete this questionnaire and leave it at the desk when you leave.

1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   (Strongly Agree) Agree Neutral Disagree Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - ✓ Retail sales and rentals
   - o Personal Services
   - ✓ Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - ✓ Bakeries
   - o Repair shops
   - o Building Material Supply
   - ✓ Food Truck
   - ✓ Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - ✓ Shopping Centre combining three or more principle uses
   - o Other _____

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   (Yes) Undecided No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

I highly support them with ~~xxx~~ this Development Plan, once the zoning will be changed. It will be beneficial to the Island

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

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1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   (Strongly Agree) Agree Neutral Disagree Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - [x] Retail sales and rentals
   - [ ] Personal Services
   - [x] Restaurants
   - [ ] Offices
   - [ ] Medical and Dental Clinics
   - [x] Bakeries
   - [ ] Repair shops
   - [ ] Building Material Supply
   - [x] Food Truck
   - [x] Public Market
   - [ ] Private Clubs and Lodges
   - [ ] Indoor Recreation
   - [ ] Personal Service
   - [x] Laundromats
   - [ ] Automotive Services and Auto Sales
   - [ ] Gasoline Sales
   - [ ] Household Storage
   - [x] Shopping Centre combining three or more principle uses
   - [ ] Other _____

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   (Yes) Undecided No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

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1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | (Agree) | Neutral | Disagree | Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to **add** to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other _____

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   Yes | (Undecided) | No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

Lush the current zoning uses. Think outside the "farm supply" box and imagine modern money-making angles that fit broadly within that category.

Good luck

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

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1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   (Strongly Agree) Agree Neutral Disagree Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other LAUNDRY

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   (Yes) Undecided No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Patricia Maloney, RPP, FCIP
Planning Consultant
[redacted]

June 3, 2022

Sonja Zupanec, Planner
Islands Trust Northern Office
700 N Rd,
Gabriola, BC V0R 1X3

Dear Ms. Zupanec,

Re: Application to Amend the Land Use Bylaw to Accommodate More Commercial Use on Lot B, Plan VIP60373, Section 19, District 32, Wild Rose Garden Centre at 750 Tin Can Alley, Gabriola Island.

Following several meetings and telephone conversations between yourself, Mr. Kent Moen and myself, we have prepared this Land Use Bylaw Amendment application. The application form is attached (Attachment 1) along with the fees. The title is provided as Attachment 2 and the Surveyed Site Plan is provided as Attachment 3. The purpose of this application is twofold:

1. Mr. Moen, owner operator of the Wild Rose Garden Centre, is applying to amend the Land Use Bylaw and add uses specifically for his site in the LC3 zone including: **retail sales and rentals, personal services, restaurants, bakeries, food truck and accessory offices.** These uses will allow for limited commercial expansion on the property.
2. In addition, because the site is 2.55 acres (1.028 ha) in size, Mr. Moen would like to apply for **two (2) residential units.** Mr. Moen has decided not to subdivide the property but would be willing to have a restrictive covenant registered on the title/property indicating that, in future, no additional residential units would be allowed. Mr. Moen is supportive of these residential units being for staff/employees and be affordable, controlled by a Housing Agreement with the Islands Trust. It does not appear that there is a specific application form for this request.

Mr. Moen has completed substantial work to support this application. This work is summarized here with the documents attached, along with a summary of engagement and review of the OCP.

1. BACKGROUND REPORTS

Mr. Moen has completed several background studies to support his application. The following summarize the findings of these reports. Full reports are attached to this letter. It is understood that water and septic will have to be re-visited when an actual application for development is submitted and it is determined what the needs of those uses are. This information provides the baseline data.

1.1 Phase 1 Environmental Site Assessment

Completed by Lewkowich Engineering Associates Limited in May 2021 (Attachment 5), the summary of the report indicated that there were no areas of potential environmental concern identified and no further environmental investigation is recommended. The site overlies a registered aquifer (Aquifer No. 709) which has high vulnerability. There are 42 registered wells within 500m, including 2 on the property. Goodhue Creek is 200 m south of the property. There is no evidence of spills or contamination on the property or in the buildings. The report concluded:

> *Results of Phase 1 Environmental Site Investigation indicate that the Site was historically forested. It was cleared and developed as a rural residence in the 1960's. Demolition and redevelopment of the site into current configuration occurred circa 1996. The Property is currently developed as a commercial garden centre.*
>
> *A review of historical information indicated that the surrounding area was historically forested. Development of the surrounding area into rural residential properties began in the 1970's. Development of the surrounding area into a mix of rural and community service properties continues to present day.*
>
> *No apparent housekeeping issues or Areas of Potential Environmental Concern (APEC's) were identified on the site or on surrounding properties. The Phase 1 ESA revealed no evidence of actual or potential contamination in connection with the Property. Therefore, no further investigation is recommended at this time.*
>
> *Prior to any demolition or renovation of any buildings, WorkSafeBC requires that a Hazardous Materials Survey of affected structures is carried out prior to, and available during on-site work affecting the buildings.*

1.2 Geotechnical Assessment

Completed by Lewkowich Engineering Associates Ltd. In August 2021 (Attachment 6), this assessment completed a site specific assessment to identify potential geotechnical hazards for the proposed commercial development on the subject property. The assessment determined that there were no geotechnical hazards that may impact the proposed development.

The assessment completed five test pits on the property. Consistent soil strata were encountered, loose to compact, brown gravel and sane were observed. Sandstone bedrock was encountered at a depte of 0.7m to 1.2m. Ground water was not encountered during the course of the investigation, noting that the investigation was completed during an extended period of dry weather. He report proceeds to include recommendations for design and construction of future development.

During the course of the investigation, stormwater management was reviewed. Based on the subgrade conditions encountered during the Test pit investigation, it is the opinion of LEA that the site conditions are not conducive to the installation of on-site stormwater infiltration measures. However, storm water detention measures may be appropriate with final locations to be determined by a geotechnical engineer (to ensure no hazard to the property or any adjacent or adjoining properties).

The report provides a Local Government Conformance Statement indicating that if the recommendations of the report are followed there site is considered safe for the proposed commercial uses.

1.3 Water Supply

Brian Strachan of Gabriola Waterworks completed a 4 hour pump test in April 2021 (Attachment 7). The test was completed on the well on site that demonstrated a stabilized constant flow of 2.4 imperial gallons per minute.

1.4 Septic System Survey

Van Isle Septic Services Inc. completed a Septic System Survey on the property in January 2022 (Attachment 8). This assessment was of the current septic system only. The intent of the survey is to evaluate the operational performance of this system in relation to the current usage, potential usage and general operations.

In general the current system seems to be operational but there are issues that should be addressed including:

- The pipe leaving the septic tank has settled, and
- There are roots and sludge build up in all runs

The report does go on to say that

> *Based on observed site conditions and documentation provided in the geotechnical report dated August 25, 2021, the property should have the potential to be able to sustain additional areas for onsite sewage disposal.*

The report provided recommendations for repairs, upgrades and maintenance of the existing system.

1.5 Legal Plan of Survey

JE Anderson & Associates completed the site survey (Attachment 3), locating all structures on the property and identifying setbacks.

2.0 COMMUNITY INFORMATION MEETING

Mr. Moen was advised to host a Community Information Meeting to present the proposed rezoning application, gather input from the community and potentially modify his application accordingly.

The Agi Hall was booked for the evening of May 9th, 2022. The event was advertised for two weeks in the Sounder newspaper. Nine Gabriola residents attended the meeting.

A short presentation was made outlining that Mr. Moen originally wanted to apply for Village Commercial zoning. It was explained that along with the current uses on the site, mini storage, one residential unit and limited public market are currently allowed as permitted uses. It was also explained that the zoning and the OCP are extremely specific as to the current use on the site, even to the point of naming the business and placing a restrictive covenant on the title to limit the uses. This covenant would have to be released and it is suggested that the specific business name be removed from the OCP.

A short survey was given to each attendee. The Sign in Sheet and copies of the complete questionnaires are provided as Attachment 9. The outcome of the meeting was that no one was opposed to allowing more commercial uses on the Wild Rose site. However, most people thought Village Commercial would not be appropriate on the site. Attendees did provide input as to what uses would be appropriate to be added to this site. These uses included: retail sales and rentals, personal services, restaurants, bakery, food truck, and indoor recreation. There was discussion that a laundromat is required on the island, and some people felt that this would be a good use in this location.

3.0 INDIVIDUAL MEETINGS WITH THE LOCAL TRUSTEES

Because meeting with both Trustees at the same time is considered a Local Trust Meeting quorum, Patricia Maloney met with each of the Trustees individually to discuss this proposed application. The meetings were prior to any formal application being submitted. It was understood that the trustees would not be able to provide any indication of approval or refusal. The purpose of the meeting was to present the potential rezoning, look at options, gather input from the Trustees on what they might have heard from their constituents and take any suggestions they might have to the client for modification of the application.

The meetings with the Trustees were held on May 24th, 2022 with Trustees Kees Landereis and Scott Colbourne at 10:30 am and 1:00pm respectively. Trustee Kees Langereis indicated that while he did not think we needed a lot more commercial development, he would be very interested to hear what the community says during the formal circulation period and public hearing. Trustee Scott Colbourne indicated that zoning that supported local residents for innovative creative small business enterprises would be a positive addition (if done properly) and could even be considered a business incubator, and two affordable staff housing units controlled by a Housing Agreement would be a good addition to the housing stock.

4.0 ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 166, 1977; POLICY CONFORMITY

The following is a review of the Gabriola OCP and the related policies:

- 1.2 Vision Statement - Gabriola is a peaceful, diverse, safe, rural community in harmony with a protected, natural environment. **The local economy is resilient**, we walk and cycle the island, and the land and sea provide bountiful harvests for all inhabitants. Island and marine wildlife, here long before human populations, continue to flourish.
- 1.3 Plan Principle and Major Goals –
    - Environmental Goals – This does not impact the preservation of natural areas and with the location at the end of the Village Way Path, it encourages goal 7. **To reduce greenhouse gas emissions** by encouraging pedestrian access.
    - Social Goals – 6. **To encourage local food systems** and community food security and 7. **To recognize that small, locally owned and home based businesses contribute significantly to the character and sustainability of island life.** Wild Rose Nursery has been operational in the community for years and supports food security and will encourage farmers market and local food sales.
- 2.0 General Land Use – The Wild Rose proposal supports a variety of lifestyles, proposed development **that minimizes environmental impact, and proposes a small level of**

development that does not conflict with the object of the Islands Trust. It is an expansion of existing commercial uses use on the existing site with no environmentally significant areas.

- 2.0h) the **Village Centre shall be recognized as the hub of the community and shall provide for a mix of uses at a scale in keeping with Gabriola's character.** We recognize that Wild Rose is, oddly, outside of the Village Centre. However, it provides commercial uses, along with adjacent properties (GIRO and the Hope Centre Day Care) that serve the community.
- 2.5 2. The applicant is requesting permission for two residential units based on the size of the property and is in agreement that these units be geared to affordable staff housing and is willing to sign a Housing Agreement with the Islands Trust to ensure the affordability continues.
- 3.1 Commercial Activity – the village core is identified along with Twin Beaches, the Skol and Silva Bay, but there is no mention of Wild Rose as a commercial area – and yet it is zoned Local Commercial. The Village core goes beyond the Lockinvar Triangle with the expansion of Madrona Mall. With the Village Way pathway culminating at Wild Rose Garden Centre, we believe it is logical to expand the commercial uses, particularly for local, community enterprises.
- 3.1 a) The minimum and average parcel size in any commercial designation is 0.5 ha – Wild Rose Garden Centre has double this space, which is why two residential units would be appropriate with controls.
- 3.1 c) If the Islands Trust prefers to control the future development as it happens, the OCP could always include this site in the DPA. The OCP allows "a commercial designated site shall be designated as a development permit area where it is believed important to regulate the form and character of development which occurs there".
- 3.1 d) One single dwelling residential unit per parcel may be permitted in any commercial designation. As noted above, due to the size of the parcel, we are requesting two residential units with a covenant or caveat to ensure that additional residential units are not pursued in future.
- 3.4 Local Commercial Policies – Wild Rose Garden Centre is currently identified. b) does allow for expansion of the commercial activity if it is small in nature, provides parking, does not impact the adjacent residential uses and access is provided off a side road. Wild Rose meets all of these conditions. The vision for the site is to allow small structures for local artisans, farmers and food producers to have a permanent location. Will allow for the limited public market but allows people to still attend other markets such as the Saturday market, Agi Hall and Silva Bay.
- 7.4 Water Supply – the study indicates that the one well on site provides 2.4 imperial gallons per minute. Should development expand, it is likely that a second that a well will be required depending on the future uses. In addition, rain water harvest can be considered for the non potable uses for the garden centre and landscape irrigation.
- 7.4 Liquid Waste Management – it is likely that a second septic field or septic field expansion will be required to accommodate the future uses and the 2 residential units. The field would be sized according to the development, designed by an engineer and constructed and inspected to the satisfaction of VIHA. Given the size of the property, it is considered viable that this can occur on the property.
- 8e) this development is located at the termination of the Village Way Path at Tin Can Alley, at the junction of a major trail and North Road and connectivity to GIRO – encouraging pedestrian and bicycle access and is located on the prime transit route for GERTIE. We believe that a gentle

increase in commercial enterprises on this site will provide an "anchor" to the pathway and define the edge of commercial development.

- 8.0 Climate change adaptation – The Province is strongly encouraging jursidictions to **support water conservation, rainwater catchment,** and alternative forms of septic treatment, as stated in the Water Supply section of this Plan.
- 9.3 Development Permits – DPA7 is the Village Centre development permit area for the purpose of establishing objectives for form and character, water conservation and reduction of greenhouse gas emissions. The Applicant would have no objection to this DPA being applied to the subject lands. This designation will help ensure that commercial development be pedestrian oriented, landscaped to conserve water resources and encourage fuel efficient vehicles and alternative modes of transportation.

5.0 VILLAGE VISION FINAL REPORT, AUGUST 2017

In August 2017 the final Village Vision was released by the Village Vision Planning Committee. This document was the culmination of community meetings and input. The contextual principles included: attracting and retaining families and demographic diversity, strong local economy and sense of community. The expansion of Wild Rose will achieve all of these principles. The Village Way Path was part of the vision and always connected to Tin Can Alley and Wild Rose. We believe that expansion of Wild Rose will provide a termination point of the North Road "Main Street", will connect to the pedestrian pathway system, forms part of the integrated infrastructure and will contribute to a gentle intensification of uses – all components of the Priority #1 Big Idea Summary Ranking.

6.0 GABRIOLA LAND USE BYLAW, BYLAW NO. 177, 1999

Current Zoning: the current zoning on the property is Local Commercial 3 – Garden Centres (LC3). The only permitted use is garden centre, which is defined as a business for the cultivation and retail sale of plants and garden supplies. Garden supplies has included soil, mulch and gravel. Permitted Accessory uses include: single family residential, mini-storage, limited public markets and farm supply centre.

Proposed Zoning - Village Commercial 3 Amended – **amend the current LC3 zone to add the following uses: retail sales and rentals, personal services, restaurants, bakeries, food truck, and indoor recreation.**

7.0 VILLAGE PATHWAY (2021)

In 2021, the completion of the Village Pathway marked a safe and accessible pedestrian link between South Road and Tin Can Alley. With Tin Can Alley being the culmination of the pathway, connecting GIRO, other path connections and Wild Rose Garden Centre with the Village. Wild Rose Garden Centre could be the "anchor" to the pathway (Attachment 10).

8.0 PLANNING RATIONALE

This development does not create new commercial land, it does not take pristine environmental land out of its natural state and it does not expand the commercial component of the village beyond existing commercial uses.

Mr. Moen has owned and operated Wild Rose since 2008 and it was operated as a Garden Centre for many years prior. Mr. Moen has been an active member of the community supporting community initiatives, including GIRO. He believes there are opportunities for small, locally owned commercial enterprises on the property that would strengthen the local economy, support the local population, and provide sustainable and resilient economic development. In addition, Mr. Moen understands the housing issues for staff. By allowing 2 residential units on this property for staff with a Housing Agreement, he will be contributing to the viability of many businesses on the island.

With the construction of the Village Way Path on North Road, Tin Can Alley and the Wild Rose Garden Centre site present the eastern anchor of the village core. The construction of the Village Way Path provides the opportunity to see some small commercial growth on the subject site, accessed by a new and improved inclusive multi use pathway. This will encourage more pedestrian traffic, less personal vehicle travel, thereby strengthening the walkability of the community and reducing Greenhouse Gas Emissions.

The Wild Rose Garden site is currently zoned Local Commercial 3 Garden Centre (LC3). This is effectively a spot zone which recognized the existing use only. One Garden Centre is allowed as a permitted principle use. Mini- storage, one residential unit and limited public market are allowed as accessory uses to the permitted use of Garden Centre. Spot zoning of this nature is generally not considered good planning, restricts the owner/operator from expanding the use to keep is sustainable and becomes dated over time. With the construction of the Village Way Path, this site could be used for new small commercial retail opportunities, making the best use of the expensive pathway.

Currently, one residential unit under Gabriola regulations. However, due to the size of the property, Mr. Moen sees this as an opportunity to provide an additional affordable housing unit for staff. The 2018 Housing Needs Assessment and recent evidence of closing businesses demonstrates the need for housing geared to the people on Gabriola who work in the service industry and keep the economy running.

It is recognized that the subject site is not considered "Village". The property is bounded by two roads: North Road and Tin Can Alley, the property line to the north boarders GIRO, across Tin Can Alley is the Hope Centre, to the south is a residential property and across North Road is agricultural land and a trail head. This site would be walking distance from the majority of the employment opportunities on the island as well as the community services.

The subject site is not located in the Village Centre Development Permit Area and is not located in any other Development Permit Area as identified by the Official Community Plan. While the proposed application would be consistent with the direction for core services, pedestrian, affordable housing and economic development.

The majority of this site has been used for the garden centre, is not pristine and would not be causing any additional environmental impact.

9. PROPOSED APPLICATION

The applicant wants to ensure that the current operations will continue under any future zoning while allowing for expansion of small community enterprises. While there are no immediate development

plans, having the zoning in place will allow Mr. Moen to work with the community, entrepreneurs and artisans to determine what their needs are and what the development could look like. Applications for each development would be made individually. It is the vision of Mr. Moen that the bulk sales (gravel and soil) be moved further to the back of the lot (closer to GIRO) and the front portion of the parcel, where the current garden centre is, would be the focus for the new development.

Mr. Moen has demonstrated strong community support as evidenced by the recent storm water agreement with GIRO to allow their expansion.

The vision and ideas of incorporating another opportunity for market, with small buildings to provide storage and retail space for the local enterprises, will provide opportunities year round farmers market type development with a permanent building with retail on the main floor and with residential uses on the second floor. The long term ideas for overnight tourist accommodation and restaurant are also proposed for the zoning.

The proposed application would require a Land Use Bylaw amendment as follows (changes are bolded):

D.3.6 Local Commercial 3 – Garden Centres (LC3)

D3.6.1 Permitted Uses

The uses permitted in Article B1.1.1, plus the following uses and no others are permitted in the Local Commercial 3 – Garden Centres (LC3) zone:

a. Permitted Principal Uses
   i. Garden centre
   ii. **retail sales and rentals, personal services, restaurants, bakeries and food trucks, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley**

b. Permitted Accessory Uses
   i. Single family residential
   ii. **Two affordable residential units, regulated by a Housing Agreement with Islands Trust, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley**
   iii. Mini-storage
   iv. **Offices, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley**
   v. Limited public market, subject to Subsection B6.2 except on lands shown on Schedule C, Map 12
   vi. Farm supply centre, on lands shown on Schedule C, Map 12

D.3.6.3 Buildings and Structures

The uses permitted in Article B.1.1.2, plus the following buildings and structures and no others are permitted in the Local Commercial 3 – Garden Centres (LC3) zone:

a. Permitted Buildings and Structures
   i. Maximum of:

ii. One accessory dwelling unit per lot:
- Three buildings per lot that exclude pump/utility house and woodshed, and that are accessory to the dwelling unit;

iii. **Maximum of 10 (ten) mini storage units per lot;**

iv. **Two accessory dwelling units, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley, not built as single detached homes but attached to a commercial use with no allowed accessory buildings;**

v. Other non-residential buildings and structures to accommodate garden centres

vi. Other non-residential buildings and structures to accommodate a farm supply centre on lands shown on Schedule C, Map 12

D.3.6.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Local Commercial 3 – Garden centres (LC3) zone:

a. Buildings and Structures Height Limitations
   i. The maximum height of buildings and structures is 9.0 meters (29.5 feet), except that the maximum height of mini-storage is 3.0 m (9.8 feet)

b. Buildings and Structures Siting Requirements
   i. The minimum setback for buildings and structures except for a sign, fence or pump/utility house is:
      - 6.0 metres (19.7 feet) from the front lot line
      - 3.0 metres (9.8 feet) from an interior lot line, except where an interior lot line abuts a commercial or industrial zone in which case there is no setback requirement from an interior lot line, and
      - 3.0 metres (9.8 feet) from another building sited on the same lot
   ii. There is not setback requirement from any exterior side lot line, except form mini-storage units in which case the minimum set back is 3.0 metres.

c. Lot Coverage Limitations
   i. The maximum combined lot coverage by buildings and structures is 50 percent of the lot area.

d. Lot Area Requirements for Subdivision
   i. The minimum average lot area and the minimum lot area is 0.5 ha (1.24 acres)

e. Mini Storage Limitations
   i. The maximum floor area is 9.3 square metres (100 square feet) pre mini-storage unit

ii. Mini-storage units must be separated from a highway or from land with zoning permitting a principal residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in height.

10 SUMMARY

Wild Rose Nursery has been a business on Gabriola for many years, part of the community, hiring locally and providing an essential service to the community. They want to expand their services to increase their resiliency, employ more local residents, provide an affordable housing unit, support the local farmers and crafters, and create development in character with the lifestyle of the Island.

Should you have any questions or wish to speak to either Mr. Moen or Ms. Maloney regarding this application, please contact us as follows:

Patricia Maloney,

Kent Moen,

Sincerely,

Patricia A. Maloney, RPP, FCIP

Attached to this letter are:

Attachment 1 – Application Form
Attachment 2 - Title
Attachment 3 - Surveyed site Plan
Attachment 4 – Current Zoning
Attachment 5 – Phase I Environmental Site Assessment
Attachment 6 – Geotechnical Assessment
Attachment 7 - Water Pump Test
Attachment 8 - Septic System Survey
Attachment 9 – Community Information Sign in Sheet and Questionnaires
Attachment 10 – Village Way

BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Gabriola Island Local Trust Area **Bylaw No.:** 318 (OCP) and 319 (LUB) **Date:** February 21, 2025

You are requested to comment on the attached Bylaws for potential effect on your agency's interests. We would appreciate your response within 90 days, no later than May 21, 2025. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will likely be held in mid-2025.

APPLICANTS NAME / ADDRESS:

Kent Moen / 750 Tin Can Alley, Gabriola Island

PURPOSE OF BYLAW:

The application proposes to amend the OCP and LUB to a site specific zone that allows for the development of a mix of commercial uses and two residential densities, one density being reserved for affordable rental housing.

GENERAL LOCATION:

750 Tin Can Alley, Gabriola Island

LEGAL DESCRIPTION:

LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373

SIZE OF PROPERTY AFFECTED:	ALR STATUS:	OFFICIAL COMMUNITY PLAN DESIGNATION:
1 hectare	Not ALR	Commercial – Local (C(L))

OTHER INFORMATION:

The Gabriola Island Local Trust Committee gave First Reading to proposed Bylaws No. 318 (OCP) and 319 (LUB) on January 23, 2025. A copy of the staff report and the proposed bylaw is included in this referral for background information. All relevant background information, including staff reports and public correspondence received is posted to the Gabriola current applications webpage: https://islandstrust.bc.ca/island-planning/gabriola/current-applications/

Please direct any communications regarding this referral to Nadine Mourao at 250-247-2206, or by email to nmourao@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form. If your Nation or Agency's interests are *"Unaffected"*, no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Nadine Mourao
(Signature)

Name: Nadine Mourao

Title: Legislative Clerk / Deputy Secretary

This referral has been sent to the following agencies:

Federal Agencies
None

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

Provincial Agencies
Ministry of Transportation and Transit,
Ministry of Water, Land and Resource Stewardship

Regional Agencies
Regional District of Nanaimo
Vancouver Island Health Authority
Gabriola Advisory Planning Commission
Gabriola Housing Advisory Planning Commission

Non-Agency Referrals
School District No. 68
Gabriola Volunteer Fire Department

BYLAW REFERRAL FORM
RESPONSE SUMMARY

☐ **Approval Recommended for Reasons Outlined Below**

☐ **Approval Recommended Subject to Conditions Outlined Below**

☐ **Interests Unaffected by Bylaw**

☐ **Approval Not Recommended Due to Reason Outlined Below**

Gabriola Island Trust Area	318 (OCP) and 319 (LUB)
(Island)	(Bylaw Number)
(Signature)	(Printed Name and Title)
(Date)	(Agency)

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

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

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

READ A FIRST TIME THIS	23RD	DAY OF	JANUARY	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS _____ DAY OF _____ , 202x

_____ _____

Chair **Secretary**

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

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

   1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

   1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.3. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

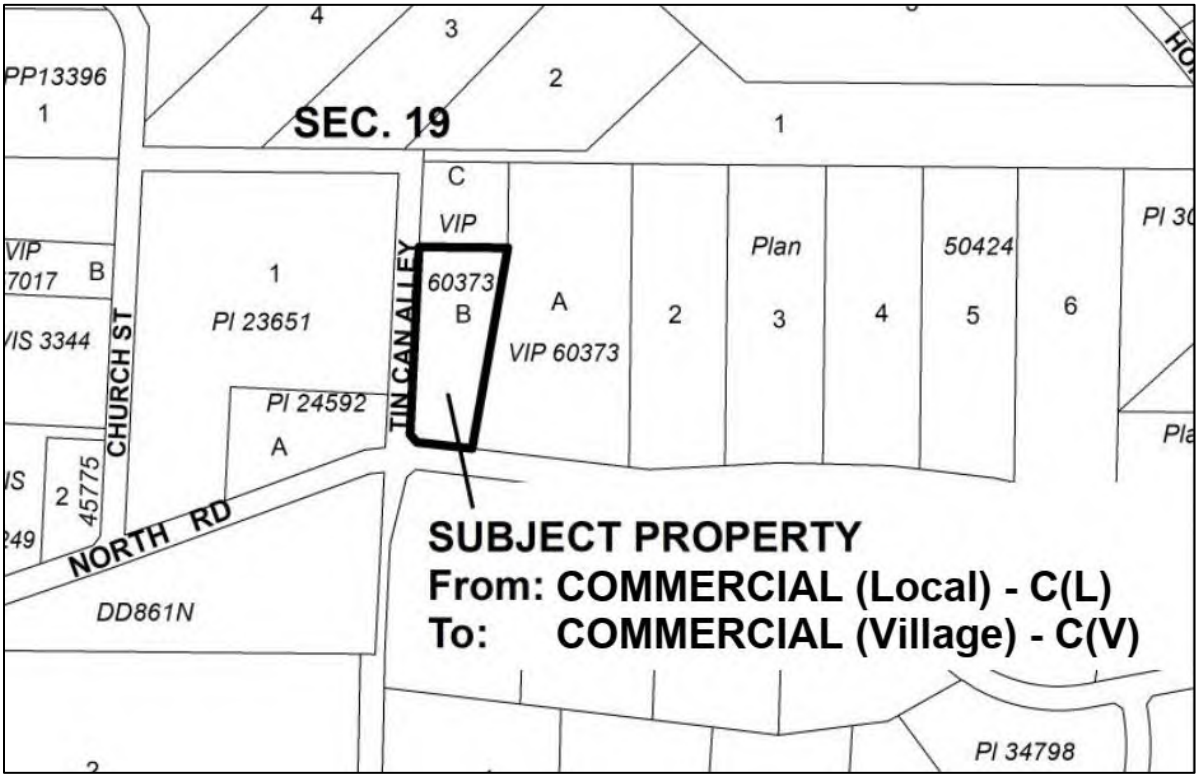
   1.4. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

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

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

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

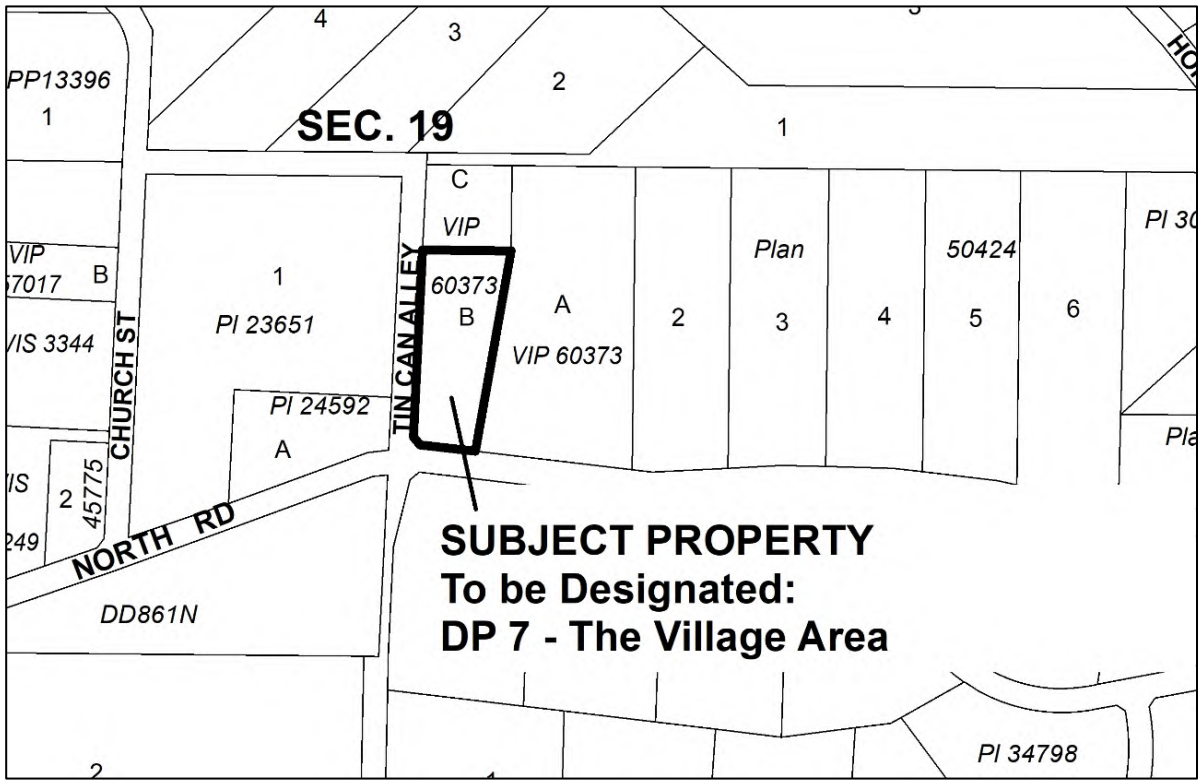
Plan No. 1



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

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

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

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

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

READ A FIRST TIME THIS	23RD	DAY OF	JANUARY	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

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

dwelling unit in the Village Commercial 3 zone	1 per *dwelling unit*	None required	None required

1.4 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words "except on lands shown on Schedule C, Map 12".

1.8 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

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

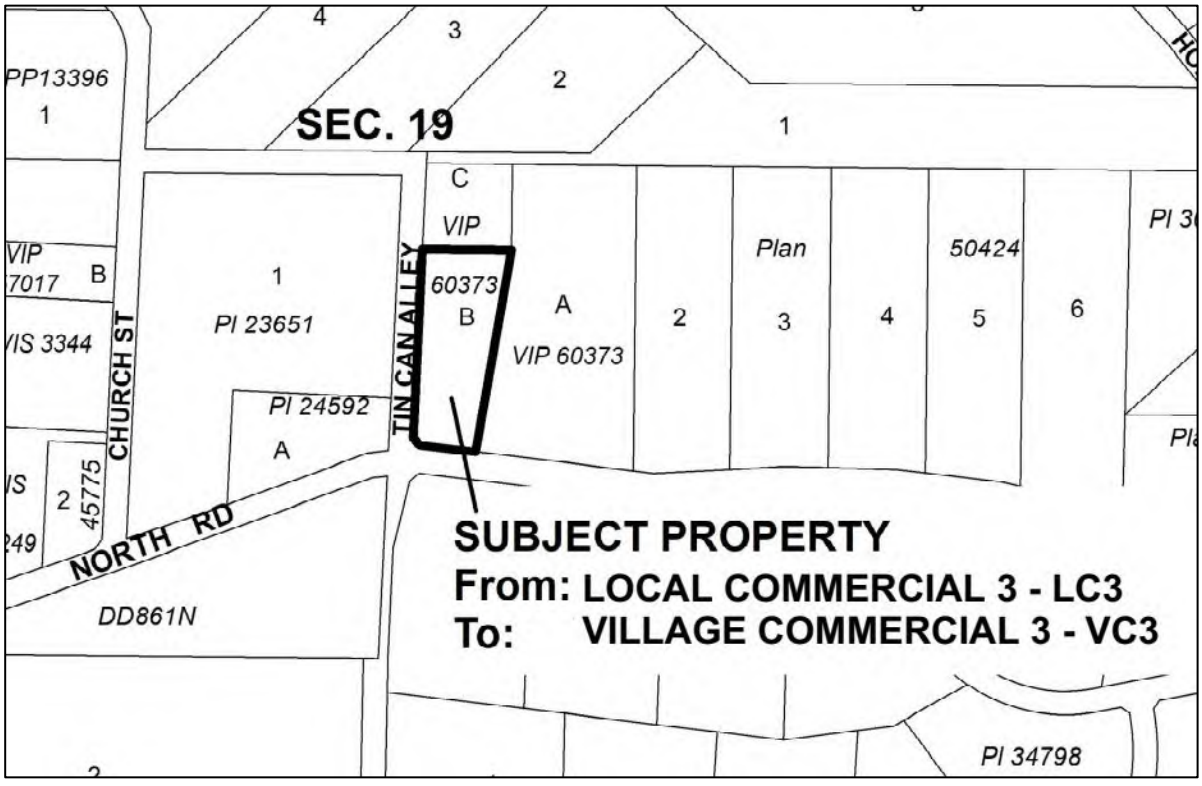
1.10 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

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

2.1. Schedule "B" – North Sheet, is amended by changing the zoning classification of Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Local Commercial 3" to "Village Commercial 3" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 177 as are required to effect this change.

Plan No. 1



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

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

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

a. Permitted *Principal* Uses

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

b. Permitted *Accessory* Uses

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

D.3.3.2 *Buildings* and *Structures*

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

a. Permitted *Buildings* and *Structures*

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

iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

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

a. *Buildings* and *Structures* Height Limitations

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

b. *Buildings* and *Structures* Siting Requirements

i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:

- 6.0 metres (19.7 feet) from the *front lot line*;
- 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
- 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

iii *Dwelling units* must be located within the building envelope of a commercial building.

c. *Lot Coverage* Limitations

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

d. *Lot* Area Requirements for Subdivision

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

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

STAFF REPORT

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

DATE OF MEETING:	January 23, 2025
TO:	Gabriola Island Local Trust Committee
FROM:	Stephen Baugh, Island Planner Northern Team
SUBJECT:	GB-RZ-2022.1 – OCP and LUB Amendments for commercial and residential development of Wild Rose Garden Centre Applicant: Kent Moen Location: 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time.**
2. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time.**
3. **That Proposed Bylaws No. 318 and 319 be referred to First Nations, Local Governments and agencies for comment.**
4. **That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.**
5. **That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.**

REPORT SUMMARY

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

BACKGROUND

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

GB-2022-072

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

GB-2022-073
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to draft amendments to the Gabriola Island Land Use Bylaw to rezone Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) to a site specific Village Commercial zone which maintains the existing uses and expands principle commercial and accessory residential uses consistent with the bylaw amendment application; regulates buildings and structures; height; siting requirements including setbacks; lot coverage; parking; and subdivision.

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

GB-2024-076
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to amend draft Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" to:

a. Restrict the location of dwelling units to within the envelope of a commercial building;
b. Reduce the parking requirements for each dwelling unit from 2 parking spaces to 1; and
c. Limit the floor area of dwelling units to 90 square metres.

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

ANALYSIS

Draft Bylaw No. 318 (OCP):

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

Draft Bylaw No. 319 (LUB):

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

- retail sales and rentals;
- personal services;

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

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

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

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

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

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

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

Islands Trust Policy Statement:

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

Water Use:

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

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

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

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

Sewage Capacity:

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

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

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

Density:

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

Issues and Opportunities

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

Consultation

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

Local Government Act

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

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

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

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

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

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

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

(iv) first nations;

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

(vi) the Provincial and federal governments and their agencies

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

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

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

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

Rationale for Recommendation

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

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

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

1. **Amend the draft bylaws**

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

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

2. **Request additional information/defer consideration of First Reading**

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

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

3. Proceed no further

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

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

NEXT STEPS

Should the LTC concur with the recommendations, referrals will be sent, requesting a response within 90 days of the date on the referral.

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

ATTACHMENTS

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

Attachment 4

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 318)

PURPOSE

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

POLICY STATEMENT

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

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

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- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
n/a	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
n/a	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
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n/a	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	NO.	DIRECTIVE POLICY

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n/a	**5.5.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
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n/a	**5.5.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
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	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

Attachment 5

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 319)

PURPOSE

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CONSISTENT	NO.	DIRECTIVE POLICY

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	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

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

Our File: 303

November 2, 2023

By: e-mail

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

Attention: Kent Moen.

Dear Sir.

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

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

Background:

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

Location and Site Plan

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

Work Carried out

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

Topography and Drainage

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

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

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

Facilities on the Property.

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

Water Usage and Future Requirements.

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

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

Soils and Surficial Sediments.

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

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

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

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

Bedrock Geology

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

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

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

Water Well on the Property

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

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

Local Area Wells

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

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

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

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

Groundwater Flow Systems

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

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

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

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

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

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

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

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

Water Level Trends

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

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

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

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

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

Step Test of Well 73075

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

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

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

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

72 Hour Pump Testing of Well 73075

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

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

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

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

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

Impact on the Aquifer

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

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

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

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

Well Water Quality

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

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

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

Summary and Conclusions

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

Acknowledgements

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

Limitations.

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

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.

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

Att.

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Tables

Table I

Information on Local Area Wells - Sorted by WTN

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

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table II

Information on Local Area Wells - Address

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

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
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4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table III

Well Capture Zone and Recharge Analysis

Capture Zone

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

Well Recharge Estimate

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

Notes:

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

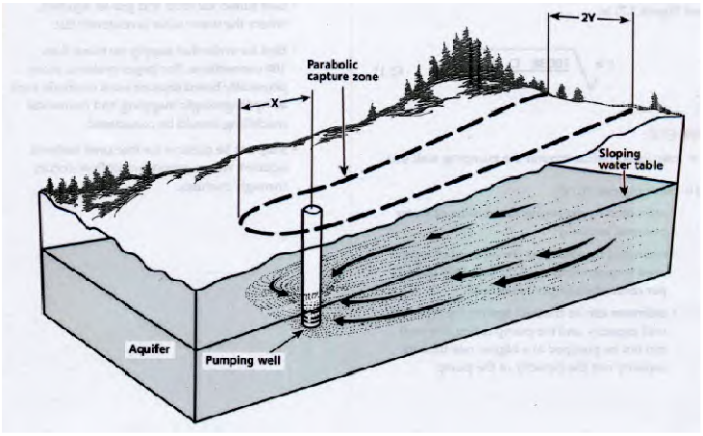


Table IV

Potential Net Withdrawals From Aquifer

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

Notes

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

Figures

JOB NUMBER: 303

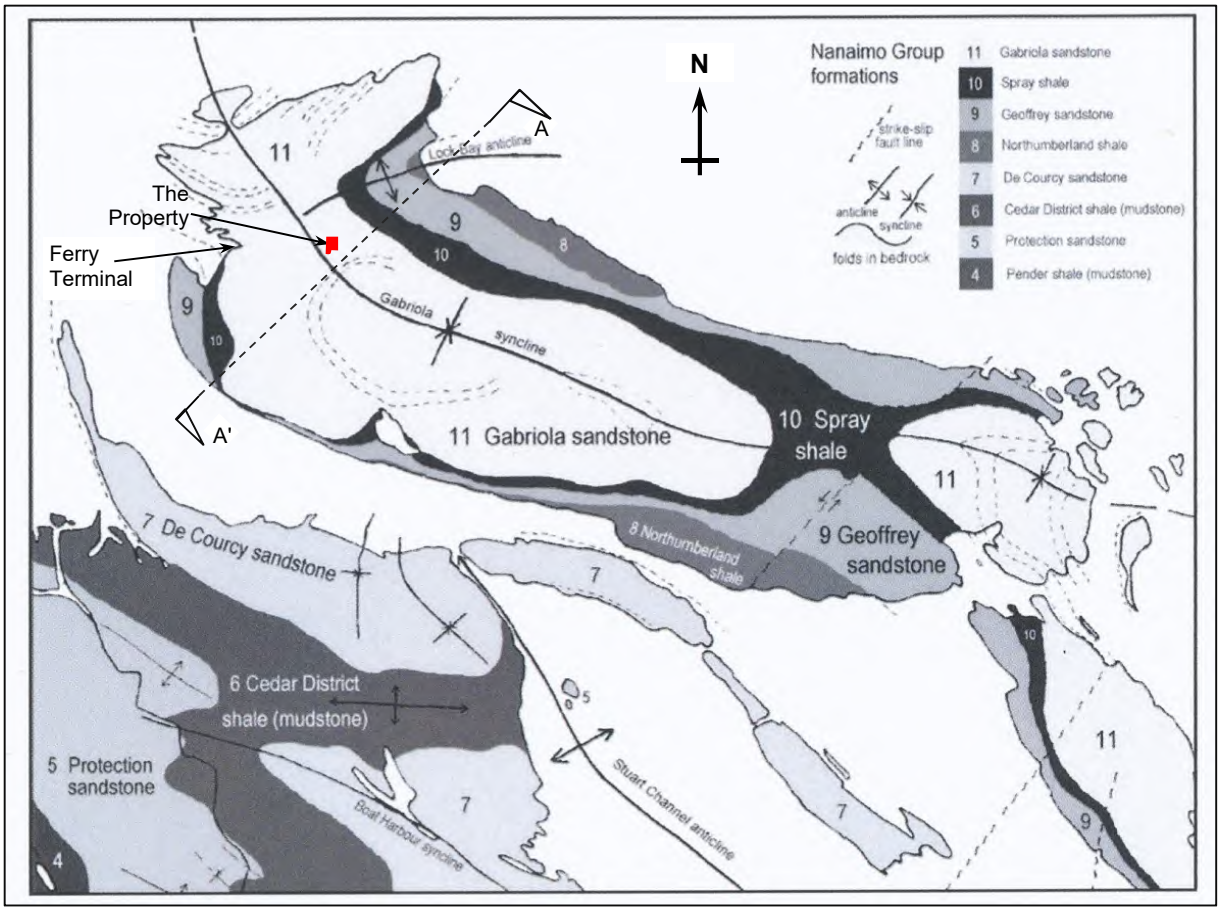


Fig. 1A

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

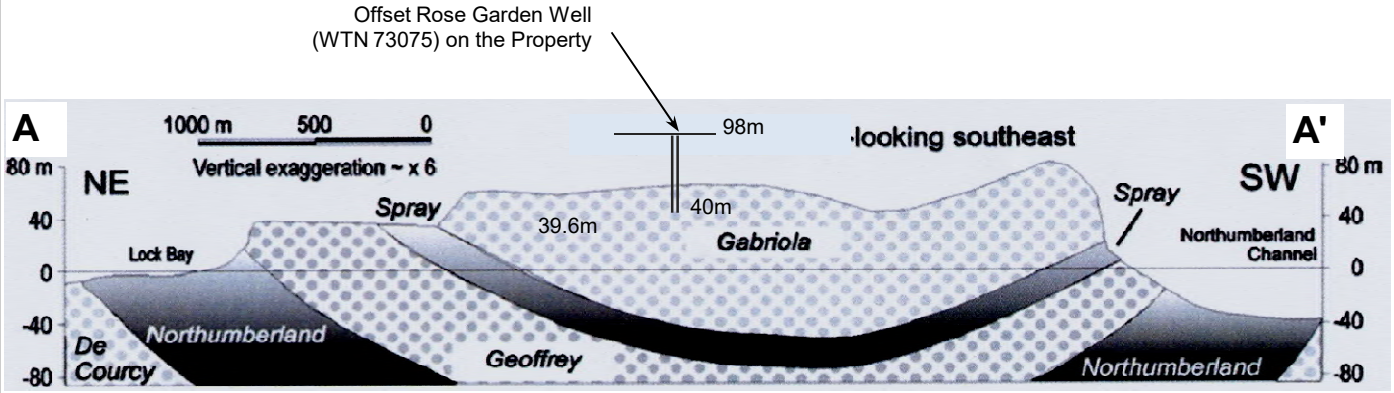


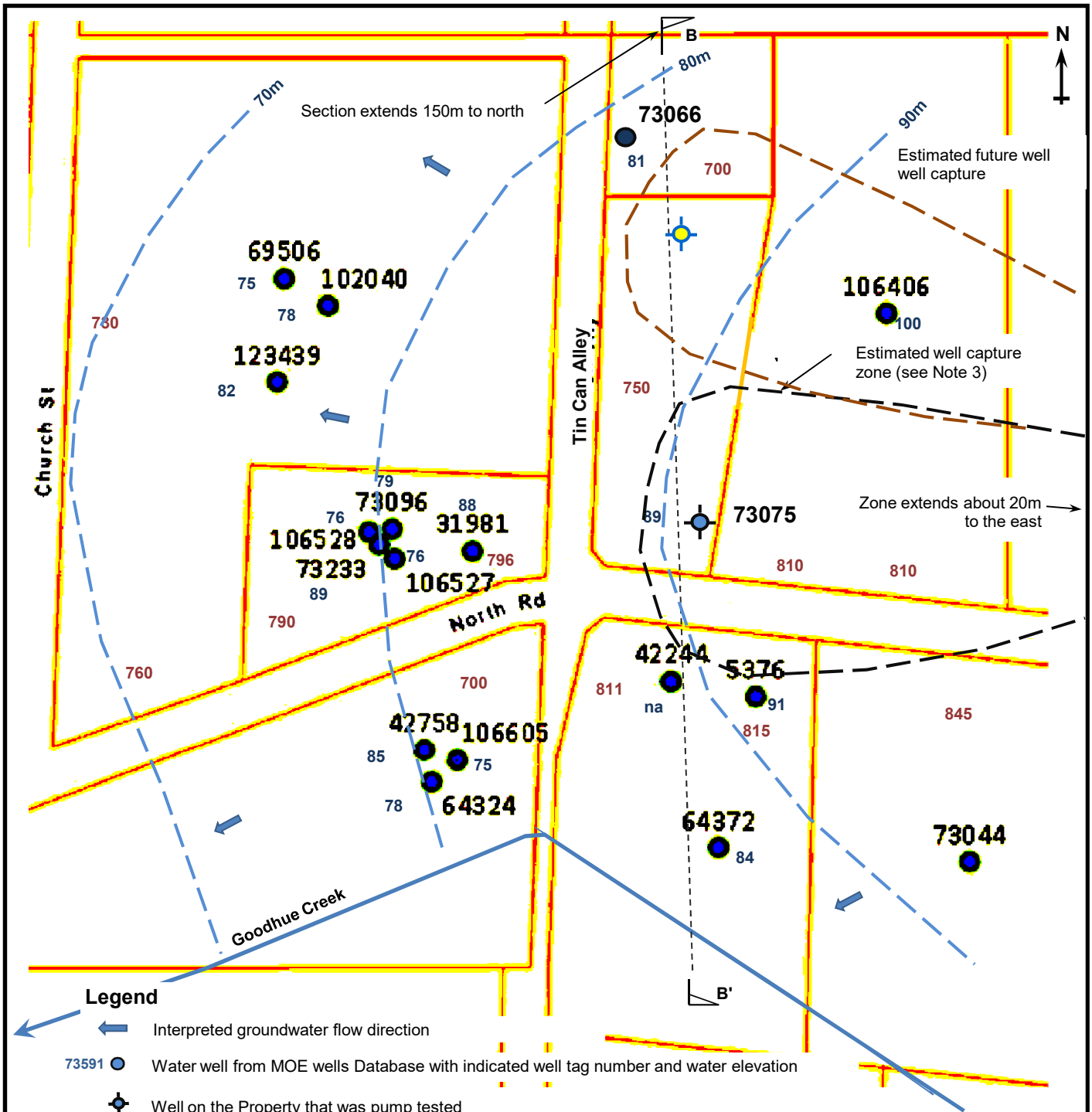
Fig. 1B

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

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Bedrock Geology Nanaimo Group**
Drawn: RDO	Date: Oct. 2023
Approved:	Fig. **1**

File:2600 \ 303 Figures 1 Loc and Geo 10/30/2023 6:22 PM

JOB NUMBER: 303



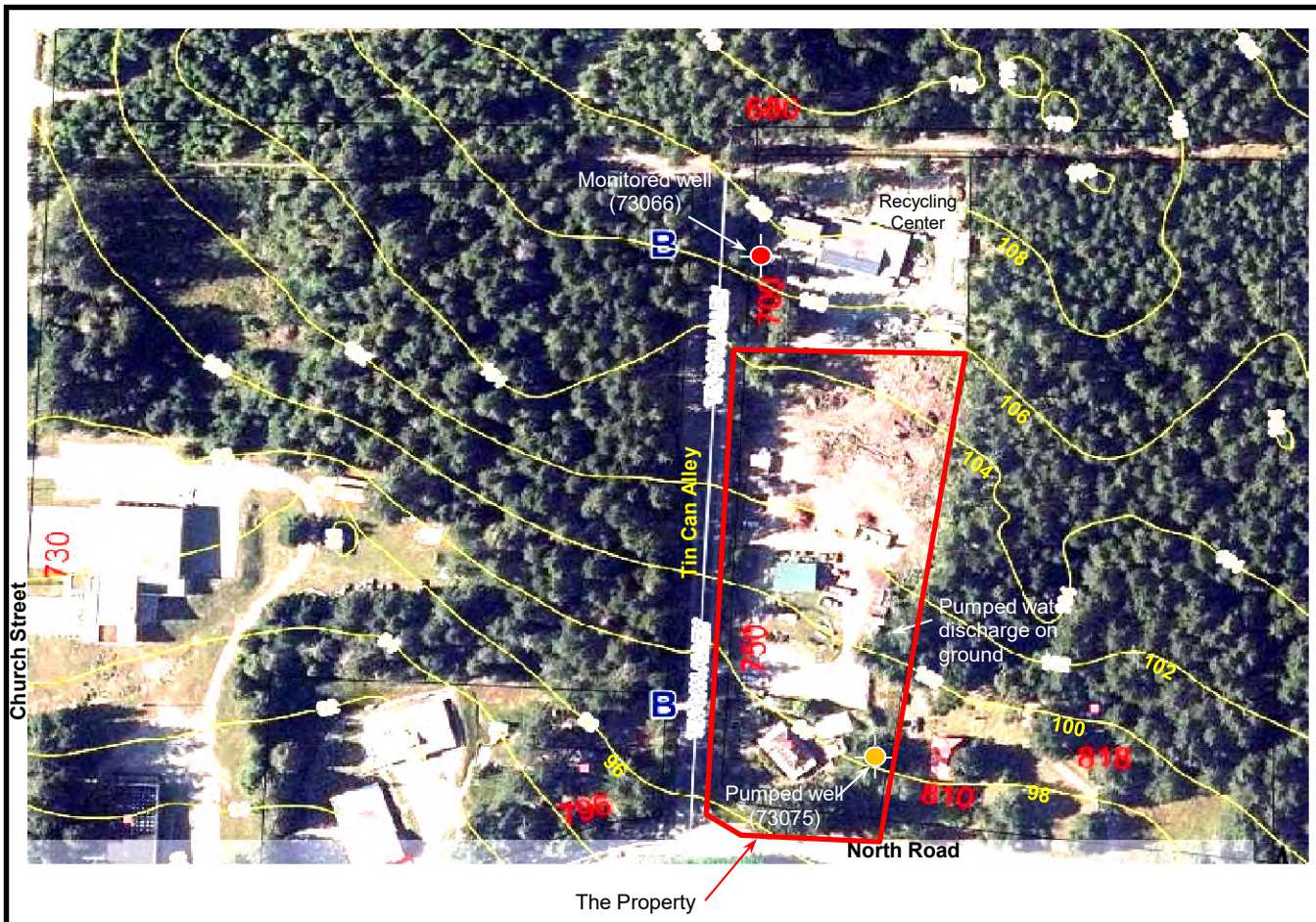
NOTES
1) Base map genated from GWELLs data base.
2) See information on local wells on Tablse I and II
3) Seetable III for information on capture zone analysis.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**

Drawn:	Date: Oct. 2023
Approved:	Fig. **2**

File:2600 \ 303 Figures 2 area map 10/30/2023 6:22 PM

JOB NUMBER: 303



Scale (1:2,500)

0 40 80m

Legend

Pumped well (73075)

Monitored well (73066)

NOTES

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

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

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

Property Location Map.

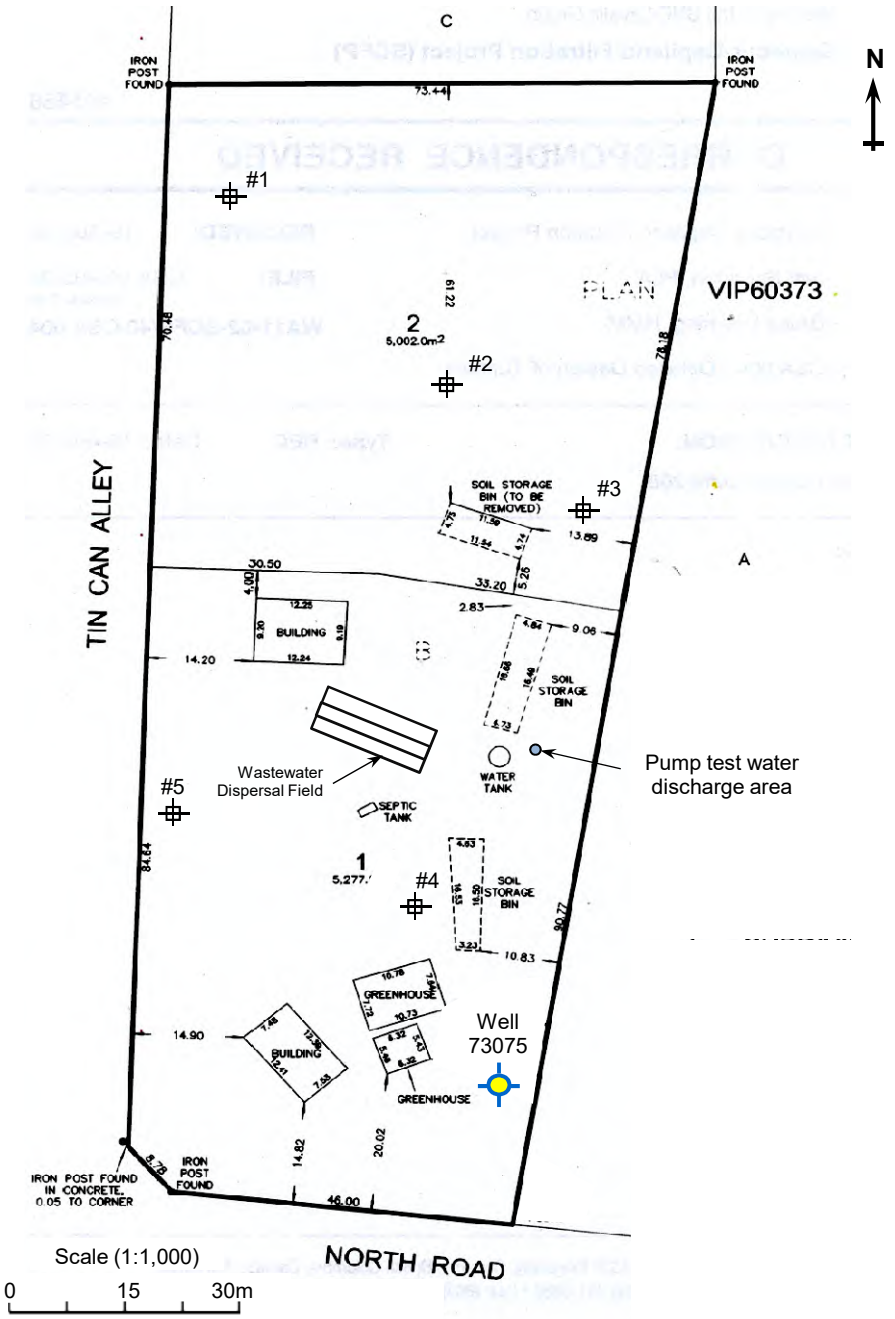
Drawn:

Date Oct. 2023

Approved:

Fig. **3**

JOB NUMBER: 303



Legend

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

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Plan of the Property**

Drawn:	Date: Oct. 2023
Approved:	Fig. **4**

JOB NUMBER : 249

Borehole No: **Wild Rose Well** **Well Tag No. 73075**

Date Drilled: July 1993

Method: Air rotary

Datum above ground (m): 0.30

Elevation top of flange (m-asl): 98.3

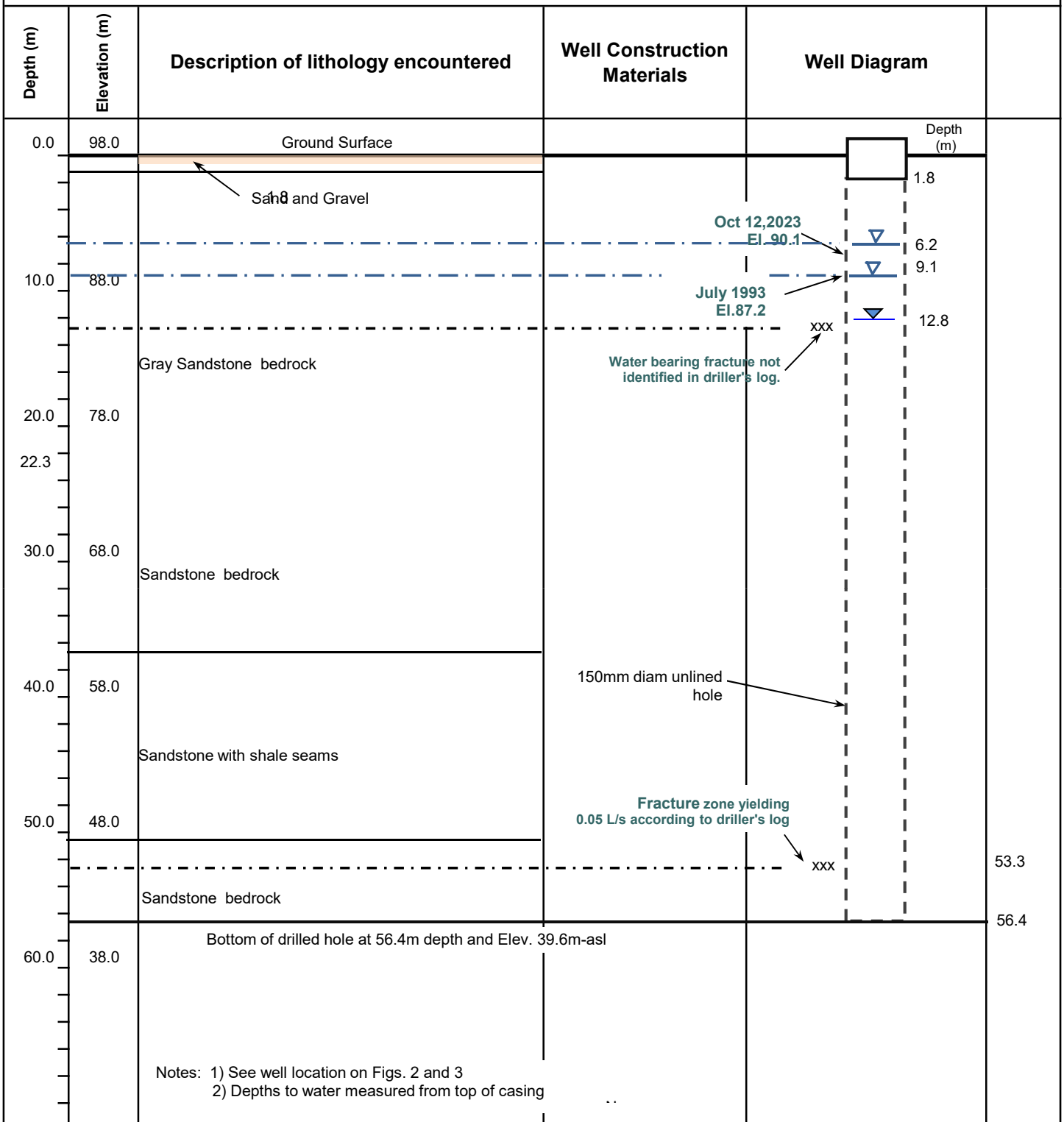
Constructed By: Windecker Water Wells

Hole Diameter: 150 mm

Ground elevation: 98.00 m-asl

Depth to water at construction : 70.1 m-below top of casing

Depth to water below ground: 22.6 m-bg



Notes: 1) See well location on Figs. 2 and 3
2) Depths to water measured from top of casing

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

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

Rose Garden Well

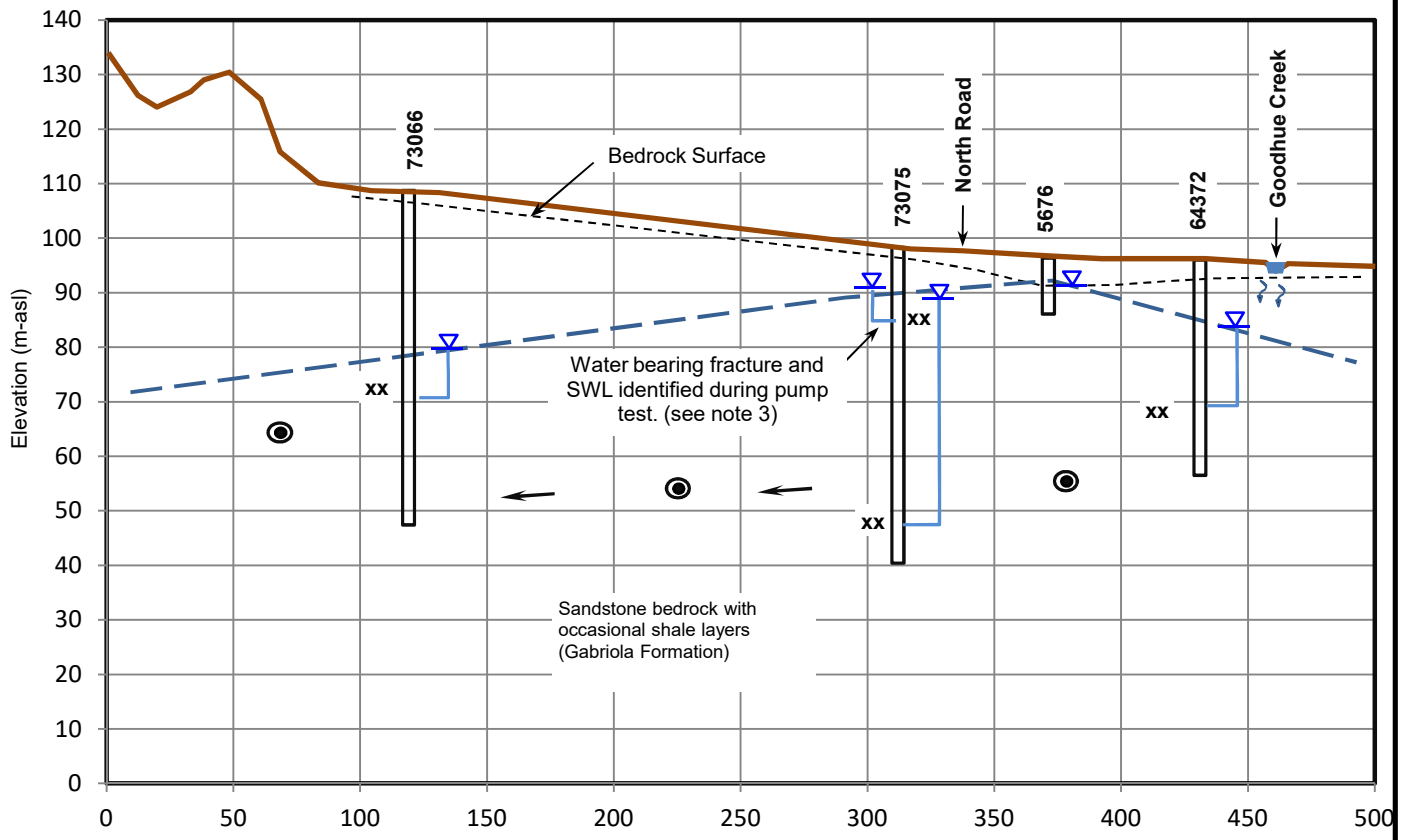
BY: rad

DATE: Oct. 2023

APPROVED:

Fig. **5**

JOB NUMBER: 303



Legend

73591

Well tag number (see data on Table I)

Well with indicated piezometric level

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

Horizontal Scale (1:3,000)

0 40 80m

Vertical exaggeration = 2

Interpreted groundwater flow direction

- In plane of section
- Into section
- Out of section

NOTES

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

Alley Enterprises Ltd

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

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

Section B - B'

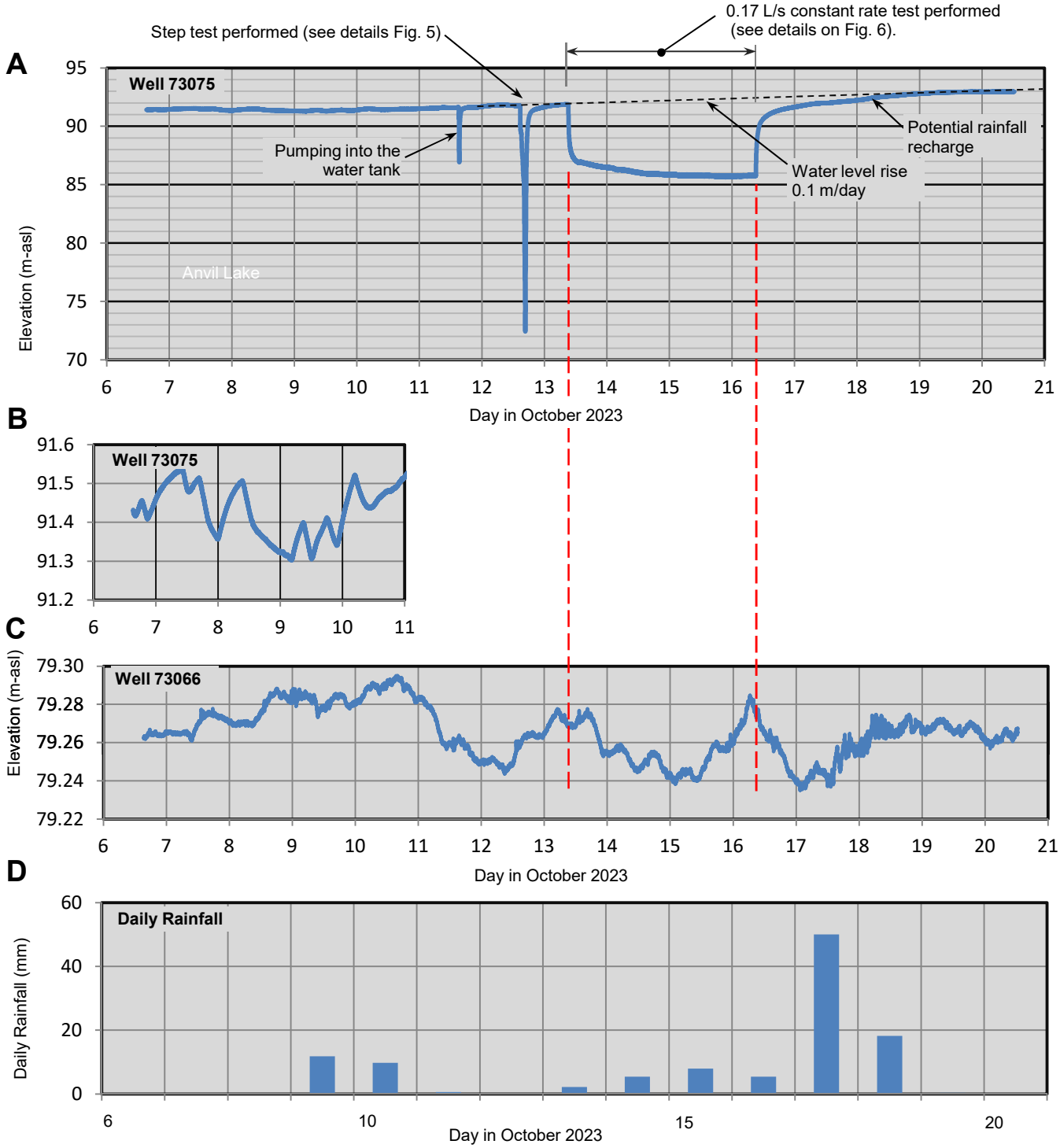
Drawn: RDL

Date: Oct. 2023

Approved:

Fig. **6**

JOB NUMBER: 303



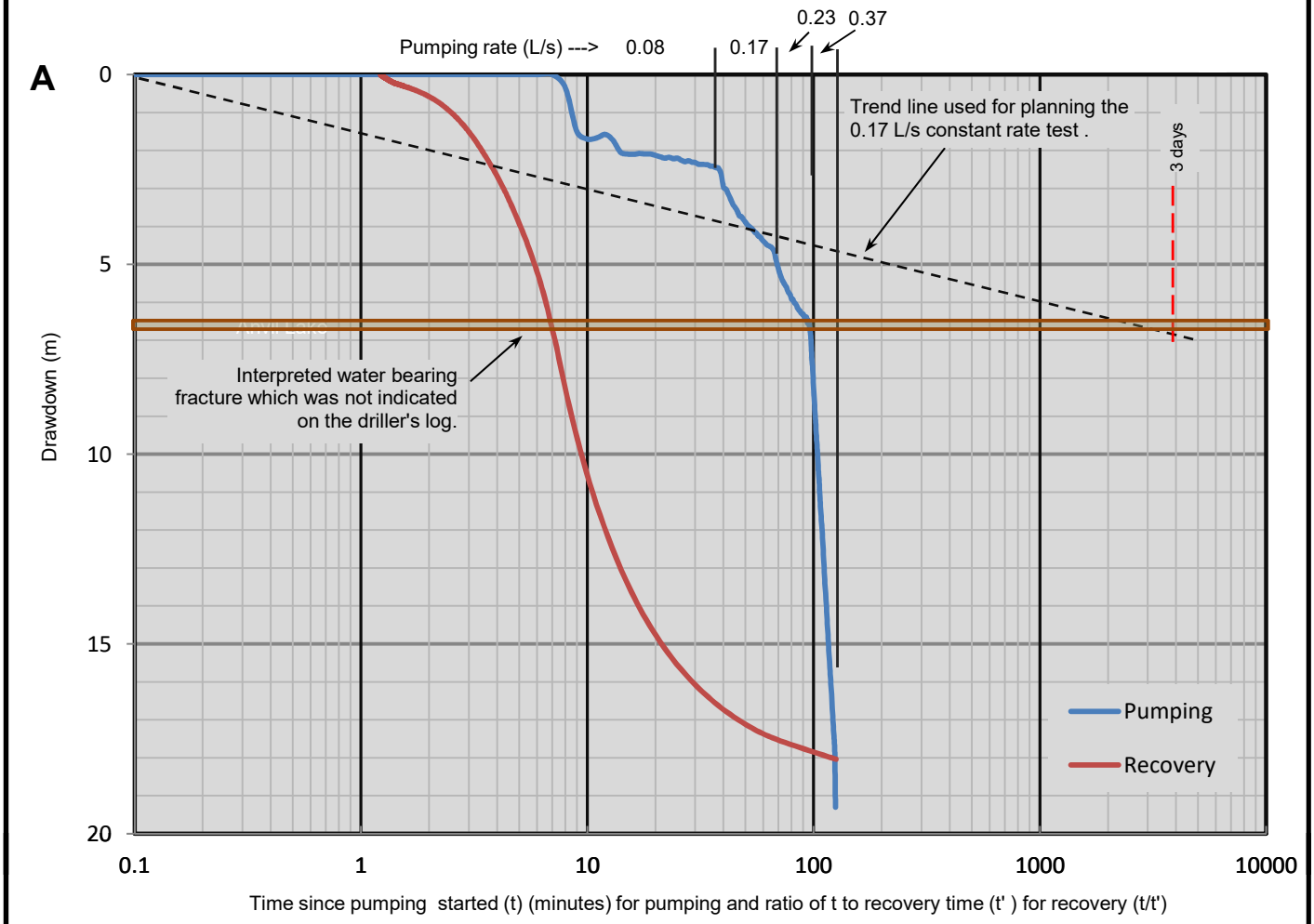
NOTES
1) See location of wells on Figs. 1 and 2
2) Water level trends based on 1-minute interval data logger record.
3) Daily rainfall based on Environment Canada's Nanaimo City Yard station.

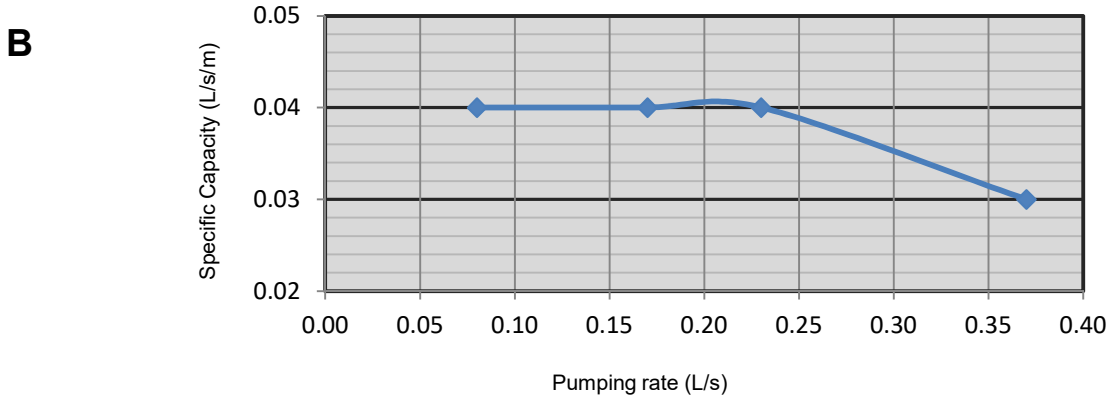
Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Water Level Elevation Trends**

Drawn:	Date: Oct. 2023
Approved:	Fig. **7**

File:2600 \ 303 Figures 7 Elevation Graph 10/30/2023 6:20 PM

JOB NUMBER: 303





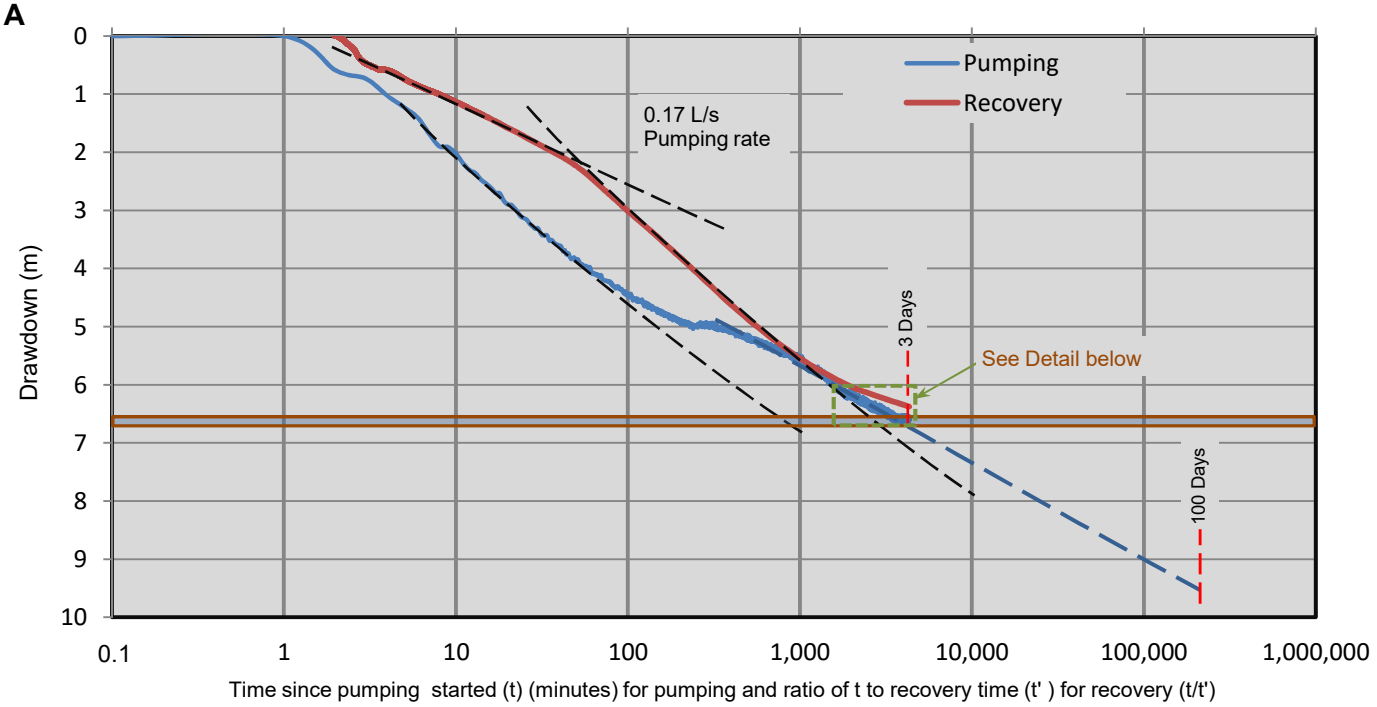
NOTES
1) See location of well on Fig.2 and water level trends on Fig. 7.
2) Test was conducted on October 12, 2023
3) Data is based on 1minute data logger readings which was compared with manual depth to water measurements.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Graphs of Step Pump Test Conducted on Well 73075**

Drawn: RDL | Date: Oct. 2023
Approved: | Fig. **8**

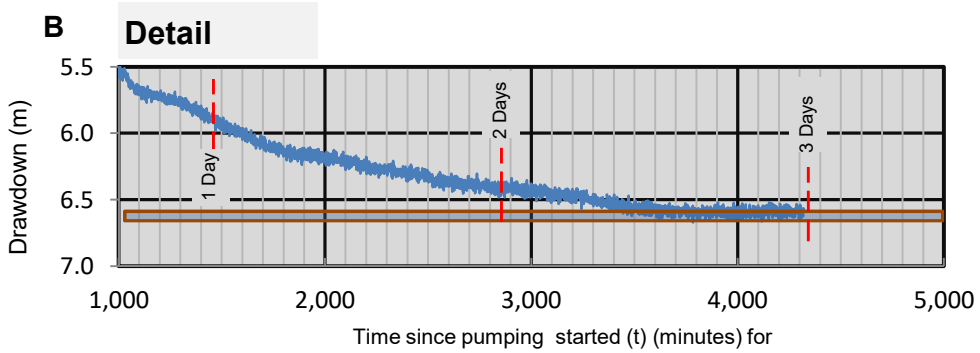
JOB NUMBER : 303

A



Available drawdown (m) =

B



Available drawdown (m) = 6.6 Upper fracture

Available drawdown (m) = 38.2 Lower fracture

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

		Q (L/s)	ΔS (m)	T (m^2/s)
First Leg	Pumping	0.07	2.5	5.1E-06
	Recovery	0.07	2.5	5.1E-06
Second Leg	Pumping	0.07	1.7	7.5E-06
	Recovery	0.07	1.3	9.9E-06

6.0 m^3/d

100 Day

	Drawdown	Sp Cap L/s/m	L/s	m3/d
Tested	9.5	0.007	0.07	6
Upper	5.0	0.007	0.04	3
Lower	28.6	0.007	0.21	18

75% of 100 year

Fracture Zone	Upper	Bottom	
Sustainable Well Yield =	0.04	0.21	L/s
	0.48	2.8	Igpm
	3.2	18.2	m^3/d

NOTE8
1) See location of well on Fig .2 and water level trends on Fig. 7.
2) Pump test was monitored by B. Strachan of Gabriola Waterworks.
3) Water levels based on data logger readings at 1 minute intervals.
4) Pumping rates were calculated from intermittent flow meter volume and time readings.

Alley Enterprises Ltd

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

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

Graphs of Constant Rate Pump Test Conducted on Well 73075

Drawn: RDD | Date: Oct. 2023

Approved: | Fig. **9**

Appendix A

Laboratory Report on Well Water Quality

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

Attention: Bryan Richardson

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

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

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO3,HCO3,OH	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2022/08/31	BBY6SOP-00011 / BBY6SOP-00017	SM23-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2022/08/31	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2510 B m
Fluoride	1	N/A	2022/08/31	BBY6SOP-00048	SM 23 4500-F C m
Hardness Total (calculated as CaCO3) (1)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2022/09/01	2022/09/01	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2022/09/01	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2022/09/02	2022/09/06	BBY6SOP-00033	SM 23 2540 C m
Tot Coliform/E.Coli by MF-Chromocult(PW)	1	N/A	2022/08/30	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2022/08/31	BBY6SOP-00027	SM 23 2130 B m

Remarks:

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

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

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

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

Attention: Bryan Richardson

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

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

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).
(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276
==========
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For Service Group specific validation please refer to the Validation Signature Page.

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	A703749
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	3.17	0.50	A699157
Nitrate (N)	mg/L	10	-	-	0.028	0.020	A699237
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	370	2.0	A702188
pH	pH	-	-	7.0:10.5	7.96	N/A	A702185
Total Dissolved Solids	mg/L	-	500	-	220	10	A704214
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	A702193
Alkalinity (Total as CaCO3)	mg/L	-	-	-	150	1.0	A702193
Bicarbonate (HCO3)	mg/L	-	-	-	180	1.0	A702193
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	A702193
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	A700462
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	A702193
Chloride (Cl)	mg/L	-	250	-	21	1.0	A701293
Sulphate (SO4)	mg/L	-	500	-	13	1.0	A701293
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	8.2	5.0	A701243
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.028	0.020	A703745
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.45	0.10	A700499
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	A701694
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	18.8	3.0	A700455
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	A700455
Total Arsenic (As)	ug/L	10	-	-	0.12	0.10	A700455
Total Barium (Ba)	ug/L	2000	-	-	<1.0	1.0	A700455
Total Boron (B)	ug/L	5000	-	-	182	50	A700455

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

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

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

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	A700455
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	A700455
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	A700455
Total Copper (Cu)	ug/L	2000	1000	-	3.00	0.20	A700455
Total Iron (Fe)	ug/L	-	300	-	19.7	5.0	A700455
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	A700455
Total Manganese (Mn)	ug/L	120	20	-	2.4	1.0	A700455
Total Molybdenum (Mo)	ug/L	-	-	-	<1.0	1.0	A700455
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	A700455
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	A700455
Total Silicon (Si)	ug/L	-	-	-	14000	100	A700455
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	A700455
Total Strontium (Sr)	ug/L	7000	-	-	15.5	1.0	A700455
Total Uranium (U)	ug/L	20	-	-	<0.10	0.10	A700455
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	A700455
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	A700455
Total Calcium (Ca)	mg/L	-	-	-	1.05	0.050	A699236
Total Magnesium (Mg)	mg/L	-	-	-	0.133	0.050	A699236
Total Potassium (K)	mg/L	-	-	-	0.107	0.050	A699236
Total Sodium (Na)	mg/L	-	200	-	89.8	0.050	A699236
Total Sulphur (S)	mg/L	-	-	-	3.3	3.0	A699236
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	**12**	N/A	A699457
E. coli	CFU/100mL	0	-	-	0	N/A	A699457

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

GENERAL COMMENTS

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

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

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

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

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

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QUALITY ASSURANCE REPORT(CONT'D)

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

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A702188	TSO	Spiked Blank	Conductivity	2022/08/31		101	%	80 - 120
A702188	TSO	Method Blank	Conductivity	2022/08/31	<2.0		uS/cm	
A702193	TSO	Spiked Blank	Alkalinity (Total as CaCO3)	2022/08/31		96	%	80 - 120
A702193	TSO	Method Blank	Alkalinity (PP as CaCO3)	2022/08/31	<1.0		mg/L	
			Alkalinity (Total as CaCO3)	2022/08/31	<1.0		mg/L	
			Bicarbonate (HCO3)	2022/08/31	<1.0		mg/L	
			Carbonate (CO3)	2022/08/31	<1.0		mg/L	
			Hydroxide (OH)	2022/08/31	<1.0		mg/L	
A703745	YIL	Matrix Spike	Nitrate plus Nitrite (N)	2022/09/01		99	%	80 - 120
A703745	YIL	Spiked Blank	Nitrate plus Nitrite (N)	2022/09/01		104	%	80 - 120
A703745	YIL	Method Blank	Nitrate plus Nitrite (N)	2022/09/01	<0.020		mg/L	
A703745	YIL	RPD	Nitrate plus Nitrite (N)	2022/09/01	NC		%	25
A703749	YIL	Matrix Spike	Nitrite (N)	2022/09/01		97	%	80 - 120
A703749	YIL	Spiked Blank	Nitrite (N)	2022/09/01		98	%	80 - 120
A703749	YIL	Method Blank	Nitrite (N)	2022/09/01	<0.0050		mg/L	
A703749	YIL	RPD	Nitrite (N)	2022/09/01	NC		%	20
A704214	WZ1	Matrix Spike	Total Dissolved Solids	2022/09/06		NC	%	80 - 120
A704214	WZ1	Spiked Blank	Total Dissolved Solids	2022/09/06		93	%	80 - 120
A704214	WZ1	Method Blank	Total Dissolved Solids	2022/09/06	<10		mg/L	
A704214	WZ1	RPD	Total Dissolved Solids	2022/09/06	NC		%	20

N/A = Not Applicable

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

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

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

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

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

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

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

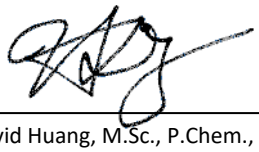
Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

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

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

VALIDATION SIGNATURE PAGE

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



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

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

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wldrsydn@telus.net

08511715

C265290_COC

BUREAU VERITAS

DRINKING WATER SUBMISSION CHAIN OF CUSTODY RECORD

Victoria: 460 Tanyson Place, Unit 1, Victoria, BC V8Z 6X3 Ph: (250) 386-6113 Toll Free: (800) 563-6113
Courtenay: 2755 D Mosy Ave, Courtenay, BC V9N 8E9 Ph: (250) 338-7788 Toll Free: (800) 665-8566

BV Job #:

Company (Invoicing): ANDREW SHERET LIMITED

Company (Reporting): ANDREW SHERET LIMITED

Contact Name: BRYAN RICHARDSON

Mailing Address: 2545 MCCULLOUGH ROAD

NANAIMO, BC

Phone #: 250-758-7383

E-mail: bryan.richardson@sheret.com

After Hours Contact #:

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

Project Name: Alley Enterprises Date Required:

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

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

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

Payment Received: Yes ☐ No ☐

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

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

Sample Collection

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

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

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

DON'T:

Don't clean or boil any bottle you receive from the lab.

Don't let the sample sit out overnight, please refrigerate.

Don't freeze the sample.

Sample Transportation & Delivery

1. Samples should arrive at the laboratories (Courtenay or Victoria) within 24 hrs of sampling. Ship samples between Monday and Thursday to avoid lab scheduling conflicts.
2. The sample should be kept cool during transit (<8°C - refrigerated or packed on ice).
3. Fill out the Chain of Custody (COC) form beside these instructions and submit with the sample. Incomplete or missing COC's will result in delays inspecting turnaround time and the lab's ability to proceed with time sensitive tests.
4. Delivery Options:
   Personally deliver samples to Courtenay or Victoria
   Overnight shipping: If you ship a sample on the same day that it was collected you can use an overnight courier.
   Same day shipping: Available in some areas. Please contact the lab for details.

	Sample Identification (Sample Location &/or Description)	Sample Location (eg. Tap, Wellhead)	Date/Time Sampled (24hr)	Samples from a Drinking Water Source? Y/N	Does source supply multiple households? Y/N	Are individuals drinking this water? Y/N	Are you on a boil water advisory? Y/N	Drinking Water Scan	Home Safety Scan	Total Metals Scan including Hardness & Hg	Total Coliform and E. Coli			Report Drinking Water Criteria DWG17
1	Pre Cistern		840	X	X	X	Y	✓						X
				N	N	N	N							
2				Y	Y	Y	Y							X
				N	N	N	N							
3				Y	Y	Y	Y							X
				N	N	N	N							
4				Y	Y	Y	Y							X
				N	N	N	N							
5				Y	Y	Y	Y							X
				N	N	N	N							

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

Print name and sign	Print name and sign	Laboratory Use Only								
*Relinquished By:	Date (yy/mm/dd):	Time (24 hr):	Received By:	Date (yy/mm/dd):	Time (24hr):	Time Sensitive	Temperature on Receipt (°C):	Custody Seal	Yes	No	N/A
Bryan Richardson	22/08/29	1038		22/08/30	0900	☐	A) 13 B) 16 C) 15	Present?	☐	☒	☐
							Just sampled & rec'd on ice: ☐	Intact?	☐	☐	☒

*IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THIS CHAIN OF CUSTODY. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS AND SAMPLES ANALYZED OUTSIDE REGULATORY HOLD TIMES.

COC-1035

ice packs: yes, melted

SAVE-ON-SEPTIC SERVICES INC

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

October 12, 2023

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

Attn: Kent Moen,

Background:

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

Scope of Work:

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

Site Evaluation:

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

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Duncan, BC
V9L 6L2
GST: 898373451

(250) 748-5676 – (250) 743-7283 – (250) 642-7283
(250 474-7867 – (250) 754-7232
Fax: (250) 748-5073
Email: saveonseptic@shaw.ca

PO Box 4705
Victoria, BC
V9B 6L2
WCB: 571685-AQ

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

Test Pits:

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

Percolation Testing:

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

Percolation Results:

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

Coarse Sandy Soils:

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

Daily Design Peak Flows:

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

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

Characteristics of the Wastewater:

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

Area for Drain Field:

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

$$AIS = \frac{9095L}{40} = \mathbf{227.38\ m2}$$

$$\text{Total Length of Field} = \frac{227.38m2}{0.91m} = \mathbf{249.87}\ \text{Lineal Metres (820 lineal feet)}$$

(Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{9095L}{330} = \mathbf{27.56m}$$

(This is the minimum length of trench per SPM)

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

4655 Trans Canada Hwy
Duncan, BC
V9L 6L2
GST: 898373451

(250) 748-5676 – (250) 743-7283 – (250) 642-7283
(250 474-7867 – (250) 754-7232
Fax: (250) 748-5073
Email: saveonseptic@shaw.ca

PO Box 4705
Victoria, BC
V9B 6L2
WCB: 571685-AQ

Local Area Water Wells:

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

Appropriate Design Considerations:

-All components of the wastewater system meet or exceed the requirements of the SPM.

-Providing the appropriate level of treatment for the high strength component the project and engaging an engineer to review the proposed design per the SPM.

-Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

Conclusion:

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

Proposed Design Options:

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

Environmental Impact:

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

Operation & Maintenance:

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

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Victoria, BC
V9B 6L2
WCB: 571685-AQ

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

Kind Regards,

Steve Brydges, ROWP
Save On Septic Services Inc.

4655 Trans Canada Hwy
Duncan, BC
V9L 6L2
GST: 898373451

(250) 748-5676 – (250) 743-7283 – (250) 642-7283
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Email: saveonseptic@shaw.ca

PO Box 4705
Victoria, BC
V9B 6L2
WCB: 571685-AQ

SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 1 Pit Location: S.W. END OF D/FIELD SITE Slope: ~~0~~ 6-7%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	~~B~~Brown	Topsoil	SG.	loose	1%	YES	NØ	NØ
1"	11"	Brown	S.Loam	SG	loose	5%	YES	Ø	Ø
11"	35"	Brown	C.Sand.	SG.	loose	10-15%	YES	Ø	Ø
35"+		Tan	Clay/Silt	massive	hard	5%	NO	yes	Ø
				Roots to 35" / W/T @ 35"					

Notes

TP # 2 Pit Location: EAST OF TH# 1 Slope: 7-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	5"	D.BROWN	TOPSOIL	SG.	LOOSE	2%	YES	NØ	NØ
5"	25"	TAN	S.LOAM	SG.	LOOSE	5%	YES	Ø	Ø
25"		SOLID SANDSTONE ROCK				~~100~~ N/A	YES	Ø	Ø
				Roots to 25"		W/T not present			

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0681

SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY. Logged by: ~~Mike~~ SDB

TP# 3 Pit Location: 50' W OF EAST BOUNDARY Slope: ~~8~~ 8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	26"	Tan	C. Sand.	S.G.	"	5-10%	yes	ø	ø
26"		SOLID	SANDSTONE ROCK @ 26"						
			Roots to 26" NO W/T.						

Notes

TP # 4 Pit Location: W. of E. PL 10' Slope: 6-7%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	3"	BROWN	Topsoil	SG.	Loose	2%	yes	ø	ø
3	44"	Brown	C. Sand	S.G.	Loose	2-4%	yes	ø	ø
		Clayey	Silt @ 44" w		mottles	—		.	
			Roots to 44"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 5 Pit Location: 9' from E P/L. Slope: 8 6%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	34"	Brown	C. Sand	SG	"	5%	yes	ø	ø
34"	49"	Tan	Silt Loam	SG.	"	10%	yes	yes	ø
			Roots to 44"						
			Mottles @ 45"						

Notes

TP # 6 Pit Location: 13' from E. PL Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	29"	BROWN	C. Sand	SG.	LOOSE	5%	yes	ø	ø
29"	37"	Tan	Silt Loam	SG.	LOOSE	5-10%	ø	yes	ø
37"+		SOLID	SANDSTONE ROCK						
			Roots to 29" / Mottles @ 29"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVEN D. BRYDGES
IN PL
OW0081

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 7 Pit Location: 49' W of E.R Slope: 6-7%

Soil Horizons (depths measured in cm / m / (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	14	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
14"+		Solid Sandstone Rock							
			Hole is too shallow						
			Roots to 14"						

Notes

TP # 8 Pit Location: 98' W. of E.R Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	17"	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
17"+		Sandstone Rock							
			Hole is too shallow						
			Roots to 17"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 9 Pit Location: 42' S of N P/L Slope: 7-8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG	Loose	2%	yes	Ø	Ø
2	29"	Brown	C. Sand	SG.	Loose	5%	yes	Ø	Ø
29	37	Tan	F. Sand	SG.	Hard.	5-10%	Ø	yes	Ø
37"+		Solid Sandstone							
		Roots to 29" / Mottles @ 29"							

Notes

TP # 10 Pit Location: 43' S of N P/L Slope: 6-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	Brown	Topsoil	SG			yes	Ø	Ø
1	30"	Brown	C. Sand	SG			yes	Ø	Ø
30-35		Tan	Silt	SG.			Ø	yes	Ø
35+		Solid sandstone rock							
		Roots to 30" / Mottles @ 30"							

Notes

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

* Date water table measured

ONSITE WASTEWATER PRACTITIONER · REGISTERED · ASTTBC · STEVE D. BRYDGES · IN PL · OW0081

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 11 Pit Location: 31' E. OF TH#9 Slope: 0 7-8%

Soil Horizons (depths measured in cm / m (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG.	Loose	2%	yes	Ø	Ø
2"	27"	Brown	C. Sand	SG.	Loose	10%	yes	Ø	Ø
27"	36"	Tan	F. Sand	SG.	Hard	5-10%	Ø	yes	Ø
		Solid	Sandstone @ 36"						
			Roots to 27" & mottles @ 27"						

Notes

TP # 2 Pit Location: Slope:

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage

Notes

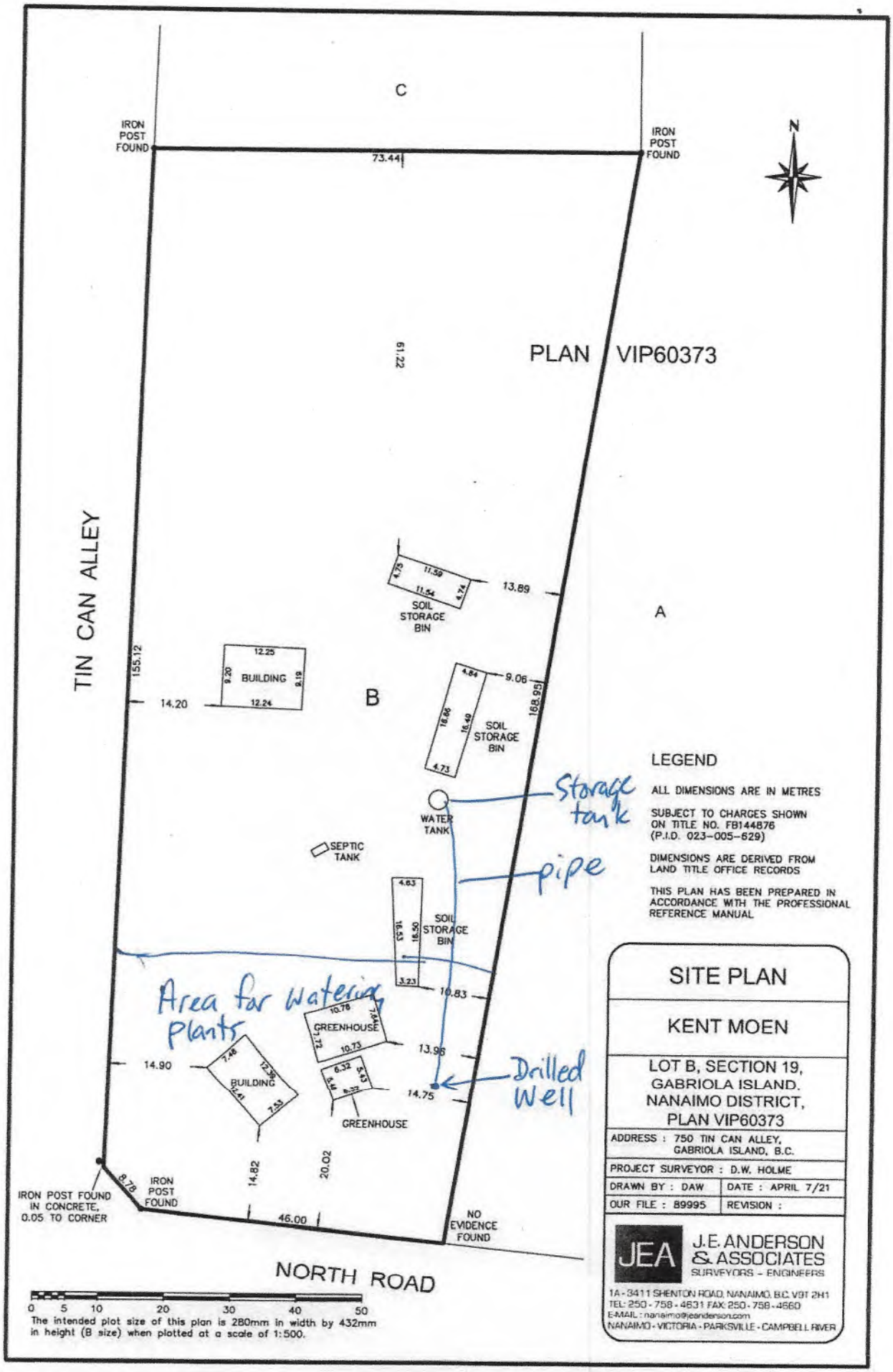
Based on USDA *Field Book for Describing and Sampling Soils* (2002).

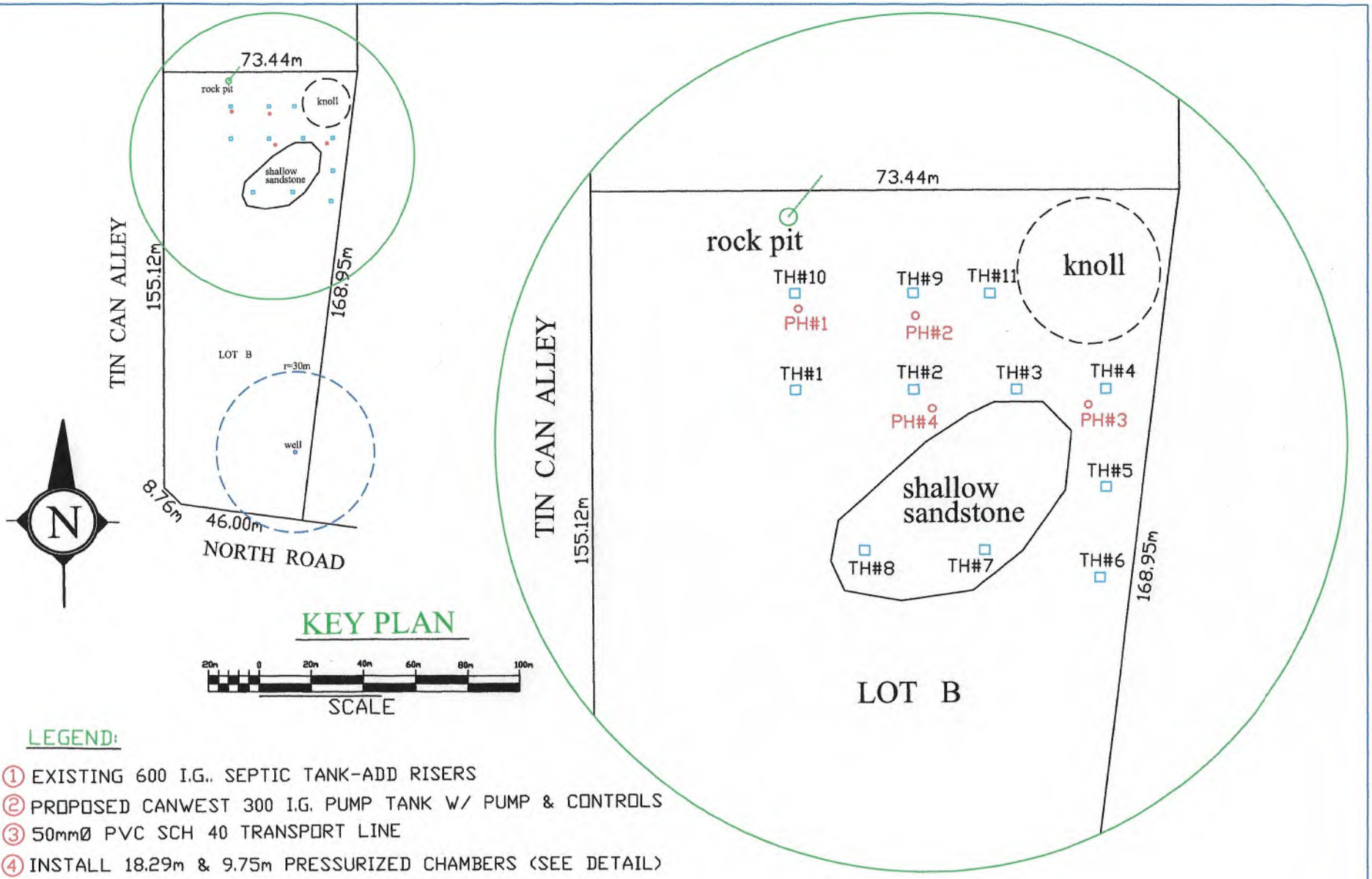
* Date water table measured

Percolation test

Location (address): 750 TIN CAN ALLEY, GABRIOLA							File #:
Date: SEPT. 21/23	Tested by: SDB						
Weather: SUNNY							
Test number	Depth of base of hole from surface (cm)	Timings, mins per inch for water to drop from 6" to 5" from base of hole.					Lowest rate (min per inch)
		#1	#2	#3	#4	#5	#6
1		1:40	1:45	1:45	1:50	1:50	1:50	
2		1:50	1:50	1:45	1:55	1:55	2:00	
3		1:05	1:10	1:10	1:05	1:10	1:15	
4		1:40	1:45	1:45	1:45	1:50	1:50	
5								
6								
7								
8								
Percolation rate for system sizing								
Notes:	HLR = 40L/M²/DAY.							

MARCH 2014 DRAFT FOR CONSULTATION


C
IRON POST FOUND
73.44
IRON POST FOUND
N
PLAN VIP60373
61.22
TIN CAN ALLEY
155.12
14.20
12.25
9.20
BUILDING
9.19
12.24
B
4.75
11.59
11.54
4.74
SOIL STORAGE BIN
13.89
A
9.06
168.95
4.84
18.66
18.49
4.73
SOIL STORAGE BIN
WATER TANK
Storage tank
SEPTIC TANK
pipe
4.63
16.53
16.51
3.23
SOIL STORAGE BIN
10.83
Area for Watering Plants
10.78
7.44
GREENHOUSE
1.72
10.73
13.98
14.90
7.46
12.36
BUILDING
12.41
7.53
6.32
5.43
6.34
8.72
GREENHOUSE
Drilled Well
14.75
14.82
20.02
IRON POST FOUND IN CONCRETE, 0.05 TO CORNER
8.78
IRON POST FOUND
46.00
NO EVIDENCE FOUND
NORTH ROAD
0 5 10 20 30 40 50
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.
LEGEND
ALL DIMENSIONS ARE IN METRES
SUBJECT TO CHARGES SHOWN ON TITLE NO. FB144876 (P.I.D. 023-005-629)
DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL
SITE PLAN
KENT MOEN
LOT B, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP60373
ADDRESS : 750 TIN CAN ALLEY, GABRIOLA ISLAND, B.C.
PROJECT SURVEYOR : D.W. HOLME
DRAWN BY : DAW
DATE : APRIL 7/21
OUR FILE : 89995
REVISION :
JEA
J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL : nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER



LEGEND:

1. EXISTING 600 I.G.. SEPTIC TANK-ADD RISERS
2. PROPOSED CANWEST 300 I.G. PUMP TANK W/ PUMP & CONTROLS
3. 50mmØ PVC SCH 40 TRANSPORT LINE
4. INSTALL 18.29m & 9.75m PRESSURIZED CHAMBERS (SEE DETAIL)
5. PROPOSED FLUSH-OUTS AT DISTAL ENDS
6. 100mmØ PVC SCH 40 TRANSPORT SEWER

▫ DENOTES 4' TEST HOLE LOCATION
○ DENOTES PERK TEST LOCATION

SITE PLAN

7.5m 0 7.5m 15m 22.5m 30m 37.5m
SCALE

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

SAVE ON SEPTIC
#2C-2763 CHARLOTTE ROAD, DUNCAN, B.C. V9L 5J2
TELEPHONE: 250-748-5676 CELL: 250-802-9652

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

SCALE: AS SHOWN
DRAWING BY: SDB
DESIGN BY: SDB
DATE: NOV. 3/23
FILE No: 00-245
DWG No: 1 OF 1

Referrals: Gabriola Bylaw 318 & 319

Agency	Sent	Received
Cowichan Tribes *Referrals Coordinator (or Name)* Comments:	21-Feb-2025	
Gabriola Advisory Planning Commission Comments: That the Gabriola Island Advisory Planning Commission recommends that the Local Trust Committee approve the proposed Bylaw Nos. 318 and 319 (GB-RZ-2022.1 (Moen)) subject to water supply and storage being available to suit the proposed use.	12-Feb-2025	12-Feb-2025
Gabriola Housing Advisory Planning Commission Comments: The HAPC recommends that the proponent at 750 Tin Can Alley be allowed to build as many residential units, (at average size of 90 m2), to equal the area of new commercial development. We recognize that this is inconsistent with the current OCP, but it is consistent with the HAPC's 2024 recommendations for increased density in the Village area and the potential for equivalent area of housing as commercial in new developments.	13-Mar-2025	13-Mar-2025
Gabriola Volunteer Fire Department *Will Sprogis, Fire Chief* Comments: 24-Feb-2025 I have reviewed the zoning change from the perspective of the fire department. Access to the property for fire apparatus is good, and we have a suitable turnaround area at the end of Tin Can Alley. There is a water source within 2 km, and the fire hall is located within 1 km. Additionally, the property will receive the Fire Underwriters Survey, qualifying it for commercial status. 17-Nov-2025 I have reviewed Bylaws 318 and 319, as well as Bylaws 321 and 322. The proposed zoning changes, road access, and water supply all appear appropriate for both locations. The area is also protected within our commercial zone under our Fire Underwriters Survey. Based on this, I believe the locations are suitable for rezoning within their designated fire protection area.	24-Feb-2025	24-Feb-2025 17-Nov-2025

Halalt First Nation *Referrals Coordinator (or Name)* Comments:	21-Feb-2025	
Island Trust, Freshwater Specialist *William Shulba* Comments:	24-May-2024	
Lyackson First Nation *Referrals Coordinator (or Name)* Comments:	21-Feb-2025	
Ministry of Transportation and Transit *Derek Atchison* Comments: The Ministry of Transportation and Infrastructure has received and reviewed your referral of February 21, 2025 To amend the Gabriola OCP and LUB to a site specific zone that allows for the development of a mix of commercial uses and two residential densities, one density being reserved for affordable rental housing at 750 Tin Can Alley, Gabriola, BC. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. The Ministry has no objections to the zoning text amendment.	21-Feb-2025	05-Mar-2025
Ministry of Water, Land and Resource Stewardship *Referrals Coordinator (or Name)* Comments:	24-Feb-2025	
Penelakut First Nation *Referrals Coordinator (or Name)* Comments:	21-Feb-2025	
Regional District of Nanaimo *Referrals Coordinator (or Name)* Comments:	24-Feb-2025	
School District No. 68 *Pete Sabo* Comments: The district has no comment on the referral.	24-Feb-2025	04-Mar-2025

I note “The draft bylaw would permit two accessory dwelling units on the subject property which must be located within the envelope of a commercial building and no larger than 90 square metres in floor area.” Pete		
Snuneymuxw First Nation *Referrals Coordinator (or Name)* Comments:	21-Feb-2025 20-May-2025	
Stz’uminus First Nation *Referrals Coordinator (or Name)* Comments:	21-Feb-2025	
Tsu’uubaa-asatx First Nation *Monty Horton* Comments: The project area appears to fall within the Hul’q’umi’num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul’q’umi’num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation’s highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul’q’umi’num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected. ‘Uy’ Skweyul,Monty Horton	21-Feb-2025	26-Feb-2025
Vancouver Island Health Authority *Jill Lucko*	24-Feb-2025	13-Mar-2025

Comments: Approval Recommended Subject to Conditions Outlined Below Highlights • The proposed amendments will allow 750 Tin Can Alley in the Village Commercial land use designation and in the Village Centre Development Permit Area. The LUB amendment will allow a broader range of commercial uses and up to two dwelling units. Regulatory Considerations Drinking Water • Island Health's Environmental Public Health (EPH) department has a regulatory role under the Drinking Water Protection Act (DWPA) and Regulation with water supply systems. As such, an application to operate a drinking water system must receive the appropriate approvals. A water supply system is defined as a domestic water system, other than a domestic water system that serves only one single-family residence. Therefore, the two dwelling units and/or a restaurant, bakery or a personal services business that offers invasive procedures, such as tattoo parlors, would constitute a drinking water supply system. • Under the DWPA and Regulation, any construction, installation, alteration, or extension of (a) a water supply system, or (b) works, facilities, or equipment that are intended to be a water supply system or part of a water supply system, must be also be issued a construction permit from our Public Health Engineer. Consultation with our Drinking Water Officer will be needed. For more information, please refer to https://www.islandhealth.ca/learn-about-health/drinking- water/drinking-water-legislation approval. • The location of the existing/proposed well water source is in Aquifer #709; fractured sedimentary rock with low productivity and deemed highly vulnerable to contamination from surfaces sources. The Elanco Enterprises Ltd. Report attached to this amendment stated that the positive total coliform result was due to the sampling equipment. However, the report did not provide science-based documentation for this statement, did not provide a significant number of satisfactory bacteriological resamples to confirm this statement, and did not contact our department to request raw water results from the several water systems that are in close proximity to this proposed source. These water systems all have sources that have been deemed groundwater at risk of containing pathogens and require certified disinfection units to be installed.		

• The Islands Trust Staff Report notes that rainwater collection as a possible water source on the lot. As their report did not clarify if rainwater would be used a source of domestic water, it should be noted that the BC Ministry of Health now has a document entitled "Guidance for Treatment of Rainwater Harvested for Potable Use'" which lists extensive requirements for design, monitoring, construction requirements, etc. Sewerage Disposal • Sewage disposal for the proposed development must be in compliance with the Sewerage System Regulation or the BC Municipal Wastewater Regulation. It should be noted that the Save-On Septic Services Inc Report attached to this amendment calculated the daily design flow only for a single 1-bedroom residential unit while this referral noted that up to 2 dwelling with1-2 bedrooms each may be permitted; thus the daily design flow may be incorrect. Food Premises/lnvasive Personal Services • Island Health's EPH department has regulatory role in food premises (Food Premises Regulation) and invasive personal services (Personal Services Regulation and its Guidelines) from construction to operation. • Construction of either of these premises must be undertaken with the appropriate construction and operating permits as required in the above-mentioned legislation.		

STAFF REPORT

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

DATE OF MEETING: September 29, 2022

TO: Gabriola Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Northern Team

SUBJECT: Application to amend the OCP and LUB for commercial and residential redevelopment of the Wild Rose Garden Centre
Applicant: Patricia Maloney on behalf of Alley Enterprises Ltd.
Location: 750 Tin Can Alley, Gabriola Island
Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

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

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

3. **That the Gabriola Island Local Trust Committee requests that the applicant for GB-RZ-2022.1 (Alley Enterprises Ltd, Maloney) provide planning staff with the following prior to the Local Trust Committee considering first reading of draft bylaws:**

   a) **a copy of an assessment report and design recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems to confirm the property is capable of supporting a sewage disposal system for the proposed commercial and residential uses;**

   b) **a copy of an assessment report and recommendations prepared by a qualified professional hydrogeologist, with expertise in community water systems to confirm the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users.**

4. **That the Gabriola Island Local Trust Committee request staff to provide early notification to Snuneymuxw First Nation of application GB-RZ-2022.2 describing the scope of proposed changes to the Gabriola Official Community Plan and Land Use Bylaw.**

REPORT SUMMARY

This application proposes to amend the Gabriola Island Official Community Plan Bylaw No. 166 (OCP) and Land Use Bylaw No. 177 (LUB) to accommodate future commercial and residential redevelopment of the 'Wild Rose Garden Centre' located at 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629).

The staff report provides the Gabriola Island Local Trust Committee (LTC) with a preliminary overview of the proposal; identifies land use planning issues associated with the application; and seeks direction from the LTC on next steps.

Staff recommends draft amendments to the OCP and LUB be prepared for LTC consideration. Staff also recommends the applicant obtain professional water and sewage reports to demonstrate there is sufficient groundwater and soil conditions to support the maximum intended development proposed for the subject property.

BACKGROUND

The application proposes to amend both the OCP and LUB to enable expansion of existing commercial uses at the Wild Rose Garden Centre to include general retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices, as well as two new residential densities. The application proposes to protect one density as affordable rental housing through a housing agreement with the LTC.

The applicant has provided a summary of their intended changes as well as baseline professional reports, as part of the bylaw amendment application, to confirm the condition of **existing** sewage disposal and ground water yield. The applicant has also provided a geotechnical and environmental assessment in support of their application. A summary of the findings of the professional reports are provided in Attachment 2 and copies of the professional reports and other documents referenced in this staff report are available at: https://islandstrust.bc.ca/island-planning/gabriola/current-applications/

The applicant is currently working with professionals to assess the groundwater and soil conditions to demonstrate the site conditions can support the proposed redevelopment. Additional reports on these matters will be provided to planning staff and the LTC at a future date.

Figure 1. Subject Property - 750 Tin Can Alley, Gabriola Island

Pre-application Community Meeting

The applicant held an independently facilitated Community Information Meeting (CIM) on May 9, 2022 on Gabriola Island, to gather public input on the proposed redevelopment. Nine residents attended the meeting and survey results collected are found at the link provided above. The applicant reports that attendees felt the 'Village Commercial' zoning was not appropriate at this location but limited expansion of commercial uses would be a appropriate.

ANALYSIS

Policy/Regulatory

A comprehensive site context analysis is provided for the subject property (Attachment 1). There are a number of Islands Trust policies, OCP policies and LUB regulations that are pertinent to the consideration of this proposal, detailed in Attachment 2 and summarized as follows:

Islands Trust Policy Statement:

Staff note that an ITPS Checklist (Directives Only) will be completed at the time that draft bylaw amendments are presented to the LTC. The following Islands Trust Policy Statement (ITPS) directive policies are relevant to the application for early consideration by the LTC:

3.1.5	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.**
4.4.2	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.**
4.4.3	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses**
5.2.3	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.**
5.2.4	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.**
5.2.5	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.**
5.3.7	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.**
5.7.2	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.**
5.8.6	**Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.**

Official Community Plan:

Attachment 2 of this report provides a comprehensive overview of relevant OCP policies related to this application. The subject property is designated 'Local Commercial' in the OCP and reference to the current business name

"Wild Rose Garden Centre" appears in Section 3.4. The applicant has requested that the subject property remain in the 'Local Commercial' designation rather than being included in the 'Village Commercial' designation.

OCP policy 3.2 d) stipulates:

"The expansion of the Village Commercial designation shall be considered based on compliance with the following criteria:

i) Adequate off-street parking, landscaping and pedestrian access is provided;

ii) The design and site layout of the proposed development can be well integrated into the existing land use pattern in the Village Centre;

iii) The parcel fronts onto a main road and access and egress to the parcel can be provided safely;

iv) The additional area proposed for the Village Commercial is small in size."

The proposed redevelopment of the subject property appears to be consistent with the criteria listed in OCP policy 3.2 d) and would therefore justify an amendment to the OCP designation, to include the subject property in the 'Village Commercial' land use designation. Other factors supporting a 'Village Commercial' re-designation include:

- Parcel is not significantly distanced from the village centre and strongly linked to the village centre by being situated at the terminus of the newly constructed village way pedestrian trail;
- Parcel is located on the public transit (GERTIE) route; and
- Parcel is at the junction of a major pedestrian/equestrian/cycling trail access point.

There is no development permit area (DPA) in effect for the subject property. Should the LTC concur with the staff recommendations to prepare draft bylaws, staff recommend the subject property be included in the Village Commercial Development Permit Area No. 7 (see analysis below for discussion). The applicant supports the subject property being included in the DPA.

Staff also recommend re-designation of the subject property to 'Village Commercial' and removing business names from OCP policy 3.4 a) and replacing with property identification numbers or parcel legal descriptions.

Land Use Bylaw:

The subject property is currently zoned Local Commercial 3 – Garden Centres (LC3). The principle permitted use is 'garden centres' and accessory uses for this parcel are limited to single family residential, mini-storage and farm supply centre. There is one other parcel on Gabriola Island with this specific 'garden centre' zoning, and one existing business in the Village Commercial 1 zone that retails products consistent with the definition of garden centre – "*a business for the cultivation and retail sale of plants and garden supplies*".

Should the LTC request staff to prepare draft amending bylaws, staff recommend rezoning to a corresponding site specific 'Village Commercial' zone that includes the existing principle and accessory uses and expands to include general retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices, as well as two new residential densities, one protected by a housing agreement as affordable rental housing.

Issues and Opportunities

Staff have identified the following issues and opportunities for LTC consideration:

- Detailed plans for redevelopment;
- Groundwater Management;
- Sewage Disposal;
- Development Permit Area No. 7 – The Village Centre; and
- Existing Restrictive Covenants

Detailed Plans for Redevelopment

The applicant has not submitted detailed building, landscape or elevation plans for future redevelopment of the site as they intend to incrementally redevelop the property as business opportunities arise. The applicant is requesting zoning flexibility to accommodate future expansion of existing commercial uses to include retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices. These uses are consistent with what is currently permitted in the Village Commercial Zones. The applicant is not requesting 'Village Commercial' uses such as laundromats or servicing or fuelling of vehicles.

The subject property meets the minimum lot size to be subdivided into two parcels, with each being permitted one residential dwelling under the current zoning and OCP policy direction, pending discharge of a restrictive covenant on title that prohibits uses other than *"one retail garden, farm supply and nursery store business"*. The applicant is requesting draft zoning authorize up to two dwellings on the parcel, with no potential for subdivision and voluntarily offering that one of the two dwellings be restricted to affordable rental housing through a housing agreement with the Local Trust Committee.

Groundwater Management

The existing commercial uses are serviced by an onsite well that is operating at 2.4 imperial gallons per minute as verified by a flow rate test conducted by a contractor The applicant has applied for a groundwater license with the province for the existing garden centre use. Should the LTC direct staff to prepare draft bylaws, staff recommend that the LTC request confirmation of adequate water quality and quantity to support the application, which could then also be used to support a future application for an amended groundwater license.

Sewage Disposal

The existing commercial uses are serviced by an onsite Type 1 gravity fed septic system. Recent investigation by a professional as documented in the Septic System Survey report indicates that the existing system requires some repairs and maintenance to support the existing use. Any additional commercial or new residential uses would likely trigger the need for an expansion to the existing system or a new onsite sewage disposal system.

Should the LTC direct staff to prepare draft bylaws, staff recommend the LTC request from the applicant a copy of an assessment report and recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems, to verify that the site can accommodate a sewerage system for the intended commercial and residential uses.

Development Permit Area No. 7 – The Village Centre

The Gabriola village centre area is designated as a 'Development Permit Area' (DPA) for the purposes of establishing objectives and guidelines for form and character, water conservation and reduction of greenhouse gas emissions. The designation is intended to ensure that commercial development and redevelopment will be pedestrian oriented, landscaped to conserve water resources and encourage fuel efficient vehicles and alternative modes of transportation. The Official Community Plan policy 3.2 e) stipulates that:

"Land in the Village Commercial designation and any future additions to the Village Commercial designation shall be placed in the Village Centre development permit area so as to ensure that the form and character of development which occurs is consistent with the existing character of the Folklife Village."

Although the applicant is requesting retaining the 'Local Commercial' designation in the OCP, the applicant is supportive of the subject property being included in Village Centre DPA No. 7 so that any future development would be subject to the DPA guidelines. As per the analysis in this report, staff recommend the subject property be included in the 'Village Commercial' land use designation and DPA. Should the LTC concur, then an amendment to Schedule D (North Sheet and South Sheet Development Permit Areas) of the OCP would also be required.

Existing Restrictive Covenants

The subject property is encumbered by two restrictive covenants. One requires:

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

At the time this covenant was registered it is likely the province was acting as the approval authority for sewerage systems. However any redevelopment of the lot at this time would be subject to the provincial Sewerage Systems Regulations and all works undertaken overseen by a registered onsite wastewater professional. The rezoning application process triggers the need for documentation and evidence by a qualified professional, that the subject property can accommodate a sewerage system to support all of the proposed uses.

The second covenant requires *"The Lands shall be limited in use to the operation of one retail garden, farm supply and nursery store business"*. Should the LTC request staff to prepare draft amending bylaws, staff recommend these covenants be discharged from title as a condition of zoning.

Consultation

Statutory Requirements

As the application involves OCP amendments, the LTC is required by the *Local Government Act* to consider opportunities for consultation with First Nations and persons, organizations and authorities it considers will be affected. The statutory process for bylaw amendments is prescribed by the *Local Government Act* and *Island Trust Act*.

Protocols

The Islands Trust Council has a protocol agreement with the Snuneymuxw First Nation (on behalf of the Gabriola Island LTC) which specifies that the Islands Trust will notify Snuneymuxw in writing of, and work in cooperation with, Snuneymuxw on applications for amendments to official community plans and land use bylaws.

A 2013 letter of understanding between Gabriola Island Local Trust Committee staff and staff at the Regional District of Nanaimo (RDN) requires that the Islands Trust provide the RDN with a draft copy of the OCP prior to first reading.

Consistent with these agreements, staff recommend notification to the Snuneymuwx First Nation and eventual early referral of draft bylaws to the RDN prior to consideration of first reading.

Rationale for Recommendation

Staff have identified the necessary information required from the applicant to address groundwater and sewerage disposal capacity. Staff recommend that draft OCP and LUB amending bylaws be prepared to enable the application for mixed commercial/residential redevelopment to advance to the next stage in the application process. The staff recommendations are found on page 1 of this report.

ALTERNATIVES

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

1. **Request further information**

   The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

   That the Gabriola Island Local Trust Committee request that the applicant submit to the Islands Trust… (specify requested information).

2. **Receive for information**

   The LTC may receive the report for information and defer consideration to a future LTC meeting date.

NEXT STEPS

Should the LTC concur with staff recommendations, staff will work with the applicant to prepare draft bylaw amendments for subsequent LTC consideration. The LTC may consider early referrals at that time.

Submitted By:	Sonja Zupanec, RPP, MCIP Island Planner	September 22, 2022
Concurrence:	Heather Kauer, RPP, MCIP Regional Planning Manager	September 22, 2022

ATTACHMENTS

1. Attachment 1 Site Context
2. Attachment 2 OCP Policies

ATTACHMENT 1 – SITE CONTEXT GB-RZ-2022.1 (ALLEY ENTERPRISES LTD) SEPTEMBER 2022

LOCATION

Legal Description	LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373
PID	023-005-629
Civic Address	750 TIN CAN ALLEY RR 3 GABRIOLA BC V0R 1X3
Lot Size	1.0 hectares (2.5 acres)
Location	

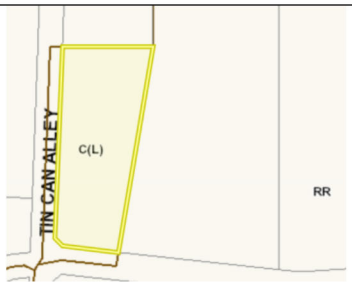
LAND USE

Current Land Use	Commercial Garden Centre
Surrounding Land Use	North = Institutional (Recycling Centre); East = Institutional (HOPE Centre); West = Residential; South = Residential

HISTORICAL ACTIVITY

File No.	Purpose
GB-RZ-2003.8 GB-RZ-2022.1 GB-SUB-1993.1 GB-TUP-1998.2 UN-RZ-1992.41 UN-SUB-1989.28	Historic rezoning and subdivision applications.

POLICY/REGULATORY

Official Community Plan Designations	 Commercial – Local C(L) Applicant requesting no change in OCP Designation. **Staff recommending change to 'Village Commercial'** Development Permit Area: none, **staff recommending inclusion in DPA No. 7 'Village Centre'**
Land Use Bylaw	**Local Commercial (3) LC3** **Change in zoning required. Staff recommend a site specific 'Village Commercial' zone to regulate requested principle and accessory uses.**
Other Regulations	The applicant is required to obtain a commercial water license and Island Health approval for a water system to support the intended redevelopment of the parcel in accordance with the *Drinking Water Protection Act* and *Water Sustainability Act*.
Covenants	EW111710/11 – restrictive covenant requiring that prior to construction of buildings or structures exceeding 15,000 sq.ft, the owner must provide written confirmation to the LTC from "the relevant public approval authority" that all sewage generated on the Land can be disposed of on the Land. **DISCHARGE OF COVENANT MAY BE REQUIRED if bylaws are to be amended to reflect the proposed redevelopment.** EX009068/69 EG124744 – restrictive covenant requiring the lands to only be used in the operation of one retail garden, farm supply and nursery store business. **DISCHARGE OF COVENANT REQUIRED if bylaws are to be amended to reflect the proposed redevelopment.**
Bylaw Enforcement	None at present time.

SITE INFLUENCES

Islands Trust Conservancy	The proposal does not directly affect an Islands Trust Conservancy Board (ITC) owned property or conservation covenant, nor directly affects a property adjacent to an ITC owned property or conservation covenant. Referral to ITC for comment is not required.
Regional Conservation Strategy	Appendix II of the Regional Conservation Plan 2018-2027 estimated importance of habitat composition is LOW on the subject property.
Species at Risk	None mapped.
Sensitive Ecosystems	None mapped.
Hazard Areas	None identified in August 25, 2021 Geotechnical Assessment provided with the bylaw amendment application. **Report suggested that site conditions are not conducive to the installation of on-site storm water infiltration measures; site MAY BE conducive to installation of stormwater detention measures. The locations of any proposed detention measures should be**

	reviewed by the Geotechnical Engineer to determine if the design method(s) and/or location(s) pose a hazard to the Property or any adjacent or adjoining properties. A restrictive covenant may need to be required as a condition of rezoning to ensure stormwater management is addressed at the time of redevelopment. The applicant submitted a Phase 1 Environmental Site Assessment dated May 25, 2021 which stated that there were "no areas of Potential Environmental Concern (APEC)" and no further environmental investigation is recommended. The primary objective of the Phase 1 ESA is to identify areas of actual or potential contamination resulting from current or historical activities on the site or surrounding properties.
Archaeological Sites	None identified. Early referral of draft bylaws to First Nations is recommended should the application proceed.
Climate Change Adaptation and Mitigation	Site clearing, replacement of existing structures and construction of the proposed development are anticipated to result in associated greenhouse gas emissions.
Groundwater Vulnerability	Islands Trust mapping indicates the Aquifer Intrinsic Vulnerability for this area is Moderately High. The applicant submitted a current water yield report from the existing well which stated the **well yield is 2.4 gallons per minute**. No hydrogeological information has been provided to confirm the proposed uses can be serviced by this yield or supplemented by an additional well or other water system.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT 3 – POLICIES (GB-RZ-2022.1 (ALLEY ENTERPRISES LTD))

GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 166, 1997

OCP Objective/Policy	Complies as of September 2022	Planner Comments as of September 2022
General Land Use Policies		
2.0 (f) Applications for amendment to this OCP shall be required to include: i. details concerning the potential environmental impacts of the proposed development; ii. a plan and specifications detailing how water supply and sewage disposal for the intended use are to be provided, and unless the development is residential and consists of less than five lots or dwelling units the plan and specifications must be prepared by a professional engineer; and iii. such other requirements as may reasonably be deemed necessary in adequately reviewing the application.	**TBD**	The applicant has not submitted details regarding a water or sewage disposal plan to support the intended redevelopment of the parcel. The applicant submitted a septic survey for the existing septic system servicing the Garden Centre. The report suggests that the Type 1 gravity system is operational but requires some repairs and upgrades to support the current use. The report suggests the property may be able to accommodate additional areas for onsite sewage disposal. The applicant submitted a current water yield report from the existing well which stated the **well yield is 2.4 gallons per minute**. No hydrogeological information has been provided to confirm the proposed uses can be serviced by this yield or supplemented by an additional well or other water system. Staff recommend confirmation of water supply and sewage disposal to **support the intended redevelopment of the subject parcel**, to be received by the LTC prior to consideration of first reading of any draft bylaws.

h) The Village Centre shall be recognized as the hub of the community and shall provide for a mix of uses at a scale in keeping with Gabriola's character…"	**YES**	The application is in close proximity to the Village Centre and proposes a mix of uses consistent with the island's character.
General Commercial Policies/Village Commercial Policies		
3.1 b) A commercially designated site shall be designated as a development permit area where it is believed important to regulate the form and character of development which occurs there.	**TBD**	Staff recommend the subject parcel be included in the Village Commercial development permit area, should the application proceed.
3.1 d) One single-dwelling residential unit per parcel may be permitted in any Commercial designation.	**TBD**	The applicant is requesting two residential units on the subject parcel with one of those units protected in perpetuity as affordable rental housing, with a housing agreement. The applicant is requesting zoning which will prohibit subdivision of the parcel in the future. The parcel currently has potential to be subdivided into two lots with one residential unit each if the covenant is discharged. No increase in density is proposed, if subdivision potential is extinguished from the parcel and the covenant is discharged.
3.2 d) The expansion of the Village Commercial designation shall be considered based on compliance with the following criteria: i. adequate off-street parking, landscaping and pedestrian access is provided; ii. the design and site layout of the proposed development can be well integrated into the existing land use pattern in the Village Centre; iii. the parcel fronts onto a main road and access and egress to the parcel can be provided safely; iv. the additional area proposed for Village Commercial is small in size. e) Land in the Village Commercial designation and any future additions to the Village	**TBD**	The proposal meets all criteria to be included in the Village Commercial designation, however the applicant has requested the subject parcel remain in the Local Commercial designation with a site specific amendment to the Local Commercial 3 – Garden Centres (LC3) zone instead. Staff recommend the LTC consider the merits (see analysis in staff report) to include this parcel in the 'Village Commercial' designation and zoning.

Commercial designation shall be placed in the Village Centre development permit area so as to ensure that the form and character of development which occurs is consistent with the existing character of the Folklife Village.		
3.4 a) The following sites are designation Local Commercial: i. Wheelbarrow Nursery ii. Wild Rose Garden Centre;…	**TBD**	The applicant is requesting to remain in the Local Commercial land use designation. Staff recommend the LTC consider the merits (see analysis in staff report) to include this parcel in the 'Village Commercial' designation and zoning. Staff also recommend business names be removed from the OCP and replaced with parcel identification numbers or legal descriptions.
Heritage and Archaeological Resources Policies		
6.3 (a) The Snuneymuxw First Nation and the Archaeology Branch should be consulted prior to the initiation of any future development which may impact on a known archaeological site on Gabriola, or an area exhibiting potential for the presence of unrecorded archaeological sites.	**YES**	The subject parcel is not in proximity to a known archaeological site nor is it identified as having potential. Staff still recommend early referral of any draft bylaws to the Snuneymuxw First Nation.
6.3 (f) Development proponents are encouraged to consider archaeological resources during all phases of project planning, design and implementation.	**YES**	The applicant is advised to obtain any required permit under the *Heritage Conservation Act*.
Land Transportation Policies		
7.1 (j) Commercial, multi-dwelling developments and public facilities should provide structures for the convenient and secure parking and locking of bicycles.	**TBD**	Detailed redevelopment plans have not been submitted as part of this application. Draft bylaws should expand the Village Commercial Development Permit Area to include the subject property to address bicycle parking requirements.
7.1 (k) The creation of an off-road bicycle and pedestrian trail along Gabriola's busiest traffic corridor from the ferry hill to Tin Can Alley should be considered when land use decisions, rezonings, subdivisions, road resurfacing or other development occurs along this route.	**YES**	The newly installed Village Way Trail ends/begins at the intersection of the subject property.
Water Supply Policies		
7.4 d) In considering the approval of a community water system, consideration shall be given to the results of a water management review, prepared by a Professional Engineer which examines:	**TBD**	The applicant has not submitted details regarding a water plan to support the intended redevelopment of the parcel.

i) the potential impact on existing water users in the immediate area; ii) the recharge capability of the water source relative to anticipated maximum water demand of the proposed system; iii) ownership and management of the system; and, iv) remedies available in the event of a water system failure.		Staff recommend confirmation of water supply to support the intended redevelopment of the subject parcel, to be received by the LTC prior to consideration of first reading of any draft bylaws.
7.5 (1) To ensure that the disposal of sewage does not lead to health hazards through pollution of the groundwater or the marine waters within the Gabriola Planning Area.	**TBD**	The applicant has not submitted details regarding a sewage disposal plan to support the intended redevelopment of the parcel. The applicant submitted a septic survey for the existing septic system servicing the Garden Centre. The report suggests that the Type 1 gravity system is operational but requires some repairs and upgrades to support the current use. The report suggests the property may be able to accommodate additional areas for onsite sewage disposal. Staff recommend confirmation of sewage disposal to **support the intended redevelopment of the subject parcel**, to be received by the LTC prior to consideration of first reading of any draft bylaws.
Climate Change Adaptation and Greenhouse Gas Emission Policies		
8 (b) The Local Trust Committee should consider the development of new criteria for assessing official community plan or land use bylaw amendment applications from the perspective of climate change adaptation and greenhouse gas emission reduction.	**TBD**	For LTC consideration.
8 g) The Local Trust Committee should consider amendments to commercial parking regulations to encourage public transit, smaller vehicles, non-polluting vehicles and permeable parking surfaces.	**TBD**	Detailed redevelopment plans have not been submitted as part of the application. If the subject property is included in the DPA No. 7 these matters can be addressed at the time of development of the property.

STAFF REPORT

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

DATE OF MEETING:	May 11, 2023
TO:	Gabriola Island Local Trust Committee
FROM:	Sonja Zupanec, Island Planner Northern Team
SUBJECT:	Closing of OCP/LUB Application GB-RZ-2022.1 - Commercial and residential redevelopment of the Wild Rose Garden Centre Applicant: Kent Moen on behalf of Alley Enterprises Ltd. Location: 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee request staff to close application GB-RZ-2022.1 (Alley Enterprises Ltd) and issue the appropriate application fee refund if supporting documents requested by the Local Trust Committee by resolution in September 2022, are not received by planning staff by May 31, 2023.**

REPORT SUMMARY

This application proposes to amend the Gabriola Island Official Community Plan Bylaw No. 166 (OCP) and Land Use Bylaw No. 177 (LUB) to accommodate future commercial and residential redevelopment of the 'Wild Rose Garden Centre' located at 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629). Staff recommends the application be closed and the appropriate refund be issued to the applicant if supporting professional water and sewage disposal reports are not received by May 31, 2023.

BACKGROUND

The application proposes to amend both the OCP and LUB to enable expansion of existing commercial uses at the Wild Rose Garden Centre to include general retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices, as well as two new residential densities. The application proposes to protect one density (out of two) as affordable rental housing through a housing agreement with the LTC.

In September 2022, the applicant provided a summary of their intended changes as well as baseline professional reports, as part of the bylaw amendment application, to confirm the condition of **existing** sewage disposal and ground water yield. All professional reports and other documents referenced in this staff report are available at: https://islandstrust.bc.ca/island-planning/gabriola/current-applications/

At the regular business meeting on September 29 2022, the LTC passed the following resolution:

> ***GB-2022-074 It was MOVED and SECONDED***
> *that the Gabriola Island Local Trust Committee requests that the applicant for GB-RZ-2022.1 (Alley Enterprises Ltd., Maloney) provide planning staff with the following prior to the Local Trust Committee considering first reading of draft bylaws:*

a) *a copy of an assessment report and design recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems to confirm the property is capable of supporting a sewage disposal system for the proposed commercial and residential uses;*
b) *a copy of an assessment report and recommendations prepared by a qualified professional hydrogeologist, with expertise in community water systems to confirm the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users.* ***CARRIED***

Staff have reached out to the applicant on several occasions requesting a status update on the two outstanding reports. Staff advised the applicant in early April that the file is at risk of being closed due to inactivity for over six months, as there has been no indication as to when the two professional reports would be available for review by the planner. The applicant has indicated in correspondence with planning staff that the wastewater treatment report submitted as part of their original application should be sufficient to demonstrate to the LTC that the property is capable of supporting a sewage disposal system. The applicant has stated, *"As far as septic goes, I can provide detailed plans once we are going to go ahead with any kind of construction, which is years away. Hard to design this at this point.".* The applicant has also indicated that they have left a message with a hydrologist but are waiting to hear back.

Rationale for Recommendation

The LTC has requested the applicant provide the necessary professional reports to address groundwater and sewerage disposal capacity. There does not appear to be any progress in this regard in the six months since the request to the applicant. Draft OCP and LUB amending bylaws cannot be finalized and presented to the LTC unless these reports are received and found to support the density and intensity of uses proposed in this location. The recommendation is for the LTC to direct staff to close the file by May 31, 2023 if the requested reports are not received by planning staff.

ALTERNATIVES

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

1. **Direct staff to present draft bylaws in the absence of professional reports.**

   The LTC may request that staff present draft bylaws despite supporting documentation not being received.

   That the Gabriola Island Local Trust Committee request staff to proceed with bylaw drafting for GB-RZ-2022.1 (Alley Enterprises Ltd.) for LTC consideration of next steps.

2. **Provide the applicant with an extension for the report submission deadline.**

   The LTC may extend the suggested deadline of May 31, 2023.

NEXT STEPS

Should the LTC concur with staff recommendations, staff will advise the applicant to submit final reports by May 31, 2023 or the file will be closed and the appropriate portion of the original application fee will be refunded.

Submitted By:	Sonja Zupanec, RPP, MCIP Island Planner	April 27, 2023
Concurrence:	Renee Jamurat, RPP, MCIP Regional Planning Manager	May 3, 2023

STAFF REPORT

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

DATE OF MEETING: May 23, 2024

TO: Gabriola Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

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

RECOMMENDATION

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

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

3. **That Proposed Bylaws No. 318 and 319 be referred to the following First Nations, Local Governments and agencies for comment:**

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

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

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

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

REPORT SUMMARY

This report introduces two draft bylaws, one to amend the Gabriola Island Official Community Plan (OCP) and the other to amend the Gabriola Island Land Use Bylaw (LUB). Staff are recommending that the draft bylaws in

Attachment 1 and 2 of this report be given first reading, and that referrals be sent to First Nations, local governments and other agencies.

BACKGROUND

The Gabriola Island Local Trust Committee passed the following four resolutions related to this application on September 29, 2022:

GB-2022-072
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to prepare draft amendments to the Gabriola Island Official Community Plan that will remove references to the Wild Rose Garden Centre business name and include Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the 'Village Commercial' land use designation and 'Village Centre' Development Permit Area No. 7.

GB-2022-073
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to draft amendments to the Gabriola Island Land Use Bylaw to rezone Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) to a site specific Village Commercial zone which maintains the existing uses and expands principle commercial and accessory residential uses consistent with the bylaw amendment application; regulates buildings and structures; height; siting requirements including setbacks; lot coverage; parking; and subdivision.

GB-2022-074
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee requests that the applicant for GB-RZ-2022.1 (Alley Enterprises Ltd., Maloney) provide planning staff with the following prior to the Local Trust Committee considering first reading of draft bylaws:

a) a copy of an assessment report and design recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems to confirm the property is capable of supporting a sewage disposal system for the proposed commercial and residential uses;
b) a copy of an assessment report and recommendations prepared by a qualified professional hydrogeologist, with expertise in community water systems to confirm the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users.

GB-2022-075
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to provide early notification to Snuneymuxw First Nation of application GB-RZ-2022.2 describing the scope of proposed changes to the Gabriola Official Community Plan and Land Use Bylaw.

The applicant provided the septic and water reports (Attachments 5 and 6) in November 2023. Since that time staff have worked with the applicant to further clarify the proposed use of the property, sent an early notification to Snuneymuxw First Nation, and drafted bylaws to amend the OCP and LUB.

ANALYSIS

Draft Bylaw No. 318 (OCP):

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

Draft Bylaw No. 319 (LUB):

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

- retail sales and rentals;
- personal services;
- restaurant;
- limited public market
- bakeries; and
- offices.

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

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

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

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

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

Islands Trust Policy Statement:

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

Water Use:

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

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

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

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

Sewage Capacity:

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

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

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

Density:

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

Consultation

As this application proposes an amendment to the OCP, the LTC is required to conduct a consultation process involving a set of referrals in addition to a public hearing process. Following first reading of the bylaws staff recommend referrals to First Nations, provincial agencies, local governments and select referral agencies.

> ***Local Government Act***
> **475** (1) During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.
> (2) For the purposes of subsection (1), the local government must
>
> (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
>
> (b) specifically consider whether consultation is required with the following:
>
> (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
>
> (ii) the board of any regional district that is adjacent to the area covered by the plan;
>
> (iii) the council of any municipality that is adjacent to the area covered by the plan;
>
> (iv) first nations;
>
> (v) boards of education, greater boards and improvement district boards;
>
> (vi) the Provincial and federal governments and their agencies

Rationale for Recommendation

Staff recommend the draft OCP and LUB bylaws be given 1st reading as they are consistent with OCP policies, the Islands Trust Policy Statement and supported by professional reports supplied by the applicant. Additionally, staff recommend the proposed bylaws be referred to First Nations, provincial agencies, local governments and select referral agencies as listed in the recommendation.

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

1. **Amend the draft bylaws**

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

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

2. **Request additional information/defer consideration of first reading**

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

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

3. Proceed no further

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

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

NEXT STEPS

Should the LTC concur with the recommendations, referrals will be sent out requesting a response within 90 days of the date on the referral.

Submitted By:	Stephen Baugh, Island Planner	April 30, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	May 3, 2024

ATTACHMENTS

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

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

_____ _____

Chair **Secretary**

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

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

   1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

   1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.3. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

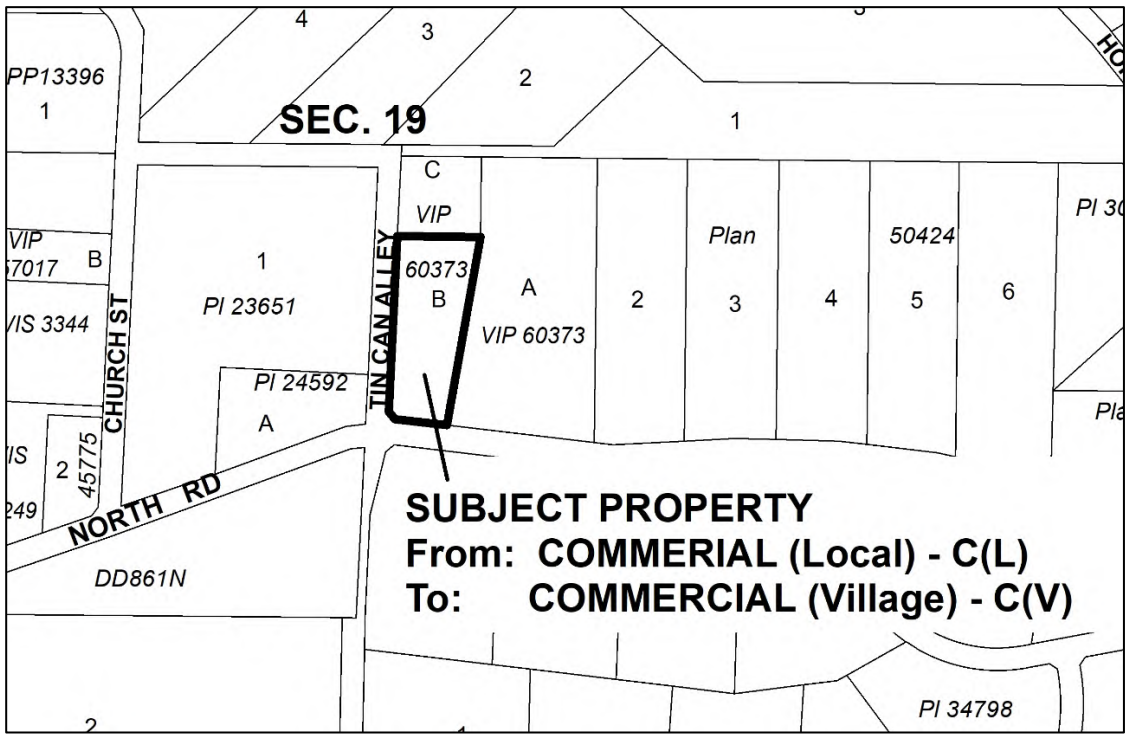
   1.4. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

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

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

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

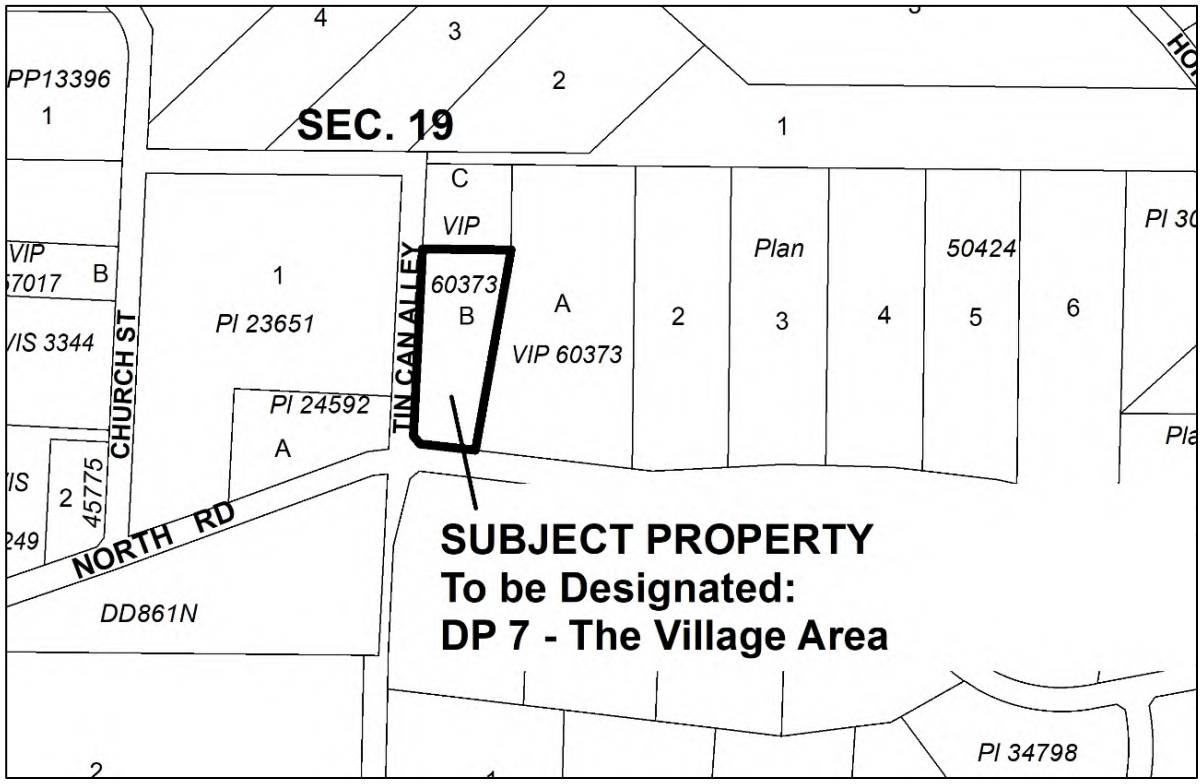
Plan No. 1



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

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

Plan No. 2



DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

1.3 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.4 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended to remove the words "except on lands shown on Schedule C, Map 12".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

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

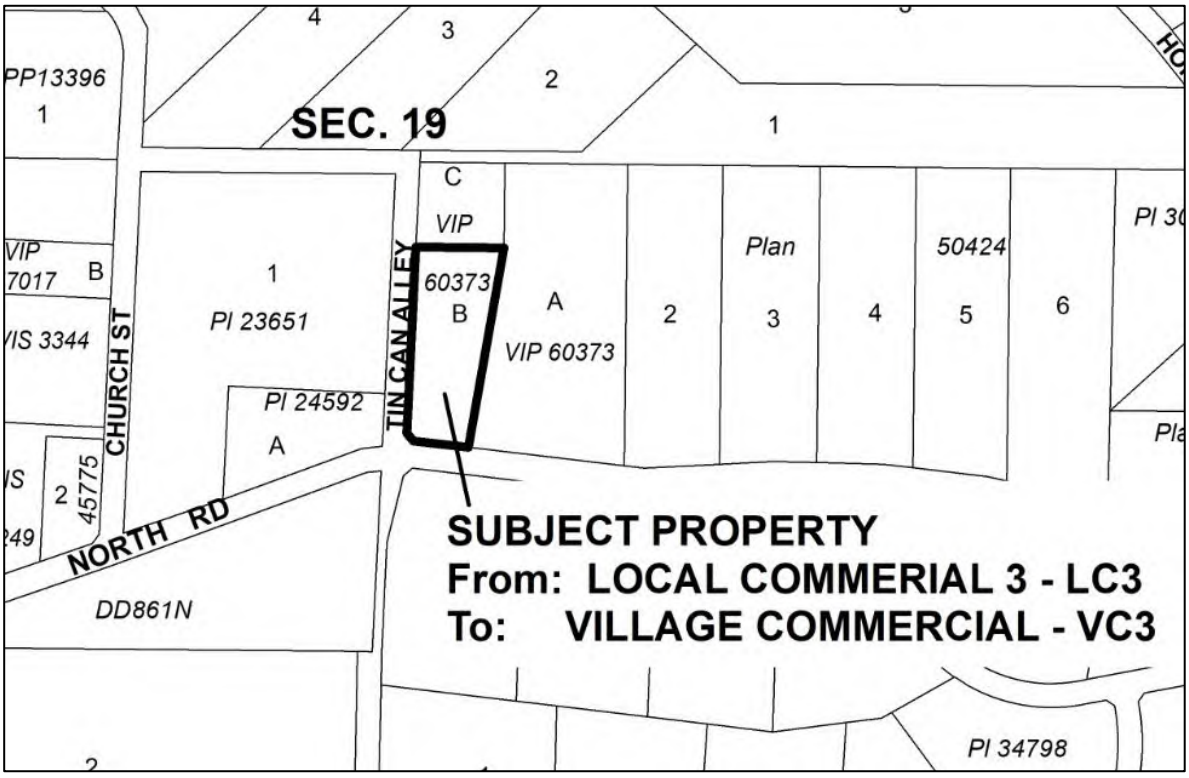
1.9 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

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

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

Plan No. 1



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

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

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

a. Permitted *Principal* Uses

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

b. Permitted *Accessory* Uses

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

D.3.3.2 *Buildings* and *Structures*

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

a. Permitted *Buildings* and *Structures*

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

iii Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

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

a. *Buildings* and *Structures* Height Limitations

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

b. *Buildings* and *Structures* Siting Requirements

i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:

- 6.0 metres (19.7 feet) from the *front lot line*;
- 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
- 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

c. *Lot Coverage* Limitations

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

d. *Lot* Area Requirements for Subdivision

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

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

ISLANDS TRUST POLICY STATEMENT
DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 318)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
n/a	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
n/a	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
n/a	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	**NO.**	**DIRECTIVE POLICY**

	5.5	**Recreation**
n/a	**5.5.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
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n/a	**5.5.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	**5.5.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
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n/a	**5.6.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
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	5.7	**Economic Opportunities**
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	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

ISLANDS TRUST POLICY STATEMENT
DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 319)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

✓ if the bylaw is consistent with the policy from the Policy Statement, or
✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
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PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

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CONSISTENT	NO.	DIRECTIVE POLICY

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	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

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

Our File: 303

November 2, 2023

By: e-mail

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

Attention: Kent Moen.

Dear Sir.

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

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

Background:

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

Location and Site Plan

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

Work Carried out

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

Topography and Drainage

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

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

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

Facilities on the Property.

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

Water Usage and Future Requirements.

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

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

Soils and Surficial Sediments.

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

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

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

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

Bedrock Geology

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

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

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

Water Well on the Property

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

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

Local Area Wells

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

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

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

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

Groundwater Flow Systems

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

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

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

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

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

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

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

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

Water Level Trends

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

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

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

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

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

Step Test of Well 73075

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

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

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

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

72 Hour Pump Testing of Well 73075

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

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

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

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

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

Impact on the Aquifer

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

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

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

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

Well Water Quality

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

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

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

Summary and Conclusions

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

Acknowledgements

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

Limitations.

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

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.

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

Att.

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Tables

Table I

Information on Local Area Wells - Sorted by WTN

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

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table II

Information on Local Area Wells - Address

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

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table III

Well Capture Zone and Recharge Analysis

Capture Zone

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

Well Recharge Estimate

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

Notes:

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

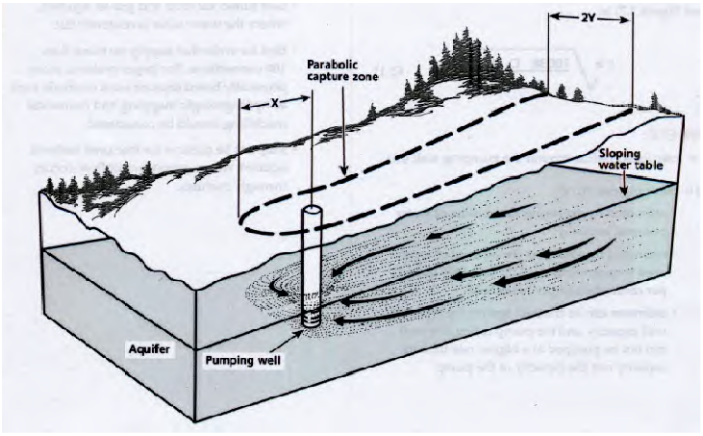

Table IV

Potential Net Withdrawals From Aquifer

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

Notes

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

Figures

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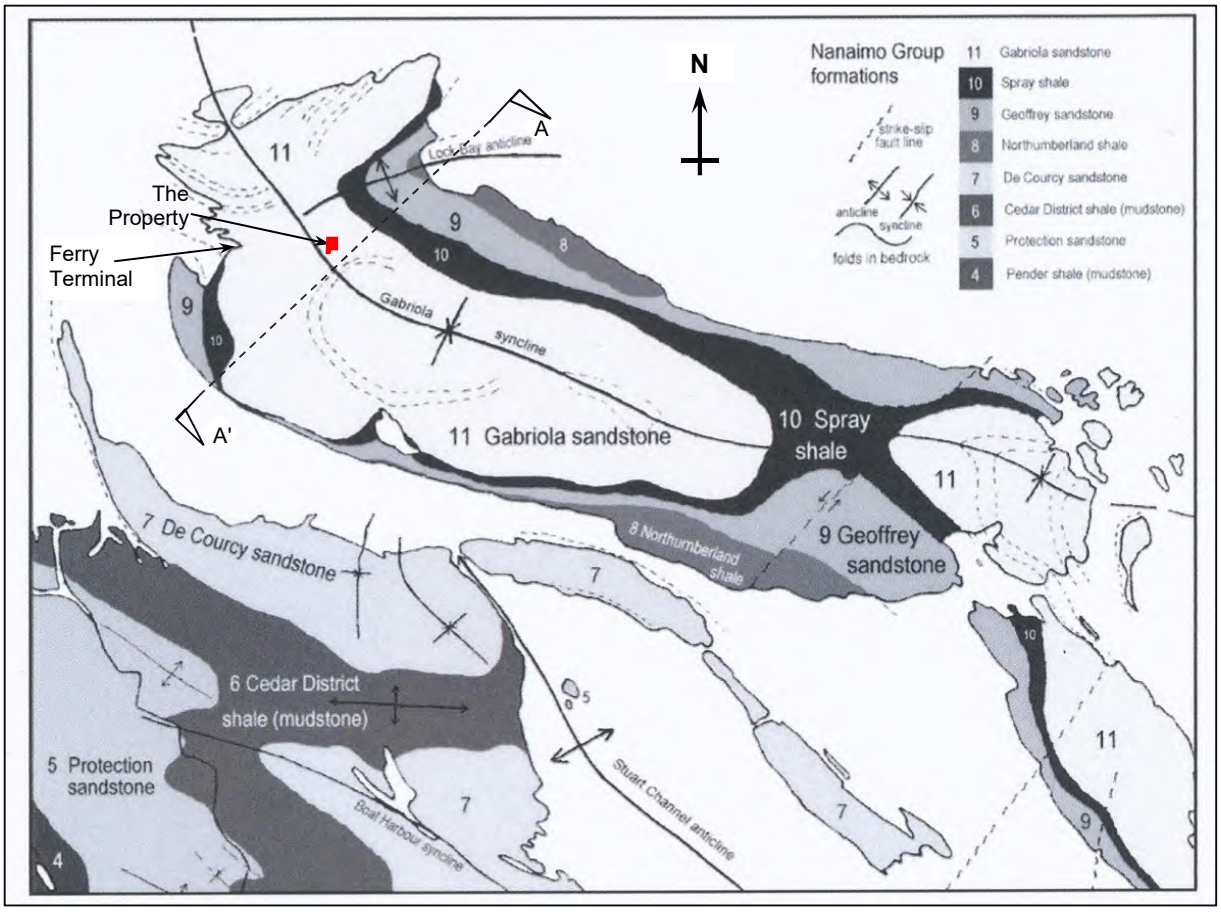


Fig. 1A

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

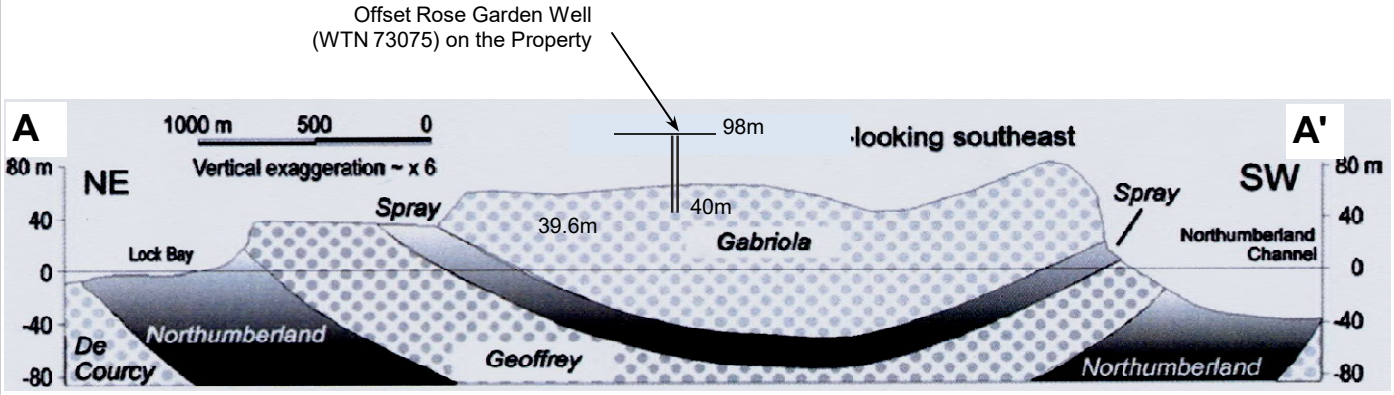


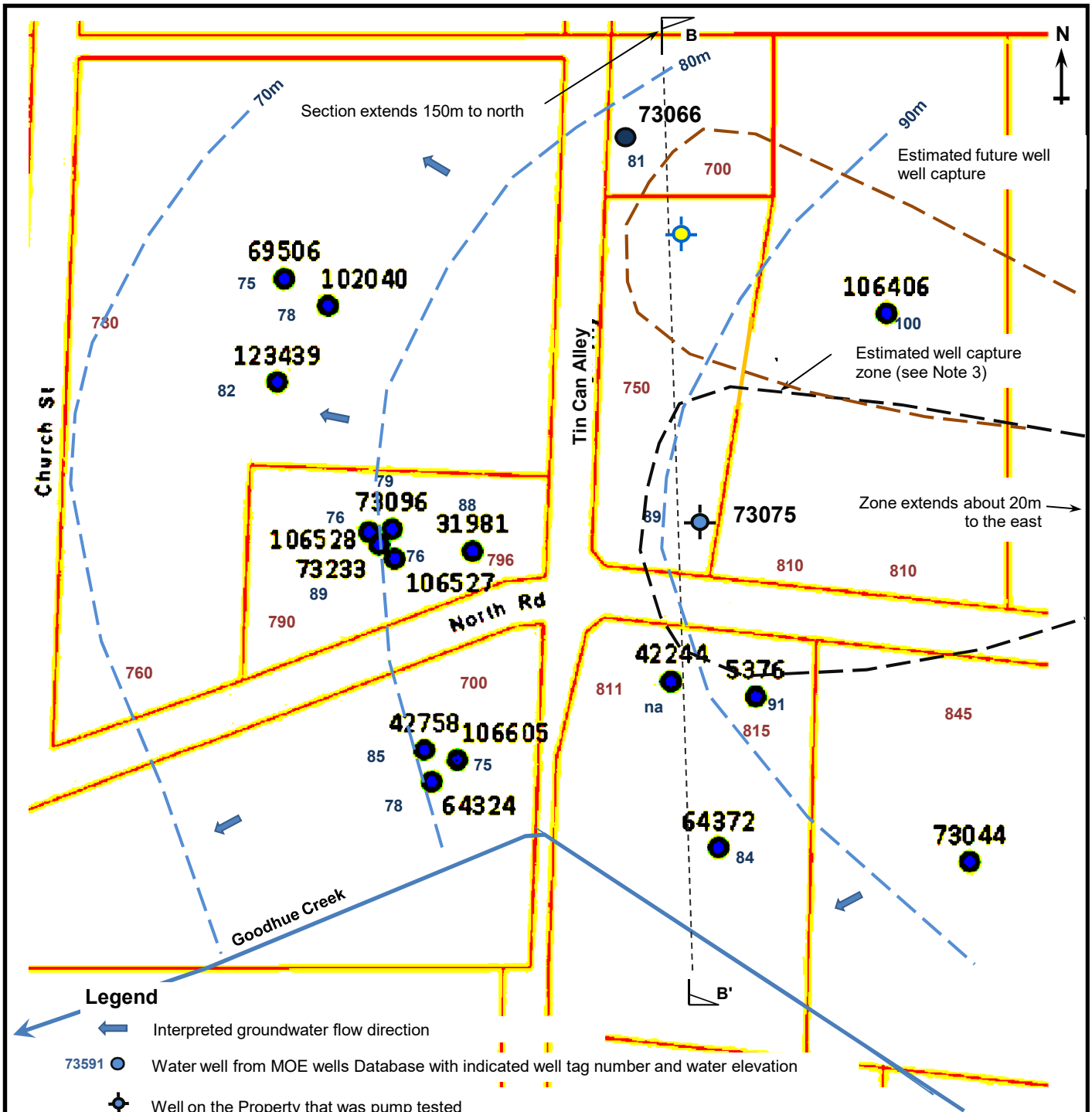
Fig. 1B

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

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Bedrock Geology Nanaimo Group**
Drawn: RDO	Date: Oct. 2023
Approved:	Fig. **1**

File:2600 \ 303 Figures 1 Loc and Geo 10/30/2023 6:22 PM

JOB NUMBER: 303



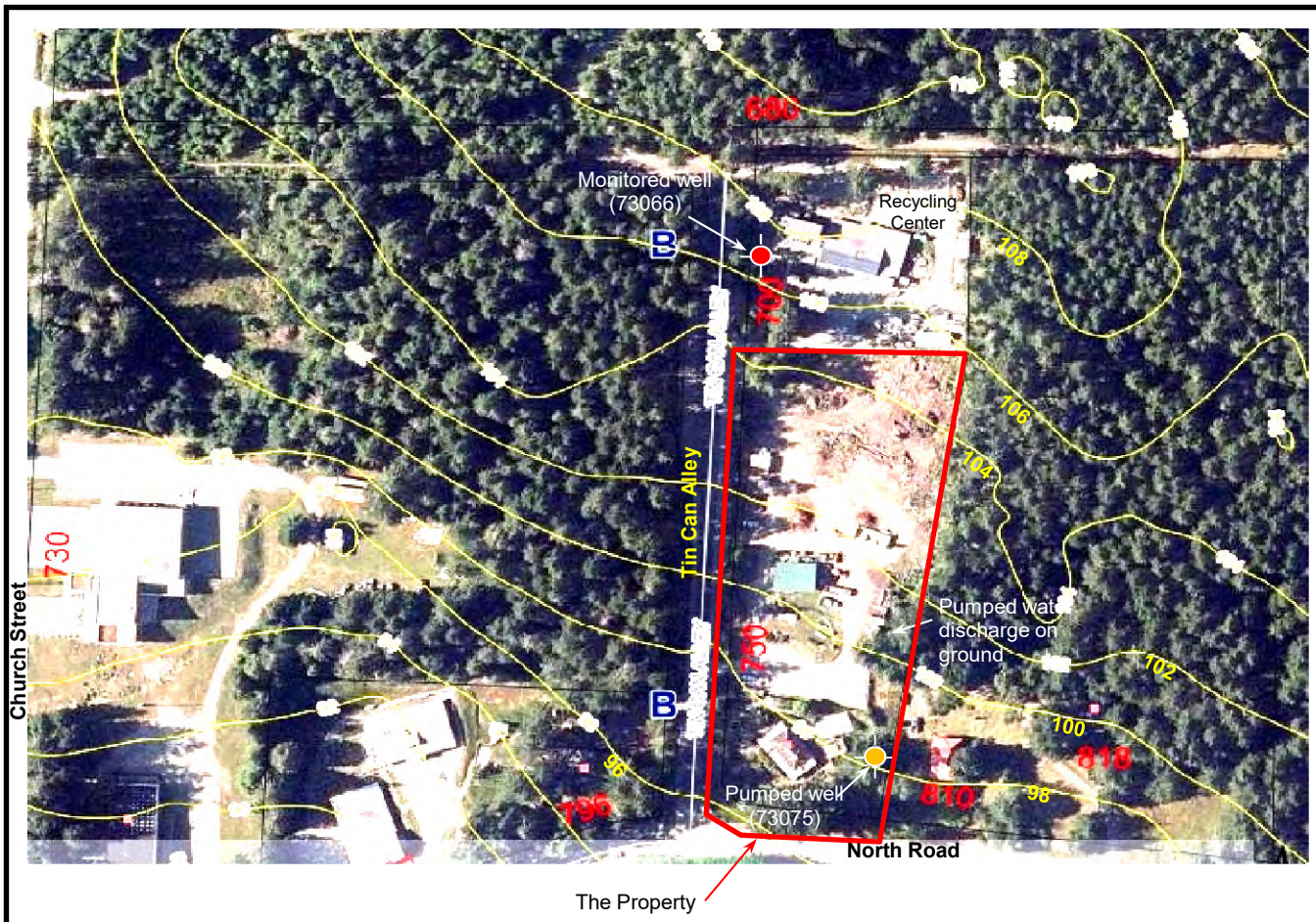
NOTES
1) Base map genated from GWELLs data base.
2) See information on local wells on Tablse I and II
3) Seetable III for information on capture zone analysis.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**

Drawn:	Date: Oct. 2023
Approved:	Fig. **2**

File:2600 \ 303 Figures 2 area map 10/30/2023 6:22 PM

JOB NUMBER: 303



Scale (1:2,500)

0 40 80m

Legend

Pumped well (73075)

Monitored well (73066)

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

Alley Enterprises Ltd

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

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

Property Location Map.

Drawn: RDN

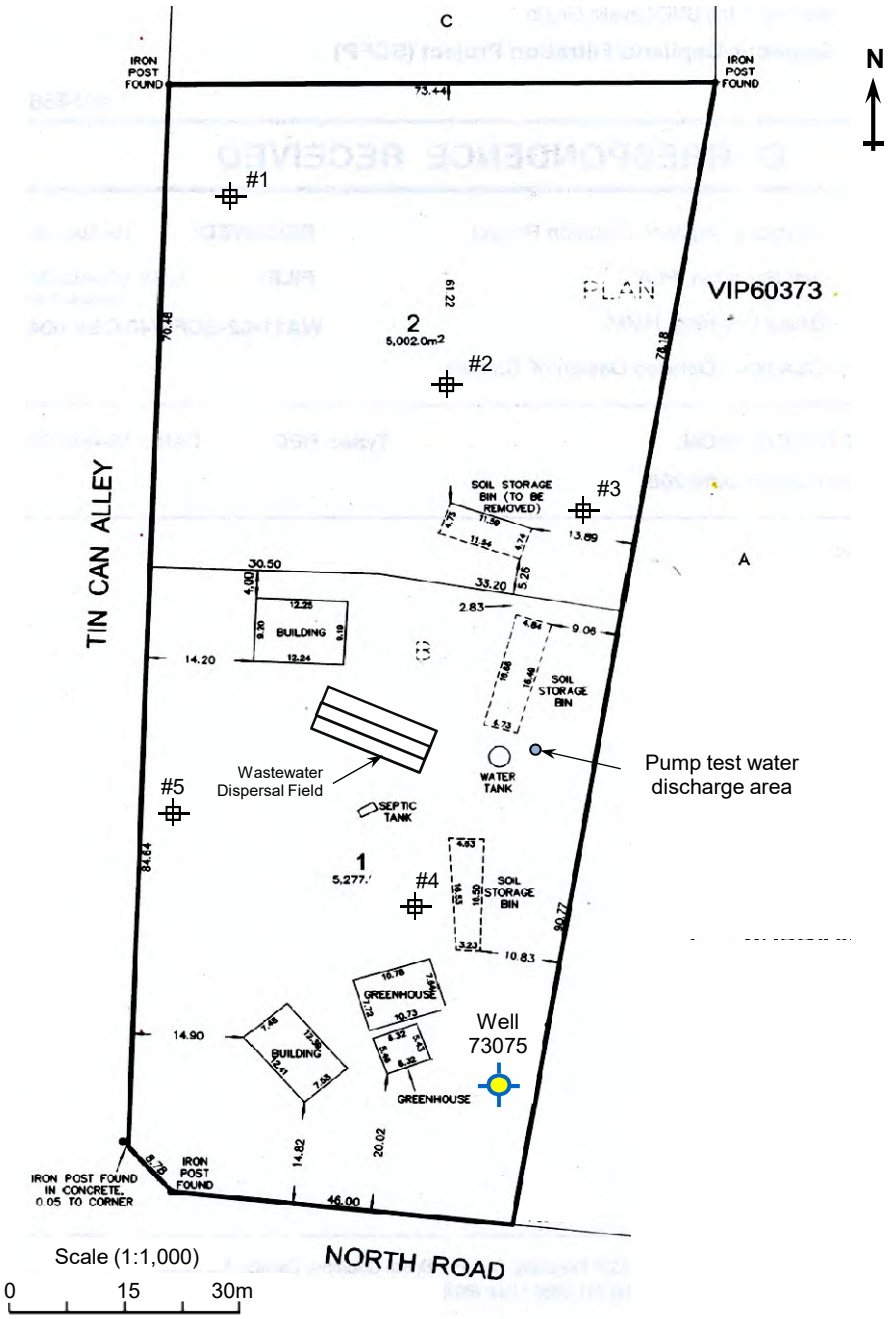
Date: Oct. 2023

Approved:

Fig. **3**

File:2600 \ 303 Figures 3 Topo 10/30/2023 6:22 PM

JOB NUMBER: 303



Legend

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

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Plan of the Property**

Drawn:	Date: Oct. 2023
Approved:	Fig. **4**

File:2600 \ 303 Figures 4 Survey plan 10/30/2023 6:21 PM

JOB NUMBER : 249

Borehole No: **Wild Rose Well** **Well Tag No. 73075**

Date Drilled: July 1993

Method: Air rotary

Datum above ground (m): 0.30

Elevation top of flange (m-asl): 98.3

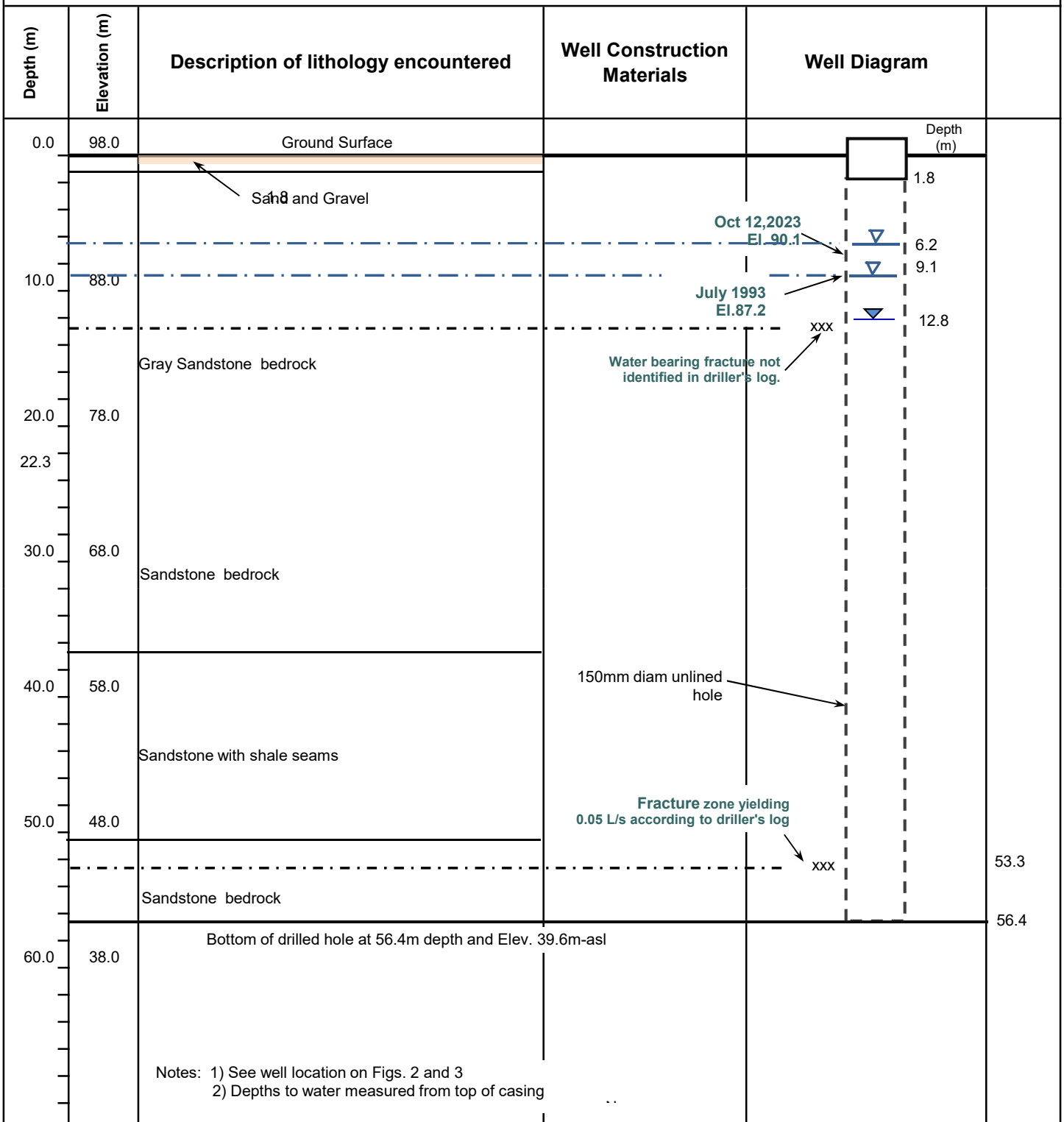
Constructed By: Windecker Water Wells

Hole Diameter: 150 mm

Ground elevation: 98.00 m-asl

Depth to water at construction : 70.1 m-below top of casing

Depth to water below ground: 22.6 m-bg



Notes: 1) See well location on Figs. 2 and 3
2) Depths to water measured from top of casing

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Permit to Practice No: 1001505

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

Rose Garden Well

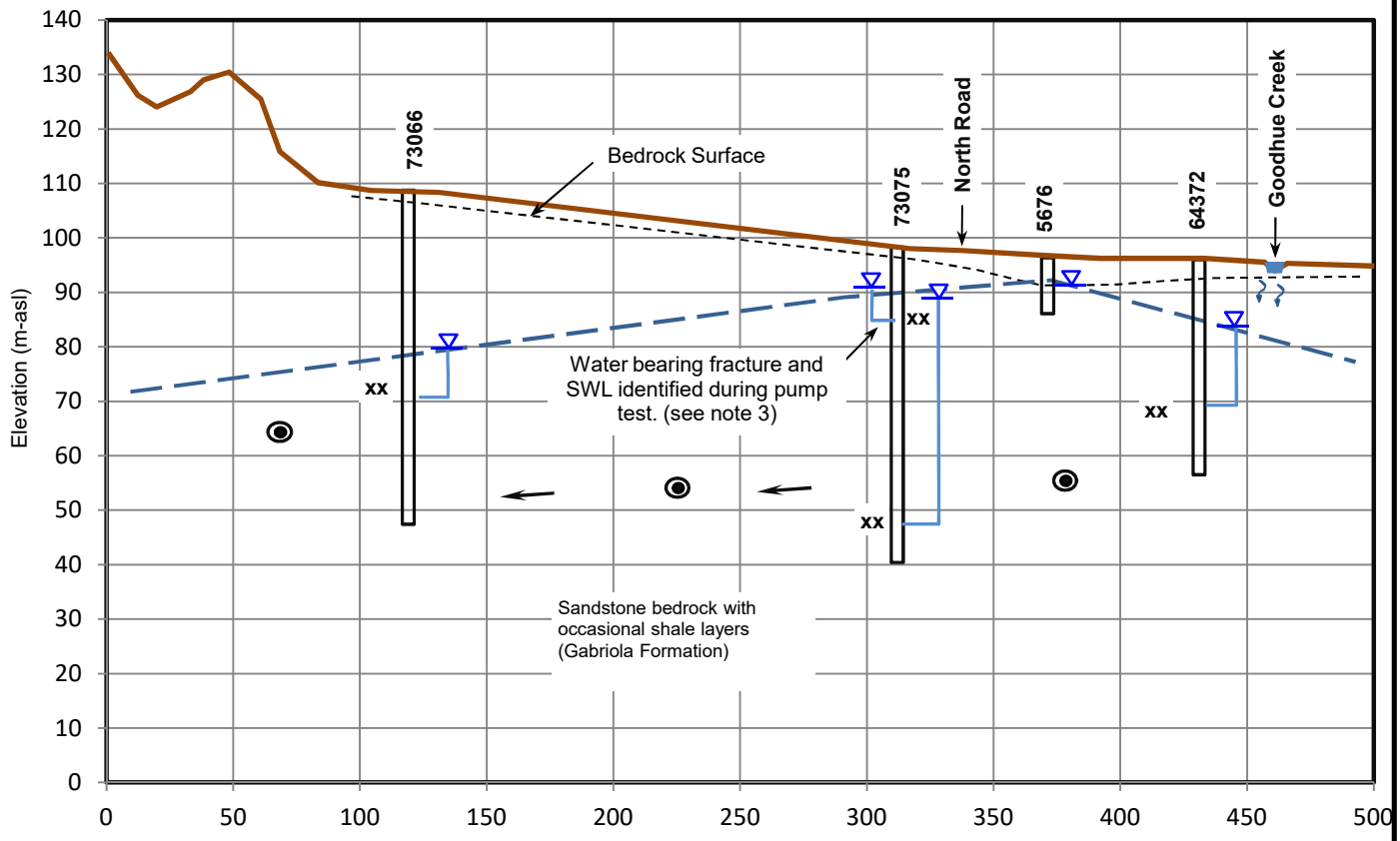
BY: rad

DATE: Oct. 2023

APPROVED:

Fig. **5**

JOB NUMBER: 303



Legend

73591

Well tag number (see data on Table I)

Well with indicated piezometric level

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

Horizontal Scale (1:3,000)

0 40 80m

Vertical exaggeration = 2

Interpreted groundwater flow direction

In plane of section

Into section

Out of section

NOTES

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

Alley Enterprises Ltd

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

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

Section B - B'

Drawn:

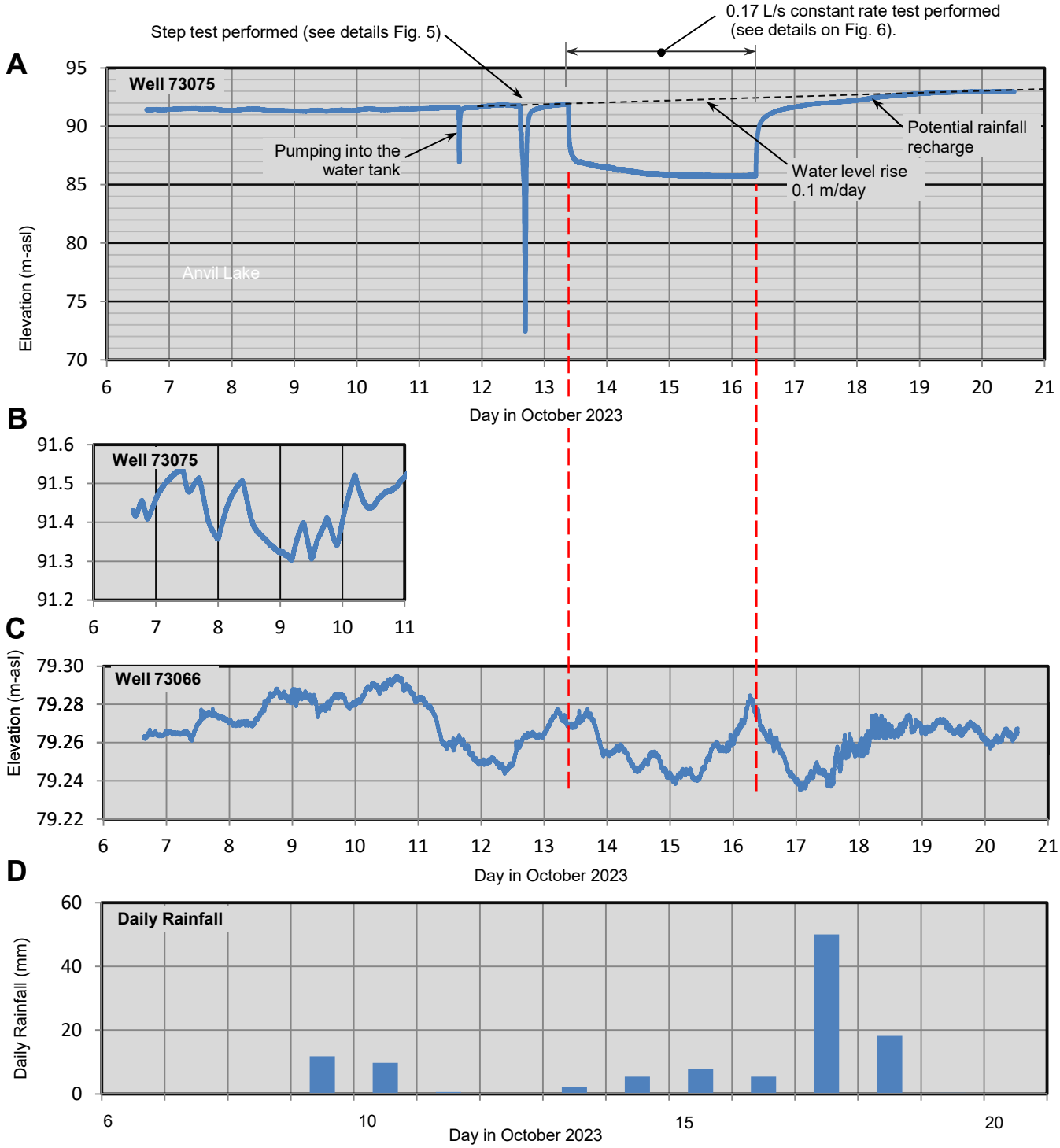
Date: Oct. 2023

Approved:

Fig. **6**

File:2600 \ 303 Figures 6 Profile 10/30/2023 6:20 PM

JOB NUMBER: 303



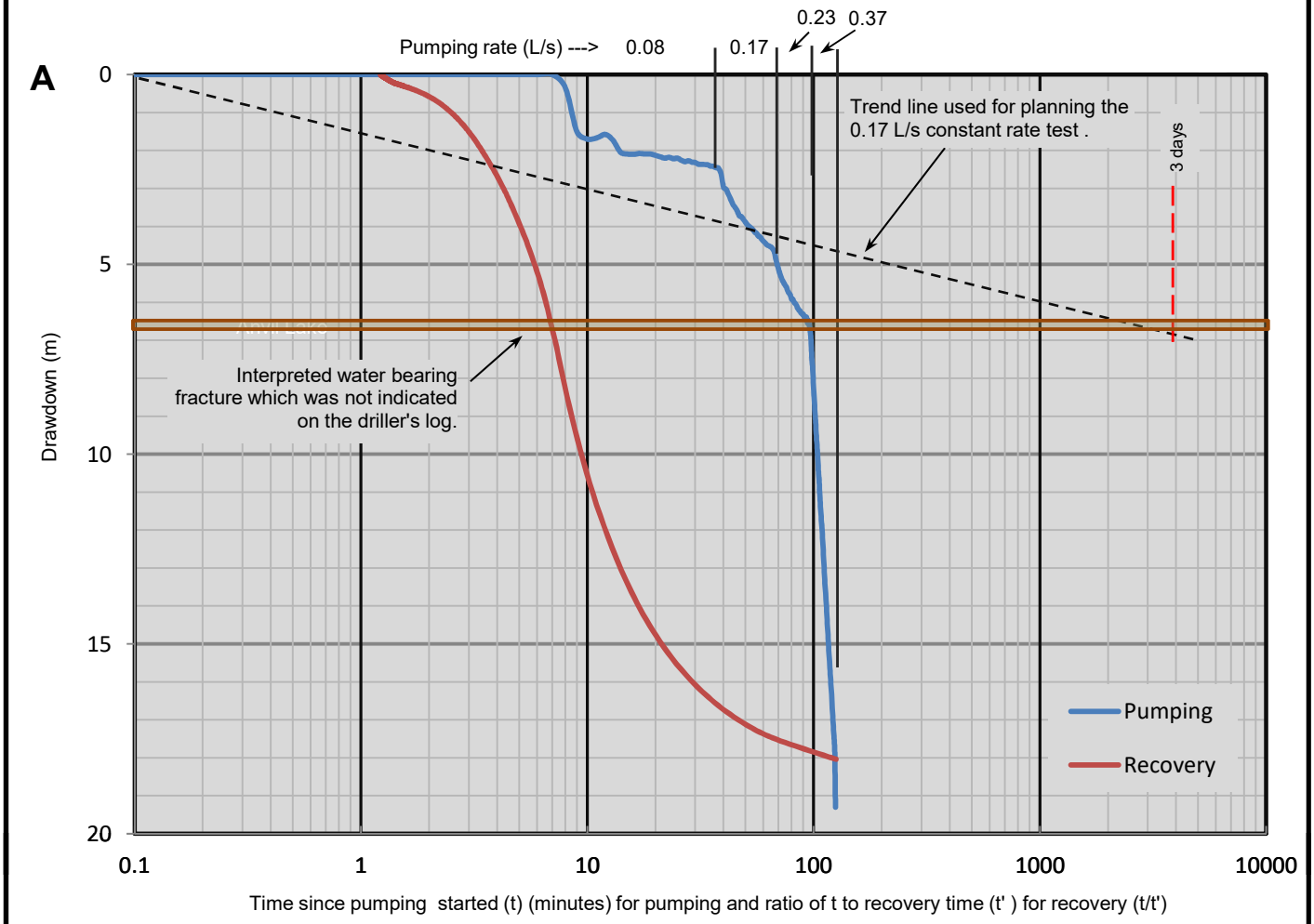
NOTES
1) See location of wells on Figs. 1 and 2
2) Water level trends based on 1-minute interval data logger record.
3) Daily rainfall based on Environment Canada's Nanaimo City Yard station.

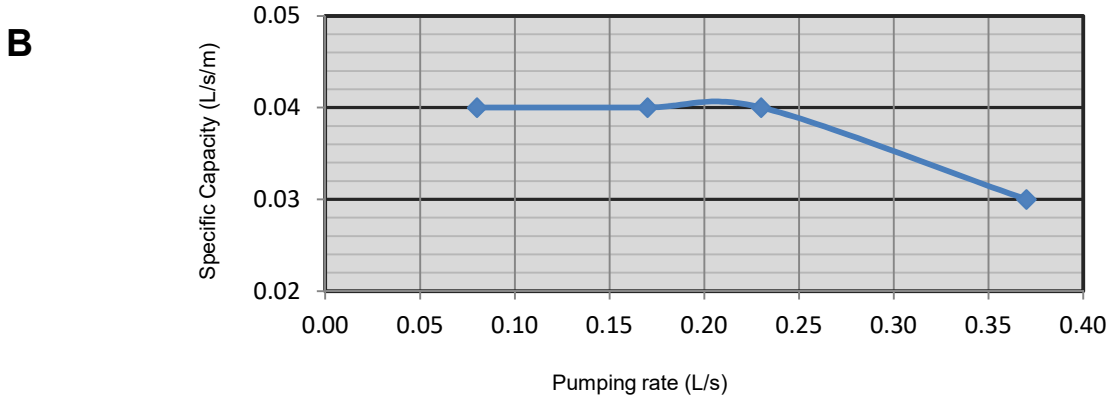
Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Water Level Elevation Trends**

Drawn: RDL | Date: Oct. 2023
Approved: | Fig. **7**

File:2600 \ 303 Figures 7 Elevation Graph 10/30/2023 6:20 PM

JOB NUMBER: 303





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

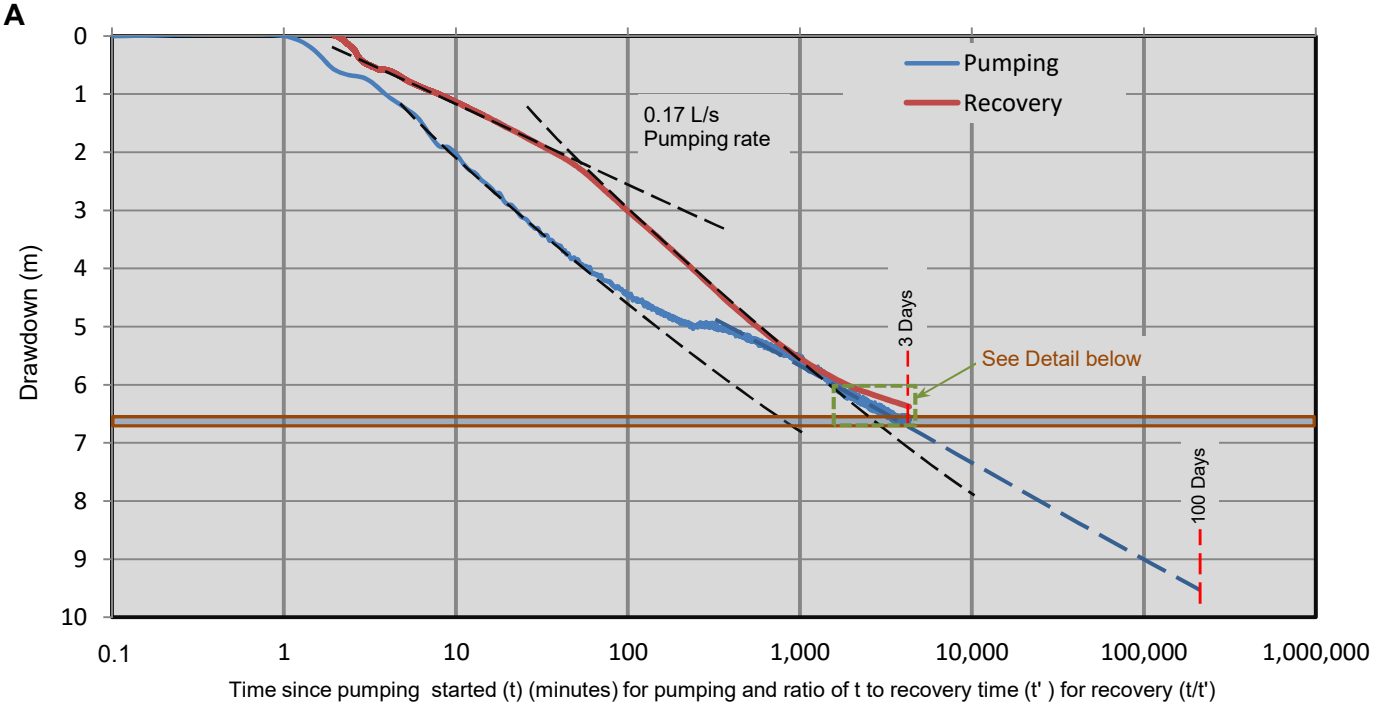
Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Graphs of Step Pump Test Conducted on Well 73075**

Drawn:	Date: Oct. 2023
Approved:	Fig. **8**

File:2600 \ 303 Figures 8 Step test 10/30/2023 6:19 PM

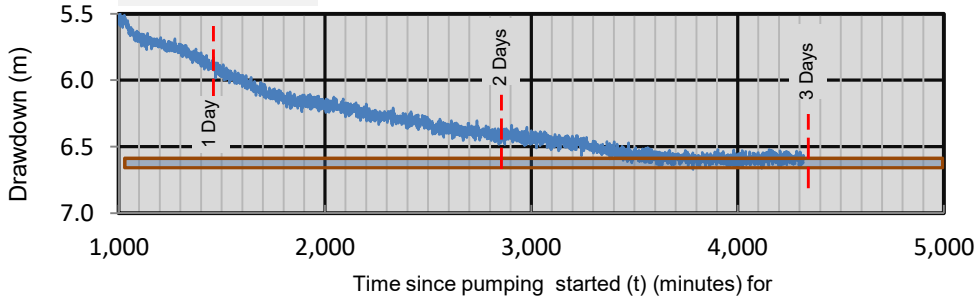
JOB NUMBER : 303

A



Available drawdown (m) =

B **Detail**



Available drawdown (m) = 6.6 Upper fracture

Available drawdown (m) = 38.2 Lower fracture

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

		Q (L/s)	ΔS (m)	T (m^2/s)
First Leg	Pumping	0.07	2.5	5.1E-06
	Recovery	0.07	2.5	5.1E-06
Second Leg	Pumping	0.07	1.7	7.5E-06
	Recovery	0.07	1.3	9.9E-06

6.0 m^3/d

100 Day

	Drawdown	Sp Cap L/s/m	L/s	m3/d
Tested	9.5	0.007	0.07	6
Upper	5.0	0.007	0.04	3
Lower	28.6	0.007	0.21	18

75% of 100 year

Fracture Zone	Upper	Bottom	
Sustainable Well Yield =	0.04	0.21	L/s
	0.48	2.8	Igpm
	3.2	18.2	m^3/d

NOTE8
1) See location of well on Fig .2 and water level trends on Fig. 7.
2) Pump test was monitored by B. Strachan of Gabriola Waterworks.
3) Water levels based on data logger readings at 1 minute intervals.
4) Pumping rates were calculated from intermittent flow meter volume and time readings.

Alley Enterprises Ltd

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

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

Graphs of Constant Rate Pump Test Conducted on Well 73075

Drawn: RDD | Date: Oct. 2023

Approved: | Fig. 9

File:2600 \ 303 Figures 9 Const Rate Test 10/30/2023 6:19 PM

Appendix A

Laboratory Report on Well Water Quality

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

Attention: Bryan Richardson

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

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

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO3,HCO3,OH	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2022/08/31	BBY6SOP-00011 / BBY6SOP-00017	SM23-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2022/08/31	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2510 B m
Fluoride	1	N/A	2022/08/31	BBY6SOP-00048	SM 23 4500-F C m
Hardness Total (calculated as CaCO3) (1)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2022/09/01	2022/09/01	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2022/09/01	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2022/09/02	2022/09/06	BBY6SOP-00033	SM 23 2540 C m
Tot Coliform/E.Coli by MF-Chromocult(PW)	1	N/A	2022/08/30	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2022/08/31	BBY6SOP-00027	SM 23 2130 B m

Remarks:

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

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

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

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

Attention: Bryan Richardson

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

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

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).
(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276
==========
This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.
For Service Group specific validation please refer to the Validation Signature Page.

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	A703749
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	3.17	0.50	A699157
Nitrate (N)	mg/L	10	-	-	0.028	0.020	A699237
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	370	2.0	A702188
pH	pH	-	-	7.0:10.5	7.96	N/A	A702185
Total Dissolved Solids	mg/L	-	500	-	220	10	A704214
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	A702193
Alkalinity (Total as CaCO3)	mg/L	-	-	-	150	1.0	A702193
Bicarbonate (HCO3)	mg/L	-	-	-	180	1.0	A702193
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	A702193
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	A700462
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	A702193
Chloride (Cl)	mg/L	-	250	-	21	1.0	A701293
Sulphate (SO4)	mg/L	-	500	-	13	1.0	A701293
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	8.2	5.0	A701243
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.028	0.020	A703745
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.45	0.10	A700499
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	A701694
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	18.8	3.0	A700455
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	A700455
Total Arsenic (As)	ug/L	10	-	-	0.12	0.10	A700455
Total Barium (Ba)	ug/L	2000	-	-	<1.0	1.0	A700455
Total Boron (B)	ug/L	5000	-	-	182	50	A700455

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	A700455
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	A700455
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	A700455
Total Copper (Cu)	ug/L	2000	1000	-	3.00	0.20	A700455
Total Iron (Fe)	ug/L	-	300	-	19.7	5.0	A700455
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	A700455
Total Manganese (Mn)	ug/L	120	20	-	2.4	1.0	A700455
Total Molybdenum (Mo)	ug/L	-	-	-	<1.0	1.0	A700455
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	A700455
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	A700455
Total Silicon (Si)	ug/L	-	-	-	14000	100	A700455
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	A700455
Total Strontium (Sr)	ug/L	7000	-	-	15.5	1.0	A700455
Total Uranium (U)	ug/L	20	-	-	<0.10	0.10	A700455
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	A700455
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	A700455
Total Calcium (Ca)	mg/L	-	-	-	1.05	0.050	A699236
Total Magnesium (Mg)	mg/L	-	-	-	0.133	0.050	A699236
Total Potassium (K)	mg/L	-	-	-	0.107	0.050	A699236
Total Sodium (Na)	mg/L	-	200	-	89.8	0.050	A699236
Total Sulphur (S)	mg/L	-	-	-	3.3	3.0	A699236
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	**12**	N/A	A699457
E. coli	CFU/100mL	0	-	-	0	N/A	A699457

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

GENERAL COMMENTS

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

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

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

Results relate only to the items tested.

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

QUALITY ASSURANCE REPORT

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

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QUALITY ASSURANCE REPORT(CONT'D)

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

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A702188	TSO	Spiked Blank	Conductivity	2022/08/31		101	%	80 - 120
A702188	TSO	Method Blank	Conductivity	2022/08/31	<2.0		uS/cm	
A702193	TSO	Spiked Blank	Alkalinity (Total as CaCO3)	2022/08/31		96	%	80 - 120
A702193	TSO	Method Blank	Alkalinity (PP as CaCO3)	2022/08/31	<1.0		mg/L	
			Alkalinity (Total as CaCO3)	2022/08/31	<1.0		mg/L	
			Bicarbonate (HCO3)	2022/08/31	<1.0		mg/L	
			Carbonate (CO3)	2022/08/31	<1.0		mg/L	
			Hydroxide (OH)	2022/08/31	<1.0		mg/L	
A703745	YIL	Matrix Spike	Nitrate plus Nitrite (N)	2022/09/01		99	%	80 - 120
A703745	YIL	Spiked Blank	Nitrate plus Nitrite (N)	2022/09/01		104	%	80 - 120
A703745	YIL	Method Blank	Nitrate plus Nitrite (N)	2022/09/01	<0.020		mg/L	
A703745	YIL	RPD	Nitrate plus Nitrite (N)	2022/09/01	NC		%	25
A703749	YIL	Matrix Spike	Nitrite (N)	2022/09/01		97	%	80 - 120
A703749	YIL	Spiked Blank	Nitrite (N)	2022/09/01		98	%	80 - 120
A703749	YIL	Method Blank	Nitrite (N)	2022/09/01	<0.0050		mg/L	
A703749	YIL	RPD	Nitrite (N)	2022/09/01	NC		%	20
A704214	WZ1	Matrix Spike	Total Dissolved Solids	2022/09/06		NC	%	80 - 120
A704214	WZ1	Spiked Blank	Total Dissolved Solids	2022/09/06		93	%	80 - 120
A704214	WZ1	Method Blank	Total Dissolved Solids	2022/09/06	<10		mg/L	
A704214	WZ1	RPD	Total Dissolved Solids	2022/09/06	NC		%	20

N/A = Not Applicable

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

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

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

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

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

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

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

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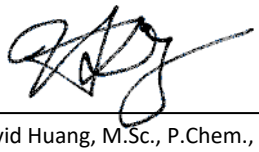
VALIDATION SIGNATURE PAGE

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



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

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

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wldrsydn@telus.net

08511715

C265290_COC

BUREAU VERITAS

DRINKING WATER SUBMISSION
CHAIN OF CUSTODY RECORD

Victoria: 460 Tanyson Place, Unit 1, Victoria, BC V8Z 6X3 Ph: (250) 386-6910 Toll Free: (800) 563-6110
Courtenay: 2755 D Mosy Ave, Courtenay, BC V9N 8E9 Ph: (250) 338-7788 Toll Free: (800) 665-6566

BV Job #:

Company (Invoicing): ANDREW SHERET LIMITED

Company (Reporting): ANDREW SHERET LIMITED

Contact Name: BRYAN RICHARDSON

Mailing Address: 2545 MCCULLOUGH ROAD
NANAIMO, BC

Phone #: 250-758-7383

E-mail: bryan.richardson@sheret.com

After Hours Contact #:

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

Project Name: Alley Enterprises Date Required:

SPECIAL INSTRUCTIONS:
Return Cooler ☐ Ship Sample Bottles (please specify) ☐
LPO# 07-P-23073
INVOICE# 03-010242

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

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

Payment Received: Yes ☐ No ☐

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

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

Sample Collection

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

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

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

DON'T:

Don't rinse or boil any bottle you receive from the lab.

Don't let the sample sit out overnight, please refrigerate.

Don't freeze the sample.

Sample Transportation & Delivery

1. Samples should arrive at the laboratories (Courtenay or Victoria) within 24 hrs of sampling. Ship samples between Monday and Thursday to avoid lab scheduling conflicts.
2. The sample should be kept cool during transit (<8°C - refrigerated or packed on ice).
3. Fill out the Chain of Custody (COC) form beside these instructions and submit with the sample. Incomplete or missing COC's will result in delays inspecting turnaround time and the lab's ability to proceed with time sensitive tests.
4. Delivery Options:
   Personally deliver samples to Courtenay or Victoria
   Overnight shipping: If you ship a sample on the same day that it was collected you can use an overnight courier.
   Same day shipping: Available in some areas. Please contact the lab for details.

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

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

Print name and sign			Print name and sign			Laboratory Use Only					
*Relinquished By:	Date (yy/mm/dd):	Time (24 hr):	Received By:	Date (yy/mm/dd):	Time (24hr):	Time Sensitive	Temperature on Receipt (°C):	Custody Seal	Yes	No	N/A
Bryan Richardson	22/08/29	1038	[signature]	22/08/30	0900	☐	A) 13 B) 16 C) 15	Present?	☐	☒	☐
							Just sampled & rec'd on ice: ☐	Intact?	☐	☐	☒

*IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS AND SAMPLES ANALYZED OUTSIDE REGULATORY HOLDING TIMES.

COC-1035

ice packs: yes, melted

SAVE-ON-SEPTIC SERVICES INC

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

October 12, 2023

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

Attn: Kent Moen,

Background:

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

Scope of Work:

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

Site Evaluation:

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

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

Test Pits:

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

Percolation Testing:

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

Percolation Results:

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

Coarse Sandy Soils:

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

Daily Design Peak Flows:

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

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

Characteristics of the Wastewater:

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

Area for Drain Field:

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

$$AIS = \frac{9095L}{40} = \mathbf{227.38\ m2}$$

$$\text{Total Length of Field} = \frac{227.38m2}{0.91m} = \mathbf{249.87}\ \text{Lineal Metres (820 lineal feet)}$$

(Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{9095L}{330} = \mathbf{27.56m}$$

(This is the minimum length of trench per SPM)

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

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Local Area Water Wells:

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

Appropriate Design Considerations:

-All components of the wastewater system meet or exceed the requirements of the SPM.

-Providing the appropriate level of treatment for the high strength component the project and engaging an engineer to review the proposed design per the SPM.

-Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

Conclusion:

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

Proposed Design Options:

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

Environmental Impact:

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

Operation & Maintenance:

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

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

Kind Regards,

Steve Brydges, ROWP
Save On Septic Services Inc.

4655 Trans Canada Hwy
Duncan, BC
V9L 6L2
GST: 898373451

(250) 748-5676 – (250) 743-7283 – (250) 642-7283
(250 474-7867 – (250) 754-7232
Fax: (250) 748-5073
Email: saveonseptic@shaw.ca

PO Box 4705
Victoria, BC
V9B 6L2
WCB: 571685-AQ

SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 1 Pit Location: S.W. END OF D/FIELD SITE Slope: ~~8~~ 6-7%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	~~B~~Brown	Topsoil	SG.	loose	1%	YES	NØ	NØ
1"	11"	L.Brown	S.Loam	SG	loose	5%	YES	Ø	Ø
11"	35"	Brown	C.Sand.	SG.	loose	10-15%	YES	Ø	Ø
35"+		Tan	Clay/Silt	massive	hard	5%	NO	yes	Ø
				Roots to 35" / W/T @ 35"					

Notes

TP # 2 Pit Location: EAST OF TH# 1 Slope: 7-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	5"	D.BROWN	TOPSOIL	SG.	LOOSE	2%	YES	NØ	NØ
5"	25"	TAN	S.LOAM	SG.	LOOSE	5%	YES	Ø	Ø
25"		SOLID SANDSTONE ROCK				~~100~~ N/A	YES	Ø	Ø
				Roots to 25"		W/T not present			

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0681

SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY. Logged by: ~~Mike~~ SDB

TP# 3 Pit Location: 50' W OF EAST BOUNDARY Slope: ~~8~~ 8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	26"	Tan	C. Sand.	S.G.	"	5-10%	yes	ø	ø
26"		SOLID	SANDSTONE ROCK @ 26"						
			Roots to 26" NO W/T.						

Notes

TP # ~~3~~ 4 Pit Location: W. of E. PL 10' Slope: 6-7%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	3"	BROWN	Topsoil	SG.	Loose	2%	yes	ø	ø
3	44"	Brown	C. Sand	S.G.	Loose	2-4%	yes	ø	ø
		Clayey	Silt @ 44" w		mottles	—		.	
			Roots to 44"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 5 Pit Location: 9' from E P/L. Slope: 8 6%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	34"	Brown	C. Sand	SG	"	5%	yes	ø	ø
34"	49"	Tan	Silt Loam	SG.	"	10%	yes	yes	ø
			Roots to 44"						
			Mottles @ 45"						

Notes

TP # 6 Pit Location: 13' from E. PL Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	29"	BROWN	C. Sand	SG.	LOOSE	5%	yes	ø	ø
29"	37"	Tan	Silt Loam	SG.	LOOSE	5-10%	ø	yes	ø
37"+		SOLID	SANDSTONE ROCK						
			Roots to 29" / Mottles @ 29"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVEN D. BRYDGES
IN PL
OW0081

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 7 Pit Location: 49' W of E.R Slope: 6-7%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	14	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
14"+		Solid Sandstone Rock							
			Hole is too shallow						
			Roots to 14"						

Notes

TP # 8 Pit Location: 98' W. of E.R Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	17"	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
17"+		Sandstone Rock							
			Hole is too shallow						
			Roots to 17"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
INPL
OW0381

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 9 Pit Location: 42' S of N P/L Slope: 7-8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG	Loose	2%	yes	Ø	Ø
2	29"	Brown	C. Sand	SG.	Loose	5%	yes	Ø	Ø
29	37	Tan	F. Sand	SG.	Hard.	5-10%	Ø	yes	Ø
37"+		Solid Sandstone							
		Roots to 29" / Mottles @ 29"							

Notes

TP # 10 Pit Location: 43' S of N P/L Slope: 6-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	Brown	Topsoil	SG			yes	Ø	Ø
1	30"	Brown	C. Sand	SG			yes	Ø	Ø
30-35		Tan	Silt	SG.			Ø	yes	Ø
35+		Solid sandstone rock							
		Roots to 30" / Mottles @ 30"							

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

ONSITE WASTEWATER PRACTITIONER REGISTERED
ASTTBC
STEVE D. BRYDGES
IN PL
OW0081

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 11 Pit Location: 31' E. OF TH#9 Slope: 0 7-8%

Soil Horizons (depths measured in cm / m (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG.	Loose	2%	yes	Ø	Ø
2"	27"	Brown	C. Sand	SG.	Loose	10%	yes	Ø	Ø
27"	36"	Tan	F. Sand	SG.	Hard	5-10%	Ø	yes	Ø
		Solid	Sandstone @ 36"						
			Roots to 27" w mottles @ 27"						

Notes

TP # 2 Pit Location: Slope:

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage

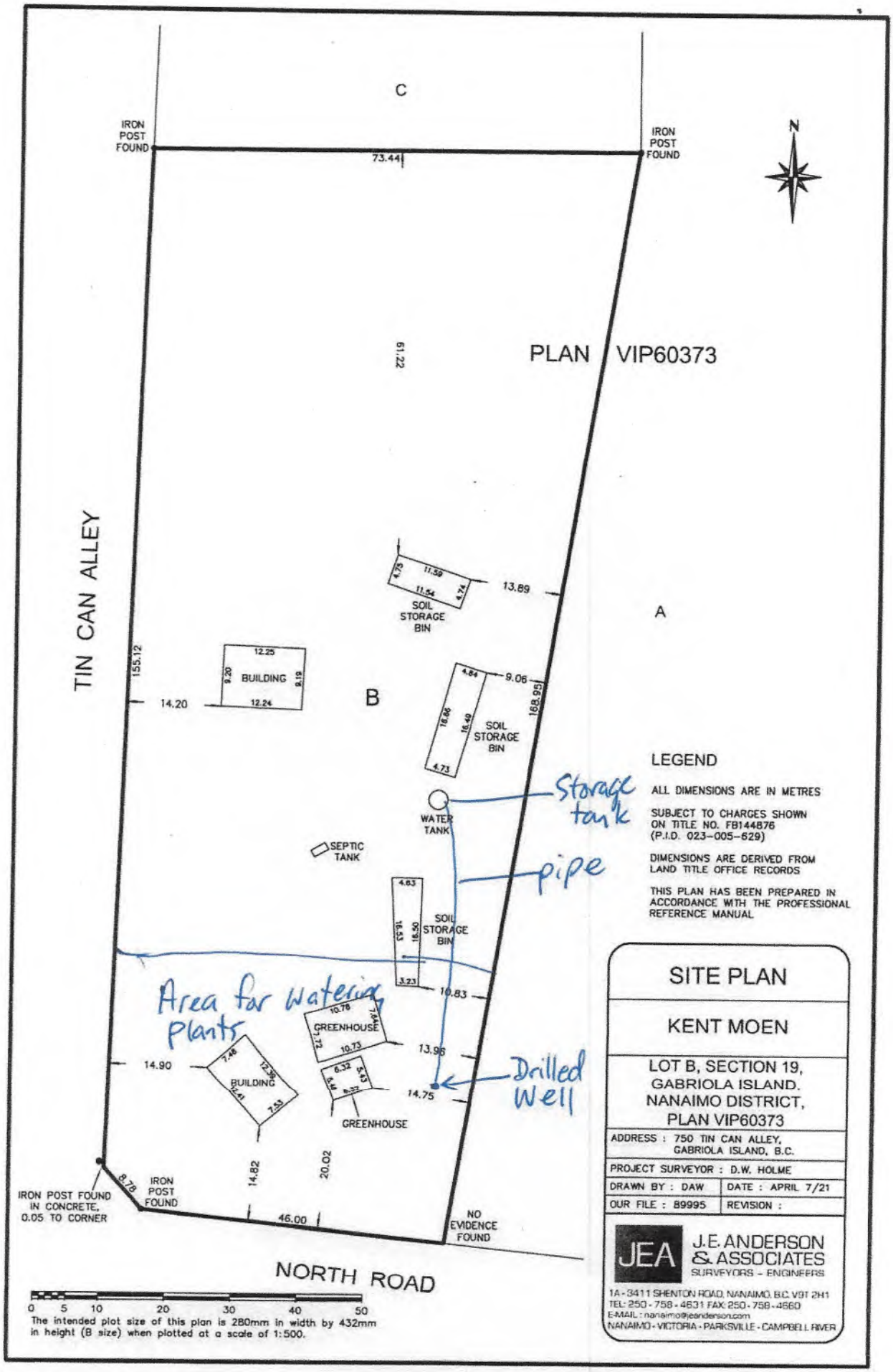
Notes

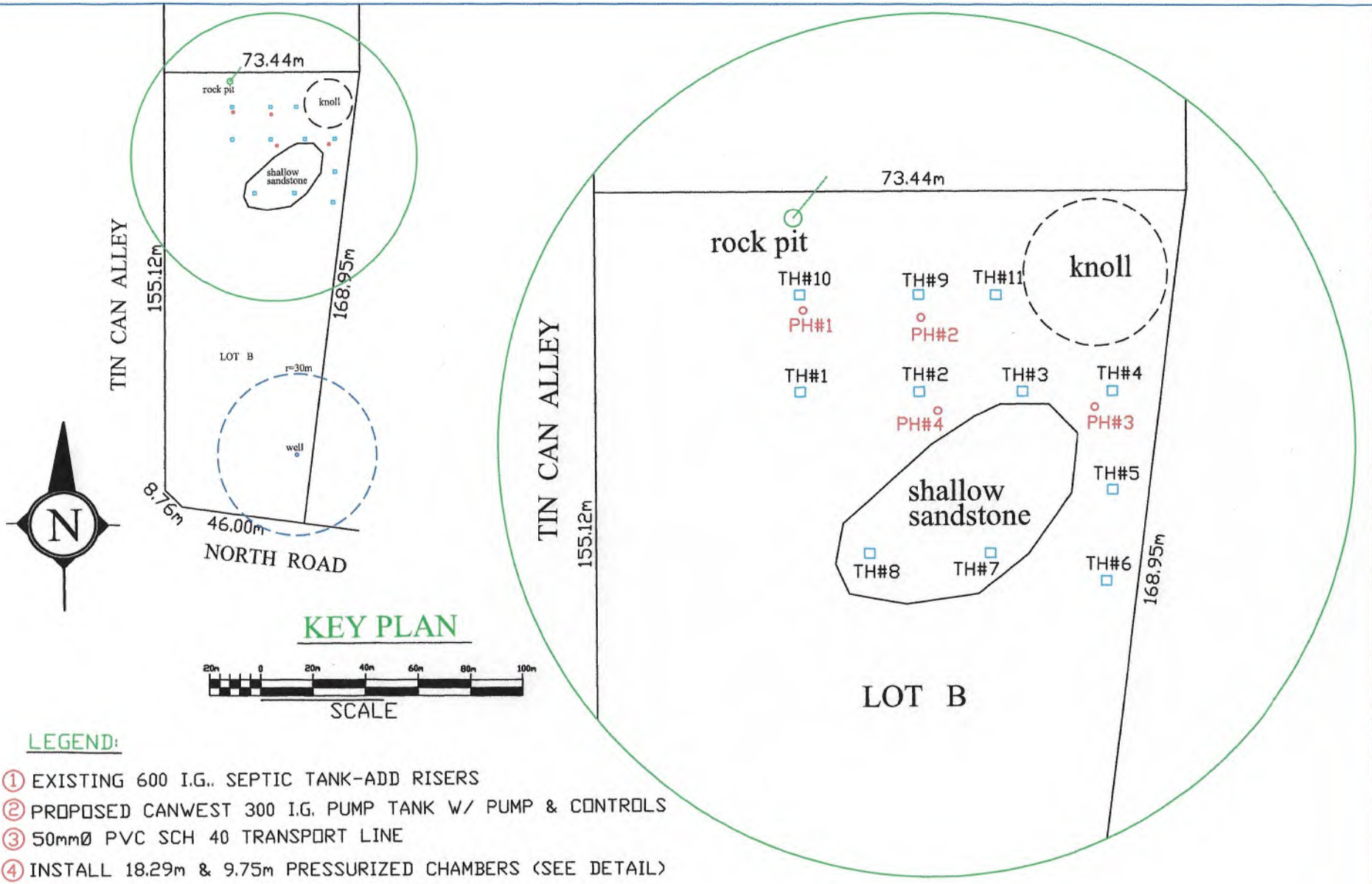
Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

Percolation test

Location (address): 750 TIN CAN ALLEY, GABRIOLA							File #:
Date: SEPT. 21/23	Tested by: SDB						
Weather: SUNNY							
Test number	Depth of base of hole from surface (cm)	Timings, mins per inch for water to drop from 6" to 5" from base of hole.					Lowest rate (min per inch)
		#1	#2	#3	#4	#5	#6
1		1:40	1:45	1:45	1:50	1:50	1:50
2		1:50	1:50	1:45	1:55	1:55	2:00
3		1:05	1:10	1:10	1:05	1:10	1:15
4		1:40	1:45	1:45	1:45	1:50	1:50
5							
6							
7							
8							
Percolation rate for system sizing							
Notes:	HLR = 40L/M²/DAY.						

MARCH 2014 DRAFT FOR CONSULTATION


C
IRON POST FOUND
73.44
IRON POST FOUND
N
PLAN VIP60373
61.22
TIN CAN ALLEY
155.12
14.20
12.25
9.20
BUILDING
9.19
12.24
B
A
4.75
11.59
11.54
4.74
13.89
SOIL STORAGE BIN
4.84
9.06
168.95
18.66
18.49
4.73
SOIL STORAGE BIN
WATER TANK
Storage tank
SEPTIC TANK
pipe
4.63
16.53
16.51
3.23
SOIL STORAGE BIN
10.83
Area for Watering Plants
10.78
7.44
GREENHOUSE
1.72
10.73
13.98
14.90
7.46
12.36
BUILDING
12.41
7.53
6.32
5.43
6.34
8.71
GREENHOUSE
Drilled Well
14.75
14.82
20.02
IRON POST FOUND IN CONCRETE, 0.05 TO CORNER
8.78
IRON POST FOUND
46.00
NO EVIDENCE FOUND
NORTH ROAD
0 5 10 20 30 40 50
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.
LEGEND
ALL DIMENSIONS ARE IN METRES
SUBJECT TO CHARGES SHOWN ON TITLE NO. FB144876 (P.I.D. 023-005-629)
DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL
SITE PLAN
KENT MOEN
LOT B, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP60373
ADDRESS : 750 TIN CAN ALLEY, GABRIOLA ISLAND, B.C.
PROJECT SURVEYOR : D.W. HOLME
DRAWN BY : DAW
DATE : APRIL 7/21
OUR FILE : 89995
REVISION :
JEA
J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL : nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER



KEY PLAN

20m 0 20m 40m 60m 80m 100m

SCALE

SITE PLAN

7.5m 0 15m 30m 37.5m

SCALE

LEGEND:

1. EXISTING 600 I.G.. SEPTIC TANK-ADD RISERS
2. PROPOSED CANWEST 300 I.G. PUMP TANK W/ PUMP & CONTROLS
3. 50mmØ PVC SCH 40 TRANSPORT LINE
4. INSTALL 18.29m & 9.75m PRESSURIZED CHAMBERS (SEE DETAIL)
5. PROPOSED FLUSH-OUTS AT DISTAL ENDS
6. 100mmØ PVC SCH 40 TRANSPORT SEWER

▫ DENOTES 4' TEST HOLE LOCATION
○ DENOTES PERK TEST LOCATION

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

SAVE ON SEPTIC
#2C-2763 CHARLOTTE ROAD, DUNCAN, B.C. V9L 5J2
TELEPHONE: 250-748-5676 CELL: 250-802-9652

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

CLIENT: KENT MOEN

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

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

STAFF REPORT

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

DATE OF MEETING:	November 7, 2024
TO:	Gabriola Island Local Trust Committee
FROM:	Stephen Baugh, Island Planner Northern Team
SUBJECT:	GB-RZ-2022.1 – OCP and LUB Amendments for commercial and residential development of Wild Rose Garden Centre Applicant: Kent Moen Location: 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee request staff to amend draft Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" to:**

    a. **Restrict the location of dwelling units to within the envelope of a commercial building;**
    b. **Reduce the parking requirements for each dwelling unit from 2 parking spaces to 1; and**
    c. **Limit the floor area of dwelling units to 90 square metres.**

REPORT SUMMARY

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

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

BACKGROUND

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

> **GB-2024-040**
> **It was MOVED and SECONDED**
> that the Gabriola Island Local Trust Committee request the applicant of GB-RZ-2022.1 – Land Use Bylaw and Official Community Plan Amendment for commercial and residential development of Wild Rose Garden Centre to work with staff to explore options in the Housing Options Tool Kit #3.
>
> **CARRIED**

GB-2024-041
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff forward the Staff Report GB-RZ-2022.1 – Land Use Bylaw and Official Community Plan Amendment for commercial and residential development of Wild Rose Garden Centre to Freshwater Specialist William Shulba and request comment and analysis on proposed water uses.

CARRIED

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

ANALYSIS

Tool 3 from the Housing Options Toolkit:

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

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

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

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

Water Availability on Subject Property:

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

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

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

Issues and Opportunities

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

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

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

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

Rationale for Recommendation

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

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

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

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

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

2. **Give First Reading to the Bylaws as Currently Drafted**

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

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

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

   3. That Proposed Bylaws No. 318 and 319 be referred to the following First Nations, Local Governments and agencies for comment:

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

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

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

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

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

3. Request additional information

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

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

4. Proceed no further

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

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

NEXT STEPS

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

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

ATTACHMENTS

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

TOOL 3 - Zoning and Policy Options Table

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

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

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

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

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

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

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

ZONING OPTIONS TO ADDRESS HOUSING NEEDS		
OPTION	**DESCRIPTION**	**GB-RZ-2022.1**
ZONING – CONSERVATION DENSITY		
Conservation Density Bonus/ Homeplate Zoning Model[2]	Allow for flexibility of number of dwellings and/or dwelling type and size within maximum homeplate or total floor area (e.g., 500m^2) in exchange for conservation covenant.	No sensitive ecosystems or species at risk identified on subject property. Regional Conservation Plan estimated importance of habitat composition is LOW on the subject property.
Ecovillage Zoning Model[3]	Allow existing subdividable properties to be developed according to conservation design principles as a strata development with flexible dwelling types and sizes while placing large portions of property in a conservation covenant. Incorporate the ecological building principles of the Eco-Density Bonus and maintain full protection of the most sensitive ecosystems through DPAs.	No sensitive ecosystems or species at risk identified on subject property. Regional Conservation Plan estimated importance of habitat composition is LOW on the subject property.
Eco-Density Bonus[4]	Encourage ecological and energy and efficient water homes by allowing a provision to add a dwelling unit if the owner builds to a higher ecological standard (e.g., solar panels, rainwater harvesting, ecological building materials, grey	Not included as part of this application. However, the proposed zone does require rainwater collection for new principal buildings.

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

[3] Ibid

[4] Ibid

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

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

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

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

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

_____ _____

Chair **Secretary**

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

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

   1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

   1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.3. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

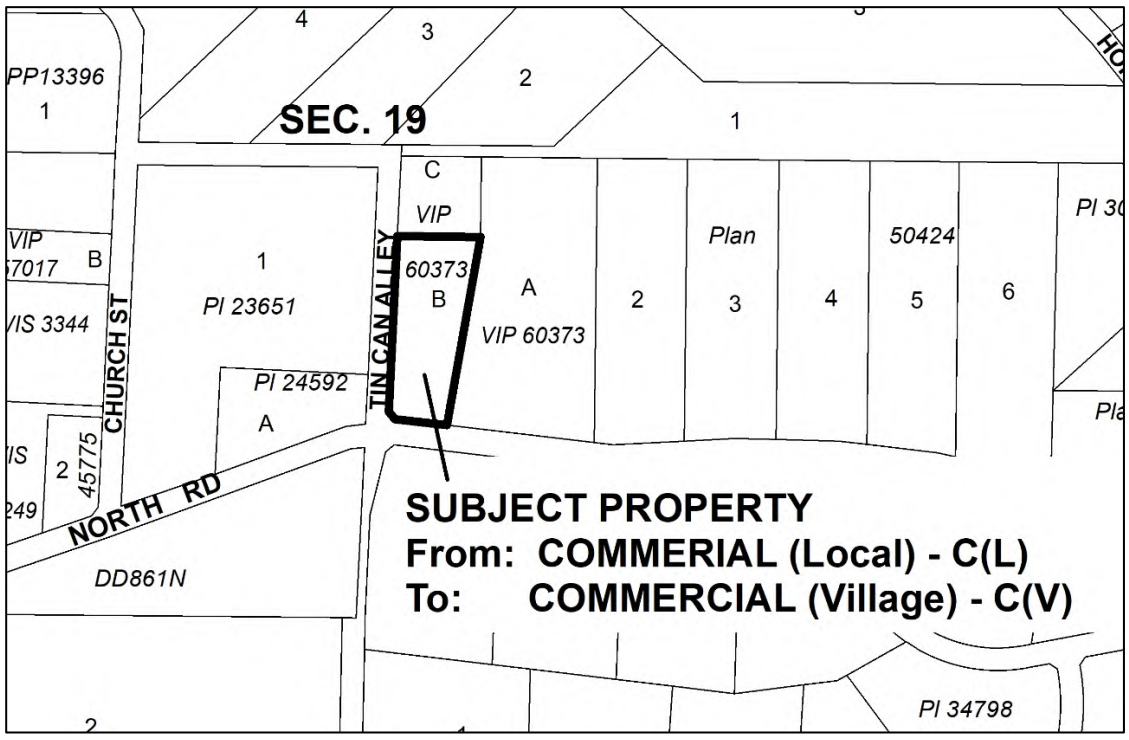
   1.4. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

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

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

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

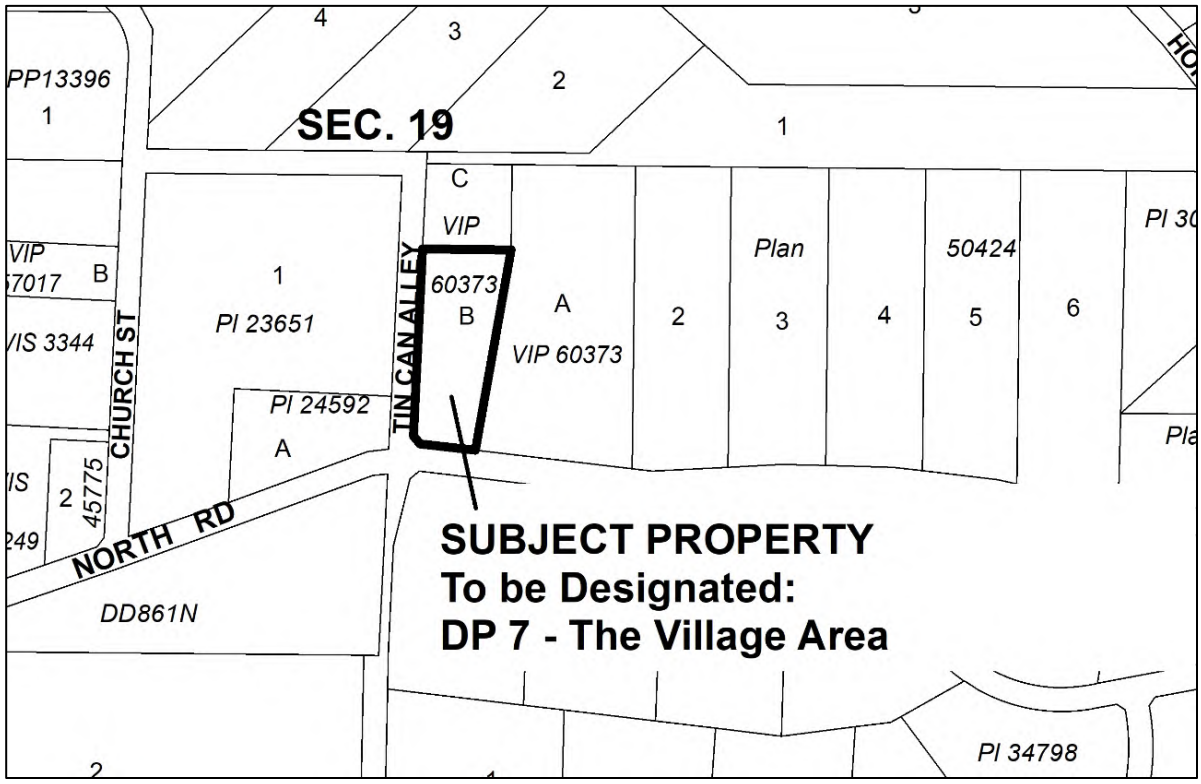
Plan No. 1



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

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

Plan No. 2



Attachment 4

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 318)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
n/a	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
n/a	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
n/a	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	NO.	DIRECTIVE POLICY

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

	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

Attachment 5

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 319)

PURPOSE

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DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
n/a	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
n/a	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
n/a	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	NO.	DIRECTIVE POLICY

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

	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

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

Our File: 303

November 2, 2023

By: e-mail

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

Attention: Kent Moen.

Dear Sir.

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

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

Background:

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

Location and Site Plan

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

Work Carried out

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

Topography and Drainage

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

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

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

Facilities on the Property.

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

Water Usage and Future Requirements.

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

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

Soils and Surficial Sediments.

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

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

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

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

Bedrock Geology

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

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

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

Water Well on the Property

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

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

Local Area Wells

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

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

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

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

Groundwater Flow Systems

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

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

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

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

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

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

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

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

Water Level Trends

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

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

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

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

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

Step Test of Well 73075

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

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

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

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

72 Hour Pump Testing of Well 73075

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

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

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

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

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

Impact on the Aquifer

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

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

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

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

Well Water Quality

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

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

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

Summary and Conclusions

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

Acknowledgements

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

Limitations.

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

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.

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

Att.

References and Background Reports

Elanco Enterprises Ltd. December 2019. Assessment of Well Yields on Proposed Housing Development Property, Paisley Place, Gabriola Island, B.C. Report prepared Gabriola Housing Society. 12pp.

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Todd, J, Wei, M and Lepitre, M. 2016. Guidance Document for Technical Requirements in Support of an Application for Groundwater Use in British Columbia. BC Government Water Science Series WSS206-08. 19pp

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Tables

Table I

Information on Local Area Wells - Sorted by WTN

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

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table II

Information on Local Area Wells - Address

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

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
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5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table III

Well Capture Zone and Recharge Analysis

Capture Zone

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

Well Recharge Estimate

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

Notes:

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

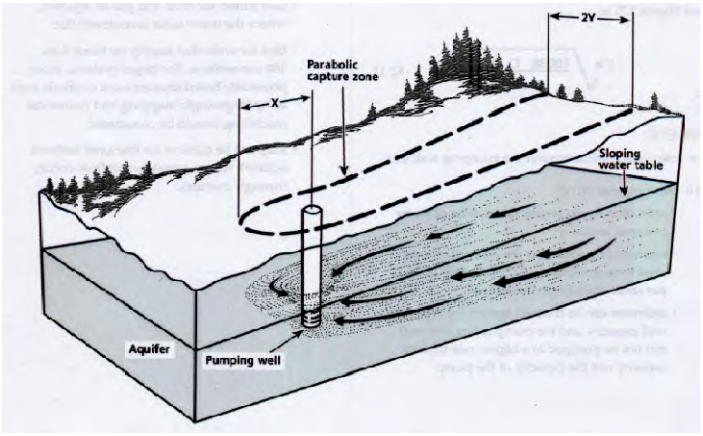


Table IV

Potential Net Withdrawals From Aquifer

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

Notes

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

Figures

JOB NUMBER: 303

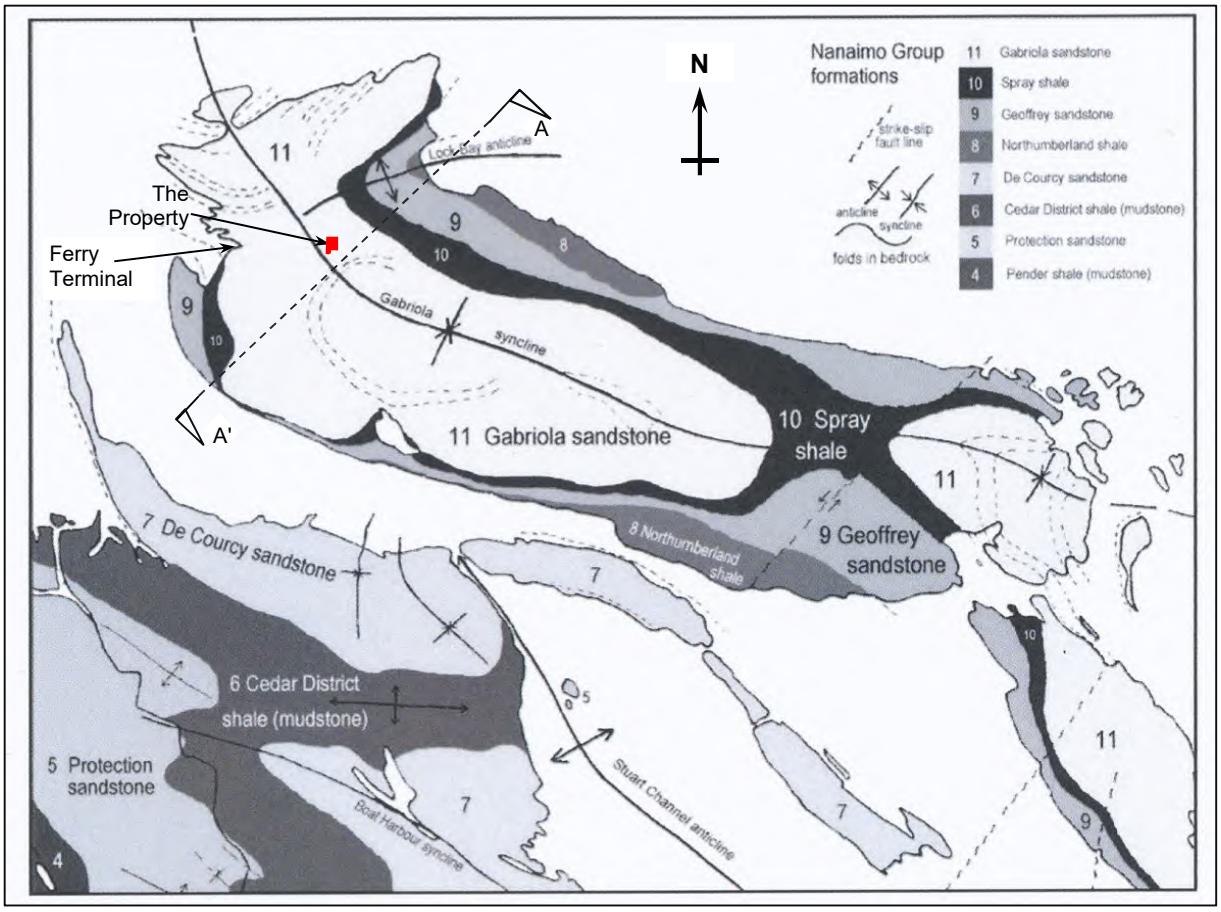


Fig. 1A

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

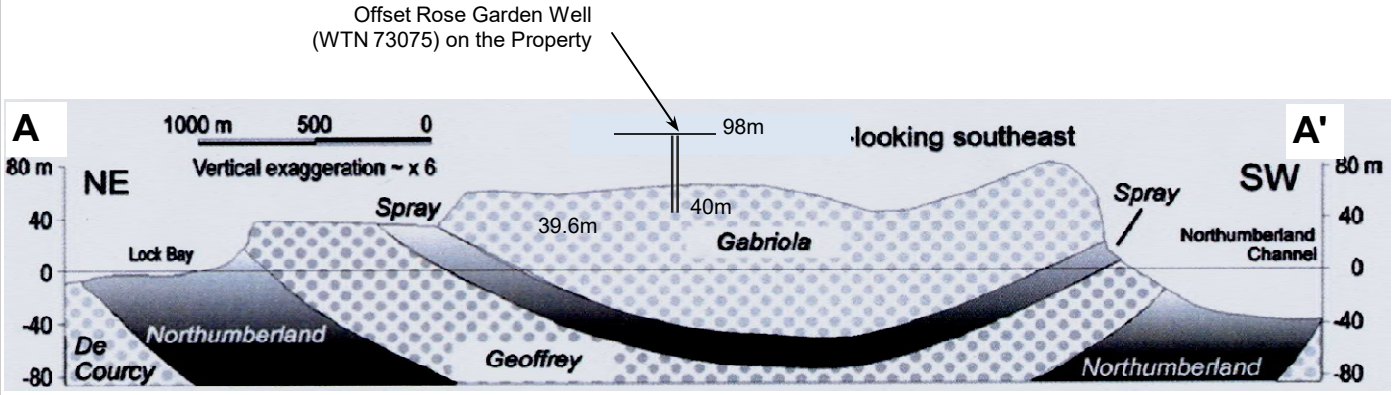


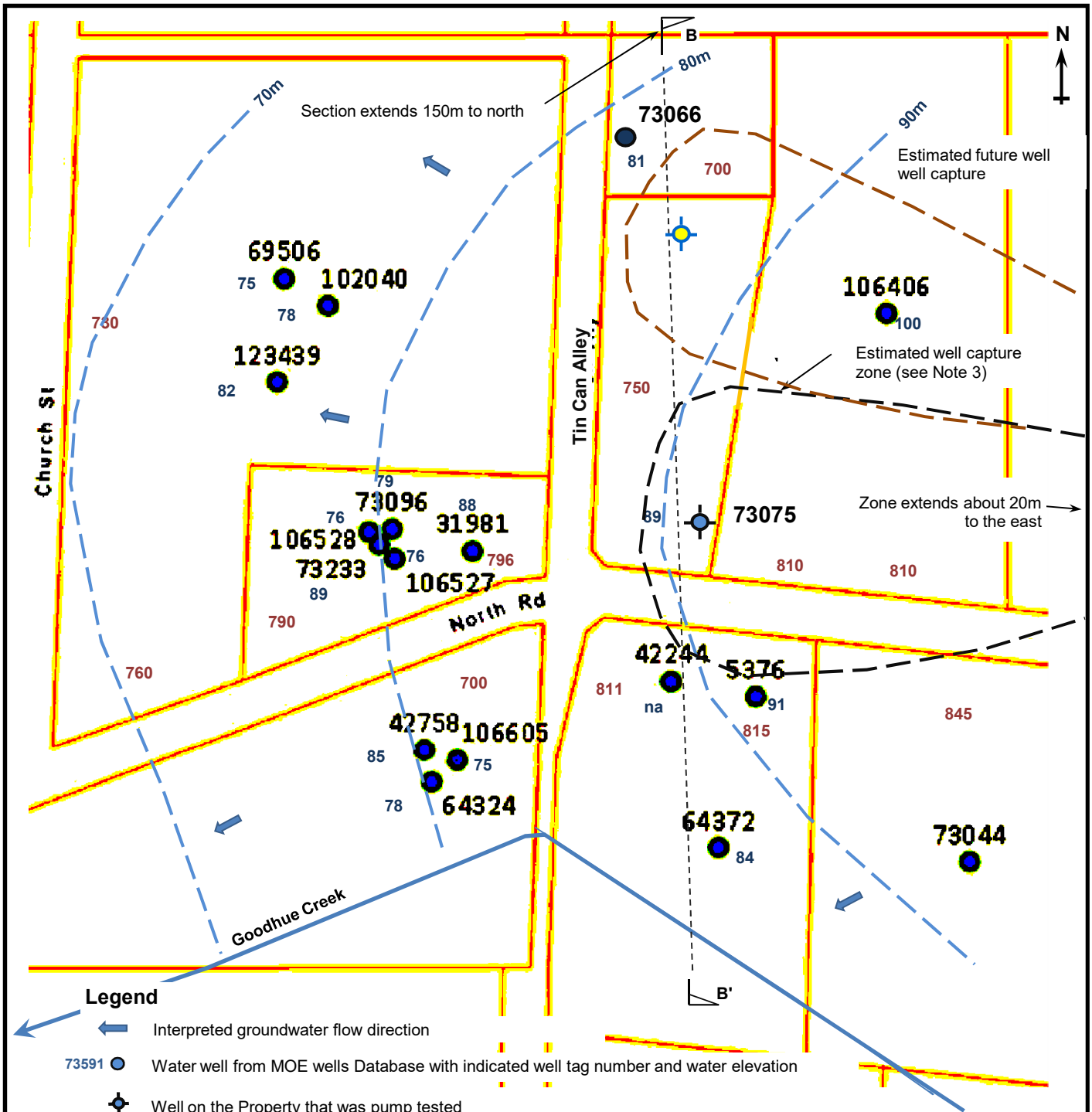
Fig. 1B

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

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Bedrock Geology Nanaimo Group**
Drawn: RDO	Date: Oct. 2023
Approved:	Fig. 1

File:2600 \ 303 Figures 1 Loc and Geo 10/30/2023 6:22 PM

JOB NUMBER: 303



NOTES
1) Base map genated from GWELLs data base.
2) See information on local wells on Tablse I and II
3) Seetable III for information on capture zone analysis.

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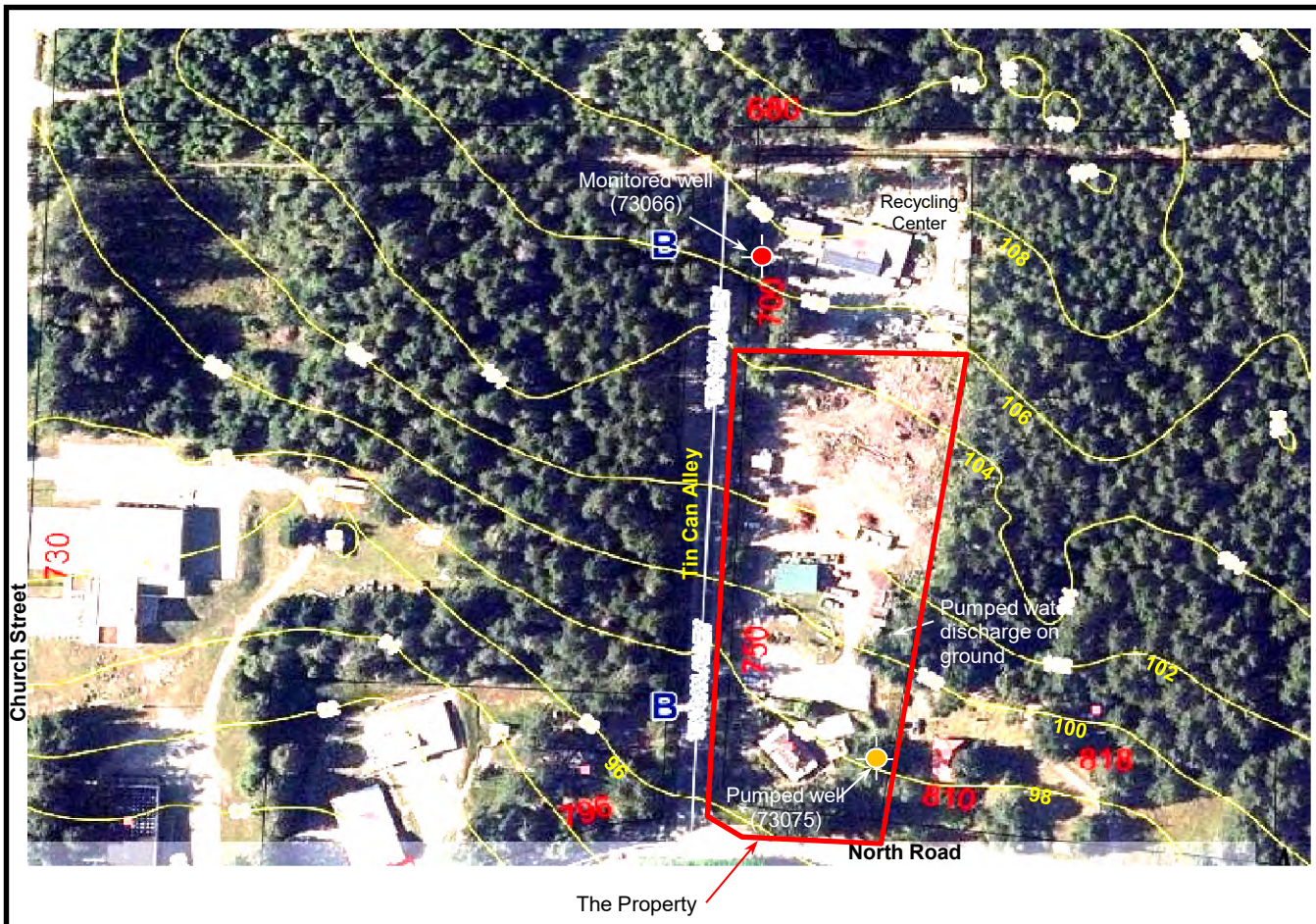
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**

Drawn: RDL | Date: Oct. 2023 | Approved: | Fig. **2**

File:2600 \ 303 Figures 2 area map 10/30/2023 6:22 PM

JOB NUMBER: 303



Scale (1:2,500)

0 40 80m

Legend

Pumped well (73075)

Monitored well (73066)

NOTES

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

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

Drawn:	Date: Oct. 2023
Approved:	Fig. **3**

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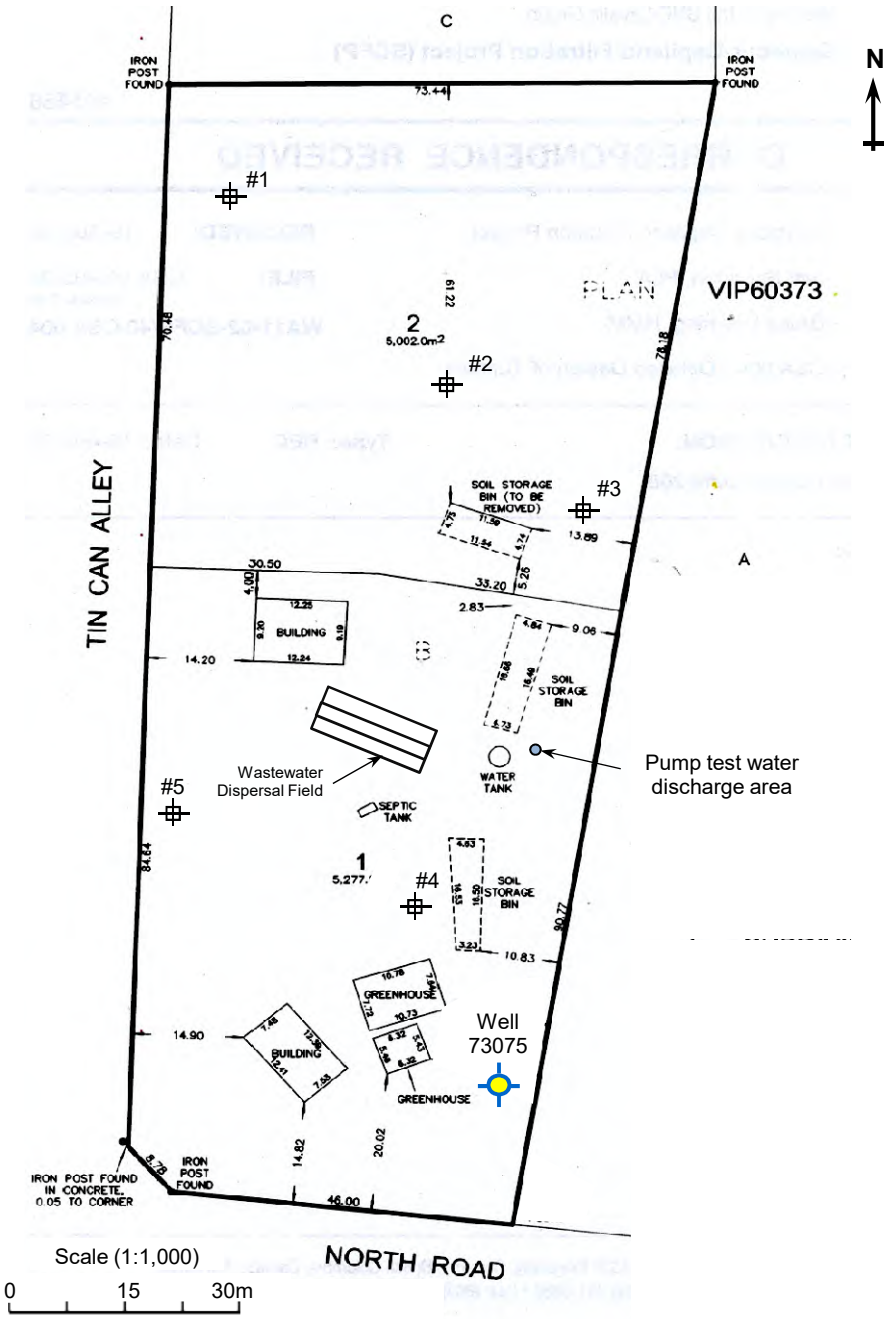
JOB NUMBER: 303



Legend

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

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

Drawn: RDO	Date: Oct. 2023
Approved:	Fig. **4**

JOB NUMBER : 249

Borehole No: **Wild Rose Well** **Well Tag No. 73075**

Date Drilled: July 1993

Method: Air rotary

Datum above ground (m): 0.30

Elevation top of flange (m-asl): 98.3

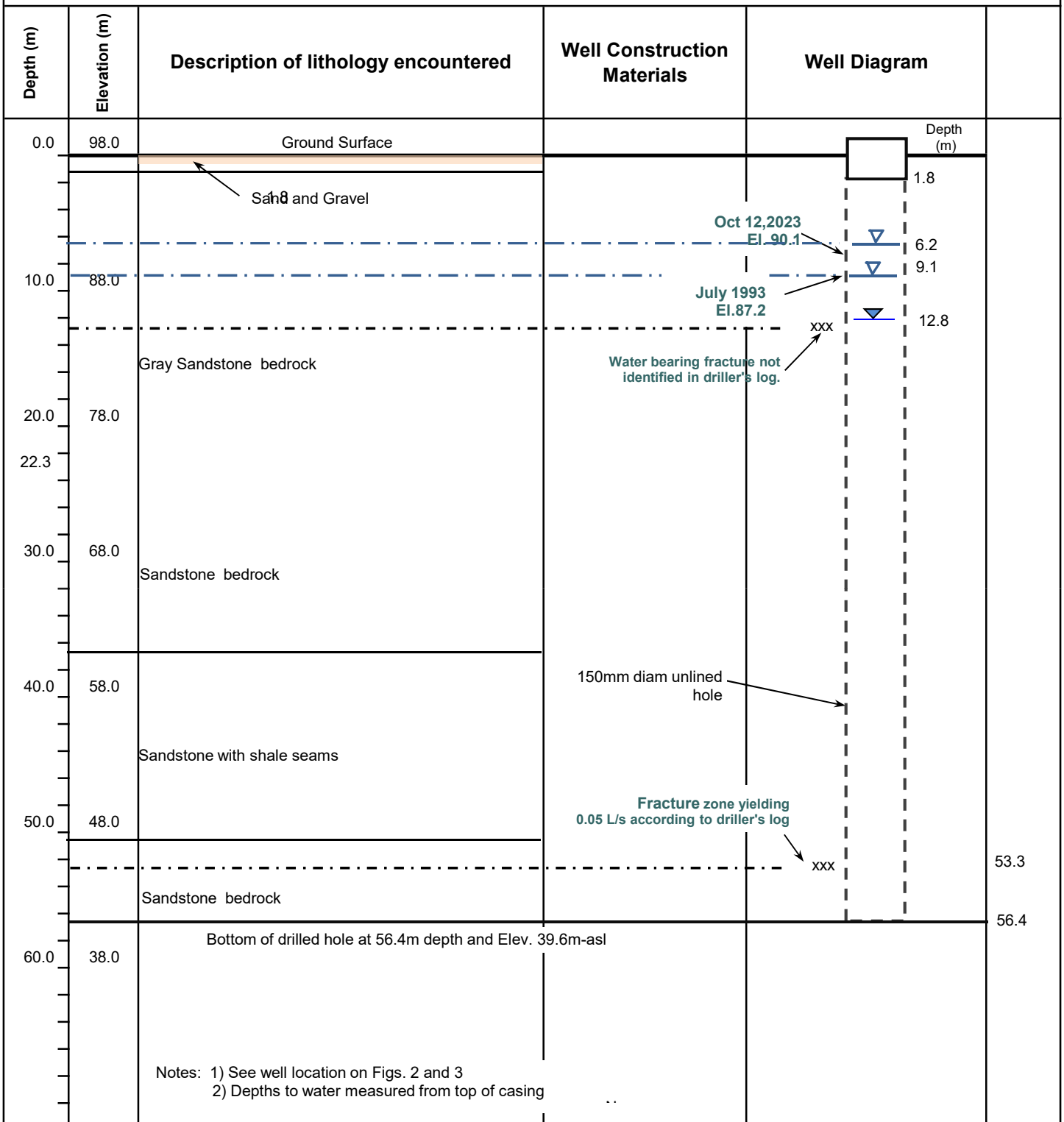
Constructed By: Windecker Water Wells

Hole Diameter: 150 mm

Ground elevation: 98.00 m-asl

Depth to water at construction : 70.1 m-below top of casing

Depth to water below ground: 22.6 m-bg



Notes: 1) See well location on Figs. 2 and 3
2) Depths to water measured from top of casing

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

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

Rose Garden Well

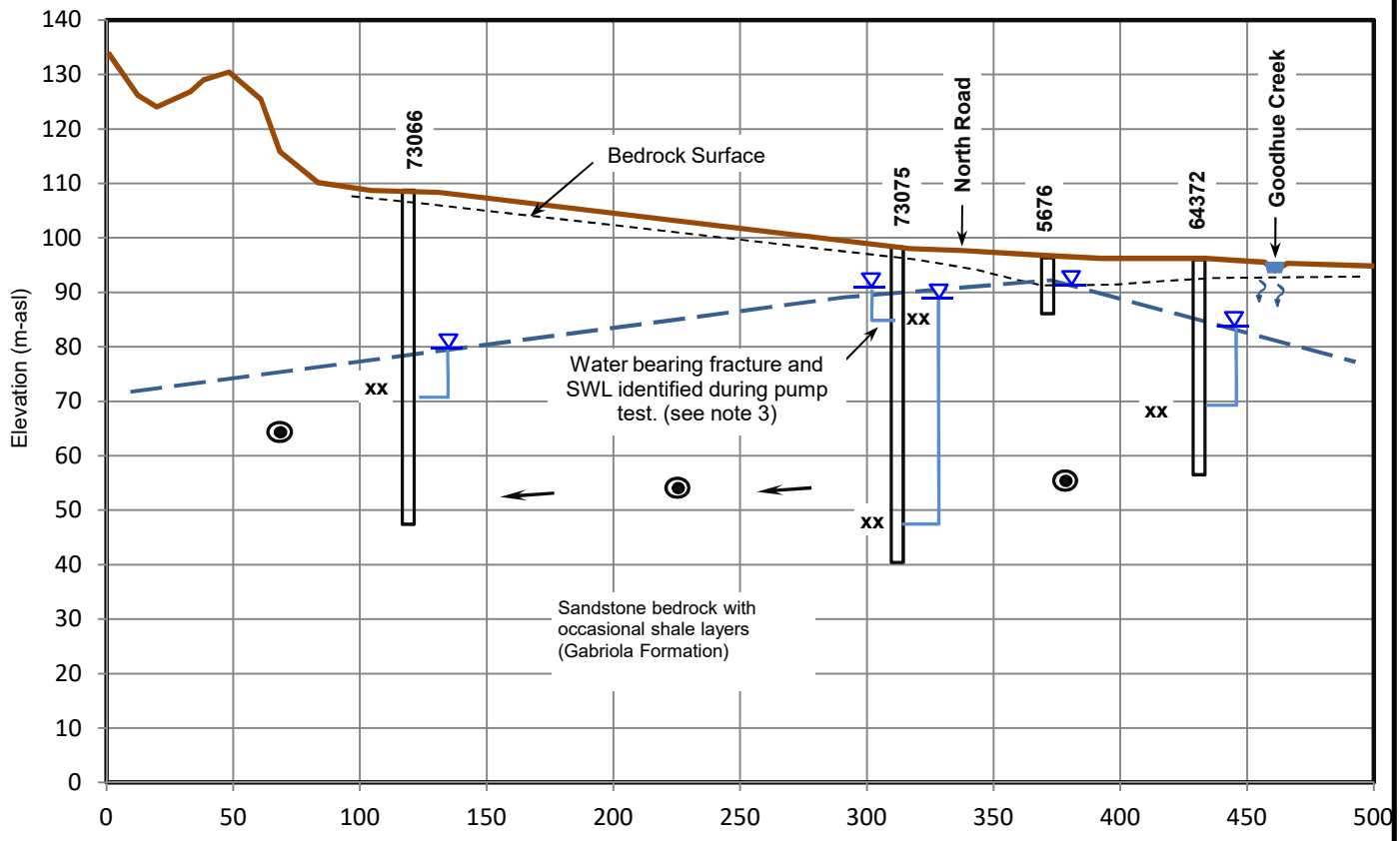
BY: rad

DATE: Oct. 2023

APPROVED:

Fig. **5**

JOB NUMBER: 303



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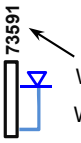

Well tag number (see data on Table I)

Well with indicated piezometric level

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

Horizontal Scale (1:3,000)

0 40 80m

Vertical exaggeration = 2

Interpreted groundwater flow direction

In plane of section

Into section

Out of section

NOTES

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

Alley Enterprises Ltd

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

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

Section B - B'

Drawn: RDL

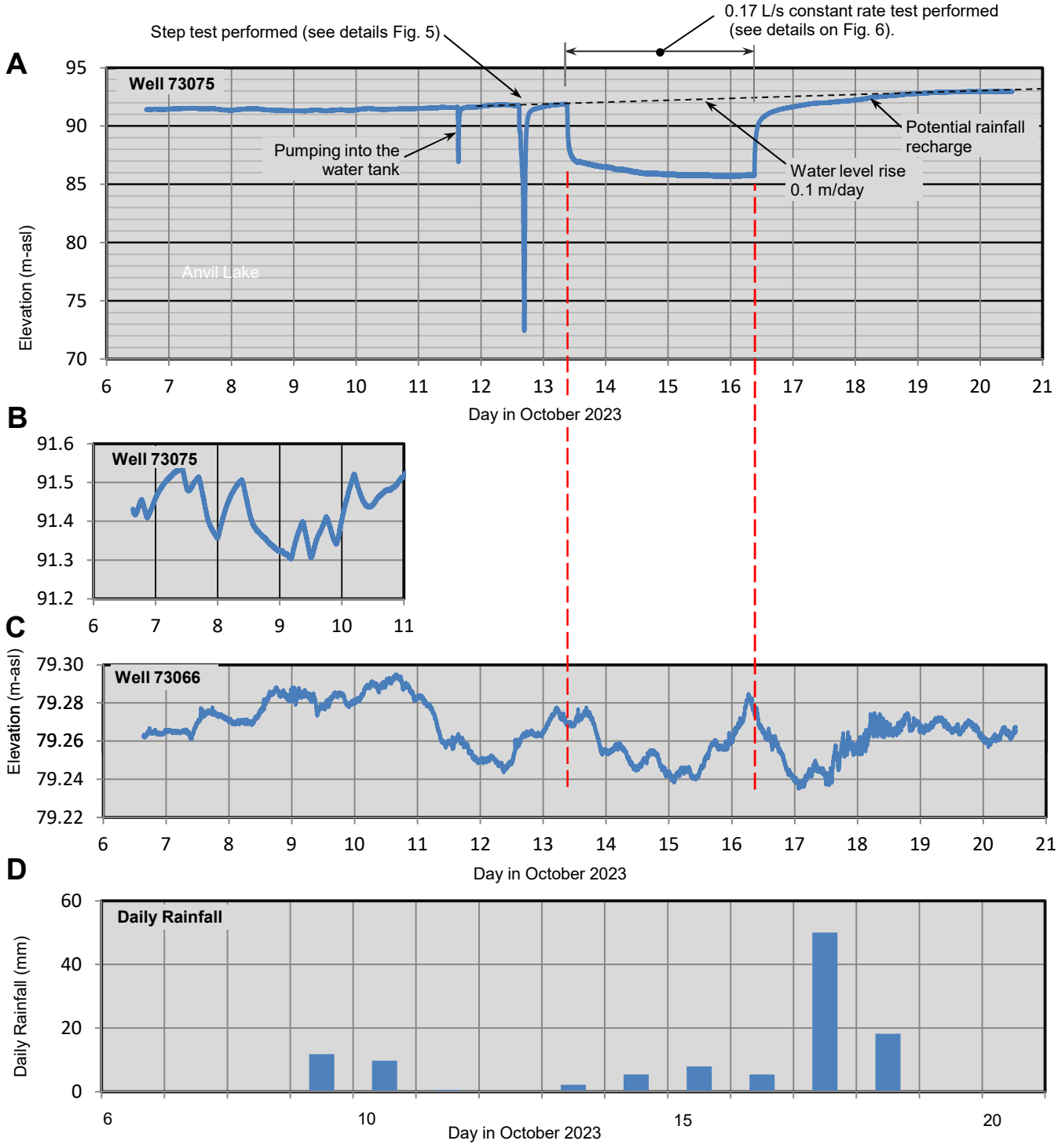
Date: Oct. 2023

Approved:

Fig. **6**

File:2600 \ 303 Figures 6 Profile 10/30/2023 6:20 PM

JOB NUMBER: 303



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

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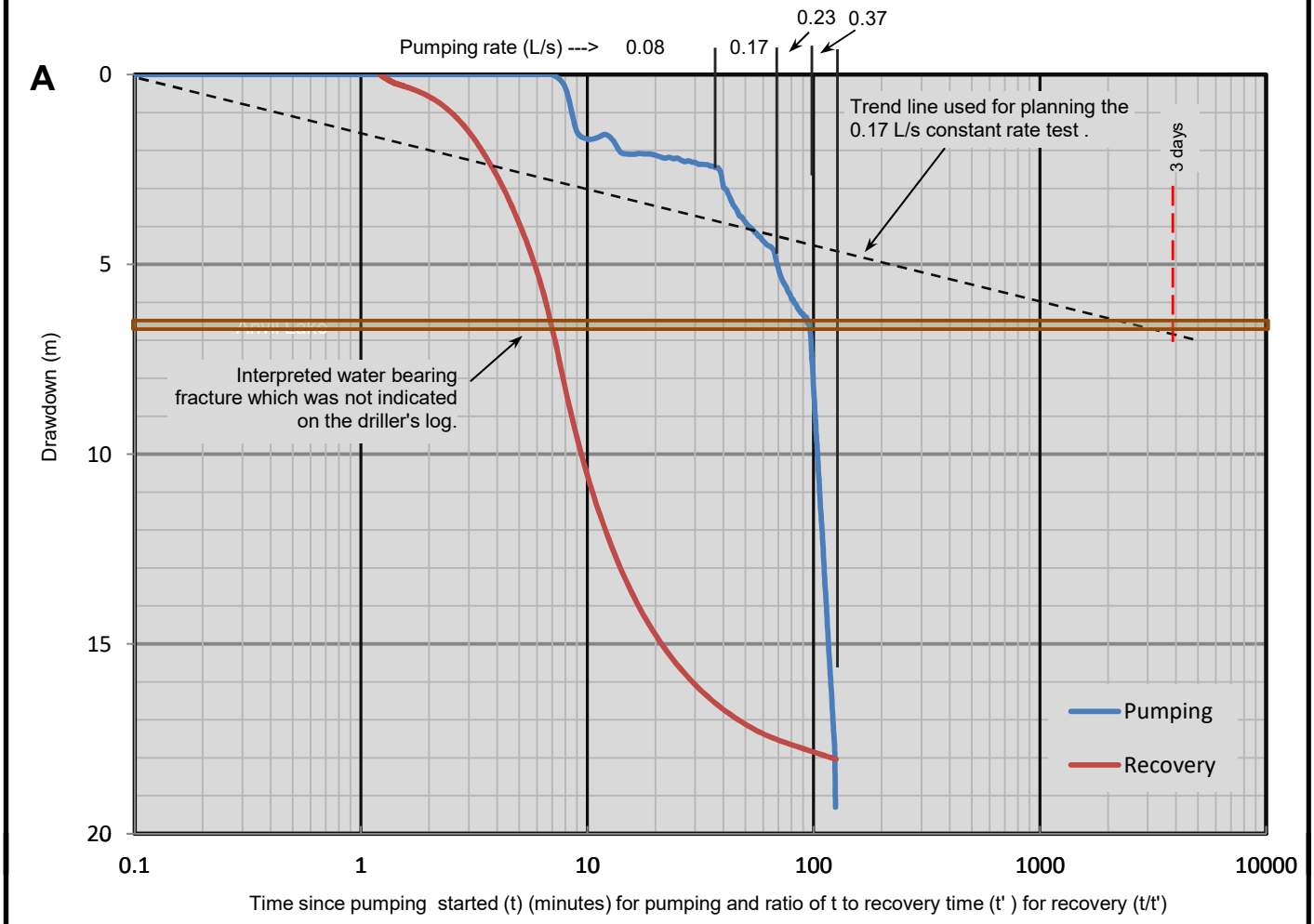
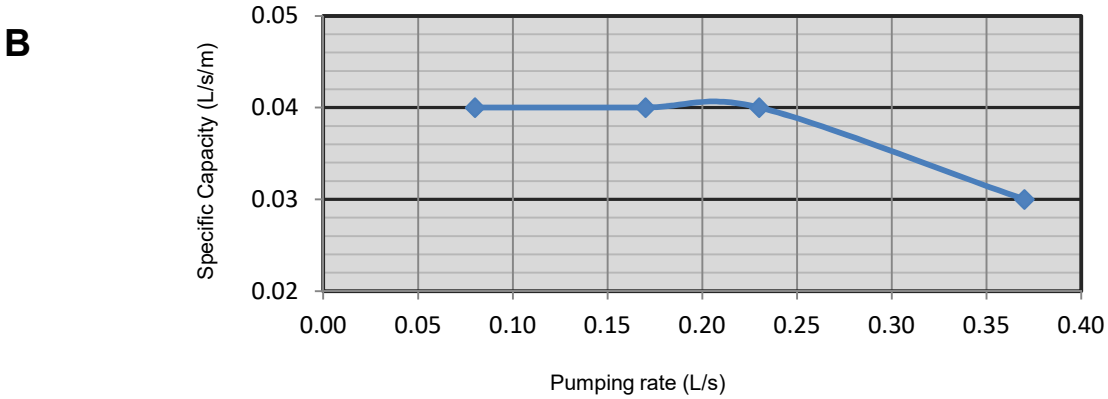
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Water Level Elevation Trends**

Drawn: RDL | Date: Oct. 2023
Approved: | Fig. 7

File:2600 \ 303 Figures 7 Elevation Graph 10/30/2023 6:20 PM

JOB NUMBER: 303





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

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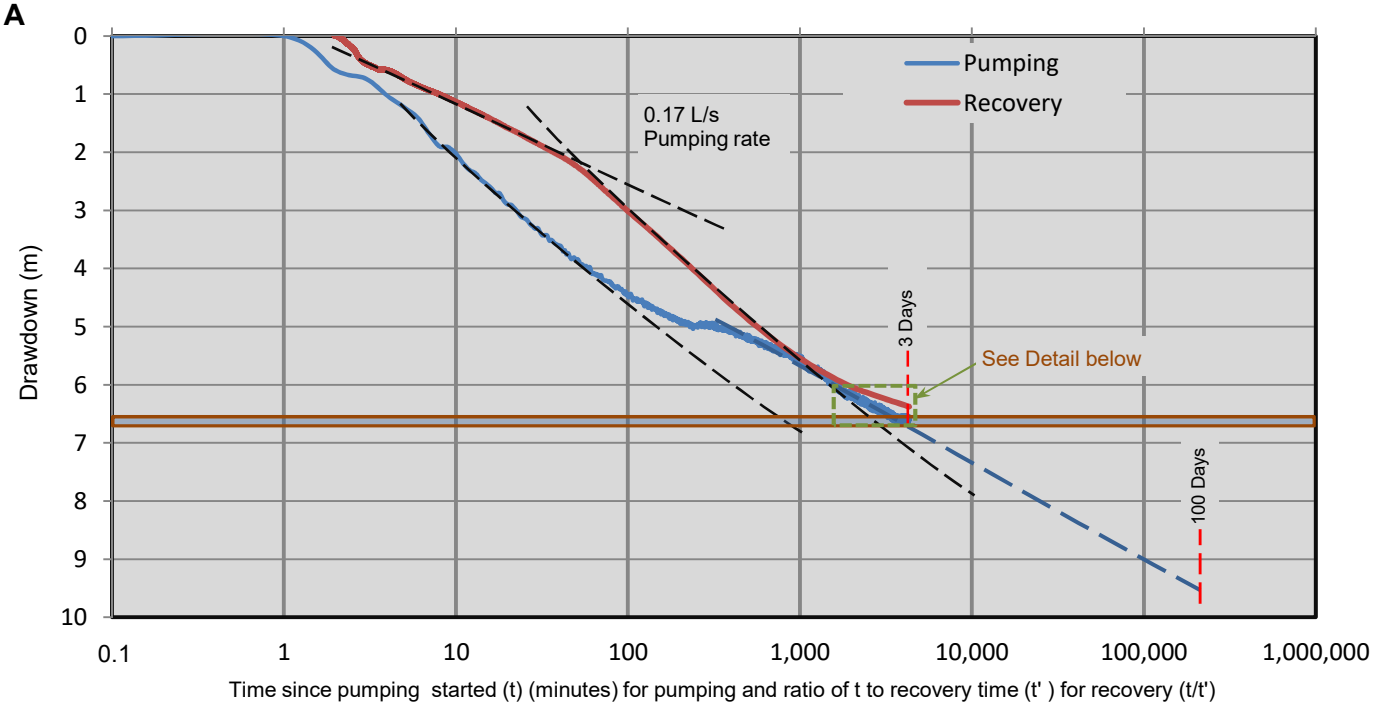
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Graphs of Step Pump Test Conducted on Well 73075**

Drawn: RDL | Date: Oct. 2023
Approved: | Fig. **8**

JOB NUMBER : 303

A



Available drawdown (m) =

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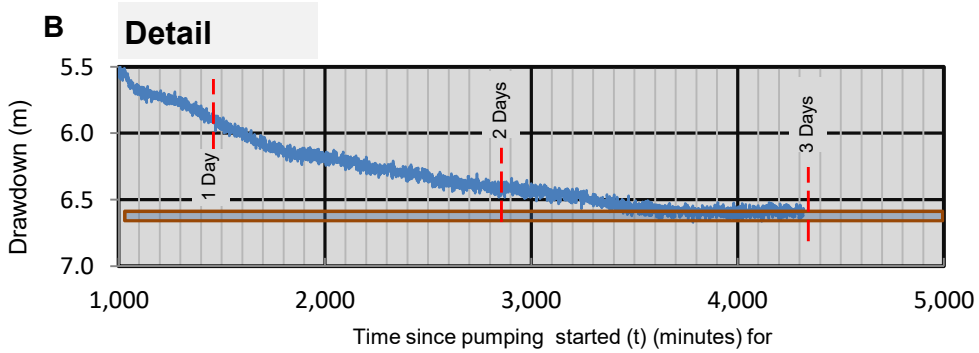

Available drawdown (m) = 6.6 Upper fracture

Available drawdown (m) = 38.2 Lower fracture

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

		Q (L/s)	ΔS (m)	T (m^2/s)
First Leg	Pumping	0.07	2.5	5.1E-06
	Recovery	0.07	2.5	5.1E-06
Second Leg	Pumping	0.07	1.7	7.5E-06
	Recovery	0.07	1.3	9.9E-06

6.0 m^3/d

100 Day

	Drawdown	Sp Cap L/s/m	L/s	m3/d
Tested	9.5	0.007	0.07	6
Upper	5.0	0.007	0.04	3
Lower	28.6	0.007	0.21	18

75% of 100 year

Fracture Zone

	Upper	Bottom	
Sustainable Well Yield =	0.04	0.21	L/s
	0.48	2.8	Igpm
	3.2	18.2	m^3/d

NOTE8
1) See location of well on Fig .2 and water level trends on Fig. 7.
2) Pump test was monitored by B. Strachan of Gabriola Waterworks.
3) Water levels based on data logger readings at 1 minute intervals.
4) Pumping rates were calculated from intermittent flow meter volume and time readings.

Alley Enterprises Ltd

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

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

Graphs of Constant Rate Pump Test Conducted on Well 73075

Drawn: RDD | Date: Oct. 2023

Approved: | Fig. 9

Appendix A

Laboratory Report on Well Water Quality

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

Attention: Bryan Richardson

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

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

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO3,HCO3,OH	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2022/08/31	BBY6SOP-00011 / BBY6SOP-00017	SM23-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2022/08/31	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2510 B m
Fluoride	1	N/A	2022/08/31	BBY6SOP-00048	SM 23 4500-F C m
Hardness Total (calculated as CaCO3) (1)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2022/09/01	2022/09/01	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2022/09/01	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2022/09/02	2022/09/06	BBY6SOP-00033	SM 23 2540 C m
Tot Coliform/E.Coli by MF-Chromocult(PW)	1	N/A	2022/08/30	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2022/08/31	BBY6SOP-00027	SM 23 2130 B m

Remarks:

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

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

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

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

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

Attention: Bryan Richardson

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

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

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).
(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276
==========
This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.
For Service Group specific validation please refer to the Validation Signature Page.

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	A703749
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	3.17	0.50	A699157
Nitrate (N)	mg/L	10	-	-	0.028	0.020	A699237
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	370	2.0	A702188
pH	pH	-	-	7.0:10.5	7.96	N/A	A702185
Total Dissolved Solids	mg/L	-	500	-	220	10	A704214
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	A702193
Alkalinity (Total as CaCO3)	mg/L	-	-	-	150	1.0	A702193
Bicarbonate (HCO3)	mg/L	-	-	-	180	1.0	A702193
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	A702193
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	A700462
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	A702193
Chloride (Cl)	mg/L	-	250	-	21	1.0	A701293
Sulphate (SO4)	mg/L	-	500	-	13	1.0	A701293
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	8.2	5.0	A701243
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.028	0.020	A703745
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.45	0.10	A700499
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	A701694
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	18.8	3.0	A700455
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	A700455
Total Arsenic (As)	ug/L	10	-	-	0.12	0.10	A700455
Total Barium (Ba)	ug/L	2000	-	-	<1.0	1.0	A700455
Total Boron (B)	ug/L	5000	-	-	182	50	A700455

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

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DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	A700455
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	A700455
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	A700455
Total Copper (Cu)	ug/L	2000	1000	-	3.00	0.20	A700455
Total Iron (Fe)	ug/L	-	300	-	19.7	5.0	A700455
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	A700455
Total Manganese (Mn)	ug/L	120	20	-	2.4	1.0	A700455
Total Molybdenum (Mo)	ug/L	-	-	-	<1.0	1.0	A700455
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	A700455
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	A700455
Total Silicon (Si)	ug/L	-	-	-	14000	100	A700455
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	A700455
Total Strontium (Sr)	ug/L	7000	-	-	15.5	1.0	A700455
Total Uranium (U)	ug/L	20	-	-	<0.10	0.10	A700455
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	A700455
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	A700455
Total Calcium (Ca)	mg/L	-	-	-	1.05	0.050	A699236
Total Magnesium (Mg)	mg/L	-	-	-	0.133	0.050	A699236
Total Potassium (K)	mg/L	-	-	-	0.107	0.050	A699236
Total Sodium (Na)	mg/L	-	200	-	89.8	0.050	A699236
Total Sulphur (S)	mg/L	-	-	-	3.3	3.0	A699236
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	**12**	N/A	A699457
E. coli	CFU/100mL	0	-	-	0	N/A	A699457

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

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GENERAL COMMENTS

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

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

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

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

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

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QUALITY ASSURANCE REPORT(CONT'D)

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

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A702188	TSO	Spiked Blank	Conductivity	2022/08/31		101	%	80 - 120
A702188	TSO	Method Blank	Conductivity	2022/08/31	<2.0		uS/cm	
A702193	TSO	Spiked Blank	Alkalinity (Total as CaCO3)	2022/08/31		96	%	80 - 120
A702193	TSO	Method Blank	Alkalinity (PP as CaCO3)	2022/08/31	<1.0		mg/L	
			Alkalinity (Total as CaCO3)	2022/08/31	<1.0		mg/L	
			Bicarbonate (HCO3)	2022/08/31	<1.0		mg/L	
			Carbonate (CO3)	2022/08/31	<1.0		mg/L	
			Hydroxide (OH)	2022/08/31	<1.0		mg/L	
A703745	YIL	Matrix Spike	Nitrate plus Nitrite (N)	2022/09/01		99	%	80 - 120
A703745	YIL	Spiked Blank	Nitrate plus Nitrite (N)	2022/09/01		104	%	80 - 120
A703745	YIL	Method Blank	Nitrate plus Nitrite (N)	2022/09/01	<0.020		mg/L	
A703745	YIL	RPD	Nitrate plus Nitrite (N)	2022/09/01	NC		%	25
A703749	YIL	Matrix Spike	Nitrite (N)	2022/09/01		97	%	80 - 120
A703749	YIL	Spiked Blank	Nitrite (N)	2022/09/01		98	%	80 - 120
A703749	YIL	Method Blank	Nitrite (N)	2022/09/01	<0.0050		mg/L	
A703749	YIL	RPD	Nitrite (N)	2022/09/01	NC		%	20
A704214	WZ1	Matrix Spike	Total Dissolved Solids	2022/09/06		NC	%	80 - 120
A704214	WZ1	Spiked Blank	Total Dissolved Solids	2022/09/06		93	%	80 - 120
A704214	WZ1	Method Blank	Total Dissolved Solids	2022/09/06	<10		mg/L	
A704214	WZ1	RPD	Total Dissolved Solids	2022/09/06	NC		%	20

N/A = Not Applicable

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

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

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

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

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

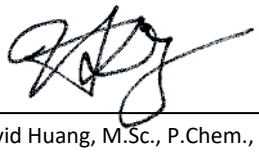
NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

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

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

VALIDATION SIGNATURE PAGE

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



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

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

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

wldrsydn@telus.net

08511715

C265290_COC

BUREAU VERITAS

DRINKING WATER SUBMISSION CHAIN OF CUSTODY RECORD

Victoria: 460 Tanyson Place, Unit 1, Victoria, BC V8Z 6X3 Ph: (250) 386-6113 Toll Free: (800) 386-6113
Courtenay: 2755 D Mosy Ave, Courtenay, BC V9N 8E9 Ph: (250) 338-7788 Toll Free: (800) 665-8566

BV Job #:

Company (Invoicing): ANDREW SHERET LIMITED

Company (Reporting): ANDREW SHERET LIMITED

Contact Name: BRYAN RICHARDSON

Mailing Address: 2545 MCCULLOUGH ROAD
NANAIMO, BC

Phone #: 250-758-7383

E-mail: bryan.richardson@sheret.com

After Hours Contact #:

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

Project Name: Alley Enterprises Date Required:

SPECIAL INSTRUCTIONS:
Return Cooler ☐ Ship Sample Bottles (please specify) ☐
LPO# 07-P-23073
INVOICE# 03-010242

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

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

Payment Received: Yes ☐ No ☐

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

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

Sample Collection

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

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

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

DON'T:

Don't clean or boil any bottle you receive from the lab.

Don't let the sample sit out overnight, please refrigerate.

Don't freeze the sample.

Sample Transportation & Delivery

1. Samples should arrive at the laboratories (Courtenay or Victoria) within 24 hrs of sampling. Ship samples between Monday and Thursday to avoid lab scheduling conflicts.
2. The sample should be kept cool during transit (<8°C - refrigerated or packed on ice).
3. Fill out the Chain of Custody (COC) form below these instructions and submit with the sample. Incomplete or missing COC's will result in delays in testing turnaround time and the lab's ability to proceed with time sensitive tests.
4. Delivery Options:
   Personally deliver samples to Courtenay or Victoria
   Overnight shipping: If you ship a sample on the same day that it was collected you can use an overnight courier.
   Same day shipping: Available in some areas. Please contact the lab for details.

	Sample Identification (Sample Location &/or Description)	Sample Location (eg. Tap, Wellhead)	Date/Time Sampled (24hr)	Samples from a Drinking Water Source? Y/N	Does source supply multiple households? Y/N	Are individuals drinking this water? Y/N	Are you on a boil water advisory? Y/N	Drinking Water Scan	Home Safety Scan	Total Metals Scan including Hardness & Hg	Total Coliform and E. Coli			Report Drinking Water Criteria DWG1?
1	Pre Cistern		840	X	X	X	Y	✓						X
				N	N	N	N							
2				Y	Y	Y	Y							X
				N	N	N	N							
3				Y	Y	Y	Y							X
				N	N	N	N							
4				Y	Y	Y	Y							X
				N	N	N	N							
5				Y	Y	Y	Y							X
				N	N	N	N							

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

Print name and sign			Print name and sign			Laboratory Use Only						
*Relinquished By:	Date (yy/mm/dd):	Time (24 hr):	Received By:	Date (yy/mm/dd):	Time (24hr):	Time Sensitive	Temperature on Receipt (°C):	Custody Seal	Yes	No	N/A
Bryan Richardson	22/08/29	1038	[signature]	22/08/30	0900	☐	A) 13 B) 16 C) 15	Present?	☐	☒	☐
							Just sampled & rec'd on ice: ☐	Intact?	☐	☐	☒

*IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THIS CHAIN OF CUSTODY. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS AND SAMPLES ANALYZED OUTSIDE REGULATORY HOLD TIMES.

COC-1035

ice packs: yes, melted

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

1.3 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.4 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended to remove the words "except on lands shown on Schedule C, Map 12".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

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

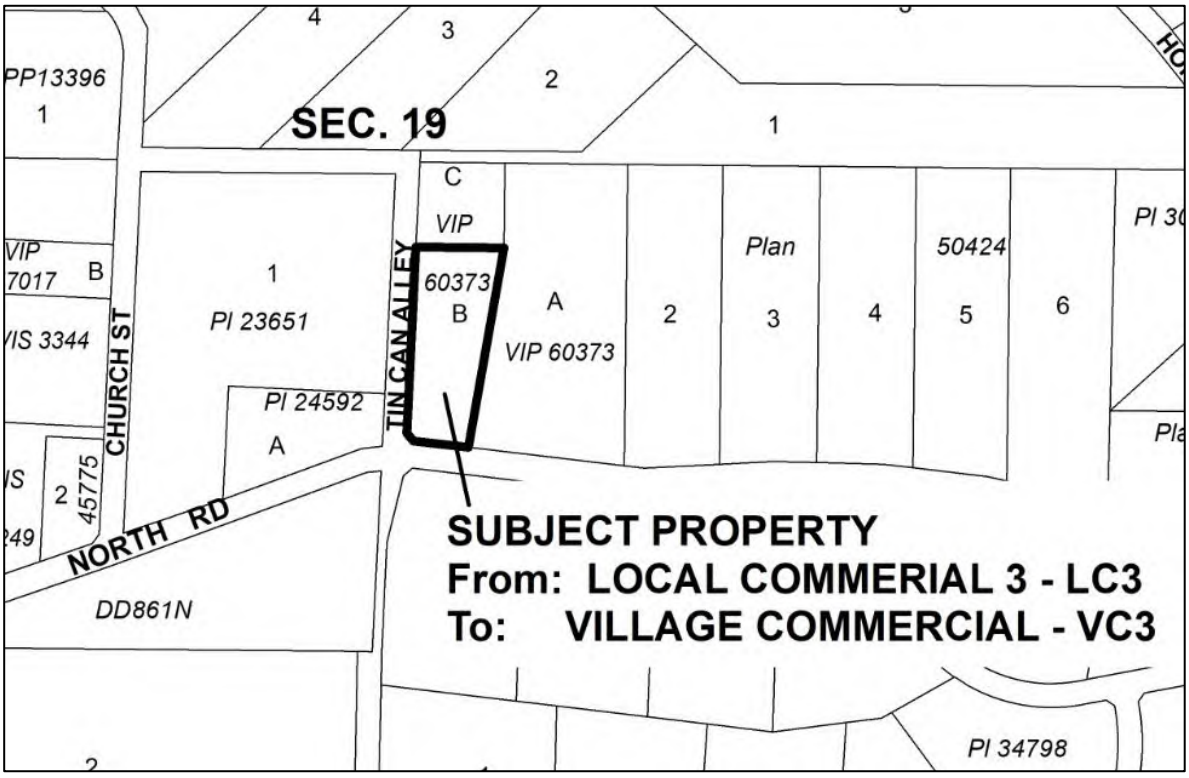
1.9 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

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

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

Plan No. 1



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

   3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

   3.2. Schedule "C" – Map 12, is deleted in its entirety.

   3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

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

a. Permitted *Principal* Uses

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

b. Permitted *Accessory* Uses

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

D.3.3.2 *Buildings* and *Structures*

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

a. Permitted *Buildings* and *Structures*

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

iii Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

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

a. *Buildings* and *Structures* Height Limitations

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

b. *Buildings* and *Structures* Siting Requirements

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

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

c. *Lot Coverage* Limitations

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

d. *Lot* Area Requirements for Subdivision

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

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

STAFF REPORT

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

DATE OF MEETING:	January 23, 2025
TO:	Gabriola Island Local Trust Committee
FROM:	Stephen Baugh, Island Planner Northern Team
SUBJECT:	GB-RZ-2022.1 – OCP and LUB Amendments for commercial and residential development of Wild Rose Garden Centre Applicant: Kent Moen Location: 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time.**
2. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time.**
3. **That Proposed Bylaws No. 318 and 319 be referred to First Nations, Local Governments and agencies for comment.**
4. **That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.**
5. **That the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.**

REPORT SUMMARY

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

BACKGROUND

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

GB-2022-072

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

GB-2022-073
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to draft amendments to the Gabriola Island Land Use Bylaw to rezone Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) to a site specific Village Commercial zone which maintains the existing uses and expands principle commercial and accessory residential uses consistent with the bylaw amendment application; regulates buildings and structures; height; siting requirements including setbacks; lot coverage; parking; and subdivision.

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

GB-2024-076
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to amend draft Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" to:

a. Restrict the location of dwelling units to within the envelope of a commercial building;
b. Reduce the parking requirements for each dwelling unit from 2 parking spaces to 1; and
c. Limit the floor area of dwelling units to 90 square metres.

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

ANALYSIS

Draft Bylaw No. 318 (OCP):

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

Draft Bylaw No. 319 (LUB):

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

- retail sales and rentals;
- personal services;

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

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

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

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

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

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

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

Islands Trust Policy Statement:

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

Water Use:

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

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

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

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

Sewage Capacity:

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

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

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

Density:

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

Issues and Opportunities

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

Consultation

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

Local Government Act

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

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

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

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

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

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

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

(iv) first nations;

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

(vi) the Provincial and federal governments and their agencies

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

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

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

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

Rationale for Recommendation

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

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

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

1. **Amend the draft bylaws**

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

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

2. **Request additional information/defer consideration of First Reading**

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

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

3. Proceed no further

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

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

NEXT STEPS

Should the LTC concur with the recommendations, referrals will be sent, requesting a response within 90 days of the date on the referral.

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

ATTACHMENTS

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

DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

_____ _____

Chair **Secretary**

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

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

   1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

   1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.3. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

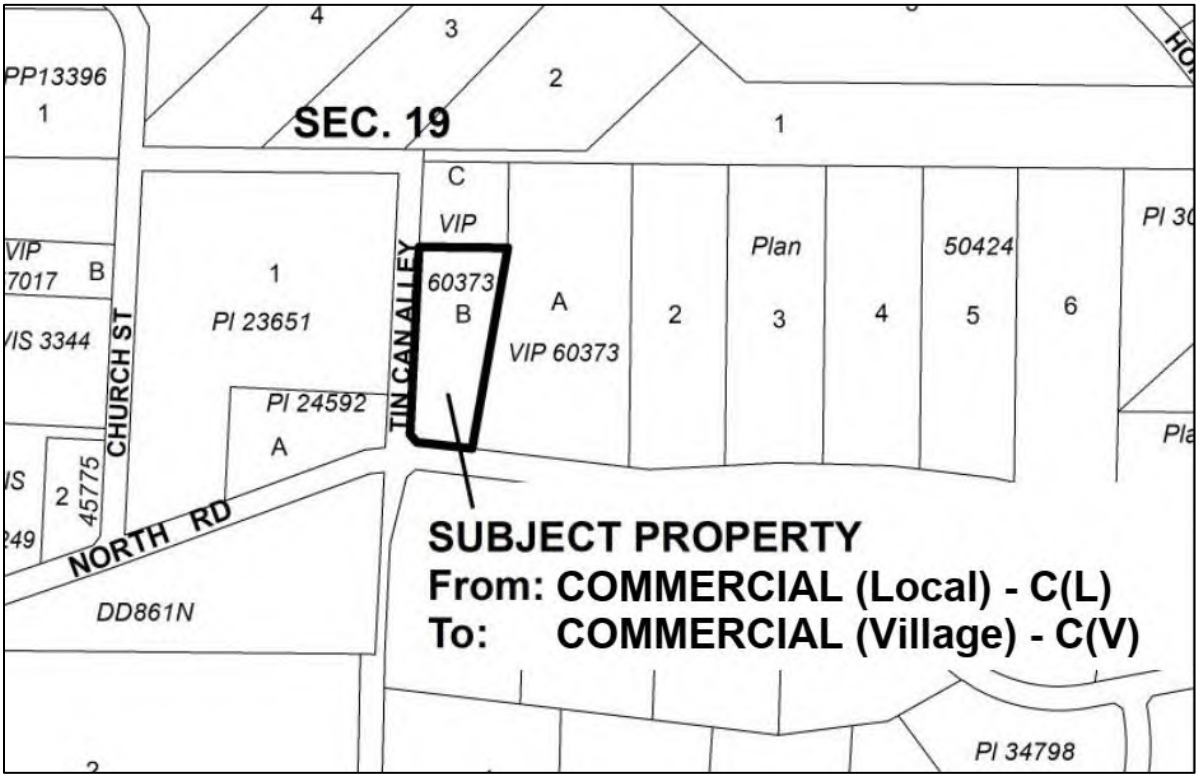
   1.4. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

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

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

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

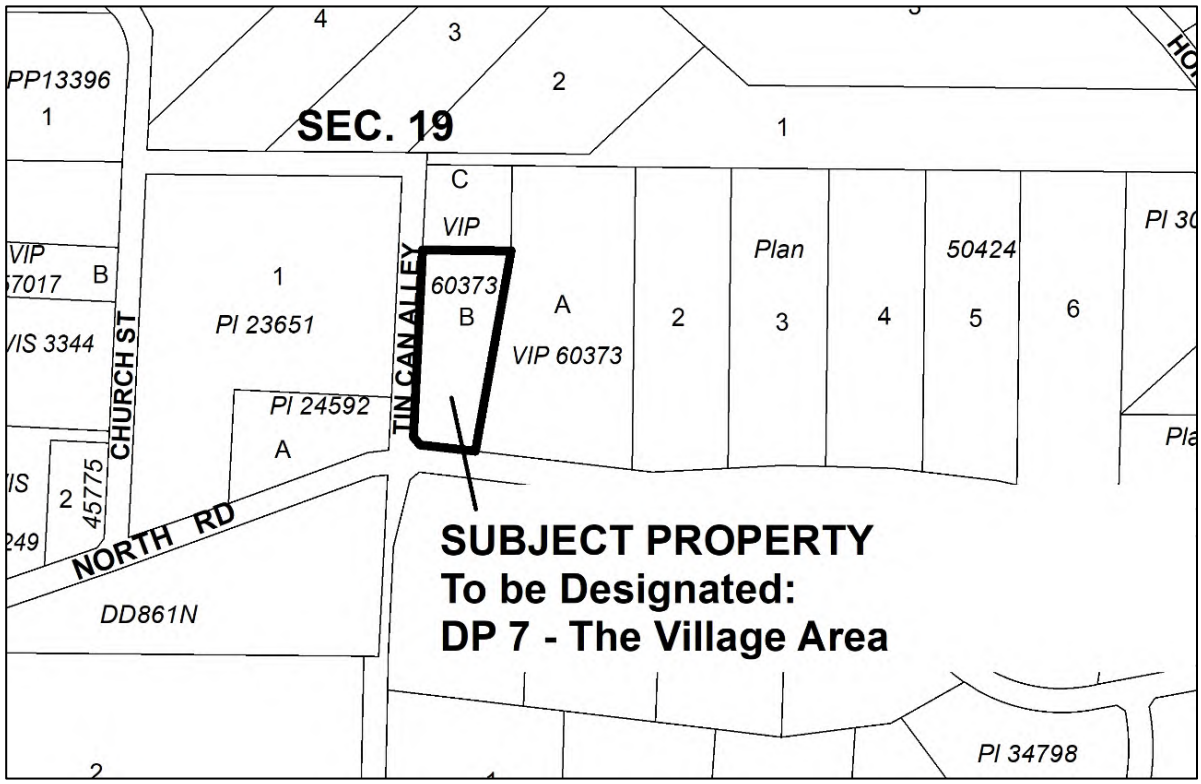
Plan No. 1



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

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

Plan No. 2



DRAFT

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation

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

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

READ A FIRST TIME THIS _____ DAY OF _____ 202x

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

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

dwelling unit in the Village Commercial 3 zone	1 per *dwelling unit*	None required	None required

1.4 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words "except on lands shown on Schedule C, Map 12".

1.8 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

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

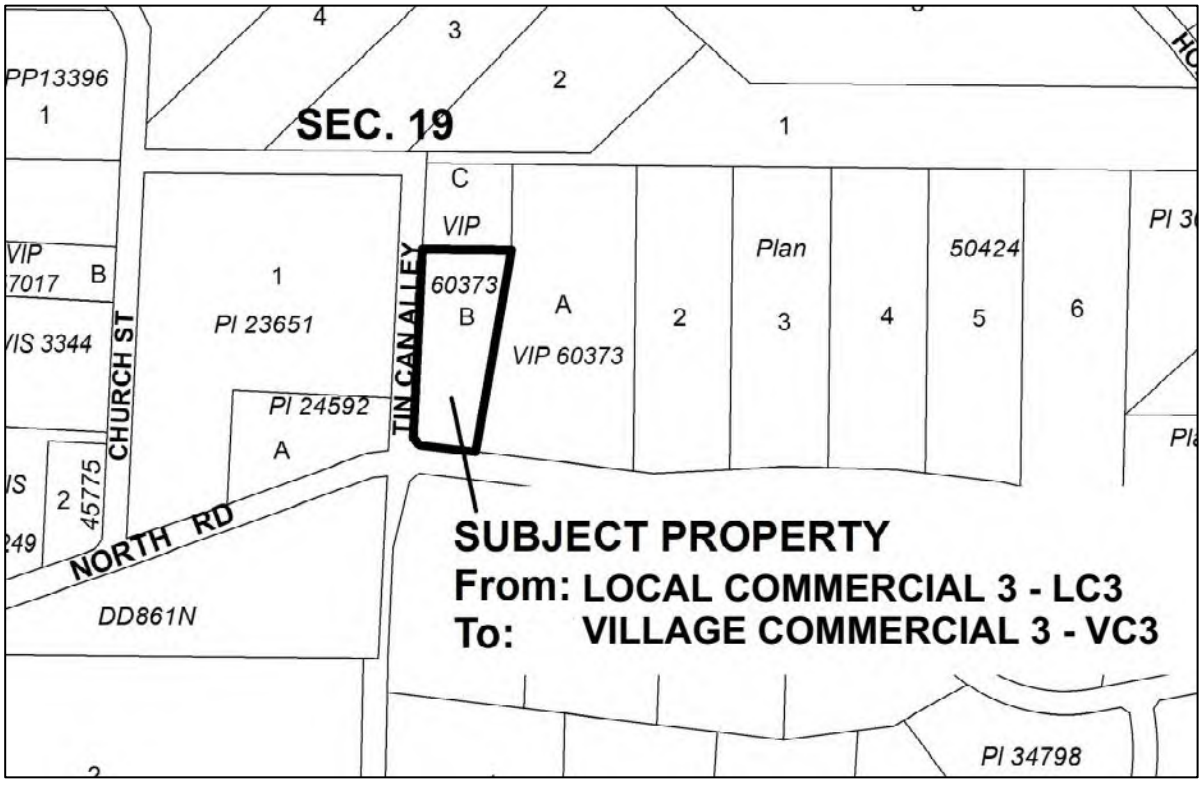
1.10 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

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

2.1. Schedule "B" – North Sheet, is amended by changing the zoning classification of Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Local Commercial 3" to "Village Commercial 3" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 177 as are required to effect this change.

Plan No. 1



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

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

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

a. Permitted *Principal* Uses

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

b. Permitted *Accessory* Uses

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

D.3.3.2 *Buildings* and *Structures*

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

a. Permitted *Buildings* and *Structures*

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

iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

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

a. *Buildings* and *Structures* Height Limitations

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

b. *Buildings* and *Structures* Siting Requirements

i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:

- 6.0 metres (19.7 feet) from the *front lot line*;
- 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
- 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

iii *Dwelling units* must be located within the building envelope of a commercial building.

c. *Lot Coverage* Limitations

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

d. *Lot* Area Requirements for Subdivision

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

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

Attachment 4

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 318)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECKLIST

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

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

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

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

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

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

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

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

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
n/a	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
n/a	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
n/a	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	**NO.**	**DIRECTIVE POLICY**

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

	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

Attachment 5

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GB-RZ-2022.1
File Name: Alley Enterprises Ltd. (Bylaw No. 319)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

✓ if the bylaw is consistent with the policy from the Policy Statement, or
✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	**Ecosystems**
n/a	**3.1.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	**3.1.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	**3.1.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	**Forest Ecosystems**
n/a	**3.2.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	**Freshwater and Wetland Ecosystems and Riparian Zones**
✓	**3.3.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	**Coastal and Marine Ecosystems**
n/a	**3.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	**3.4.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	**Agricultural Land**
n/a	**4.1.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	**4.1.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	**4.1.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	**NO.**	**DIRECTIVE POLICY**
n/a	**4.1.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
n/a	**4.1.8**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	**4.1.9**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	**Forests**
n/a	**4.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	**4.2.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	**4.2.8**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	**NO.**	**DIRECTIVE POLICY**

	4.3	**Wildlife and Vegetation**
	4.4	**Freshwater Resources**
✓	**4.4.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
✓	**4.4.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	**Coastal Areas and Marine Shorelands**
n/a	**4.5.8**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	**4.5.9**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	**4.5.10**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	**4.5.11**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	**Soils and Other Resources**
n/a	**4.6.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	**Aesthetic Qualities**
n/a	**5.1 3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	**Growth and Development**
✓	**5.2.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	**5.2.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	**5.2.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	**5.2.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	**Transportation and Utilities**
n/a	**5.3.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	**5.3.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	**5.3.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	**5.3.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	**Disposal of Waste**
n/a	**5.4.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	NO.	DIRECTIVE POLICY

	5.5	**Recreation**
n/a	**5.5.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	**5.5.4**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	**5.5.5**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	**5.5.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
✓	**5.5.7**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	**Cultural and Natural Heritage**
n/a	**5.6.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	**5.6.3**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	**Economic Opportunities**
✓	**5.7.2**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	**Health and Well-being**
✓	**5.8.6**	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	***In compliance with Trust Policy***
	Not in compliance with Trust Policy for the following reasons:

ELANCO ENTERPRISES LTD.
Permit to Practice No: 1001505
4965 Cordova Bay Road, Victoria, B.C., V8Y 2K1
Phone 250 744-1357. E-mail: adakin.elanco@gmail.com

Our File: 303

November 2, 2023

By: e-mail

Alley Enterprises Ltd.
750 Tin Can Alley.
Gabriola Island, B.C.
V0R 1X6

Attention: Kent Moen.

Dear Sir.

Re: Assessment of Sustainable Yield for Well on Wild Rose Farm & Garden Property
750 Tin Can Alley, Gabriola Island, B.C.

As requested, I have conducted a hydrogeological assessment of the area on, and around, the subject property and have determined the long term sustainable yield from the existing well on the property. This report provides a summary of the work carried out, sets out my findings on the well yield and addresses potential impacts on neighbouring wells and water quality issues.

Background:

It is understood that Alley Enterprises Ltd. (AEL) is considering applying for rezoning its 1.03 hectare (2.55 acre) 750 Tin Can Alley property (the Property) from a Local Commercial designation and is now applying for additional uses that would include retail, rentals, personal services, restaurants, bakeries, food truck, accessory offices and two 1 to 2 bedroom apartments.. As a requirement for the rezoning, the Islands Trust requires a report “confirming that the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users”.

Location and Site Plan

The Property is located in the eastern part of the Gabriola Village area in the north eastern quadrant of the intersection of Tin Can Alley and North Road (see Figs. 1 to 3).

Work Carried out

This assessment involved reviewing information on regional water wells, surface drainage, soils and geology, visiting the site on October 12th and 13th, 2023, supervising a pump test on the well on the Property, analyzing data, assessing the long term well yield and preparing a summary report.

Topography and Drainage

The land surface on the Property slopes gently upward from a 96m above sea level (m-asl) elevation in the southwest corner to a 106 m-asl elevation in the northeast corner (see Fig. 3). This represents a 10m elevation difference and an average slope of about 5.8%.

Most of the Property has been cleared of trees, and with the exception of the Recycling Center property in the north, most of the neighbouring properties have a high percentage of tree cover (see Fig. 3).

There are no well defined surface water drainage channels on the Property which is consistent with the well drained characteristics of the underlying soil. Ditches constructed along both sides of Tin Can Alley roadway convey surface drainage into a series of low points where much of the runoff seeps into the soil. For example, it has been noted that even following periods of heavy rain there is no water flowing through the culvert located under the Property access driveway. It is anticipated that during intense storm events runoff in the form of sheet from relatively impervious areas discharges into the ditches and culverts that follow North Road. From there it is discharged southwards into Goodhue Creek, which flows westward and almost parallel to the road (see the location of this creek on Fig. 2).

Facilities on the Property.

The farm and garden center has been in operation on the Property since 1992. There are two garden center buildings and several aggregate bins on the Property, along with a range of large construction items for sale. Servicing for these facilities include a septic wastewater system installed in 1995, a 56.4 metre (m) deep water supply well drilled in 1995 and an 81,700 litre (18,000 gallons) water storage tank. The locations of these features are indicated on Fig. 4.

Water Usage and Future Requirements.

The current water usage is relatively small with two garden hoses running for up to 4 hours per day and one staff washroom with little use that discharges to the septic system. You have indicated that most of the water for garden watering could be sourced from rainwater. The estimated current usage is 0.049 L/s (0.65 Igpm or 940 Imperial gallons per day) and most of this water is consumptive, as it is evaporated or used by the plants.

The potential future facilities such as residences and the restaurant will require water but most of which is non consumptive as it is returned to the aquifer via the septic dispersal field. Researchers, such as McQuillan, D and Bassett, E. 2009, have demonstrated that about 80% of the water leaving a sewage effluent dispersal field will recharge the local aquifer. The result is that the net volume intercepted will be relatively small. The aquifer water balance issue is discussed later in this report.

Soils and Surficial Sediments.

According to the regional surface soils map (Kenny et al. 1990), the principal soil type on the Property, and in the surrounding area, is a well drained Saturna soil. This unit is a sandy loam formed from both colluvial processes and glacial drift and is typically less than a metre thick and overlies sedimentary bedrock.

Five test pits were dug on the property in 2021 as part of a geotechnical assessment of the Property (Lewkowich Engineering Associates Ltd, 2021. The locations of these test pits are indicated on Fig. 3. The sediments encountered above sedimentary bedrock were described as loose to compact brown gravel and sand, or gravelly sand with trace percentages of cobbles. The depth to bedrock (inferred to be sandstone) ranged from 0.7 to 1.2m and had a mean depth of 0.86m. The deepest depth to bedrock was in Test pit 3, which was 1.2m.

These depths. are consistent with the thickness of overburden recorded in the log of the well on the Property (WTN 73075) and on the Recycling Center well (WTN 73066), which are 1.7m and 0.9m respectively.

A report on the construction of the wastewater treatment system (an attachment to the Van Isle Septic Services Inc., 2022 report) indicated that the depth to bedrock was about 1.2m and that the soil percolation test results averaged 5mins/2.5cm. This information is consistent with the geotechnical test pit logs and the Saturna Soil designation.

Bedrock Geology

The bedrock geology of Gabriola consists of sedimentary formations of the Upper Cretaceous Nanaimo Group. These formations are characterized as successions of sandstone-conglomerate units inter-bedded with mudstone and fine-grained sandstone. Four units of the Nanaimo Group are present on Gabriola Island, and these are the Gabriola, Spray, Geoffrey and Northumberland formations. The Gabriola and Geoffrey Formations are mainly comprised of sandstone, while mudstone predominantly comprises the Spray and Northumberland Formations.

As indicated on Fig. 1A and the schematic profile on Fig 1B, these units are layered in a relatively uniform synclinal structure over most of the island, with Northumberland formation being the deepest (oldest) and Gabriola the most common unit at the higher elevations.

A profile of the well on the Property is posted on Fig.1B, and this suggests that this well was likely terminated in Gabriola Formation (sandstone and conglomerate). However, driller's logs of local area wells indicate that they penetrated mostly sandstone bedrock, with some "shale" and siltstone layers. For example, the logs of wells profiled on Sections B-B' on Fig 6 and listed on Tables I and II, typically indicate that they penetrated mostly sandstone, with intermittent shale.

Water Well on the Property

The 150mm diameter well on the Property is located near the southeast corner (see locations on Figs. 2 to 4). No identification plate has been installed on the well casing but the Ministry of Environment has assigned a Well Tag Number ((WTN) of 73075 to this well. This well was drilled to a depth of 56.4m and had a reported yield of 0.05 L/s (0.75 USgpm). The borehole penetrated 1.5m of overburden sediments before encountering mostly sandstone bedrock for the remainder of the hole (see the log of the well on Fig. 5). The driller's log indicates that at a depth of 53.3m a 0.05 L/s water source was encountered (likely a water bearing fracture in the bedrock).

There is no evidence of a surface seal being installed. However, the log indicates that the 150mm diameter steel casing was driven about 0.3m into the top of the bedrock (likely into the soft weathered surface of the bedrock) and may have created a seal against surface water intrusion into the well but is not one that meets the current day well completion standard.

Local Area Wells

The locations of identified water wells in the area are indicated on Fig. 2 and the data on these wells is presented on Tables I and II. With the exception of the locations of wells WTN 73066 and 73075, the data and locations are based on the Ministry of Environment's GWELLS database. The locations of wells 73066 and 73075 are based on site specific information.

Google Earth and the 2m interval contours on Fig.3 were used to estimate ground surface datum elevations. It is recognized that many of these wells may not be accurately located and the static water levels have changed since they were constructed. Also, many wells are currently not being used and that the yields indicated on the table are not sustainable.

A review of the compiled information and statistics led to the following observations:

- Of the 16 well records reviewed, none indicated a "dry hole".
- The estimated well yields ranged from 0.001 to 0.6 L/s and median and average values were 0.13 and 0.21 L/s respectively. The maximum was 0.6 L/s and many of the wells neighbouring the Property had relatively high yields.
- Well depths ranged from 9.1 (dug well 5376) to 122m and median and average depths were 55 and 53m, respectively. The deepest well (WTN 73233) had the lowest yield and the elevation of the bottom of the well was 31m below sea level.
- Depths to static water level at the time of well construction ranged from 3.7 to 27.4m and median and average depths to water were 11.9 and 12.2m, respectively. Many of the reported very deep depths to water are not likely true values, as typically they are recorded in low yield wells which require considerable time for the static water level to establish after construction.
- The well logs indicated that the wells typically encountered sandstone bedrock, with intermittent shale layers.

Groundwater Flow Systems

Fractures and bedding planes in the sandstone and shale bedrock below the Property comprise the principal aquifer in the area. With the possible exception of portions of the Goodhue Creek Valley, the surficial sediments are not sufficiently saturated and thick enough to yield useful quantities of water from wells completed in this unit.

The hydrogeological profile presented on Fig. 6, indicates that the static water levels mostly follow a relatively uniform trend. This suggests that although the yields and depths vary considerably from well to well, there is a network of interconnected fractures and formation bedding planes that enable water to flow through the rock in a consistent manner. Information on the water elevations in individual wells was used to provide the piezometric elevation contours presented on Fig. 2.

As can be seen by the arrows on Fig. 2, the groundwater generally follows the topography with a predominant flow towards the southwest. Water levels have been monitored over a 33 year period in a 76.2m deep B.C. government regional monitoring well (OBS Well 194) located near North Road and about 450m west of Church Street. This record shows that the water levels in

the area have not changed much, even though many nearby production wells have been commissioned in the area.

Preparing for Pump Testing of Well 73075 – The Wild Rose Centre Well

Red Williams Well Drilling and Pump Installations Ltd was retained to install 25mm diameter monitoring tube in Well 73075 and in a well located on the Recycling Centre property north of the Property (Well 73066). The Recycling Center well was selected as a monitoring well as it was not being pumped and had relatively easy access to the well casing.

Data loggers were programmed to record water levels at 1-minute intervals and a week prior to initiating the pump test they were installed in the two wells. They were left in these wells during the entire pump testing period and for five days after the constant rate test were terminated.

The depth to the pump in Well 73075 was about 38m below ground and had the capacity to pump water into the 81,700 litre water storage tank, located about 40m north of the well (see locations on Fig. 4). During the pump tests, the water was diverted at the base of the tank and discharged onto the ground in a forested area located immediately east of the tank.

Water Level Trends

Elevations of water levels recorded in Well 73075 are presented on Fig. 7A and the levels in monitoring well 73066 are on Fig. 7C. The range of the water levels over the 14 day monitoring period presented in Fig. 7C is very small (0.06m), while the range Fig. 7A (Well 73075) was tens of metres. Most, if not all, of the range in Fig 7C is due to the datalogger resolution and as can be seen when Well 73075 data was also plotted at the same scale for a 5-day period a similar fluctuation can be observed.

As can be seen in Fig. 7A the non-pumping water level trend remained relatively stable for about 5 days and then slowly rose by about a metre at the end of the 14 day monitoring period. The cause of this upward trend is not known and one possibility is a long term recovery from operational pumping prior to the monitoring period.

The daily precipitation recorded at a Nanaimo station is presented on Fig. 7D. The rainfall prior to October 17th would not have been sufficient to cause any aquifer recharge. However, the very small change in water levels on October 18th could possibly be result of the October 17th rainfall event.

The water level spike on October 11th was likely caused by operational pumping into the water tank. The big spike on October 12th was the step test impact (see details on Fig. 8) and the 3-day drop starting on October 13th was the impact of the constant rate test (see details on Fig. 9).

The elevation of the water level recorded on October 12, 2023 was 91.9 m-asl, while the elevation of the water level recorded soon after the well was constructed in July 1993 was 88.9 m-asl. It is not clear why there is a 3m difference, but clearly the long term impact of pumping water from local wells has not resulted in a lowering the aquifer water levels since 1995.

Step Test of Well 73075

On October 12th, 2023, a step test was run at four progressively increasing rates, each for a period of about 30 minutes. As indicated on Fig 8 these rates were 0.08, 0.17, 0.23 and 0.37 L/s. During the test the pumping rate was measured using the bucket and stopwatch method. Depths to water level were measured manually so that water level trends could be monitored as the test progressed. It was noted that soon after the pumping rate increased to 0.37 L/s and the depth to water in the well was 12.6m below the top of the casing (12.3m below ground) water could be heard cascading into the well. This suggested that the water level in the well was then below a water-bearing fracture that was not noted in the driller's log. After going below the fracture the water level dropped rapidly and continued to do so until the drawdown reached about 20m at the end of the fourth step and the pump was turned off and water level recovery commenced.

The impact of the step test pumping on the natural time scale graph of water elevations can be seen on Fig. 7A and a semi-log graph of the one minute interval water levels recorded using the datalogger is presented on Fig. 8A. The rate of water level recovery following this test can also be seen on these two graphs.

As illustrated in Fig, 8B the specific capacity (ratio of pumping rate to drawdown) did not change very much until the water level in the well dropped below the water bearing fracture. This confirmed that this fracture had a lot of water in storage and if this volume was depleted it could have an impact on the long term well yield.

Based on the plotted water level trends and observed yields during the step test a 0.17 L/s rate was selected for the constant rate test.

72 Hour Pump Testing of Well 73075

On the following day, after the water level had recovered from the step test, the 3 day 0.17 L/s constant rate pumping test was started. As a supplement to the datalogger record, manual measurements of water levels were intermittently made in Wells 73075 and 73066. These data were used to provide a datum for the datalogger record. In addition to checks on the flow rate, pH, temperature, redox and electrical conductivity of the discharge water quality was occasionally recorded. The recorded ranges of values were: pH 8.5 to 8.6, conductivity 201 to 270 mS/cm, redox 155 to 180 mV and temperature remained constant at 11°C. This monitoring showed that the water quality parameters did not change significantly during the test and that the changes recorded did not follow a trend.

A semi-log graph of the adjusted water level trends in Well 73075 is presented on Fig. 9A and, as can be seen, the well could easily sustain the 0.17 L/s rate for the 3 day pumping period and not have the water level go below the upper fracture zone. The adjustment made to the recorded water levels involved calculating the drawdown below the upward trending water levels. The water levels stabilized during the last half day of the test (see detail in Fig. 9B) confirming the influence of the upper fracture zone below.

The water level recovery is also presented on Fig. 9A. The trends on both the pumping and recovery graphs are similar and followed two well defined legs. These trends were used to calculate approximate aquifer transmissivity values using the Jacob method and the results are presented in the small table below Fig. 9B. As there was no response to pumping in the observation well (Well 73066) no regional transmissivity and storativity values could be calculated.

It is noted that the recovery graph intercepted the zero line with a small intercept, which confirmed that the upper fracture held a significant volume of water in storage.

The projected water level trend before the water levels stabilized was used to estimate the drawdown after 100 days of pumping and from this an estimate a 100day specific capacity of 0.007 L/s/m was calculated. If the available drawdown as based on the range between the static water level and the upper fracture (6.6m) and, after applying the standard 75% factor, the estimated sustainable yield would be 0.04 L/s (0.48 Igpm). This ignores the influence of the lower fracture. If the available drawdown was based on this lower fracture (38.2m) the calculated long term yield would be 0.21 L/s (2.8 Igpm). However, based on the results of the last step in the step test and on an analysis of recharge from the capture zone (see Table III) a rate of 0.08 L/s (1.1 Igpm) is a considered a reasonable and conservative long term yield for this well. This value is slightly higher than the 0.75 gpm estimate recorded in the driller's log.

Impact on the Aquifer

As indicated on Table III a well pumping 0.08 L/s has a capture zone with a 129m width, some of which extends south of the property.

After allowing for the estimated current consumptive usage of 0.049 L/s, the net availability for future development using the existing well is 0.032 L/s (see Table IV). As the new developments will have septic system(s) with no irrigation, this means that about 80% of the water used for the new development will be discharged back into the aquifer (McQuillan, D and Bassett, E. 2009). This effectively means that the proposed new development could consume an additional 0.032 L/s and only increase the net withdrawal from the aquifer by 13.5%. This increased pumpage will have no adverse effects on adjacent existing groundwater users.

If additional water is still required for future development of the Property, an additional well could be drilled. As indicated on Fig. 1 another well could be located in the northern part of the Property and a conservative estimate indicates that this well could have a yield of at least 0.06 L/s. The combined yield from the two Property wells would be 0.14 L/s. As indicated on Table IV, after allowing for return flow from the septic system(s) into the aquifer, the net withdrawal from the aquifer under this scenario would be 0.066 L/s, or represent a 21.5% net increase in withdrawal from the aquifer.

Even this potential increase in withdrawal from the local aquifer would have no adverse effects on adjacent existing groundwater users.

Well Water Quality

A water sample had previously been collected from Well 73075 in August 2022 and sent to a laboratory for a complete potability analysis and a copy of the laboratory report is in Appendix A.

This report shows that the water from this well meets all of the Canadian Drinking Water quality criteria, with the exception of total coliforms. The total coliform count was 12 CFU/100mL when the standard is for no coliforms to be present. As there are no obvious sources of coliform bacteria within the well's capture zone it is concluded that the source would be in the sampling equipment and not in the aquifer. This is a common occurrence and experience with similar situations leads to the conclusion that chlorinating the sampling equipment and following a strict sampling procedure will result in a negative result for coliform content.

It is also noted that the nitrate plus nitrite concentration was very low (just above the laboratory detection limit of 0.02 mg/L) and if the source of coliform was from a septic dispersal field this concentration would be substantially higher.

Summary and Conclusions

1. The Gabriola sandstone below the Property is relatively massive with two a moderately permeable water bearing fractures being intercepted by Well 73075.
2. Pumping and water level monitoring in Well 73075 suggests that the upper fracture is likely the more productive of the two and it may act as a drainable perched aquifer when the pumping level goes below this fracture for extended an period, which if drained could have an impact on the long term yield.
3. The recharge area available to sustain Well 73073 is a limiting factor and, based on an analysis of water level trends during the pump tests and the available recharge area the long term yield is not likely to exceed 0.08 L/s (1.1 Igpm).
4. The current water consumption is about 0.049 L/s and when pumpage from the existing well (Well 73073) is increased to its sustainable rate 0.08 L/s for extended periods during the summer months, it will not have no adverse effects on adjacent existing groundwater users.
5. If there is a need for additional water for the proposed future developments on the Property, the chances of developing a new well in the northern part of the property is considered promising and assuming this well can yield 0.06 L/s the net yield from the two wells would be 0.14 L/s.
6. As it is understood that all of the new facilities with higher water usage would have septic system(s), this will result in an 80% return of water to the aquifer via the dispersal fields.
7. Based on the assumption that a new well is required, the proposed new development could consume an additional 0.091 L/s of water and only increase the net withdrawal from the aquifer by 21.5%. This increase would have no adverse effects on adjacent existing groundwater users.
8. After retesting the water for total coliforms, Well 73075 will eventually meet the Canadian Drinking Water Quality criteria for all parameters, including total coliform.

Acknowledgements

The efforts of Brian Strachan of Gabriola Waterworks in providing on-site assistance with implementation of the two pumping tests were very much appreciated.

Limitations.

This investigation has been conducted using a standard of care consistent with that expected of scientific and engineering professionals undertaking similar work under similar conditions in B.C. No warranty is expressed or implied.

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.

R. Allan Dakin, FEC, P. Eng.
Senior Groundwater Engineer

Att.

References and Background Reports

Elanco Enterprises Ltd. December 2019. Assessment of Well Yields on Proposed Housing Development Property, Paisley Place, Gabriola Island, B.C. Report prepared Gabriola Housing Society. 12pp.

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Tables

Table I

Information on Local Area Wells - Sorted by WTN

Well Tag Number	Licenced ?	Construction Start Date	Address		Depth to (metres)				Elevation (m-asl)						Yield L/s
			No	Street	Bedrock	SWL	PWS	Well bottom	Collar	Top Casing	Bedrock	SWL	PWS	Well bottom	
5376	No	1-Jan-50	815	North Road	4.6	4.6	na	9.14	96	96.3	91.4	91.7	na	86.9	na
31981	No	6-Jan-75	796	North Road	0.6	7.6	na	24.4	96	96.3	95.4	88.7	na	71.6	0.35
42244	No	1-May-79	811	North Road	0.9	na	na	13.7	96	96.3	95.1	na	na	82.3	0.38
42758	No	1-Jul-79	785	North Road	2.1	3.7	na	21.3	89	89.3	86.9	85.6	na	67.7	0.38
64324	No	11-Mar-89	785	North Road	na	10.7	na	54.9	89	89.3	na	78.6	na	34.1	0.06
64372	No	20-Apr-90	815	North Road	3.4	12.2	36.9	39.6	96	96.3	92.6	84.1	59.1	56.4	0.63
69506	No	3-Sep-92	730	Church Street	2.4	21.3	na	61.0	96	96.3	93.6	75.0	na	35.0	0.13
73066	No	23-Sep-94	700	Tin Can Alley	0.9	27.4	36.6	61.0	108	108.3	107.1	80.9	71.4	47.0	0.06
73075	No	7-Jul-93	750	Tin Can Alley	1.5	9.1	53.3	56.4	97.7	98	96.2	88.9	44.4	41.3	0.05
73096	No	21-Jul-93	790	North Road	1.5	12.2	na	106.7	91	91.3	89.5	79.1	na	-15.7	0.06
73233	No	13-Aug-96	790	North Road	2.4	9.1	na	121.9	91	91.3	88.6	82.2	na	-30.9	0.001
102040	No	6-Jul-07	730	Church Street	na	18.3	na	67.1	96	96.3	na	78.0	na	28.9	0.13
106406	No	29-Oct-03	818	North Road	5.8	3.7	18.3	29.0	104	104.3	98.2	100.6	85.7	75.0	0.13
106527	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106528	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106605	Yes	20-Aug-99	785	North Road	0.9	13.7	na	61.0	89	89.3	88.1	75.6	na	28.0	0.13
123439	No	30-Oct-12	730	Church Street	3.7	11.6	na	76.2	94	94.3	90.3	82.7	na	17.8	0.63
Minimum					0.6	3.7		9.1	89		87	75	44	-31	0.001
Median					2.1	11.9		55	96		93	82	65	45	0.13
Average					2.4	12.2		53	95		93	83	65	42	0.21
Maximum					5.8	27.4		122	108		107	101	86	87	0.6

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table II

Information on Local Area Wells - Address

Well Tag Number	Licenced ?	Construction Start Date	Address		Depth to (metres)				Elevation (m-asl)						Yield L/s
			No	Street	Bedrock	SWL	PWS	Well bottom	Collar	Top Casing	Bedrock	SWL	PWS	Well bottom	
69506	No	3-Sep-92	730	Church Street	2.4	21.3	na	61.0	96	96.3	93.6	75.0	na	35.0	0.13
102040	No	6-Jul-07	730	Church Street	na	18.3	na	67.1	96	96.3	na	78.0	na	28.9	0.13
123439	No	30-Oct-12	730	Church Street	3.7	11.6	na	76.2	94	94.3	90.3	82.7	na	17.8	0.63
42758	No	1-Jul-79	785	North Road	2.1	3.7	na	21.3	89	89.3	86.9	85.6	na	67.7	0.38
64324	No	11-Mar-89	785	North Road	na	10.7	na	54.9	89	89.3	na	78.6	na	34.1	0.06
106605	Yes	20-Aug-99	785	North Road	0.9	13.7	na	61.0	89	89.3	88.1	75.6	na	28.0	0.13
73096	No	21-Jul-93	790	North Road	1.5	12.2	na	106.7	91	91.3	89.5	79.1	na	-15.7	0.06
73233	No	13-Aug-96	790	North Road	2.4	9.1	na	121.9	91	91.3	88.6	82.2	na	-30.9	0.00
106527	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106528	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
31981	No	6-Jan-75	796	North Road	0.6	7.6	na	24.4	96	96.3	95.4	88.7	na	71.6	0.35
42244	No	1-May-79	811	North Road	0.9	na	na	13.7	96	96.3	95.1	na	na	82.3	0.38
5376	No	1-Jan-50	815	North Road	4.6	4.6	na	9.14	96	96.3	91.4	91.7	na	86.9	na
64372	No	20-Apr-90	815	North Road	3.4	12.2	36.9	39.6	96	96.3	92.6	84.1	59.1	56.4	0.63
106406	No	29-Oct-03	818	North Road	5.8	3.7	18.3	29.0	104	104.3	98.2	100.6	85.7	75.0	0.13
73066	No	23-Sep-94	700	Tin Can Alley	0.9	27.4	36.6	61.0	108	108.3	107.1	80.9	71.4	47.0	0.06
73075	No	7-Jul-93	750	Tin Can Alley	1.5	9.1	53.3	56.4	97.7	98	96.2	88.9	44.4	41.3	0.05
Minimum					0.6	3.7		9.1	89		87	75	44	-31	0.001
Median					2.1	11.9		55	96		93	82	65	45	0.13
Average					2.4	12.2		53	95		93	83	65	42	0.21
Maximum					5.8	27.4		122	108		107	101	86	87	0.6

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
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5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table III

Well Capture Zone and Recharge Analysis

Capture Zone

Formula	Symbol	Parameter	Note No	Value	Unit
	Q	Pumping rate	1	6.52	m^3/d
				0.075	L/s
				1.0	lgpm
				1,440	gpd
	T	Transmissivity	2	7.0E-06	m^2/s
				0.6	m^2/d
	i	Gradient	3	0.083	
Y = Q/2T/i	Y	half width	4	64.7	m
	2Y	Width		129.4	m
X = Y/pi	x	down distance	4	20.6	m

Well Recharge Estimate

Annual precipitation	5	925	mm/yr
Infiltration rate	6	15%	%
Area of capture zone	7	18,500	m^2
Recharge to well 73075		2,567	m^3/yr
		7.0	m^3/day
		0.08	L/s
		1.1	lgpm

Notes:

1) Sustainable pumping rate based on constant rate pumping test analysis.
2) Transmissivity from second leg of constant rate test (see Fig. 9)
3) Gradient based on estimated piezometric trend indicated on Fig. 2
4) See capture zone dimension illustration below
5) Annual precipitation based on 30 year average for Nanaimo Airport
6) Infiltration factor typical for Saturna well drained soils.
7) See capture zone outlined on Fig. 2

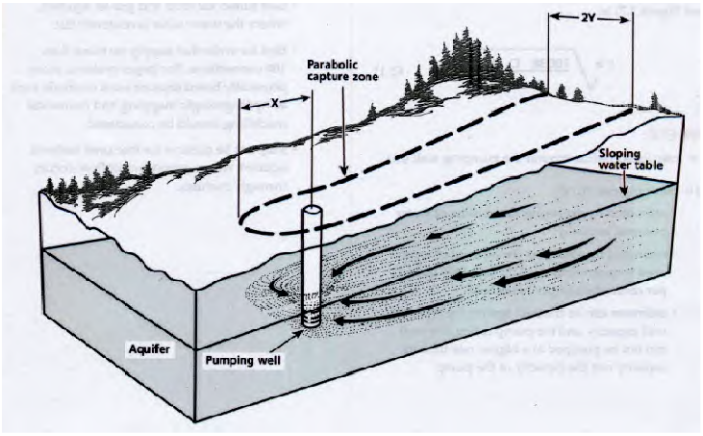


Table IV

Potential Net Withdrawals From Aquifer

Item	Litres/ Day	L/s
Estimated current water usage		
Watering gardens (see Note 1)	4,086	0.047
Washroom discharge to septic system	180	0.002
Total	4,266	0.049
Existing septic system recharge to aquifer (80% of discharge)	144	0.0017
Net withdrawal from aquifer	4,122	0.048
Existing well yield (see Note 2)	6,912	0.08
Water available for future development	2,790	0.032
80% septic system recharge to aquifer, from future development.	2,232	0.026
Net future withdrawal from aquifer	558	0.006
Present and future net withdrawal from aquifer	4,680	0.054
Net increase in aquifer withdrawal after new development	13.5%	13.5%
Conservative estimate of yield from a 2nd well (if required) (Note 3)	5,184	0.060
Yield from two wells	12,096	0.14
Available for future development	7,830	0.091
80% of Septic system recharge to aquifer from future development	6,264	0.073
Existing septic system recharge to aquifer (80% of discharge)	144	0.0017
Total septic system recharge to aquifer	6,408	0.0742
Present and future net withdrawal from aquifer	5,688	0.066
Net increase in aquifer withdrawal resulting from adding a 2nd well.	21.5%	21.5%

Notes

1) Watering is based on 3 hours of watering with two garden hoses per day.
2) An analysis of the yield from the existing well is presented on Fig. 9.
3) The location of a potential future well (if required) is indicated on Fig. 2.

Figures

JOB NUMBER: 303

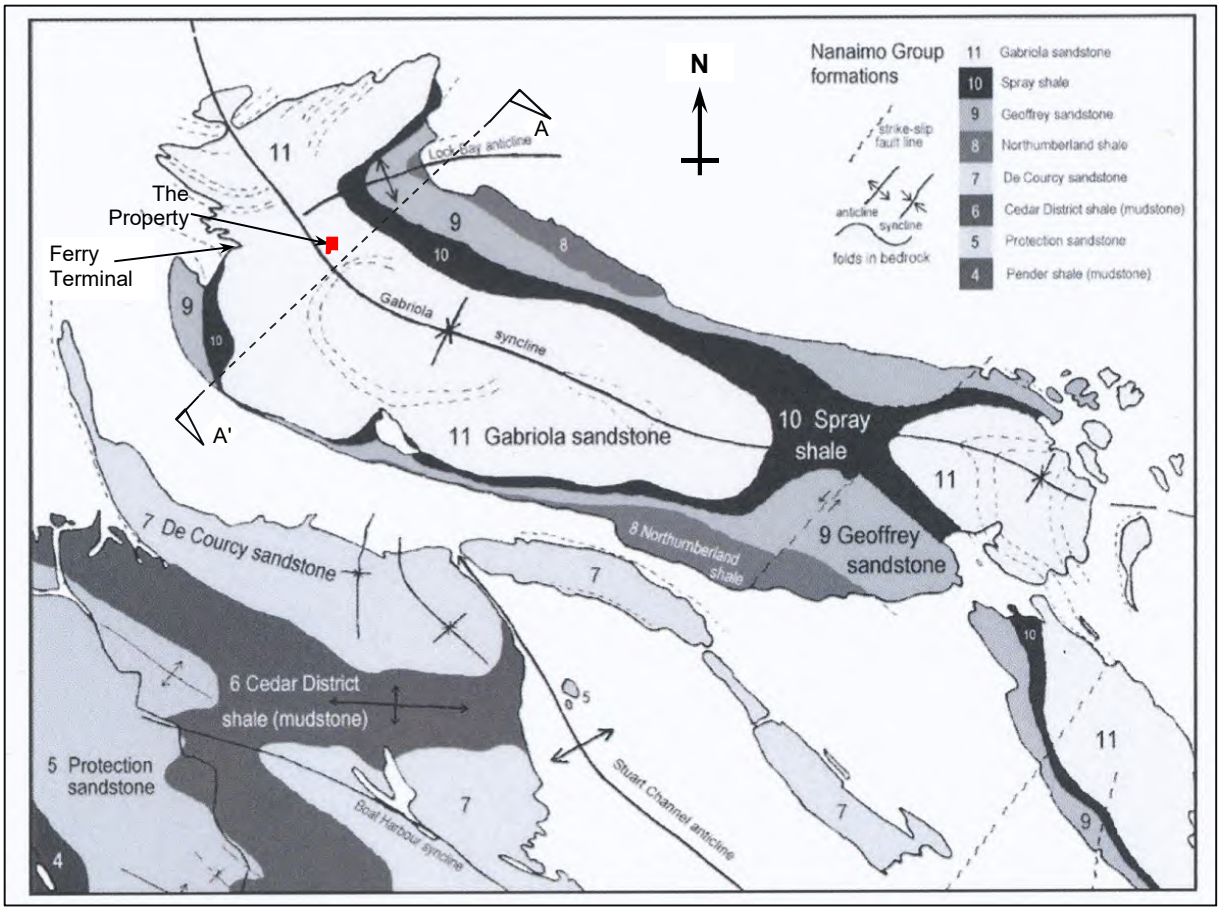


Fig. 1A

Scale (1:100,000)
0 1 2Km

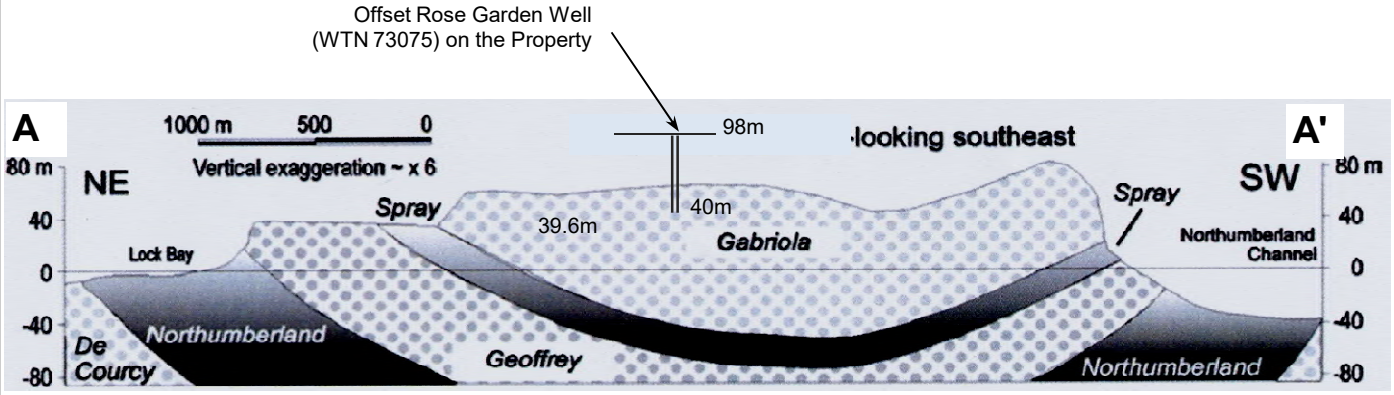


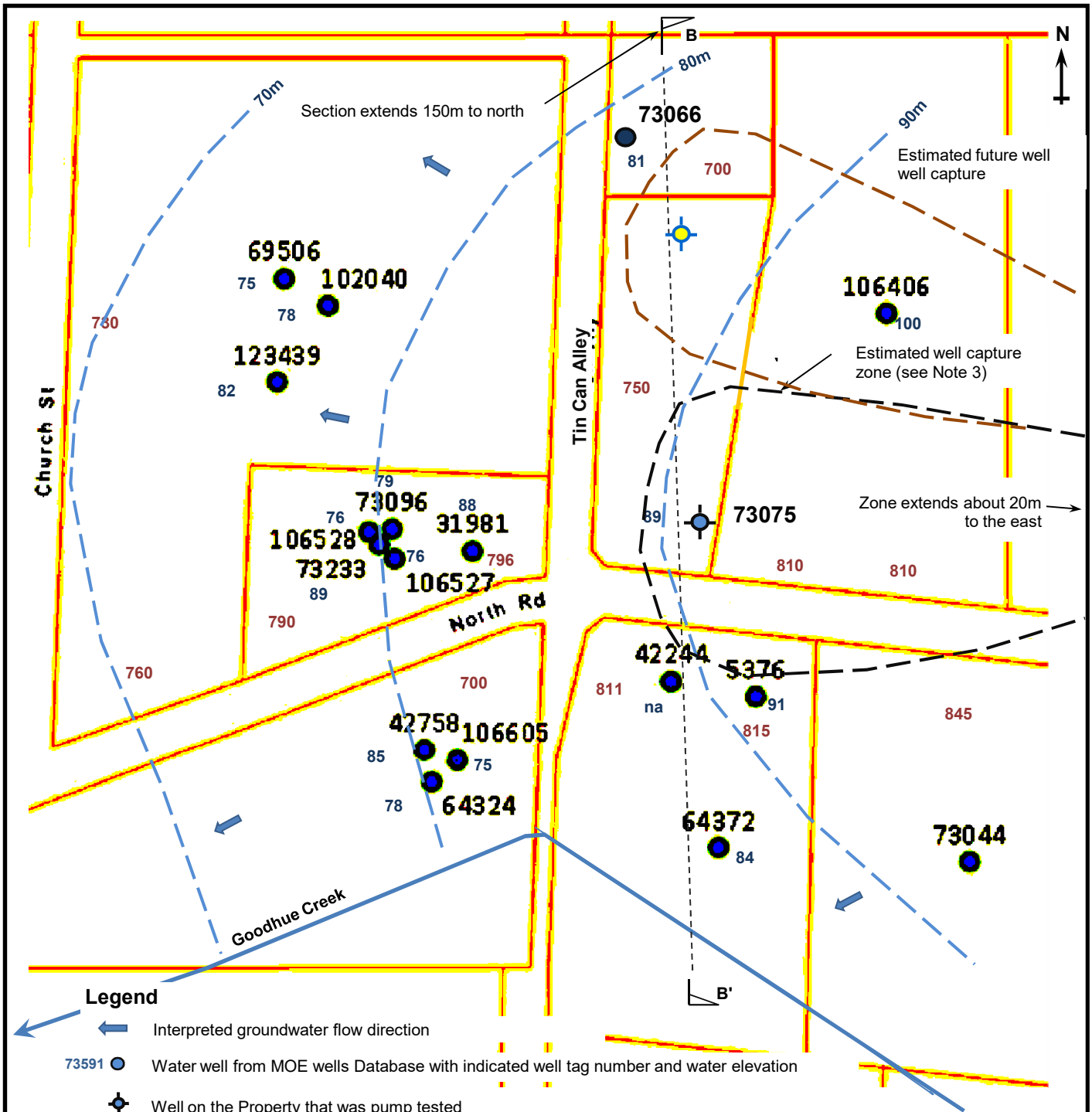
Fig. 1B

NOTES
1) Diagrams adapted from SRK Consulting April 2013, which were sourced from: SHALE No. 1 2000 and Earle and Krogh 2004

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Bedrock Geology Nanaimo Group**
Drawn: RDO	Date: Oct. 2023
Approved:	Fig. **1**

File:2600 \ 303 Figures 1 Loc and Geo 10/30/2023 6:22 PM

JOB NUMBER: 303



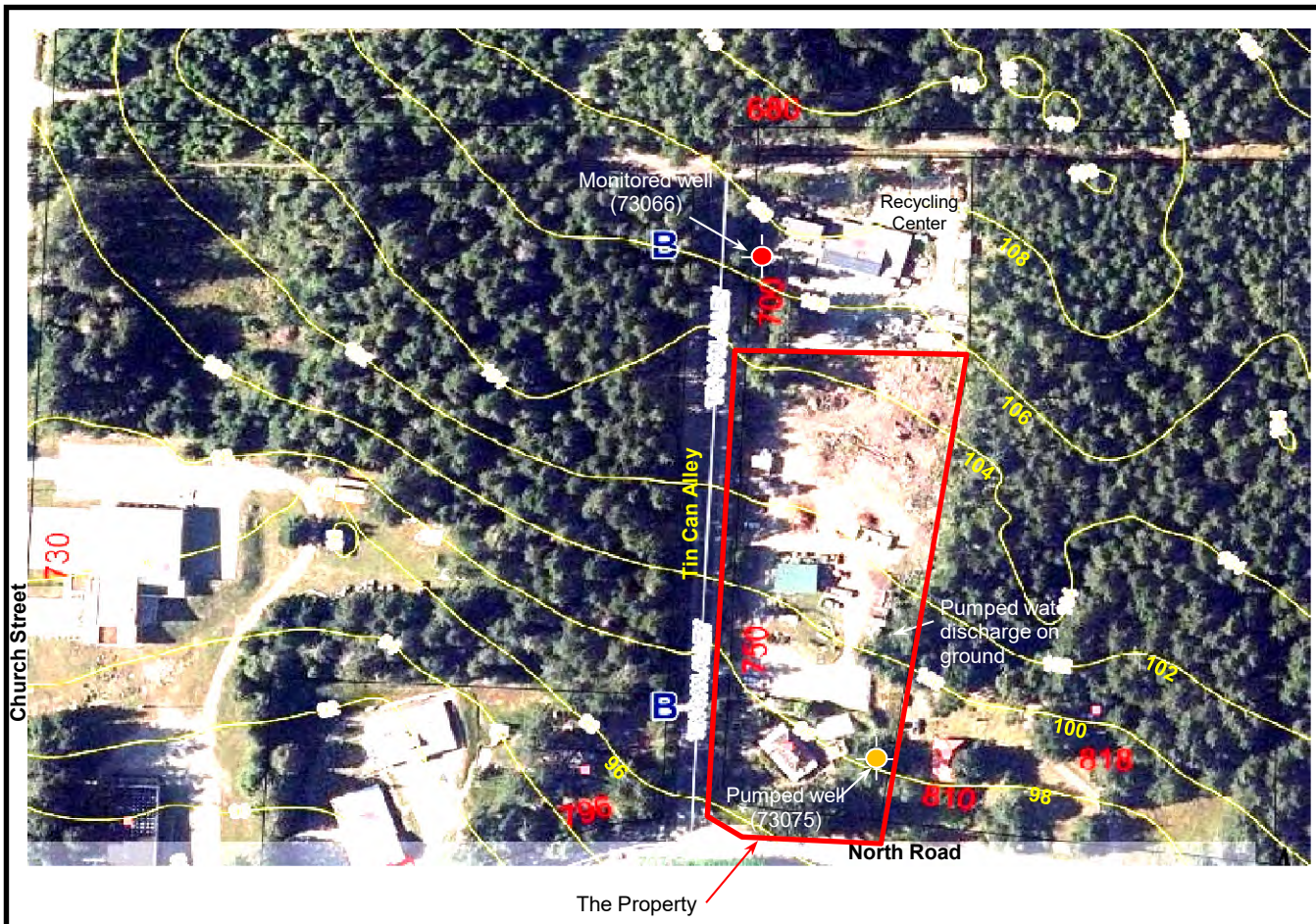
NOTES
1) Base map genated from GWELLs data base.
2) See information on local wells on Tablse I and II
3) Seetable III for information on capture zone analysis.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**

Drawn:	Date: Oct. 2023
Approved:	Fig. **2**

File:2600 \ 303 Figures 2 area map 10/30/2023 6:22 PM

JOB NUMBER: 303



Scale (1:2,500)

0 40 80m

Legend

Pumped well (73075)

Monitored well (73066)

NOTES

1) Map generated from Regional District of Nanaimo interactive web map.
2) Contours are in m-asl at 2m intervals.

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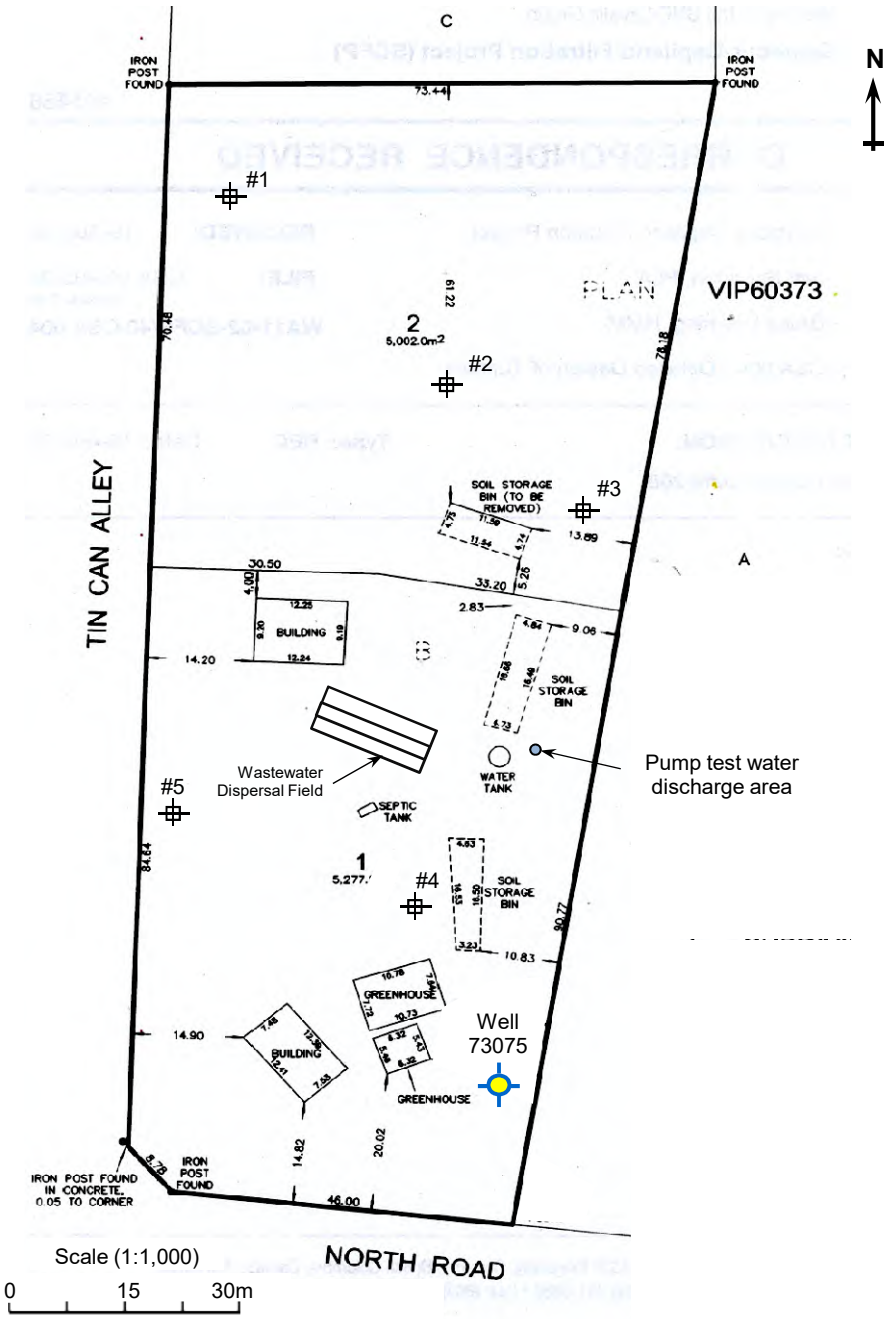
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**

Drawn:	Date: Oct. 2023
Approved:	Fig. **3**

File:2600 \ 303 Figures 3 Topo 10/30/2023 6:22 PM

JOB NUMBER: 303



Legend

NOTES
1) See location of the Property on Figs.1 and 2.
2) Surveyed base map prepared by J.E. Anderson & Associates
3) Locations of geotechnical test pits indicated on Lewkowich Engineering Associates Ltd. Map F9892-01.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Plan of the Property**

Drawn: RDO	Date: Oct. 2023
Approved:	Fig. **4**

JOB NUMBER : 249

Borehole No: **Wild Rose Well** **Well Tag No. 73075**

Date Drilled: July 1993

Method: Air rotary

Datum above ground (m): 0.30

Elevation top of flange (m-asl): 98.3

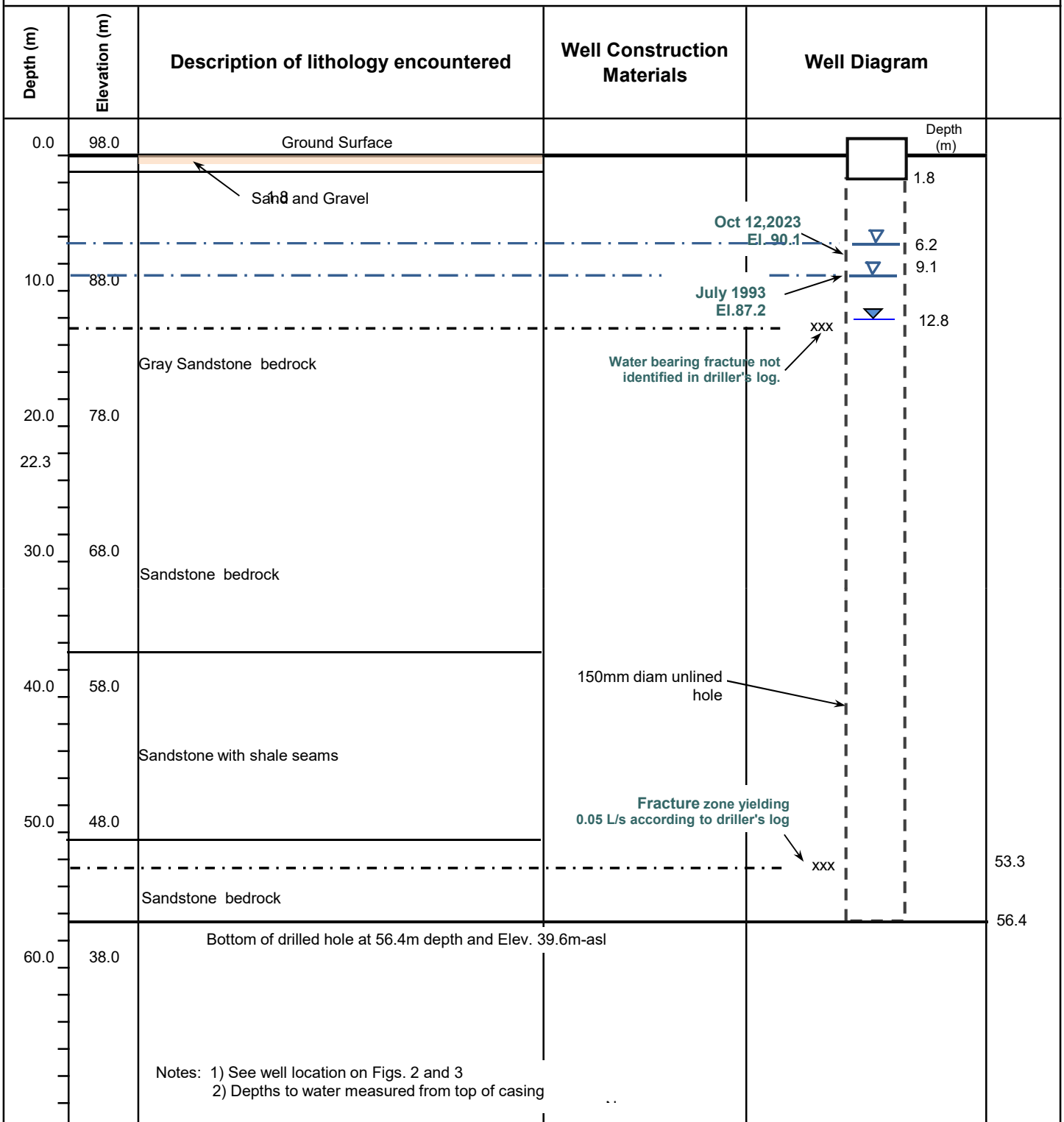
Constructed By: Windecker Water Wells

Hole Diameter: 150 mm

Ground elevation: 98.00 m-asl

Depth to water at construction : 70.1 m-below top of casing

Depth to water below ground: 22.6 m-bg



Notes: 1) See well location on Figs. 2 and 3
2) Depths to water measured from top of casing

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Victoria, B.C. (250 744-1357)
Permit to Practice No: 1001505

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Rose Garden Well

BY: rad

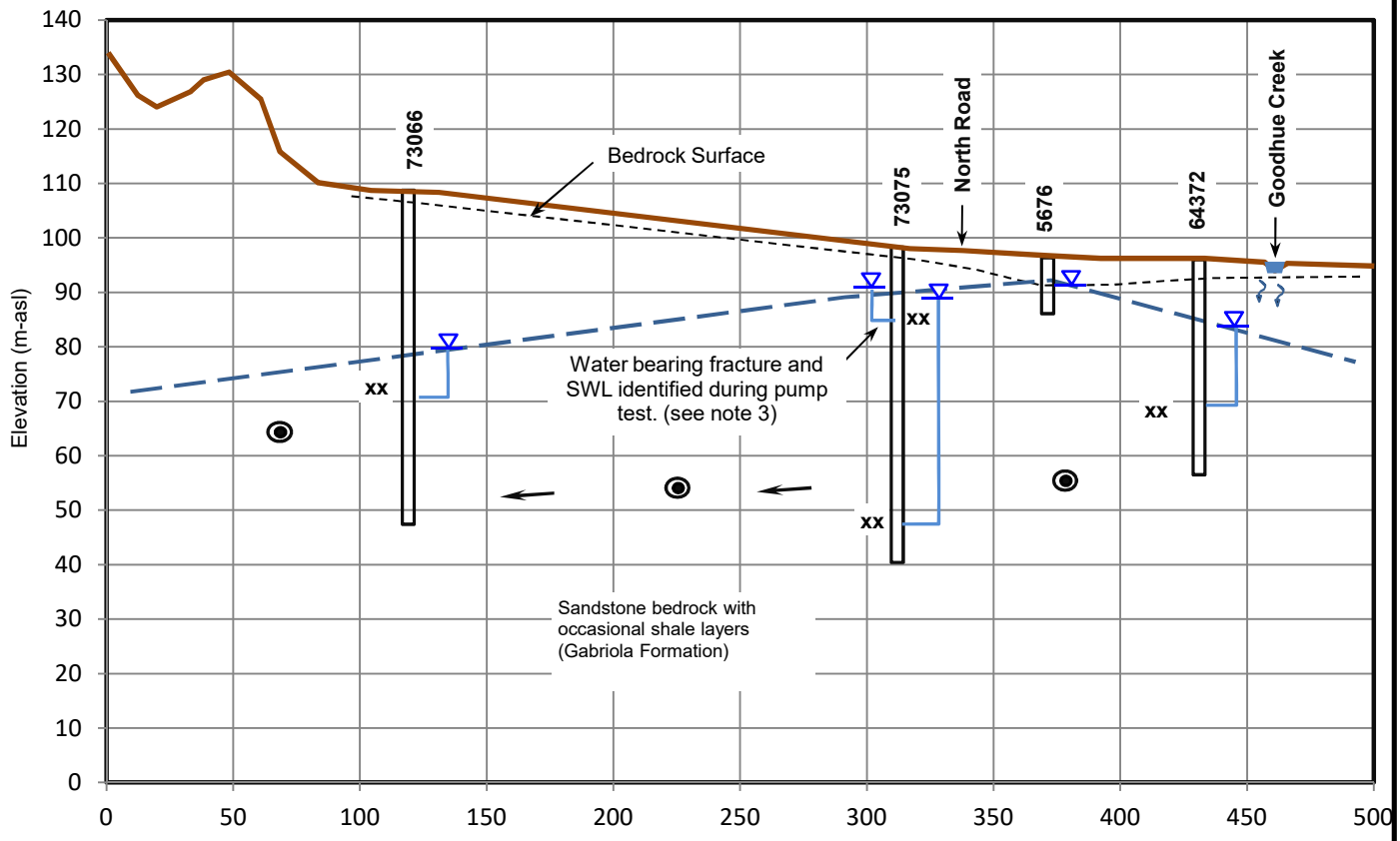
DATE: Oct. 2023

APPROVED:

Fig. **5**

1982/303 Figures/5 Well Log/10/30/2023/6:21 PM

JOB NUMBER: 303



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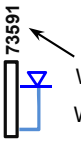

Well tag number (see data on Table I)

Well with indicated piezometric level

xx Water bearing fracture zone identified in the driller's log. Likely the principal water source (PWS) , unless determined otherwise.

Horizontal Scale (1:3,000)

0 40 80m

Vertical exaggeration = 2

Interpreted groundwater flow direction

In plane of section

Into section

Out of section

NOTES

1) See location of Section on Fig. 2. and details of wells on Tables I and II.
2) A principal water bearing fracture zone was identified during the pump testing of Well 73075. See details on Fig. 8.

Alley Enterprises Ltd

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Victoria, B.C. (250 744-1357)
Permit to Practice No: 1001505

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Section B - B'

Drawn:

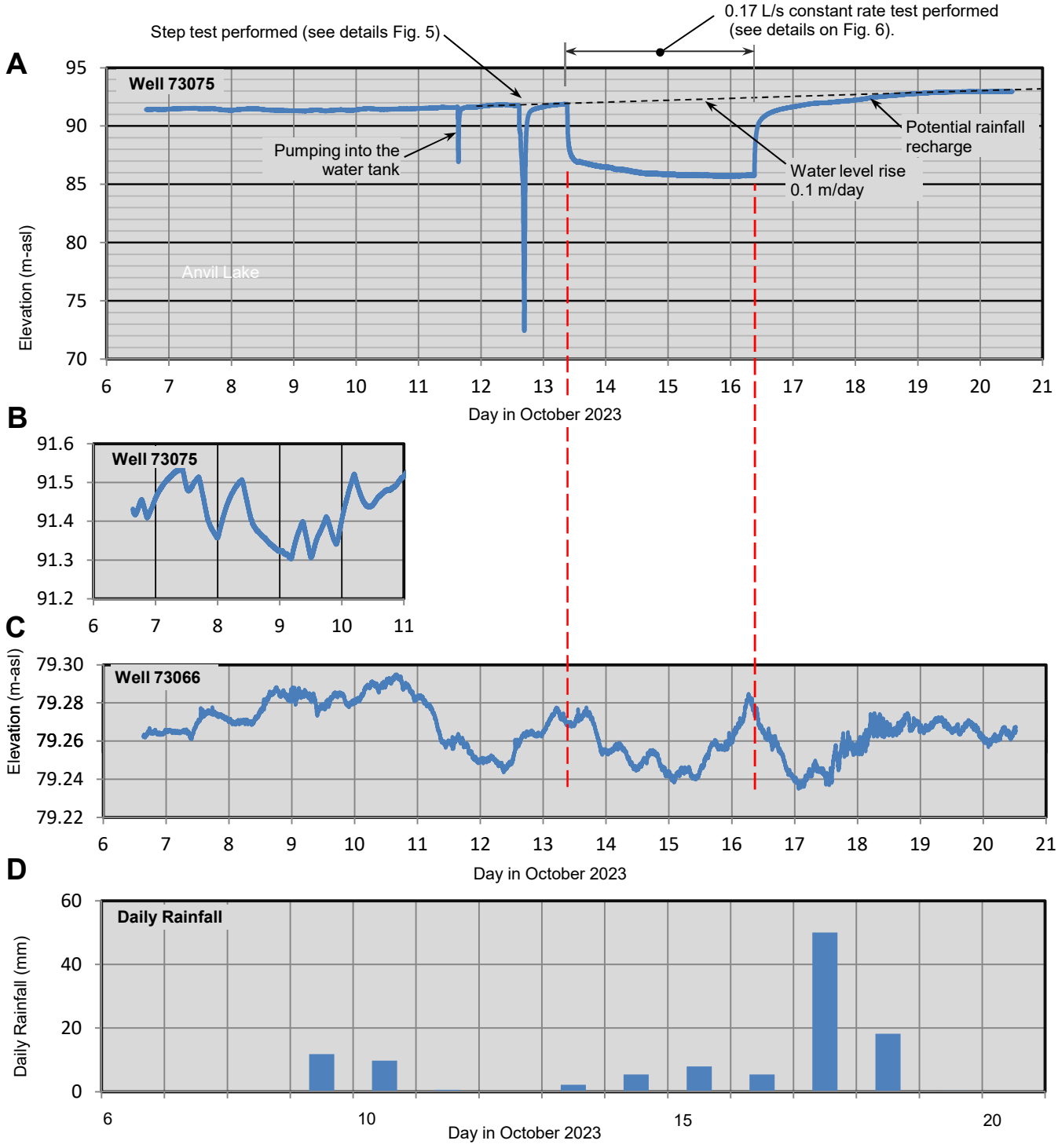
Date: Oct. 2023

Approved:

Fig. **6**

File:2600 \ 303 Figures 6 Profile 10/30/2023 6:20 PM

JOB NUMBER: 303

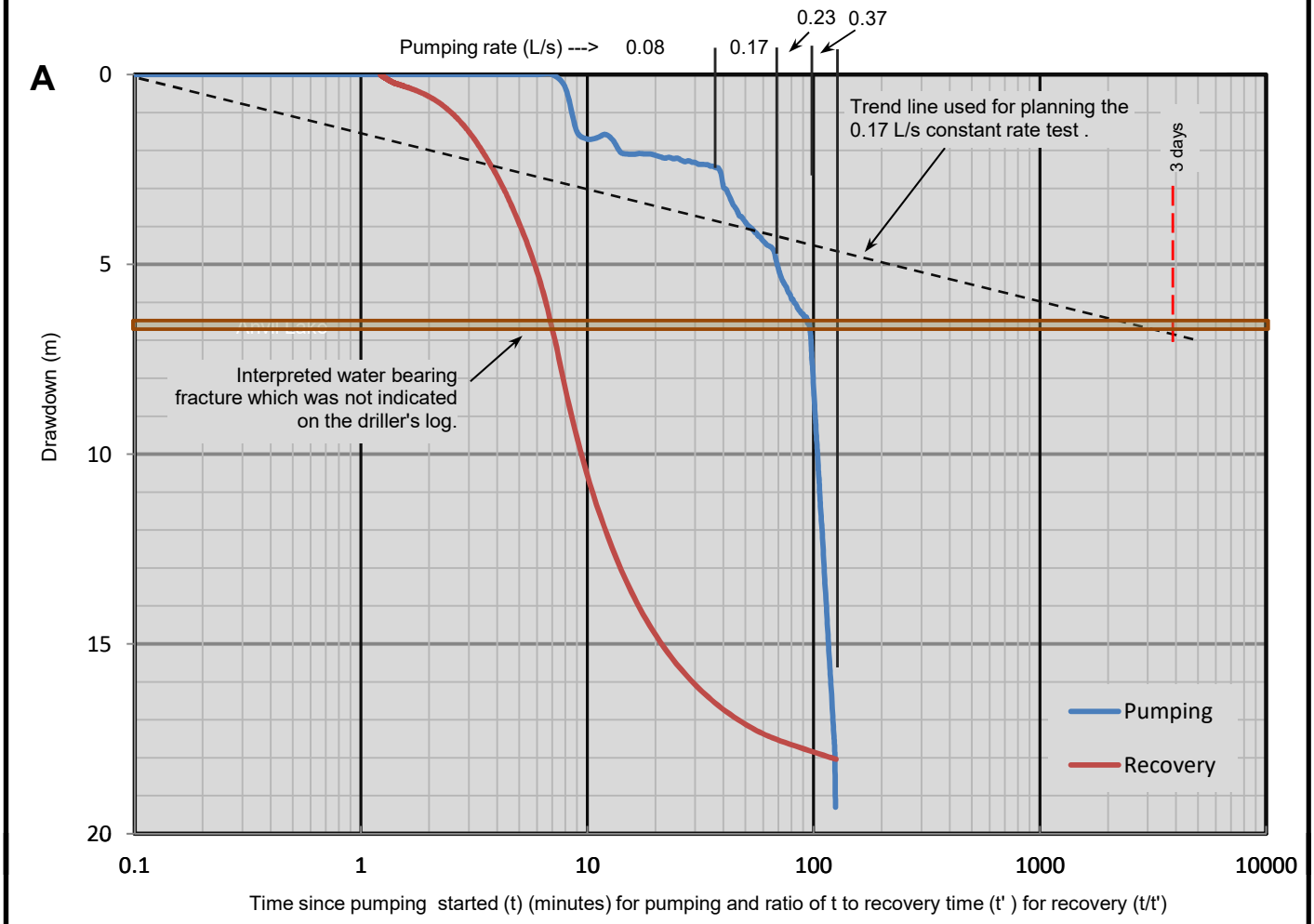


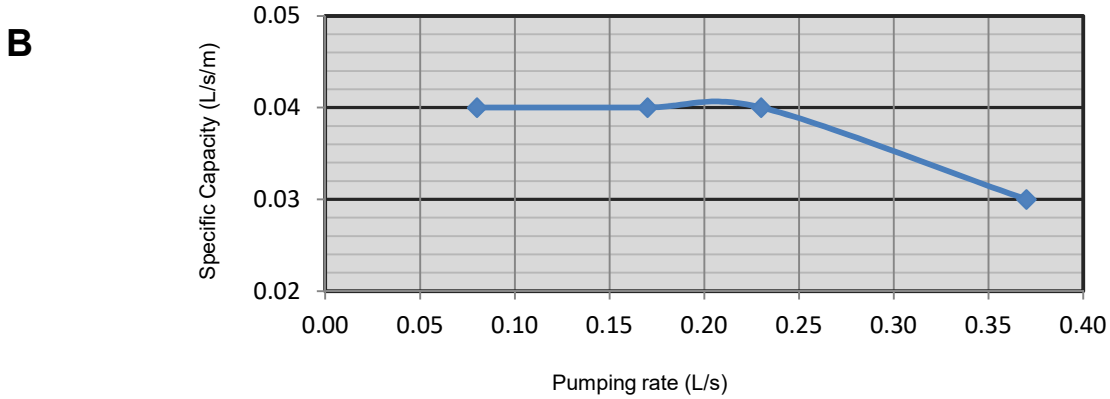
NOTES
1) See location of wells on Figs. 1 and 2
2) Water level trends based on 1-minute interval data logger record.
3) Daily rainfall based on Environment Canada's Nanaimo City Yard station.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Water Level Elevation Trends** Drawn: RDL Date: Oct. 2023 Approved: Fig. **7**

File:2600 \ 303 Figures 7 Elevation Graph 10/30/2023 6:20 PM

JOB NUMBER: 303





NOTES
1) See location of well on Fig.2 and water level trends on Fig. 7.
2) Test was conducted on October 12, 2023
3) Data is based on 1minute data logger readings which was compared with manual depth to water measurements.

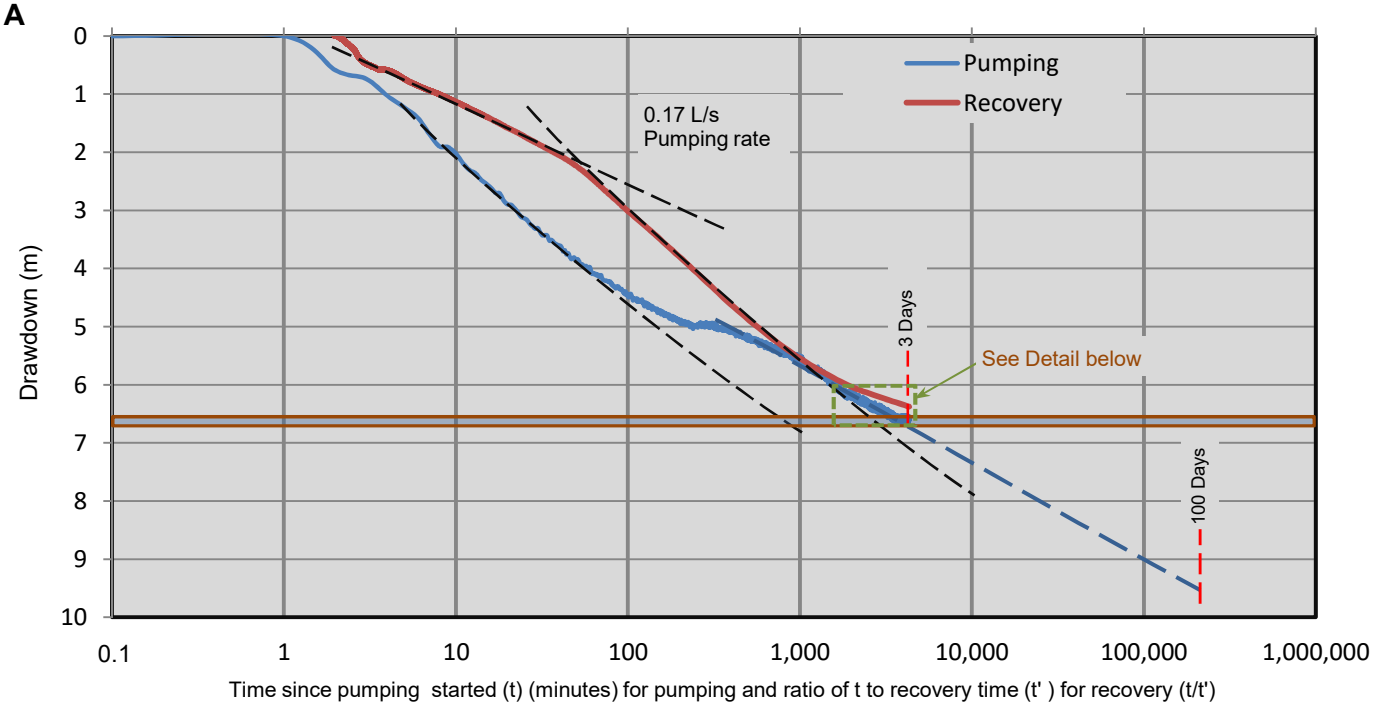
Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Graphs of Step Pump Test Conducted on Well 73075**

Drawn: RDL | Date: Oct. 2023
Approved:
Fig. **8**

File:2600 \ 303 Figures 8 Step test 10/30/2023 6:19 PM

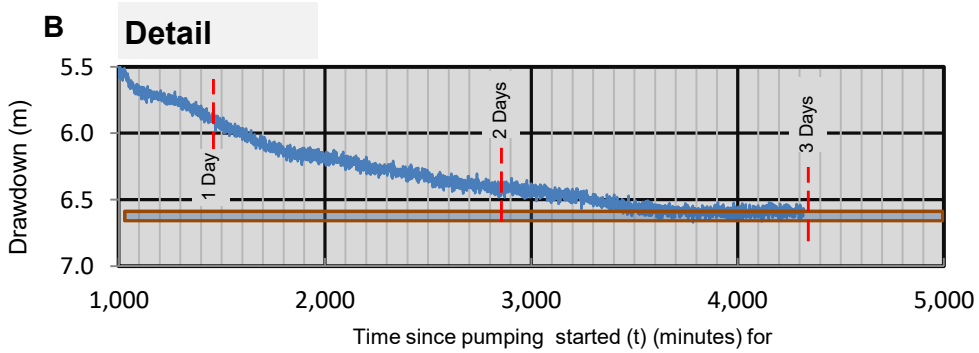
JOB NUMBER : 303

A



Available drawdown (m) =

B



Available drawdown (m) = 6.6 Upper fracture

Available drawdown (m) = 38.2 Lower fracture

Transmissivity = $1.83 * 10^{-4} * Q / \Delta S$

		Q (L/s)	ΔS (m)	T (m^2/s)
First Leg	Pumping	0.07	2.5	5.1E-06
	Recovery	0.07	2.5	5.1E-06
Second Leg	Pumping	0.07	1.7	7.5E-06
	Recovery	0.07	1.3	9.9E-06

6.0 m^3/d

100 Day

	Drawdown	Sp Cap L/s/m	L/s	m3/d
Tested	9.5	0.007	0.07	6
Upper	5.0	0.007	0.04	3
Lower	28.6	0.007	0.21	18

75% of 100 year

Fracture Zone

	Upper	Bottom	
Sustainable Well Yield =	0.04	0.21	L/s
	0.48	2.8	Igpm
	3.2	18.2	m^3/d

NOTE8
1) See location of well on Fig .2 and water level trends on Fig. 7.
2) Pump test was monitored by B. Strachan of Gabriola Waterworks.
3) Water levels based on data logger readings at 1 minute intervals.
4) Pumping rates were calculated from intermittent flow meter volume and time readings.

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Graphs of Constant Rate Pump Test Conducted on Well 73075

Drawn: RDD | Date: Oct. 2023

Approved: | Fig. 9

Appendix A

Laboratory Report on Well Water Quality

Your P.O. #: 03-P-23073
Your Project #: ALLEY ENTERPRISES
Your C.O.C. #: 08511715

Attention: Bryan Richardson

Andrew Sheret - Nanaimo
2545 McCullough Rd
Nanaimo , BC
Canada V9S 4M9

Report Date: 2022/09/06
Report #: R3227015
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO3,HCO3,OH	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2022/08/31	BBY6SOP-00011 / BBY6SOP-00017	SM23-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2022/08/31	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2510 B m
Fluoride	1	N/A	2022/08/31	BBY6SOP-00048	SM 23 4500-F C m
Hardness Total (calculated as CaCO3) (1)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2022/09/01	2022/09/01	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2022/09/01	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2022/09/02	2022/09/06	BBY6SOP-00033	SM 23 2540 C m
Tot Coliform/E.Coli by MF-Chromocult(PW)	1	N/A	2022/08/30	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2022/08/31	BBY6SOP-00027	SM 23 2130 B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

Your P.O. #: 03-P-23073
Your Project #: ALLEY ENTERPRISES
Your C.O.C. #: 08511715

Attention: Bryan Richardson

Andrew Sheret - Nanaimo
2545 McCullough Rd
Nanaimo , BC
Canada V9S 4M9

Report Date: 2022/09/06
Report #: R3227015
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).
(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276
==========
This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.
For Service Group specific validation please refer to the Validation Signature Page.

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	A703749
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	3.17	0.50	A699157
Nitrate (N)	mg/L	10	-	-	0.028	0.020	A699237
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	370	2.0	A702188
pH	pH	-	-	7.0:10.5	7.96	N/A	A702185
Total Dissolved Solids	mg/L	-	500	-	220	10	A704214
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	A702193
Alkalinity (Total as CaCO3)	mg/L	-	-	-	150	1.0	A702193
Bicarbonate (HCO3)	mg/L	-	-	-	180	1.0	A702193
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	A702193
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	A700462
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	A702193
Chloride (Cl)	mg/L	-	250	-	21	1.0	A701293
Sulphate (SO4)	mg/L	-	500	-	13	1.0	A701293
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	8.2	5.0	A701243
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.028	0.020	A703745
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.45	0.10	A700499
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	A701694
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	18.8	3.0	A700455
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	A700455
Total Arsenic (As)	ug/L	10	-	-	0.12	0.10	A700455
Total Barium (Ba)	ug/L	2000	-	-	<1.0	1.0	A700455
Total Boron (B)	ug/L	5000	-	-	182	50	A700455

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

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DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	A700455
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	A700455
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	A700455
Total Copper (Cu)	ug/L	2000	1000	-	3.00	0.20	A700455
Total Iron (Fe)	ug/L	-	300	-	19.7	5.0	A700455
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	A700455
Total Manganese (Mn)	ug/L	120	20	-	2.4	1.0	A700455
Total Molybdenum (Mo)	ug/L	-	-	-	<1.0	1.0	A700455
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	A700455
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	A700455
Total Silicon (Si)	ug/L	-	-	-	14000	100	A700455
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	A700455
Total Strontium (Sr)	ug/L	7000	-	-	15.5	1.0	A700455
Total Uranium (U)	ug/L	20	-	-	<0.10	0.10	A700455
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	A700455
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	A700455
Total Calcium (Ca)	mg/L	-	-	-	1.05	0.050	A699236
Total Magnesium (Mg)	mg/L	-	-	-	0.133	0.050	A699236
Total Potassium (K)	mg/L	-	-	-	0.107	0.050	A699236
Total Sodium (Na)	mg/L	-	200	-	89.8	0.050	A699236
Total Sulphur (S)	mg/L	-	-	-	3.3	3.0	A699236
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	**12**	N/A	A699457
E. coli	CFU/100mL	0	-	-	0	N/A	A699457

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

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GENERAL COMMENTS

MAC,AO,OG: The guidelines that have been included in this report have been taken from the Canadian Drinking Water Quality Summary Table, September 2020.

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

Turbidity Guidelines:
1. Chemically assisted filtration: less than or equal to 0.3 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 1.0 NTU at any time.
2. Slow sand / diatomaceous earth filtration: less than or equal to 1.0 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 3.0 NTU at any time.
3. Membrane filtration: less than or equal to 0.1 NTU in 99% of the measurements made or at least 99% of the time each calendar month. Shall not exceed 0.3 NTU at any time.
4. To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less.
Measurement of Uncertainty has not been accounted for when stating conformity to the selected criteria, where applicable.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A700455	MYO	Matrix Spike	Total Aluminum (Al)	2022/09/01		110	%	80 - 120
			Total Antimony (Sb)	2022/09/01		101	%	80 - 120
			Total Arsenic (As)	2022/09/01		105	%	80 - 120
			Total Barium (Ba)	2022/09/01		98	%	80 - 120
			Total Boron (B)	2022/09/01		NC	%	80 - 120
			Total Cadmium (Cd)	2022/09/01		99	%	80 - 120
			Total Chromium (Cr)	2022/09/01		100	%	80 - 120
			Total Cobalt (Co)	2022/09/01		94	%	80 - 120
			Total Copper (Cu)	2022/09/01		95	%	80 - 120
			Total Iron (Fe)	2022/09/01		NC	%	80 - 120
			Total Lead (Pb)	2022/09/01		97	%	80 - 120
			Total Manganese (Mn)	2022/09/01		102	%	80 - 120
			Total Molybdenum (Mo)	2022/09/01		105	%	80 - 120
			Total Nickel (Ni)	2022/09/01		96	%	80 - 120
			Total Selenium (Se)	2022/09/01		104	%	80 - 120
			Total Silicon (Si)	2022/09/01		NC	%	80 - 120
			Total Silver (Ag)	2022/09/01		97	%	80 - 120
			Total Strontium (Sr)	2022/09/01		101	%	80 - 120
			Total Uranium (U)	2022/09/01		99	%	80 - 120
			Total Vanadium (V)	2022/09/01		100	%	80 - 120
			Total Zinc (Zn)	2022/09/01		96	%	80 - 120
A700455	MYO	Spiked Blank	Total Aluminum (Al)	2022/09/01		101	%	80 - 120
			Total Antimony (Sb)	2022/09/01		100	%	80 - 120
			Total Arsenic (As)	2022/09/01		102	%	80 - 120
			Total Barium (Ba)	2022/09/01		96	%	80 - 120
			Total Boron (B)	2022/09/01		102	%	80 - 120
			Total Cadmium (Cd)	2022/09/01		99	%	80 - 120
			Total Chromium (Cr)	2022/09/01		99	%	80 - 120
			Total Cobalt (Co)	2022/09/01		97	%	80 - 120
			Total Copper (Cu)	2022/09/01		99	%	80 - 120
			Total Iron (Fe)	2022/09/01		100	%	80 - 120
			Total Lead (Pb)	2022/09/01		99	%	80 - 120
			Total Manganese (Mn)	2022/09/01		98	%	80 - 120
			Total Molybdenum (Mo)	2022/09/01		104	%	80 - 120
			Total Nickel (Ni)	2022/09/01		99	%	80 - 120
			Total Selenium (Se)	2022/09/01		107	%	80 - 120
			Total Silicon (Si)	2022/09/01		113	%	80 - 120
			Total Silver (Ag)	2022/09/01		98	%	80 - 120
			Total Strontium (Sr)	2022/09/01		96	%	80 - 120
			Total Uranium (U)	2022/09/01		97	%	80 - 120
			Total Vanadium (V)	2022/09/01		99	%	80 - 120
			Total Zinc (Zn)	2022/09/01		100	%	80 - 120
A700455	MYO	Method Blank	Total Aluminum (Al)	2022/09/01	<3.0		ug/L	
			Total Antimony (Sb)	2022/09/01	<0.50		ug/L	
			Total Arsenic (As)	2022/09/01	<0.10		ug/L	
			Total Barium (Ba)	2022/09/01	<1.0		ug/L	
			Total Boron (B)	2022/09/01	<50		ug/L	
			Total Cadmium (Cd)	2022/09/01	<0.010		ug/L	
			Total Chromium (Cr)	2022/09/01	<1.0		ug/L	
			Total Cobalt (Co)	2022/09/01	<0.20		ug/L	
			Total Copper (Cu)	2022/09/01	<0.20		ug/L	
			Total Iron (Fe)	2022/09/01	<5.0		ug/L	
			Total Lead (Pb)	2022/09/01	<0.20		ug/L	
			Total Manganese (Mn)	2022/09/01	<1.0		ug/L	

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Total Molybdenum (Mo)	2022/09/01	<1.0		ug/L	
			Total Nickel (Ni)	2022/09/01	<1.0		ug/L	
			Total Selenium (Se)	2022/09/01	<0.10		ug/L	
			Total Silicon (Si)	2022/09/01	<100		ug/L	
			Total Silver (Ag)	2022/09/01	<0.020		ug/L	
			Total Strontium (Sr)	2022/09/01	<1.0		ug/L	
			Total Uranium (U)	2022/09/01	<0.10		ug/L	
			Total Vanadium (V)	2022/09/01	<5.0		ug/L	
			Total Zinc (Zn)	2022/09/01	<5.0		ug/L	
A700455	MYO	RPD	Total Aluminum (Al)	2022/09/01	1.4		%	20
			Total Antimony (Sb)	2022/09/01	NC		%	20
			Total Arsenic (As)	2022/09/01	4.3		%	20
			Total Barium (Ba)	2022/09/01	NC		%	20
			Total Boron (B)	2022/09/01	1.3		%	20
			Total Cadmium (Cd)	2022/09/01	NC		%	20
			Total Chromium (Cr)	2022/09/01	NC		%	20
			Total Cobalt (Co)	2022/09/01	NC		%	20
			Total Copper (Cu)	2022/09/01	0.65		%	20
			Total Iron (Fe)	2022/09/01	0.52		%	20
			Total Lead (Pb)	2022/09/01	NC		%	20
			Total Manganese (Mn)	2022/09/01	2.1		%	20
			Total Molybdenum (Mo)	2022/09/01	NC		%	20
			Total Nickel (Ni)	2022/09/01	NC		%	20
			Total Selenium (Se)	2022/09/01	NC		%	20
			Total Silicon (Si)	2022/09/01	0.69		%	20
			Total Silver (Ag)	2022/09/01	NC		%	20
			Total Strontium (Sr)	2022/09/01	0.67		%	20
			Total Uranium (U)	2022/09/01	NC		%	20
			Total Vanadium (V)	2022/09/01	NC		%	20
			Total Zinc (Zn)	2022/09/01	NC		%	20
A700462	DDE	Matrix Spike	Dissolved Fluoride (F)	2022/08/31		110	%	80 - 120
A700462	DDE	Spiked Blank	Dissolved Fluoride (F)	2022/08/31		108	%	80 - 120
A700462	DDE	Method Blank	Dissolved Fluoride (F)	2022/08/31	<0.050		mg/L	
A700462	DDE	RPD	Dissolved Fluoride (F)	2022/08/31	0		%	20
A700499	EYU	Spiked Blank	Turbidity	2022/08/31		102	%	80 - 120
A700499	EYU	Method Blank	Turbidity	2022/08/31	<0.10		NTU	
A700499	EYU	RPD	Turbidity	2022/08/31	0.58		%	20
A701243	JAV	Spiked Blank	True Colour	2022/08/31		104	%	80 - 120
A701243	JAV	Method Blank	True Colour	2022/08/31	<5.0		Col. Unit	
A701243	JAV	RPD	True Colour	2022/08/31	NC		%	20
A701293	SE5	Matrix Spike	Chloride (Cl)	2022/08/31		122 (1)	%	80 - 120
			Sulphate (SO4)	2022/08/31		112	%	80 - 120
A701293	SE5	Spiked Blank	Chloride (Cl)	2022/08/31		103	%	80 - 120
			Sulphate (SO4)	2022/08/31		106	%	80 - 120
A701293	SE5	Method Blank	Chloride (Cl)	2022/08/31	<1.0		mg/L	
			Sulphate (SO4)	2022/08/31	<1.0		mg/L	
A701293	SE5	RPD	Chloride (Cl)	2022/08/31	18		%	20
			Sulphate (SO4)	2022/08/31	NC		%	20
A701694	BAL	Matrix Spike	Total Mercury (Hg)	2022/09/01		101	%	80 - 120
A701694	BAL	Spiked Blank	Total Mercury (Hg)	2022/09/01		96	%	80 - 120
A701694	BAL	Method Blank	Total Mercury (Hg)	2022/09/01	<0.0019		ug/L	
A701694	BAL	RPD	Total Mercury (Hg)	2022/09/01	NC		%	20
A702185	TSO	Spiked Blank	pH	2022/08/31		101	%	97 - 103
A702185	TSO	RPD	pH	2022/08/31	0.14		%	N/A

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A702188	TSO	Spiked Blank	Conductivity	2022/08/31		101	%	80 - 120
A702188	TSO	Method Blank	Conductivity	2022/08/31	<2.0		uS/cm	
A702193	TSO	Spiked Blank	Alkalinity (Total as CaCO3)	2022/08/31		96	%	80 - 120
A702193	TSO	Method Blank	Alkalinity (PP as CaCO3)	2022/08/31	<1.0		mg/L	
			Alkalinity (Total as CaCO3)	2022/08/31	<1.0		mg/L	
			Bicarbonate (HCO3)	2022/08/31	<1.0		mg/L	
			Carbonate (CO3)	2022/08/31	<1.0		mg/L	
			Hydroxide (OH)	2022/08/31	<1.0		mg/L	
A703745	YIL	Matrix Spike	Nitrate plus Nitrite (N)	2022/09/01		99	%	80 - 120
A703745	YIL	Spiked Blank	Nitrate plus Nitrite (N)	2022/09/01		104	%	80 - 120
A703745	YIL	Method Blank	Nitrate plus Nitrite (N)	2022/09/01	<0.020		mg/L	
A703745	YIL	RPD	Nitrate plus Nitrite (N)	2022/09/01	NC		%	25
A703749	YIL	Matrix Spike	Nitrite (N)	2022/09/01		97	%	80 - 120
A703749	YIL	Spiked Blank	Nitrite (N)	2022/09/01		98	%	80 - 120
A703749	YIL	Method Blank	Nitrite (N)	2022/09/01	<0.0050		mg/L	
A703749	YIL	RPD	Nitrite (N)	2022/09/01	NC		%	20
A704214	WZ1	Matrix Spike	Total Dissolved Solids	2022/09/06		NC	%	80 - 120
A704214	WZ1	Spiked Blank	Total Dissolved Solids	2022/09/06		93	%	80 - 120
A704214	WZ1	Method Blank	Total Dissolved Solids	2022/09/06	<10		mg/L	
A704214	WZ1	RPD	Total Dissolved Solids	2022/09/06	NC		%	20

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

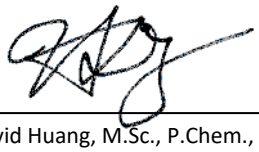
NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



David Huang, M.Sc., P.Chem., QP, Scientific Services Manager

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

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wldrsydn@telus.net

08511715

C265290_COC

DRINKING WATER SUBMISSION
CHAIN OF CUSTODY RECORD

BUREAU VERITAS

Victoria: 460 Tanyson Place, Unit 1, Victoria, BC V8Z 6X3 Ph: (250) 386-6113 Toll Free: (800) 386-6113
Courtenay: 2755 D Mosy Ave, Courtenay, BC V9N 8E9 Ph: (250) 338-7788 Toll Free: (800) 665-8566

BV Job #:

Company (Invoicing): ANDREW SHERET LIMITED

Company (Reporting): ANDREW SHERET LIMITED

Contact Name: BRYAN RICHARDSON

Mailing Address: 2545 MCCULLOUGH ROAD

NANAIMO, BC

Phone #: 250-758-7383

E-mail: bryan.richardson@sheret.com

After Hours Contact #:

VANCOUVER ISLAND HEALTH AUTHORITY
Medical Health Officer: 1.800.204.6166
Drinking Water Officer: 250.755.6215

Please note your invoice may be subject to a $75 minimum bill.

Payment Received: Yes ☐ No ☐

All information on this form must be completed before testing can commence.

If your drinking water source services two or more homes, we strongly recommend that you contact local health authorities to find out how the Drinking Water Protection Act applies to this system. Please be aware that, in this situation, we are legally obligated to report results directly to local health authorities.

Sample Collection

For determining drinking water quality, samples should be representative of the water that will be consumed, therefore, we suggest sampling at the kitchen tap. However, other sampling locations may be used to determine pre-treatment water quality or for troubleshooting purposes.

1. Remove aerator/screen from faucet
2. Let the water run for 5 minutes
3. Label the bottle with your name, date and time you are taking the sample.
4. Fill all bottle(s) provided. Take care not to touch the inside of the bottle or underside of cap.
5. Cap the sample and place it in fridge or small cooler with icepack.

Remember: It is important that you do not contaminate the sample as you handle the container. Wash your hands before you start and be careful not to touch the rim of the bottle or the inside of the cap.

DON'T:

Don't clean or boil any bottle you receive from the lab.

Don't let the sample sit out overnight, please refrigerate.

Don't freeze the sample.

Sample Transportation & Delivery

1. Samples should arrive at the laboratories (Courtenay or Victoria) within 24 hrs of sampling. Ship samples between Monday and Thursday to avoid lab scheduling conflicts.
2. The sample should be kept cool during transit (<8°C - refrigerated or packed on ice).
3. Fill out the Chain of Custody (COC) form below these instructions and submit with the sample. Incomplete or missing COC's will result in delays impacting turnaround time and the lab's ability to proceed with time sensitive tests.
4. Delivery Options:

   Personally deliver samples to Courtenay or Victoria

   Overnight shipping: If you ship a sample on the same day that it was collected you can use an overnight courier.

   Same day shipping: Available in some areas. Please contact the lab for details.

Project Name: Alley Enterprises Date Required:

SPECIAL INSTRUCTIONS:
Return Cooler ☐ Ship Sample Bottles (please specify) ☐
LPO# 07-P-23073
INVOICE# 03-010242

	Sample Identification (Sample Location &/or Description)	Sample Location (eg. Tap, Wellhead)	Date/Time Sampled (24hr)	Samples from a Drinking Water Source? Y/N	Does source supply multiple households? Y/N	Are individuals drinking this water? Y/N	Are you on a boil water advisory? Y/N	Drinking Water Scan	Home Safety Scan	Total Metals Scan including Hardness & Hg	Total Coliform and E. Coli			Report Drinking Water Criteria DWG17
				PLEASE CIRCLE				ANALYSIS REQUESTED PLEASE SELECT BELOW						
1	Pre Cistern		840	Y N	Y N	Y N	Y N	✓						X
2				Y N	Y N	Y N	Y N							X
3				Y N	Y N	Y N	Y N							X
4				Y N	Y N	Y N	Y N							X
5				Y N	Y N	Y N	Y N							X

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at http://www.bvlabs.com/terms-and-conditions

Print name and sign	Print name and sign	Laboratory Use Only								
*Relinquished By:	Date (yy/mm/dd):	Time (24 hr):	Received By:	Date (yy/mm/dd):	Time (24hr):	Time Sensitive	Temperature on Receipt (°C):	Custody Seal	Yes	No	N/A
Bryan Richardson	22/08/29	1038	[signature]	22/08/30	0900	☐	A) 13 B) 16 C) 15	Present?	☐	☒	☐
							Just sampled & rec'd on ice: ☐	Intact?	☐	☐	☒

IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS AND SAMPLES ANALYZED OUTSIDE REGULATORY HOLDING TIMES.

COC-1035

ice packs: yes, melted

SAVE-ON-SEPTIC SERVICES INC

Wild Rose Garden Centre
750 Tin Can Alley
Gabriola Island, B.C.

October 12, 2023

Project Reference: Feasibility study and Assessment of site conditions on Lot B, Plan 60373 for suitability for development of a wastewater treatment and dispersal system- 750 Tin Can Alley, Gabriola Island, B.C.

Attn: Kent Moen,

Background:

Mr. Kent Moen (owner) is proposing a residential/commercial mixed-use development for retail and food services on Lot B, located at 750 Tin Can Alley near the village. This report will provide information on the feasibility of providing an on-site wastewater treatment and dispersal system for this project. I will provide the soils testing data and a conceptual design of the wastewater treatment and dispersal system that will meet or exceed the requirements of the Standards of Practice Manual (SPM). I will outline our approach to minimize the environmental impact on the site.

Scope of Work:

The soil investigation involved digging 1.2m deep test pits with a machine to determine the soil characteristics and ability to renovate wastewater. I was also investigating the winter water table depths and surface features such as storm water run-off impact, proximity to a drinking water source and property boundaries. There appears to be a layer of solid rock at various depths that tends to slope in a southerly direction towards North Road. There is a drinking water well 100 meters south of the test area and we would need to minimize the impact on this potable water source. 10 test pits were dug and logged for characteristics and are included in this report. To test the permeability of the soils 4 test holes were dug and perk tests performed to document the suitability of the soil to renovate wastewater. The site conditions and soils will meet the strict guidelines set out in the SPM to minimize any environmental impact. This report also reviews the various options for pre-treatment and discuss the most appropriate level of treatment prior to dispersal.

Site Evaluation:

The property tends to slope towards the southwest corner at an overall slope of 7-8% and the upper half having a gentler slope about 5%. The site has had impact from tree removal and vehicle traffic from the garden centre. The soils in the test area located neat the northern boundary appears to be less impacted by development.

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I saw no evidence of stormwater erosion or impact from stormwater runoff and the site appears to be well drained. According to regional maps the principal soil type is a well drained Saturna soil. The location of the well was situated about 100 meters downslope along the eastern boundary. No other neighboring wells were encountered during this investigation. This well exceeds the setback distance (30m) and should pose no environmental impact from the dispersal area. There was a large outcrop of bedrock encountered in several locations that limit the area for dispersal, however the design shall take this into consideration to avoid discharging into these areas where thin soils are present. Both the dispersal area and the receiving area shall have sufficient depths of soil to adequately renovate the wastewater discharge to mitigate the environmental impact on the site. The northern neighbouring property has a pipe discharging stormwater onto the site and into a rock pit. This rock pit will be diverted to a new location that does not impact the dispersal site.

Test Pits:

There are a total of 10 test pits that were machine dug to a depth of about 1.2m or less if a limiting layer was encountered. There were 2 that were too shallow due to solid rock near the surface (see sketch) and were mapped as an area to avoid for development. The remaining 8 test pits revealing the stratified layer and soil types were documented. (See attached soil Logs) These test pits were then compared with the SPM requirements and other factors such as root penetration into the soils as well as soil mottling indicating the presence of the winter watertable. The results of this testing determined that there was 64cm-112cm of permeable soil overlaying a restrictive layer such as solid sandstone rock or winter watertable. The SPM requires a minimum separation of 60 cm for type 1,2&3 effluent discharges. We have sufficient depth for all 3 types with a sand filled bed design per the SPM. There is sufficient area to support a type 1 drain field design. Based on calculated daily flows of 9095L per day and soil permeability the required field length would need to be approximately 250m (820 feet) in total with a minimum length per run of 27.6m (90.6 feet) to meet the linear loading requirements of the SPM.

Percolation Testing:

There were 3 percolation tests performed on the site within the test area.(see attached test results) This test determines the ability of the soil to effectively move downward through the soil to renovate the wastewater prior to coming into contact with the under-laying ground water. The more porous the soils allow the wastewater to move quickly down through the soil. In our case the soils proved to be in the class of coarse sand and has a very high permeability. This class of soils allows the wastewater to move through the soil particles to quickly thus only partially treating the wastewater. In order to overcome this we need to pressure dose the field and limit the amount of effluent per dose (micro-dosing) using a timer in the control panel. This will allow the wastewater to be held between the soil particles by osmosis allowing it to come into contact with the micro-organisms for a longer duration thus providing better treatment of the wastewater prior to reaching the limiting layer. For coarse textured soils the hydraulic loading rate would be 40L/m2/ day.

Percolation Results:

PH #1- Average 1:50 mins. /inch
PH #2- Average 2:00 mins. /inch
PH #3- Average 1:15 mins. /inch

Coarse Sandy Soils:

The soil log results indicate that the characteristics of the permeable layer encountered on site are predominantly coarse sand with 10-15% cobbles. This has a loading rate in the SPM of 40L/m2/day for Type 1 discharges. These soils are very well drained and with certain design considerations are capable of effectively removing contaminants from the wastewater. These design considerations are pressure dosing and timed dosing per the SPM.

Daily Design Peak Flows:

The estimated flows generated from the proposed development are as follows:

-60 Seat restaurant- 60X90L/person -5400L (Phase 2)
-Retail garden centre and 1 bedroom residential- Retail- 139m2 x 5L= 695L
Apartment- 600L
-Coffee shop/Bakery 120persons x 20L= 2400L
TOTAL 9095L per day

Characteristics of the Wastewater:

The retail space and residential suite are both considered to be residential strength wastewater. The coffee shop and restaurant are considered to discharge high strength wastewater. This high strength component in the wastewater discharge would be required to be pre-treated to reduce both the FOG (Fats Oils & Grease) and the high BOD/TSS from the waste stream prior to discharging into the drain field (Must meet Type 1 treatment levels). This involves providing grease interceptor tanks and type 2 aeration and settling to reduce it to acceptable levels. An engineer is required to have oversight in the design of this high strength treatment system per the SPM.

Area for Drain Field:

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$AIS = \frac{9095L}{40} = \mathbf{227.38\ m2}$$

$$\text{Total Length of Field} = \frac{227.38m2}{0.91m} = \mathbf{249.87}\ \text{Lineal Metres (820 lineal feet)}$$

(Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{9095L}{330} = \mathbf{27.56m}$$

(This is the minimum length of trench per SPM)

The drain field laterals would be 96 feet long and center fed from a central 2'' Dia. manifold. There would be 9 laterals evenly spaced at 6 feet on centre. The area required for the drain field would need to be 100 feet long by 54 feet wide and be positioned perpendicular to the slope. The position of the drain field would have to meet all setback requirements of the SPM. The test area would be large enough to accommodate this field design. There is also an area eastern boundary that is large enough and could be developed for a 50% reserve area should problems arise.

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WCB: 571685-AQ

Local Area Water Wells:

There is only one well within close proximity of the wastewater system. This drilled well services our site (Lot B) and is located downslope approximately 100m away from the proposed drain field test site. The Lot above (Lot C) is served by a rainwater catchment system with a cistern tank. The location of the only well in the area exceeds the 30m setback requirements of the SPM.

Appropriate Design Considerations:

-All components of the wastewater system meet or exceed the requirements of the SPM.

-Providing the appropriate level of treatment for the high strength component the project and engaging an engineer to review the proposed design per the SPM.

-Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

Conclusion:

Lot B at 750 Tin Can Alley has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. All of the setback and regulatory requirements within the SPM can be met by the designer. Since the high strength wastewater is being proposed for this development a review of the design is required and all documents must be stamped by a professional engineer prior to submission to Vancouver Island Health Authority.

Proposed Design Options:

The residential/ retail portion of the discharge can be Type 1 treatment prior to dispersal. The high strength portion of the discharge must undergo further treatment to reduce the wastewater strength to meet or exceed Type 1 treatment levels. This wastewater must have reductions of FOG (Fat, Oils & Grease) and BOD/TSS to 20mgL FOG/ 300 BOD/ 250 TSS to be able to safely be dispersed in the drain field without degradation to the receiving environment.

Environmental Impact:

Once discharges start the pre-treatment tanks and treatment devises will provide a wastewater discharge suitable to be dispersed into the ground. Once dispersed into the soils natural processes will complete the full renovation of the wastewater. The risk to the environment shall be eliminated by choosing the most effective pre-treatment devices to reduce the wastewater to Type 1 treatment levels prior to discharge.

Operation & Maintenance:

The SPM dictates that on-going maintenance must be performed on all septic systems to ensure proper operating levels are met. The bi-annual maintenance must be performed by a qualified service provider (ROWP). To ensure proper levels of treatment are being met it would be recommended that testing of the wastewater be performed annually. An Operations and Maintenance manual will be provided to the owner by the designer per the SPM.

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If you have any questions, please contact me at 250-748-5676

Kind Regards,

Steve Brydges, ROWP
Save On Septic Services Inc.

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SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 1 Pit Location: S.W. END OF D/FIELD SITE Slope: ~~8~~ 6-7%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	~~B~~Brown	Topsoil	SG.	loose	1%	YES	NØ	NØ
1"	11"	Lt. Brown	S. Loam	SG	loose	5%	YES	Ø	Ø
11"	35"	Brown	C. Sand.	SG.	loose	10-15%	YES	Ø	Ø
35"+		Tan	Clay/Silt	massive	hard	5%	NO	yes	Ø
				Roots to 35" / W/T @ 35"					

Notes

TP # 2 Pit Location: EAST OF TH# 1 Slope: 7-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	5"	D. BROWN	TOPSOIL	SG.	LOOSE	2%	YES	NØ	NØ
5"	25"	TAN	S. LOAM	SG.	LOOSE	5%	YES	Ø	Ø
25"		SOLID SANDSTONE ROCK				~~100~~ N/A	YES	Ø	Ø
				Roots to 25"		W/T not present			

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0681

SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY. Logged by: ~~Mike~~ SDB

TP# 3 Pit Location: 50' W OF EAST BOUNDARY Slope: ~~8~~ 8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	26"	Tan	C. Sand.	S.G.	"	5-10%	yes	ø	ø
26"		SOLID	SANDSTONE ROCK @ 26"						
			Roots to 26" NO W/T.						

Notes

TP # ~~3~~ 4 Pit Location: W. of E. ℄ 10' Slope: 6-7%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	3"	BROWN	Topsoil	SG.	Loose	2%	yes	ø	ø
3	44"	Brown	C. Sand	S.G.	Loose	2-4%	yes	ø	ø
		Clayey	Silt @ 44" w		mottles	—		.	
			Roots to 44"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 5 Pit Location: 9' from E P/L. Slope: 8 6%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	34"	Brown	C. Sand	SG	"	5%	yes	ø	ø
34"	49"	Tan	Silt Loam	SG.	"	10%	yes	yes	ø
			Roots to 44"						
			Mottles @ 45"						

Notes

TP # 6 Pit Location: 13' from E. PL Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	29"	BROWN	C. Sand	SG.	LOOSE	5%	yes	ø	ø
29"	37"	Tan	Silt Loam	SG.	LOOSE	5-10%	ø	yes	ø
37"+		SOLID	SANDSTONE ROCK						
			Roots to 29" / Mottles @ 29"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVEN D. BRYDGES
IN PL
OW0081

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 7 Pit Location: 49' W of E.R Slope: 6-7%

Soil Horizons (depths measured in cm / m / (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	14	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
14"+		Solid Sandstone Rock							
			Hole is too shallow						
			Roots to 14"						

Notes

TP # 8 Pit Location: 98' W. of E.R Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	17"	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
17"+		Sandstone Rock							
			Hole is too shallow						
			Roots to 17"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 9 Pit Location: 42' S of N P/L Slope: 7-8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG	Loose	2%	yes	Ø	Ø
2	29"	Brown	C. Sand	SG.	Loose	5%	yes	Ø	Ø
29	37	Tan	F. Sand	SG.	Hard.	5-10%	Ø	yes	Ø
37"+		Solid Sandstone							
		Roots to 29" / Mottles @ 29"							

Notes

TP # 10 Pit Location: 43' S of N P/L Slope: 6-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	Brown	Topsoil	SG			yes	Ø	Ø
1	30"	Brown	C. Sand	SG			yes	Ø	Ø
30-35		Tan	Silt	SG.			Ø	yes	Ø
35+		Solid sandstone rock							
		Roots to 30" / Mottles @ 30"							

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

ONSITE WASTEWATER PRACTITIONERS ASTTBC STEVE D. BRYDGES IN PL OW0081 REGISTERED

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 11 Pit Location: 31' E. OF TH#9 Slope: 0 7-8%

Soil Horizons (depths measured in cm / m (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG.	Loose	2%	yes	Ø	Ø
2"	27"	Brown	C. Sand	SG.	Loose	10%	yes	Ø	Ø
27"	36"	Tan	F. Sand	SG.	Hard	5-10%	Ø	yes	Ø
		Solid	Sandstone @ 36"						
			Roots to 27" w mottles @ 27"						

Notes

TP # 2 Pit Location: Slope:

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage

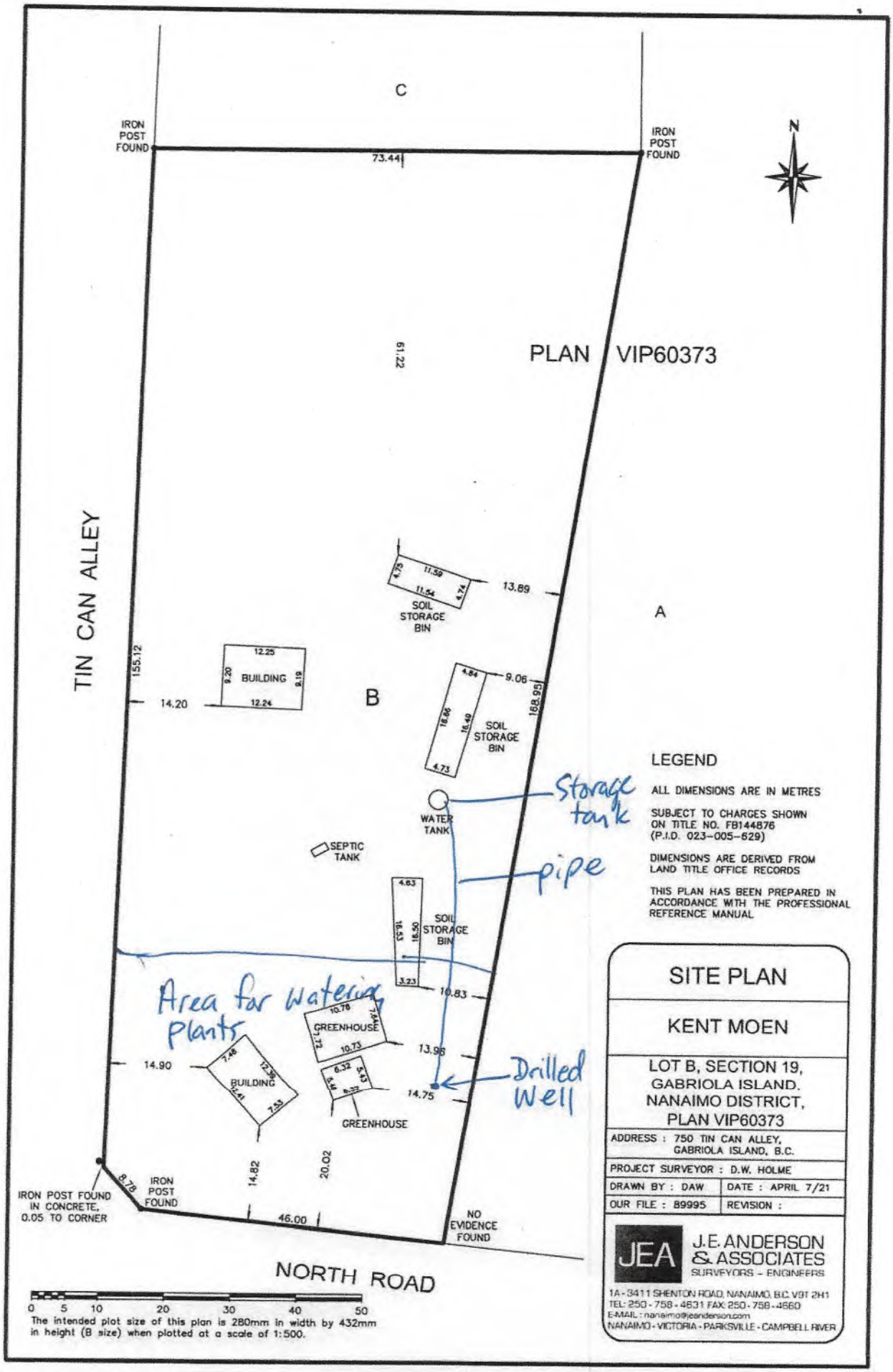
Notes

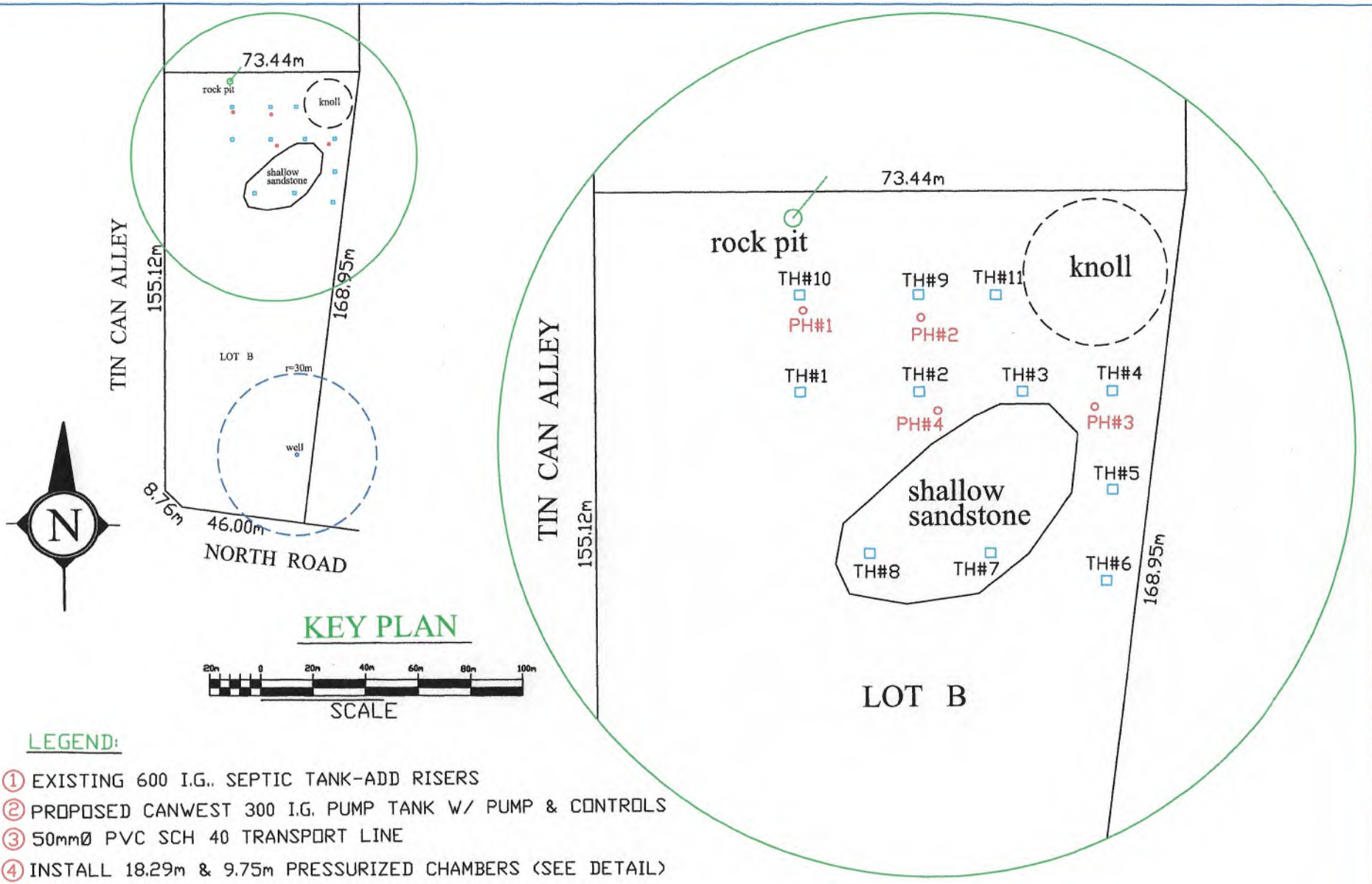
Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

Percolation test

Location (address): 750 TIN CAN ALLEY, GABRIOLA							File #:
Date: SEPT. 21/23	Tested by: SDB						
Weather: SUNNY							
Test number	Depth of base of hole from surface (cm)	Timings, mins per inch for water to drop from 6" to 5" from base of hole.					Lowest rate (min per inch)
		#1	#2	#3	#4	#5	#6
1		1:40	1:45	1:45	1:50	1:50	1:50	
2		1:50	1:50	1:45	1:55	1:55	2:00	
3		1:05	1:10	1:10	1:05	1:10	1:15	
4		1:40	1:45	1:45	1:45	1:50	1:50	
5								
6								
7								
8								
Percolation rate for system sizing								
Notes:	HLR = 40L/M²/DAY.							

MARCH 2014 DRAFT FOR CONSULTATION


C
IRON POST FOUND
73.44
IRON POST FOUND
N
PLAN VIP60373
61.22
TIN CAN ALLEY
155.12
14.20
B
A
13.89
168.95
9.06
SOIL STORAGE BIN
BUILDING
WATER TANK
SEPTIC TANK
Storage tank
pipe
Area for Watering Plants
GREENHOUSE
BUILDING
GREENHOUSE
Drilled Well
14.90
14.75
10.83
13.98
14.82
20.02
8.78
IRON POST FOUND IN CONCRETE, 0.05 TO CORNER
IRON POST FOUND
46.00
NO EVIDENCE FOUND
NORTH ROAD
0 5 10 20 30 40 50
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.
LEGEND
ALL DIMENSIONS ARE IN METRES
SUBJECT TO CHARGES SHOWN ON TITLE NO. FB144876 (P.I.D. 023-005-629)
DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL
SITE PLAN
KENT MOEN
LOT B, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP60373
ADDRESS : 750 TIN CAN ALLEY, GABRIOLA ISLAND, B.C.
PROJECT SURVEYOR : D.W. HOLME
DRAWN BY : DAW
DATE : APRIL 7/21
OUR FILE : 89995
REVISION :
JEA
J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL : nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER



KEY PLAN

20m 0 20m 40m 60m 80m 100m

SCALE

SITE PLAN

7.5m 0 15m 30m 37.5m

SCALE

LEGEND:

1. EXISTING 600 I.G.. SEPTIC TANK-ADD RISERS
2. PROPOSED CANWEST 300 I.G. PUMP TANK W/ PUMP & CONTROLS
3. 50mmØ PVC SCH 40 TRANSPORT LINE
4. INSTALL 18.29m & 9.75m PRESSURIZED CHAMBERS (SEE DETAIL)
5. PROPOSED FLUSH-OUTS AT DISTAL ENDS
6. 100mmØ PVC SCH 40 TRANSPORT SEWER

▫ DENOTES 4' TEST HOLE LOCATION
○ DENOTES PERK TEST LOCATION

NOTE: ALL PIPE TO BE SCH. 40 PVC UNLESS OTHERWISE SHOWN

SAVE ON SEPTIC
#2C-2763 CHARLOTTE ROAD, DUNCAN, B.C. V9L 5J2
TELEPHONE: 250-748-5676 CELL: 250-802-9652

PROJECT: PROPOSED SEPTIC FIELD-SITE PLAN OF 750 TIN CAN ALLEY, GABRIOLA

CLIENT: KENT MOEN

SCALE: AS SHOWN
DRAWING BY: SDB
DESIGN BY: SDB
DATE: NOV. 3/23

FILE No: 00-245
DWG No: 1 OF 1

STAFF REPORT

File No.: GB-RZ-2022.1 (Moen)

DATE OF MEETING:	June 26, 2025
TO:	Gabriola Island Local Trust Committee
FROM:	Stephen Baugh, Island Planner Northern Team
SUBJECT:	GB-RZ-2022.1 – Housing Agreement Applicant: Kent Moen Location: 750 Tin Can Alley, Gabriola Island LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (PID 023-005-629)

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee request the applicant for GB-RZ-2022.1 (Moen) enter into a cost recovery agreement with the Islands Trust for legal services to review a draft housing agreement and housing agreement bylaw and prepare a draft restrictive covenant for the subject property.**

2. **That the Gabriola Island Local Trust Committee amend Bylaw No. 318, cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024", as follows:**

    a. **Schedule 2, Section 1, Subsection 1.1 is amended by removing "Lot B, Plan VIP50373, Section 19, District 32" and replacing it with "LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373";**

    b. **Schedule 3, Section 1, is amended by removing "Lot B, Plan VIP50373, Section 19, District 32" and replacing it with "LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373".**

3. **That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time, as amended.**

4. **That the Gabriola Island Local Trust Committee amend Bylaw No. 319, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024", as follows:**

    a. **Schedule 1, Section 2, Subsection 2.1 is amended by removing "Lot B, Plan VIP50373, Section 19, District 32" and replacing it with "LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373".**

5. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time, as amended.**

REPORT SUMMARY

At their meeting in January 2025, the Gabriola Local Trust Committee (LTC) gave First Reading to Bylaw No. 318 and No. 319 to permit a site-specific commercial zone at 750 Tin Can Alley and the Bylaws were referred to First Nations, Local Governments and agencies. The application also proposes two dwelling units at the subject property, one of which would be secured as affordable rental housing with a housing agreement with the LTC.

The purpose of this report is to present the referral responses received, recommend a minor amendment to the Bylaws and to seek direction from the LTC to enter into a cost recovery agreement with the applicant of bylaw amendment application GB-RZ-2022.1 (Moen) for the purposes of a legal review of a housing agreement and associated housing agreement bylaw.

BACKGROUND

Bylaw No. 318 would amend the Gabriola Official Community Plan to include 750 Tin Can Alley in the Village Commercial Land Use Designation, and in the Village Centre Development Permit Area. Bylaw No. 319 would amend the Gabriola Land Use Bylaw to create a new, site-specific Village Commercial Zone to allow a range of commercial uses in addition to the existing commercial uses on the property as well as two dwelling units. One of the dwelling units is proposed to be secured as affordable housing through a housing agreement with the LTC. A cost recovery agreement with the applicant would support a legal review of the housing agreement, housing agreement bylaw and accompanying restrictive covenant, prior to consideration by the LTC.

ANALYSIS

Referral Comments

Referrals were sent on February 21, to First Nations, Local Governments, and agencies. The following table summarizes the responses received to referrals.

Referral Recipient	Response	Staff Comments
Regional District of Nanaimo	No response received.	
Island Health Authority	Approval recommended subject to conditions: • A permit is required for construction and operation of a water supply system; • Water treatment may be required at this location due to water quality; • Onsite sewage disposal must be incompliance with the *Sewerage System Regulation*; • Permits are required for construction and operation of food premises or invasive personal services.	Applicant is advised of Island Health requirements
Ministry of Transportation and Transit	"The Ministry has no objections to the zoning text amendment."	

Ministry of Water, Land and Resource Stewardship	No response received.	
School District 68	“the district has no comment on the referral”	
Gabriola Volunteer Fire Department	“Access to the property for fire apparatus is good, and we have a suitable turnaround area at the end of Tin Can Alley. There is a water source within 2 km, and the fire hall is located within 1 km. Additionally, the property will receive the Fire Underwriters Survey, qualifying it for commercial status.”	
Gabriola Advisory Planning Commission	That the Gabriola Island Advisory Planning Commission recommends that the Local Trust Committee approve the proposed Bylaw Nos. 318 and 319 (GB-RZ-2022.1 (Moen)) subject to water supply and storage being available to suit the proposed use.	Applicant has provided a report from a professional hydrogeologist and water storage requirements are included in the proposed bylaw.
Gabriola Housing Advisory Planning Commission	“The HAPC recommends that the proponent at 750 Tin Can Alley be allowed to build as many residential units, (at average size of 90 m2), to equal the area of new commercial development. We recognize that this is inconsistent with the current OCP, but it is consistent with the HAPC’s 2024 recommendations for increased density in the Village area and the potential for equivalent area of housing as commercial in new developments.”	The current Gabriola OCP does not support increasing density except for seniors, special needs or affordable housing. Additionally, professional reporting provided with this application does not contemplate residential density of this intensity at the subject property.
Cowichan Tribes	No response received.	
Halalt First Nation	No response received.	
Lyackson First Nation	No response received.	
Penelakut Tribe	No response received.	
Snuneymuxw First Nation	No response received.	Snuneymuxw First Nation staff have

		indicated that they are reviewing the referral.
Stz'uminus First Nation	No response received.	
Tsu'uubaa-asatx First Nation	"…at this time, we defer to any Nation(s) whose title and governing authorities are directly affected."	

A referral to Snuneymuxw First Nation was sent via email in February, however, it was not submitted through their 'Snuneymuxw Connect' Portal until May 20. The applicant has subsequently submitted a referral fee and staff at Snuneymuxw First Nation are reviewing the referral. SFN staff have been advised that referral responses can be received by the LTC up until the Public Hearing and that the LTC will receive an update with comments from Snuneymuxw First Nation when a response has been received.

Staff are not recommending amendments to the proposed bylaws as a result of the referral responses received to date. There is a typological error in the OCP and LUB bylaw which staff are recommending be corrected as per recommendation number 2 and number 4 on page one of this report.

Housing Agreements

Section 483 of the *Local Government Act* authorizes LTC to enter into a housing agreement, which defines terms and conditions agreed to by the LTC and the property owner regarding the occupancy, rents and tenure of the housing units identified in the agreement. The primary purpose of a housing agreement is to ensure that a development provides an affordable rental in the long term.

There are three parts to a housing agreement:

1. **A bylaw.** Adopted by the LTC and authorizes LTC to enter into a housing agreement with another party.

2. **The housing agreement.** The housing agreement is attached to the bylaw, and is a contract between the parties to provide affordable housing.

3. **Covenant.** Once the bylaw is approved, notice of the housing agreement is registered on title. Housing agreements are registered to the land, even if the land is sold, the housing agreement is preserved.

Official Community Plan:

With regards to the housing agreement bylaw, the following OCP policy is relevant:

> **2.0(k)** This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors and multiple-dwelling affordable housing.

The applicant has proposed that one of the dwelling units be affordable housing. The only tool available to the LTC to secure affordable housing is a housing agreement. These facts have led to the necessity for a housing agreement in order to permit 2 dwellings on the subject property. Staff note that the proposed bylaws under consideration do not currently require any housing to be constructed and as such, there is no guarantee that an affordable housing unit will be constructed.

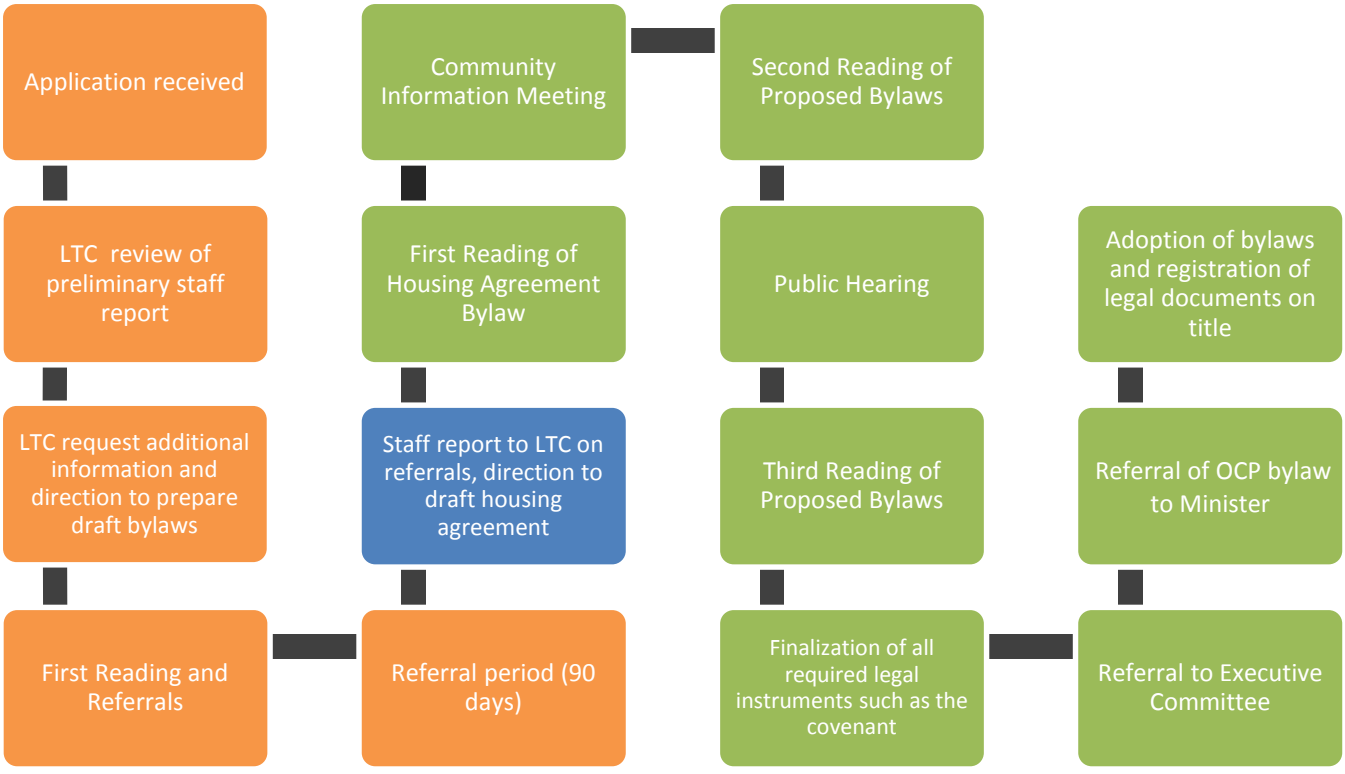
Staff can prepare a draft housing agreement and housing agreement bylaw for legal review and request legal to draft a restrictive covenant for LTC consideration prior to second reading. This will require the applicant to enter into a cost recovery agreement with the Islands Trust for the purposes of legal review services as per staff recommendation number 1 on page one of this report.

Rationale for Recommendation

The staff recommendations are supported by the following rationale:

- A housing agreement would require one of the two permitted dwelling units to be affordable housing;
- The cost recovery agreement will allow a legal review of the housing agreement to ensure it uses enforceable and clear language;
- The housing agreement is consistent with current OCP policy for affordable housing; and
- Amendments to the OCP and LUB will correct a typological error.

Application Timeline



ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. **Defer amendments to Proposed Bylaws until 2nd Reading**

The LTC may defer making any amendments to the bylaws until consideration of 2nd reading. There are no significant consequences of this. If this option is selected the LTC would simply forgo recommended resolutions numbered 2, 3, 4, and 5 on the first page of this report.

2. Proceed No Further

The LTC may proceed no further with this application. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee proceed no further with bylaw amendment application GB-RZ-2022.1.

NEXT STEPS

If the staff recommendations are chosen, staff will obtain a quote for legal services, complete the cost recovery agreement with the applicant, and work with the applicant to draft a housing agreement.

Submitted By:	Stephen Baugh, Island Planner	June 9, 2025
Concurrence:	Sonja Zupanec, RPP, MCIP, Acting Regional Planning Manager	June 9, 2025

ATTACHMENTS

1. Proposed OCP Bylaw No. 318
2. Proposed LUB Bylaw No. 319

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act,* enacts as follows:

1. Citation

   This bylaw may be cited for all purposes as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024".

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as "Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997", is amended as per Schedule "1", Schedule "2", and Schedule "3" attached to and forming part of this bylaw

READ A FIRST TIME THIS	23RD	DAY OF	JANUARY	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS _____ DAY OF _____ , 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "1"

1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

   1.1. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

   1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

   1.3. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

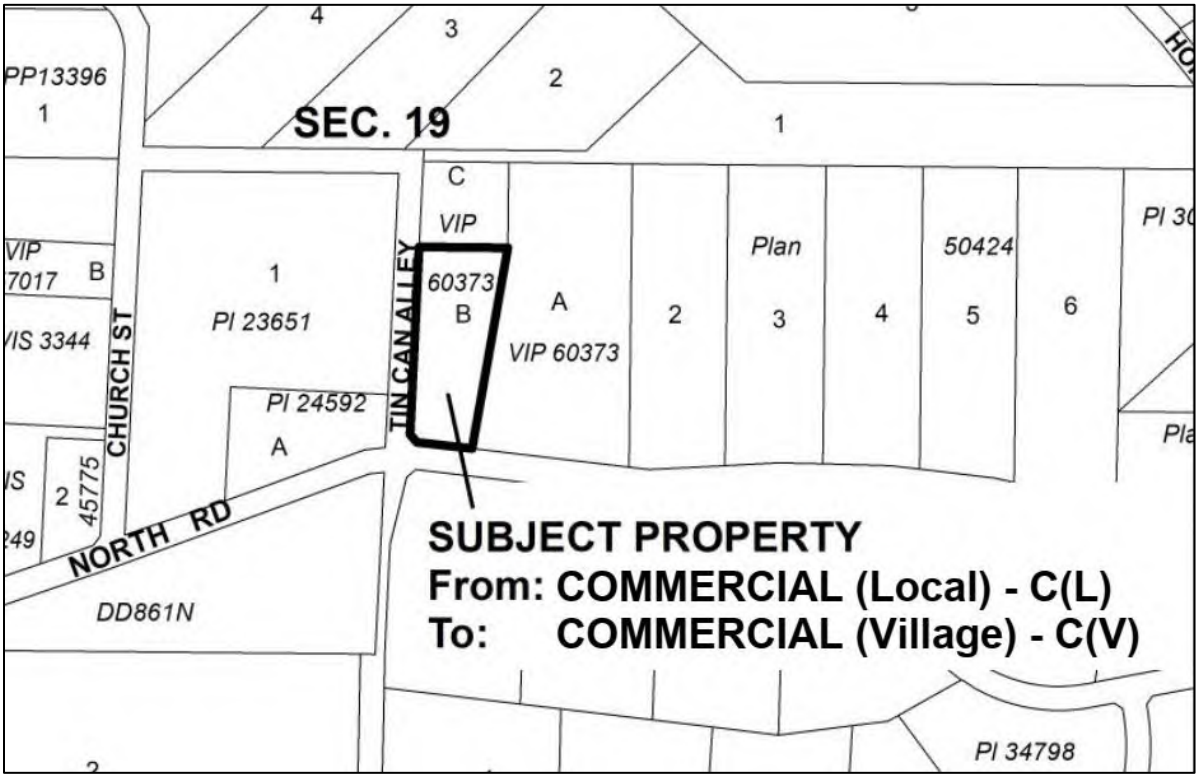
   1.4. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "2"

1. **Schedule "B"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

   1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Commercial (Local)" to "Village Commercial" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

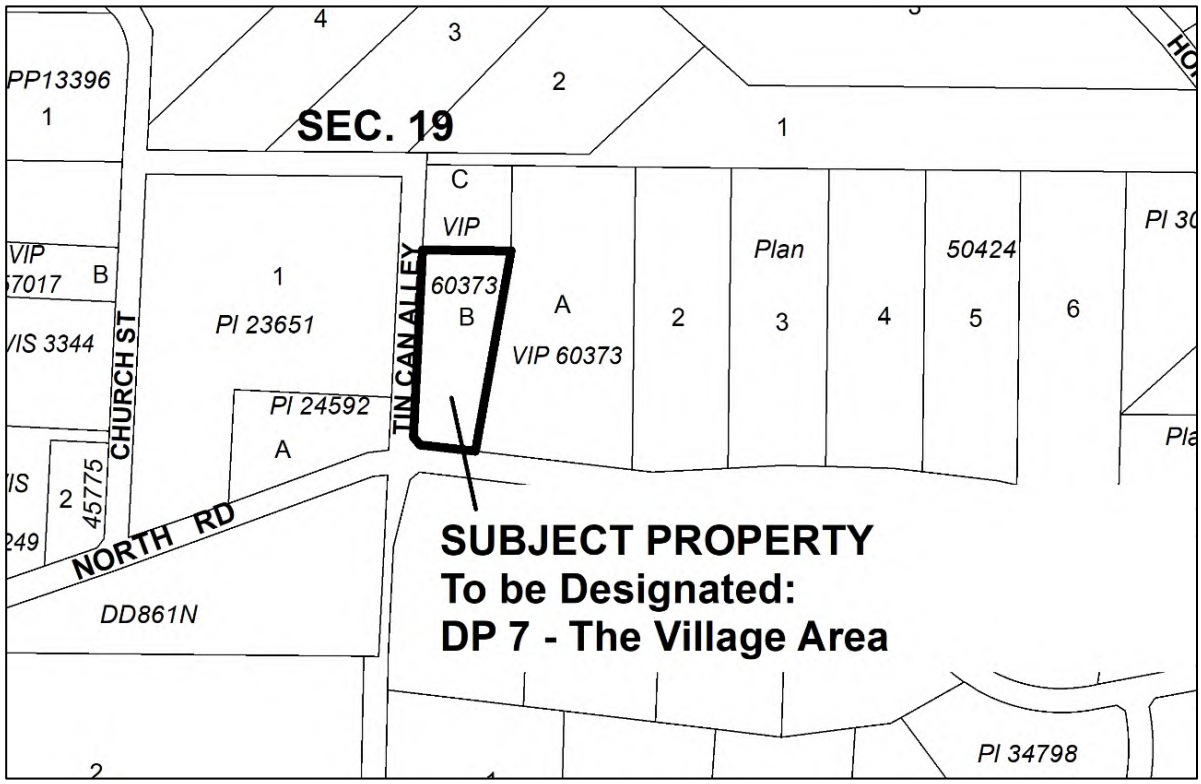
Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "3"

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the Schedule D map for DP 7 - The Village Centre as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act,* enacts as follows:

1. Citation

   This bylaw may be cited for all purposes as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024".

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as "Gabriola Island Land Use Bylaw, 1999" is amended as per Schedule "1" attached to and forming part of this bylaw.

READ A FIRST TIME THIS	23RD	DAY OF	JANUARY	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

1.3 **Part B GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.1 Minimum Number of *Parking Spaces* for Automobiles and Bicycles**, Article **B.5.1.1**, Table 2: **Parking Requirements**, is amended by adding a new row under the "Residential" heading as follows:

dwelling unit in the Village Commercial 3 zone	1 per *dwelling unit*	None required	None required

1.4 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words "except on lands shown on Schedule C, Map 12".

1.8 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

1.9 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.2 *Buildings* and *Structures***, Clause **D.3.6.2.a. Permitted *Buildings* and *Structures***, Item **D.3.6.2.a.iv** is deleted in its entirety.

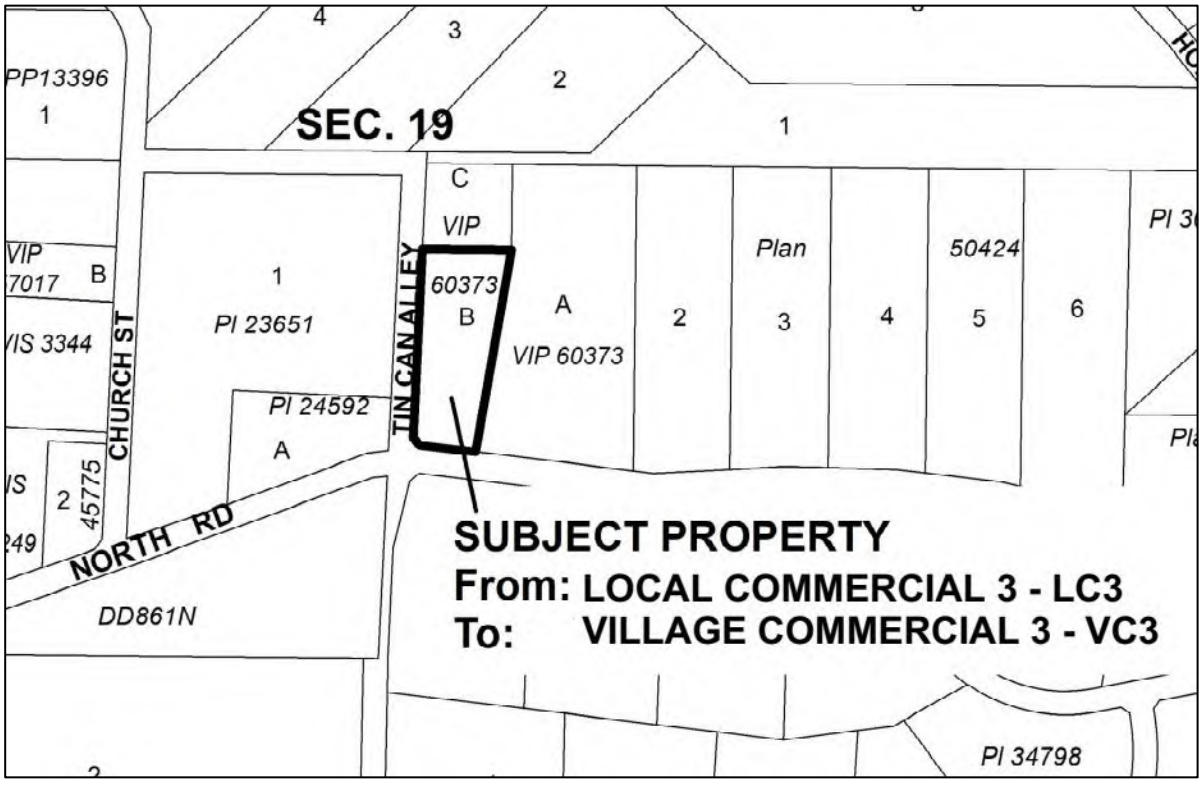
1.10 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

2. **Schedule "B"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

2.1. Schedule "B" – North Sheet, is amended by changing the zoning classification of Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Local Commercial 3" to "Village Commercial 3" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 177 as are required to effect this change.

Plan No. 1



3. **Schedule "C"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Village Commercial 3 (VC3) *zone*:

a. Permitted *Principal* Uses

i *garden centre*
ii retail sales and rentals
iii *personal services*
iv *restaurant*
v bakeries
vi offices
vii *limited public market,* subject to Subsection B.6.2

b. Permitted *Accessory* Uses

i *single family* residential
ii *two family dwelling* residential
iii mini-storage

D.3.3.2 *Buildings* and *Structures*

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Village Commercial 3 (VC3) *zone*:

a. Permitted *Buildings* and *Structures*

i *Buildings* and *structures* to accommodate *principal* uses set out in this zone which must be connected to a freshwater collection system with a minimum storage capacity of 22,500 litres (5,944 US gallons).
ii Maximum of:
- two *dwelling units* per *lot*; and
- two *buildings* per *lot* that exclude a *pump/utility house* and woodshed, and that are *accessory* to a *dwelling unit*.

iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Village Commercial 3 (VC3) *zone*:

a. *Buildings* and *Structures* Height Limitations

i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).

b. *Buildings* and *Structures* Siting Requirements

i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:

- 6.0 metres (19.7 feet) from the *front lot line*;
- 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
- 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

iii *Dwelling units* must be located within the building envelope of a commercial building.

c. *Lot Coverage* Limitations

i The maximum combined *lot coverage* by *buildings* and *structures* is 40 percent of the *lot* area.

d. *Lot* Area Requirements for Subdivision

i The minimum average *lot* area and the minimum *lot* area is 1.0 hectare (2.47 acres).

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

STAFF REPORT

File No.: GB-RZ-2022.1 (Moen)

DATE OF MEETING:	September 4, 2025
TO:	Gabriola Island Local Trust Committee
FROM:	Stephen Baugh, Island Planner Northern Team
SUBJECT:	GB-RZ-2022.1 – Tie Residential Use to Commercial Use Applicant: Kent Moen Location: 750 Tin Can Alley, Gabriola Island LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (PID 023-005-629)

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee amend Bylaw No. 318, cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024", as follows:**

    a. **Schedule 1, Section 1 is amended by adding a new subsection 1.1 as follows:**

        1.1 Section 2 – General Land Use and Residential Development, Subsection 2.0 General Land Use, Clause 2.0.k) is deleted and replaced with the following text:

            "k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

    And renumbering all subsequent subsections chronologically.

2. **That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time, as amended.**

3. **That the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a second time.**

4. **That the Gabriola Island Local Trust Committee amend Bylaw No. 319, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024", as follows:**

    a. **Appendix 1 is amended by adding the following at the end:**

        "f. Conditions of Use

i **The floor area of commercial use on the lot shall not be expanded, and no building or structure greater than 20 square metres shall be constructed, increased in floor area, or occupied for different commercial use, unless:**
- **one dwelling unit for residential use has been constructed on the lot; or**
- **a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.**

ii **The floor area of commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, increased in floor area, or occupied for different commercial use, unless:**
- **two dwelling units for residential use have been constructed on the lot; or**
- **two dwelling units are constructed as part of the construction or expansion of commercial use on the lot."**

5. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time, as amended.**

6. **That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a second time.**

7. **That the Gabriola Island Local Trust Committee request staff schedule a stand-alone, electronic Community Information Meeting prior to the public hearing.**

8. **That the Gabriola Island Local Trust Committee request staff schedule a Public Hearing for Bylaws No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" and Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" on November 20, 2025.**

REPORT SUMMARY

The purpose of this report is to provide recommendations to the Gabriola Island Local Trust Committee (LTC) regarding next steps for bylaw amendment application GB-RZ-2022.1 (Moen). Recommendations are to:

- amend proposed OCP Bylaw No. 318 pursuant to the LTC interest in permitting dwelling units on the property without requirement for a housing agreement;
- amend proposed LUB Bylaw No. 319 to require dwelling units be constructed prior to major commercial additions to the property;
- give first reading, as amended and second reading to the proposed OCP and LUB Bylaws;
- schedule a stand-alone Community Information Meeting; and
- schedule a Public Hearing on November 20, 2025.

BACKGROUND

At their June 26, 2025 meeting the LTC passed the following resolution:

GB-2025-046
It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request staff consider amending language in proposed bylaws for GB-RZ-2022.1 to ensure that housing density is tied to commercial redevelopment of the property in the future prior to any further readings.

The LTC also indicated they do not wish to require a housing agreement for either of the dwelling units proposed to be permitted on the subject property.

ANALYSIS

OCP Amendment:

LTC discussion at their meeting of June 26, 2025 indicated that the LTC did not want to require one of the dwelling units be secured as affordable housing through a housing agreement. This alternative will require an amendment to the Gabriola Island Official Community Plan which states:

> **2.0(k)** This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors and multiple-dwelling affordable housing.

And includes the following definition of affordable housing:

> **"Affordable Housing"** residential dwelling units rented or owned under the terms of a housing agreement registered on title in favour of the Local Trust Committee.

Staff have drafted a resolution to amend proposed OCP Bylaw No. 318 so that the subject property for this application is exempted from the requirement of 2.0(k), and a track changes version of the proposed bylaw is included as Attachment 1.

LUB Amendment Options to Tie Commercial Development to Housing Construction:

The LTC requested options to tie commercial development of the subject property to the construction of dwelling units. Staff have developed 5 options which are summarized in the below table.

Option:	Summary	Staff Comments
1 – Conditional Commercial Use	Make all commercial uses conditional on the presence of 2 dwellings on the subject property.	LUB Amendment Will result in the existing use of the property only being able to continue as a protected non-conforming use.
2 – Limit floor area for commercial uses	Limit floor area of commercial uses when there are no dwellings, increase commercial floor area with construction of 1 dwelling and remove floor area restriction when there are 2 dwellings.	LUB Amendment May be challenging to meaningfully limit the floor area without creating a protected non-conforming use. Approximately 560 square metres of floor area are existing on the property.
3 – Allow for small Commercial Additions	Allow minor additions, and remove floor area limitation for additions if there are 2 dwellings. Relax this requirement for small additions with limited floor area.	LUB Amendment
4 – Allow for small commercial additions, medium with 1 dwelling, and no max if 2 dwellings ***(Recommended)***	Allow minor additions (eg. 20m^2) to commercial use, increase flexibility (eg. 100m^2) for additions if there is 1 dwelling, and remove floor area limitation for commercial additions if there are 2 dwellings.	LUB Amendment Same as option 3, but more flexibility provided when there is 1 dwelling. This would enable the existing commercial buildings to be used for new commercial uses without construction of dwellings as long as the floor area was not expanded.
5 – Covenant	Limit or restrict commercial development of the property unless dwellings are constructed through a covenant. Leave zoning as proposed. Cost recovery agreement with applicant.	Covenant Can be customized, will require a cost recovery agreement, will not create a protected non-conforming use, registered on title for future owners.

The first four options are LUB amendments and the final option is to use a covenant to require the construction of housing instead of amending the LUB. The comments note that some options may create a protected non-conforming use on the subject property. This refers to uses that are in operation and permitted under the current zoning, but would only be permitted in the proposed zoning if one or two dwellings were constructed. Since there are currently no dwellings on the property, if new zoning is adopted some of the options would render the existing uses non-conforming until one or two dwellings were constructed. Protected non-conforming uses cannot continue if the building or structure if damaged or destroyed to the extent of 75% of its value, or if the uses are discontinued for a continuous period of 6 months.

Staff recommend the LTC select Option 4 from the table for the following reasons:

- It allows some flexibility to add small commercial uses to the property such as a food truck without requiring construction of a dwelling unit;

- It does not cause the existing conforming uses on the subject property to be non-conforming;

- It allows commercial uses on the lot be changed, but requires construction of dwellings if the commercial use is expanded in area; and

- It allows for development of the property over time by enabling some expansion of commercial use if one dwelling is constructed, and removing the floor area limitation completely when two dwellings are constructed.

Overall, this option appears to offer a balance between recognizing the short-term use for the property with the long-term objective of creating additional housing options and expanding the commercial use. Staff have drafted a track changes version of the recommended option which is included as **Attachment 2**.

While not listed in the table, an alternative below is not to make any changes to the proposed LUB; this would not require any housing to be constructed on the property.

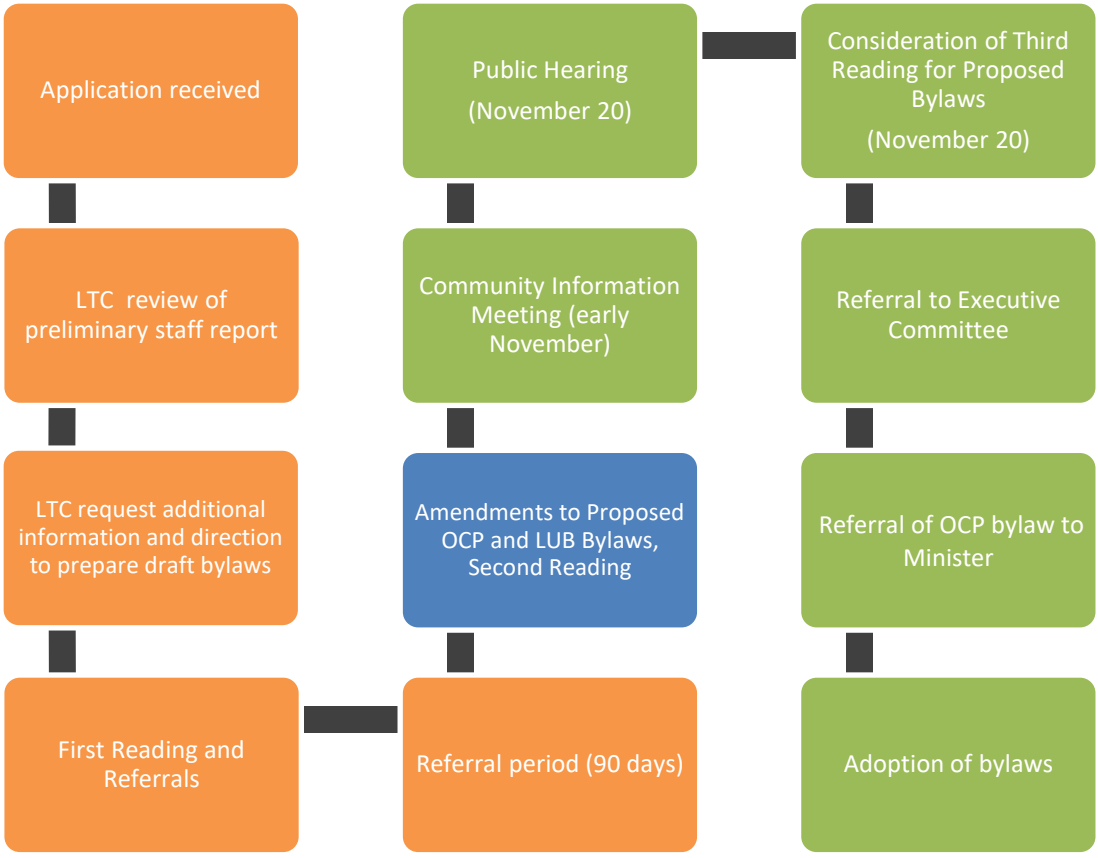
Community Information Meeting:

Staff recommend a Community Information Meeting (CIM) be scheduled prior to a Public Hearing for the proposed bylaws. This will allow interested community members to ask questions and seek clarification about the application in advance of expressing their views in the formal Public Hearing setting. Staff are recommending the Community Information Meeting take place as an electronic, stand-alone meeting, on a separate day from the Public Hearing to avoid confusion between the two types of engagement opportunities.

Referrals

Staff anticipate that Snuneymuxw First Nation will respond to the referral regarding this application in early November or later. Should the LTC schedule a Public Hearing for November 20, 2025, staff will inform Snuneymuxw First Nation staff that the LTC will receive new information up to the day of the Public Hearing.

Timeline



Rationale for Recommendation

Staff recommend the following:

- that the LTC amend proposed OCP Bylaw No. 318 because the LTC has indicated they do not wish to require a housing agreement on the subject property;
- that the LTC select Option 4 to amend the proposed LUB Bylaw No. 319 which would require dwelling units be constructed for major expansions to the commercial use of the property;
- that the LTC give First Reading and Second Reading to the amended bylaws; and
- that a Community Information Meeting and Public Hearing are scheduled for different days to provide opportunities for public feedback to the proposed bylaws.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. **Proceed with an alternative option**

The LTC may proceed with the application and choose a different option than the staff recommendation. The proposed OCP Bylaw should still be amended unless a housing agreement is required by the LTC. If the LTC selects this option they can move recommended resolutions 1, 2, and indicate the option they wish to select in the following resolution.

That the Gabriola Island Local Trust Committee request staff to bring back amendments to Bylaw No. 319, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" consistent with Option [XX] from the staff report dated September 4, 2025.

2. Proceed with no changes to the proposed LUB

The LTC may proceed with the application without making any changes to the proposed LUB amendment bylaw. This would not require housing (dwelling units) be constructed on the subject property. The proposed OCP Bylaw should still be amended unless a housing agreement is required by the LTC. If the LTC wishes to select this alternative they can move the recommended resolutions except numbers 4 and 5.

3. Proceed No Further

The LTC may proceed no further with this application. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee proceed no further with bylaw amendment application GB-RZ-2022.1.

NEXT STEPS

Should the LTC proceed with the recommendation, staff will schedule the CIM and Public Hearing to advance the application.

Submitted By:	Stephen Baugh, Island Planner	August 21, 2025
Concurrence:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	August 26, 2025

ATTACHMENTS

1. OCP Bylaw No. 318 – Track Changes
2. LUB Bylaw No. 319 – Track Changes

Attachment 1

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act,* enacts as follows:

1. Citation

   This bylaw may be cited for all purposes as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024".

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as "Gabriola Island Official Community Plan (Gabriola) Bylaw No. 166, 1997", is amended as per Schedule "1", Schedule "2", and Schedule "3" attached to and forming part of this bylaw

READ A FIRST TIME THIS	26TH	DAY OF	JUNE	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____ , 202x

ADOPTED THIS _____ DAY OF _____ , 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "1"

1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

1.1. **Section 2 – General Land Use and Residential Development**, Subsection **2.0 General Land Use**, Clause 2.0.k) is deleted and replaced with the following text:

> "k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

~~1.1.~~1.2. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Objectives** number 1 is amended by deleting the words "(Lockinvar Triangle area)".

~~1.2.~~1.3. **Section 3 – Economic Activities**, Subsection **3.1 Commercial Activity**, **General Commercial Policies** is amended by adding a new clause after clause d) as follows: "e) Despite clause a) and d) a minimum and average parcel size of 1.0 hectare (2.47 acres) and up to 2 dwelling units per parcel may be permitted on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

~~1.3.~~1.4. **Section 3 – Economic Activities**, Subsection **3.2 Village Commercial**, Clause 3.2.a) is amended by deleting the words "(the Lockinvar Triangle area)".

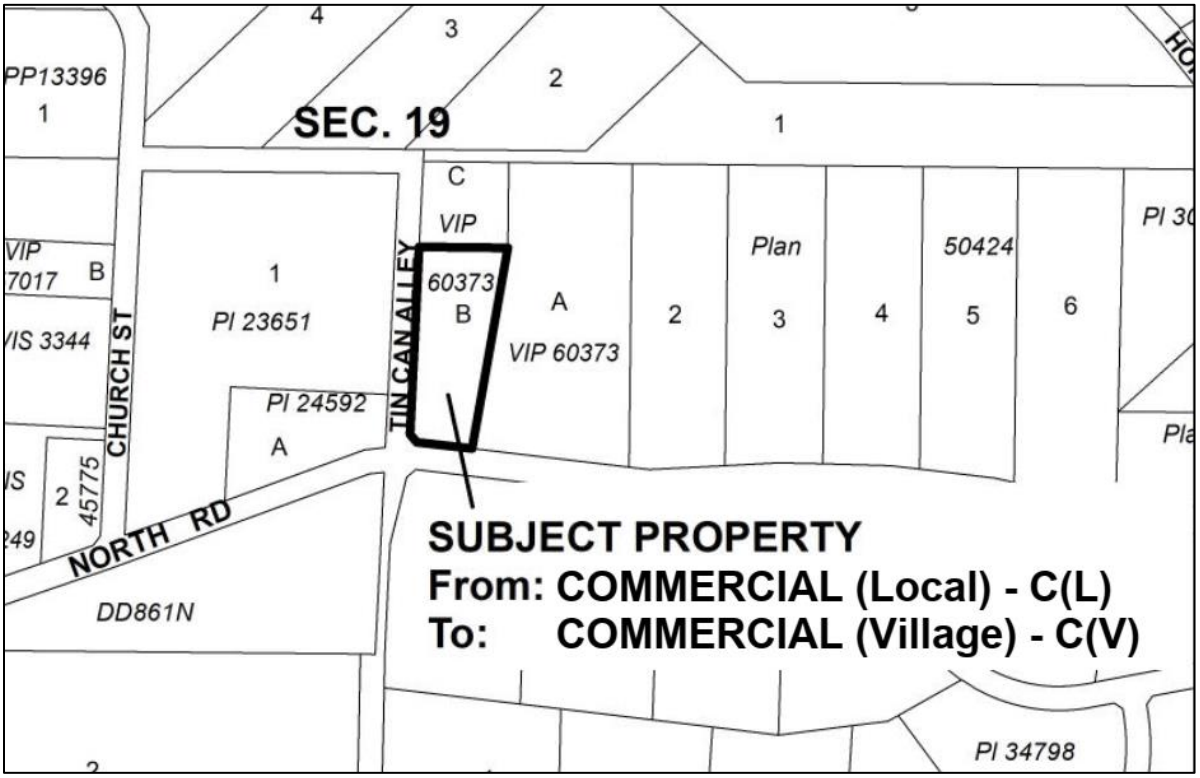
~~1.4.~~1.5. **Section 3 – Economic Activities**, Subsection **3.4 Local Commercial**, Clause 3.4.a), is amended by deleting Item 3.4.a)ii in its entirety and by making such consequential numbering alterations to effect this change.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "2"

1. **Schedule "B"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

   1.1. **Schedule "B" – Land Use Designations – North Sheet**, is amended by changing the land use designation on the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Commercial (Local)" to "Village Commercial" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" as are required to effect this change.

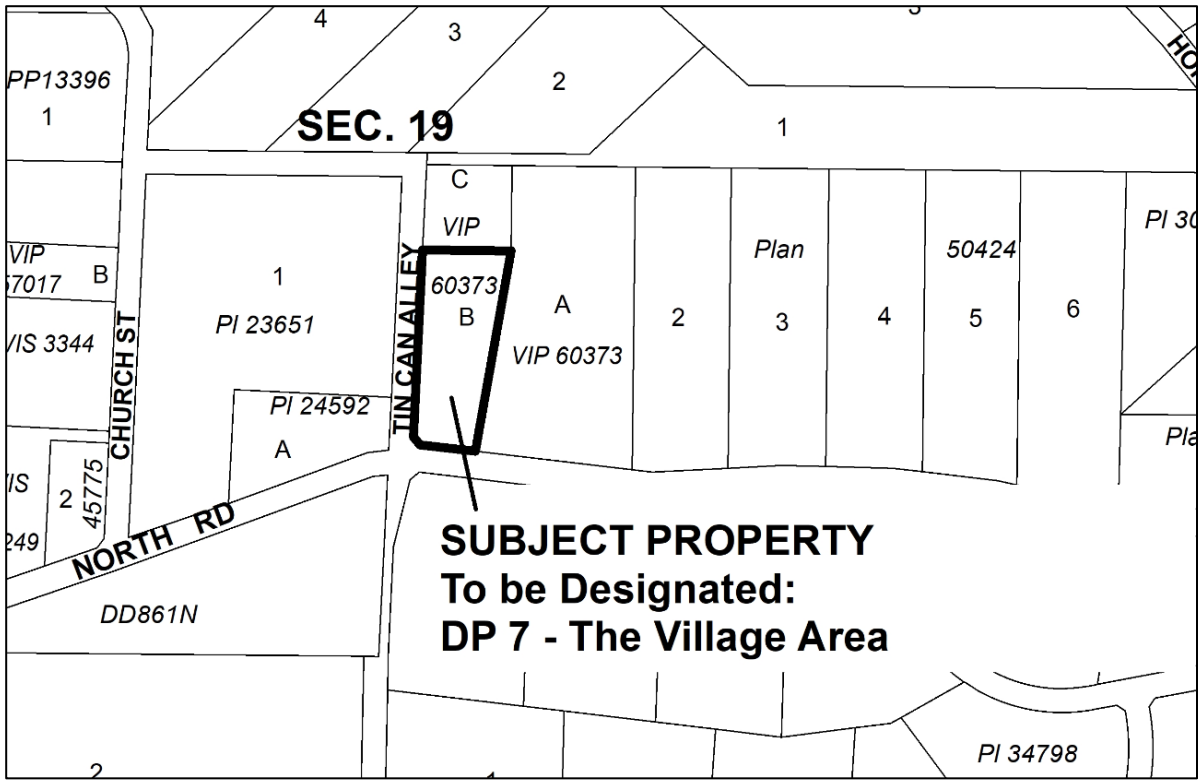
Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 318
Schedule "3"

1. **Schedule "D" – Development Permit Areas - OCP B North Sheet**, is amended by including the lands described as LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the Schedule D map for DP 7 - The Village Centre as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "D" of Bylaw No. 166 as are required to effect this change.

Plan No. 2



Attachment 2

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act,* enacts as follows:

1. Citation

   This bylaw may be cited for all purposes as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024".

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as "Gabriola Island Land Use Bylaw, 1999" is amended as per Schedule "1" attached to and forming part of this bylaw.

READ A FIRST TIME THIS	26TH	DAY OF	JUNE	, 2025
READ A SECOND TIME THIS	_____	DAY OF	_____	, 202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 202x
READ A THIRD TIME THIS	_____	DAY OF	_____	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	, 202x
ADOPTED THIS	_____	DAY OF	_____	, 202x

_____ _____

Chair **Secretary**

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Schedule "1"

1. **Schedule "A"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, *BUILDINGS* AND *STRUCTURES***, Subsection **B.1.1 Permitted in Any *Zone***, Article **B.1.1.1** Uses, Clause B.1.1.1.c. is amended by replacing "D.3.7. Ferry Parking, D.3.10" with "D.3.8. Ferry Parking, D.3.11".

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1**, Table 1 ***Sign* Regulations,** Column I is amended by adding "VC3," after "VC2,".

1.3 **Part B GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.1 Minimum Number of *Parking Spaces* for Automobiles and Bicycles**, Article **B.5.1.1**, Table 2: **Parking Requirements**, is amended by adding a new row under the "Residential" heading as follows:

dwelling unit in the Village Commercial 3 zone	1 per *dwelling unit*	None required	None required

1.4 **Part C ESTABLISHMENT OF *ZONES***, Section C.1 **DIVISION INTO *ZONES***, Subsection **C.1.1 Land Based Zones**, insert new zone "VC3 Village Commercial 3" after "Village Commercial 2 – Professional Centre" and before "DC1 District Commercial 1".

1.5 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, insert new Subsection **D.3.3 Village Commercial 3 (VC3)** after Subsection **D.3.2 Village Commercial 2 – Professional Centre(VC2)** as shown in **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

1.6 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.3 District Commercial 1(DC1)**, Article D.3.3.3 **Regulations**, Clause D.3.3.3.b. ***Buildings* and *Structures* Siting Requirements**, Item D.3.3.3.b.iii. is amended by replacing "D.3.3.3.ii" with "D.3.4.3.ii".

1.7 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iii** is amended by deleting the words "except on lands shown on Schedule C, Map 12".

1.8 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.1 Permitted Uses**, Clause **D.3.6.1.b. Permitted *Accessory* Uses**, Item **D.3.6.1.b.iv** is deleted in its entirety.

1.9 **Part D *ZONES***, Section D.3 **COMMERCIAL AND INDUSTRIAL *ZONES***, Subsection **D.3.6 Local Commercial 3 – *Garden Centres*(LC3),** Article **D.3.6.2 *Buildings* and *Structures***, Clause **D.3.6.2.a. Permitted *Buildings* and *Structures***, Item **D.3.6.2.a.iv** is deleted in its entirety.

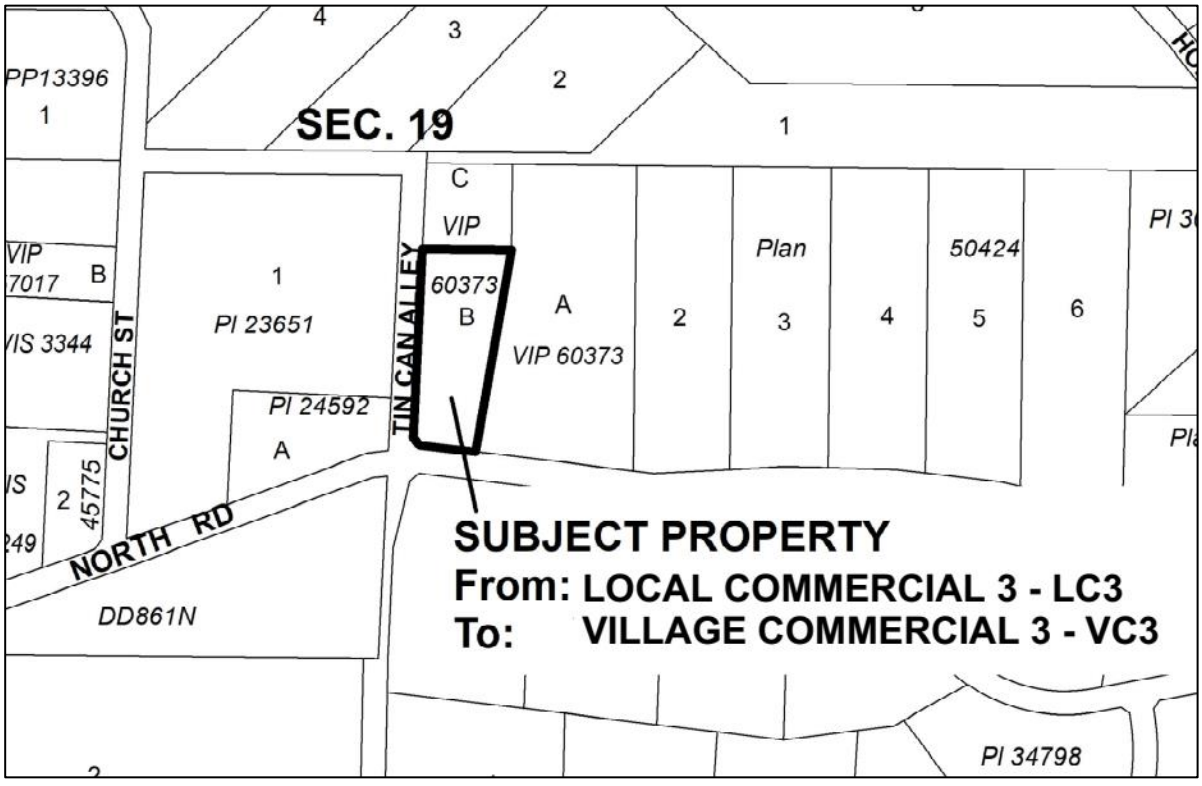
1.10 **Part G,** Section G.1 **DEFINITIONS**, is amended by deleting the following definition:

"farm supply centre	a business for the retail sale of farm supplies, but excluding the sale of farm equipment;"

2. **Schedule "B"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

2.1. Schedule "B" – North Sheet, is amended by changing the zoning classification of LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373 (750 Tin Can Alley, Gabriola Island PID 023-005-629) from "Local Commercial 3" to "Village Commercial 3" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" of Bylaw No. 177 as are required to effect this change.

Plan No. 1



3. **Schedule "C"** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

3.1. Schedule "C" – Map 10, is amended by replacing "Item d.3.8.1.a.vii" with "Item d.3.9.1.a.vii".

3.2. Schedule "C" – Map 12, is deleted in its entirety.

3.3. Schedule "C" – Map 17, is amended by replacing "Items D.3.8.1.a.v and D.3.8.1.a.viii" with "Items D.3.9.1.a.v and D.3.9.1.a.viii".

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 319

Appendix 1

D.3.3 Village Commercial 3 (VC3)

D.3.3.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Village Commercial 3 (VC3) *zone*:

a. Permitted *Principal* Uses

i *garden centre*
ii retail sales and rentals
iii *personal services*
iv *restaurant*
v bakeries
vi offices
vii *limited public market,* subject to Subsection B.6.2

b. Permitted *Accessory* Uses

i *single family* residential
ii *two family dwelling* residential
iii mini-storage

D.3.3.2 *Buildings* and *Structures*

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Village Commercial 3 (VC3) *zone*:

a. Permitted *Buildings* and *Structures*

i *Buildings* and *structures* to accommodate *principal* uses set out in this zone which must be connected to a freshwater collection system with a minimum storage capacity of 22,500 litres (5,944 US gallons).
ii Maximum of:
- two *dwelling units* per *lot*; and
- two *buildings* per *lot* that exclude a *pump/utility house* and woodshed, and that are *accessory* to a *dwelling unit*.

iii The maximum permitted floor area of a *dwelling unit* is 90 square metres (968 square feet)
iv Other *buildings* and *structures* to accommodate the permitted accessory uses set out in this *zone*.

D.3.3.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Village Commercial 3 (VC3) *zone*:

a. *Buildings* and *Structures* Height Limitations

i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).

b. *Buildings* and *Structures* Siting Requirements

i The minimum *setback* for *buildings* or *structures* except for a sign, *fence*, or *pump/utility house* is:

- 6.0 metres (19.7 feet) from the *front lot line*;
- 6.0 metres (9.8 feet) from any *interior lot line*, except where the *interior lot line* abuts a commercial or industrial *zone* in which case there is no *setback* requirement from the *interior lot line*; and
- 3.0 metres (9.8 feet) from another *building* sited on the same *lot*.

ii There is no *setback* requirement from any *exterior side lot line*, except for mini-storage units in which case the minimum *setback* is 4.5 metres.

iii *Dwelling units* must be located within the building envelope of a commercial building.

c. *Lot Coverage* Limitations

i The maximum combined *lot coverage* by *buildings* and *structures* is 40 percent of the *lot* area.

d. *Lot* Area Requirements for Subdivision

i The minimum average *lot* area and the minimum *lot* area is 1.0 hectare (2.47 acres).

e. Mini-Storage Limitations

i The maximum *floor area* is 9.3 square metres (100 square feet) per mini-storage unit.

ii Mini-storage units must be separated from a highway or from land with zoning permitting a *principal* residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in *height*.

f. Conditions of Use

i The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 20 square metres shall be constructed, or increased in floor area, unless:

- one dwelling unit for residential use has been constructed on the lot; or
- a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.

ii The floor area of any commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, or increased in floor area, unless:

- two dwelling units for residential use have been constructed on the lot; or
- two dwelling units are constructed as part of the construction or expansion of commercial use on the lot.

Gabriola Island Local Trust Committee
Minutes of Regular Meeting

Date: September 29, 2022
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Anthony Fotino, Island Planner
Warren Dingman, Bylaw Compliance and Enforcement Manager
Margot Thomaidis, Planner 2
Stephen Baugh, Planner 2
Nadine Mourao, Recorder

Others Present: There were approximately nine (9) members of the public and one (1) member of the media in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Rogers called the meeting to order at 10:32 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Rogers, Trustee Colbourne and Trustee Langereis acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. COMMUNITY STEWARDSHIP AWARD PRESENTATION

Chris Straw was nominated posthumously for his impactful leadership in advocating against freighter anchorages in the Southern Gulf Islands. Margy Gilmour accepted the award on behalf of Chris Straw and thanked Islands Trust for recognizing Chris' dedication to protect the marine environment. Ted Fullerton, a representative of Gabriolans Against Freighter Anchorages Society (GAFA) thanked everyone for awarding Chris posthumously and recognized his invaluable contribution.

By general consent the meeting was recessed at 10:48 am and reconvened at 11:03 am.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. RISE AND REPORT - In Camera Meeting July 28, 2022

That the Gabriola Island Local Trust Committee rescinded the appointment to the Gabriola Housing Advisory Planning Commission for Jacinthe Eastick.

5. REPORTS

5.1 Trustee Reports

Trustee Colbourne reported the following and his attendance at the following meetings and events:

- Trust Council (TC); and
- Ministry of Transportation Active Transportation team meeting to advance the Active Transportation Project report.

Trustee Langereis reported the following and his attendance at the following meetings and events:

- TC;
- Regional Planning Committee (RPC);
- Governance and Management Review Select Committee;
- Trust Programs Committee (TPC); and
- Community Wellness meeting in Cedar, BC.

5.2 Chair's Report

Chair Rogers reported the following:

- Attended TC virtual meeting;
- Executive Committee (EC) meeting; and
- Thanked Planning Manager Heather Kauer for her work at Islands Trust and wished her well on her next venture.

5.3 Electoral Area Director's Report

Vanessa Craig, Regional District of Nanaimo (RDN) Electoral Area B summarized her report and noted the following:

- Thanked Trustees for their work over the last few years;
- The RDN endorsed the Regional Parks and Trails Strategy and noted greater recognition for conservation purposes;
- Art from a Snuneymuxw First Nation artist coming to Gabriola parks;
- Ministry of Transportation and Infrastructure (MoTI) evaluating request for a playground zone and crosswalk at Huxley Park;
- A tiny home resolution was endorsed by Union of BC Municipalities (UBCM) advocating tiny home building in the building code;
- Huxley Park parking lot pavement has commence and shade structures are coming soon;
- Hazard Risk and Vulnerability Analysis study identifying geohazards and flooding; and
- Parks and Open Space Advisory Committee (POSAC) meeting rescheduled to mid-November.

5.4 First Nation Reports

Trustee Colbourne noted the Community Protection and Cultural Heritage meetings ongoing.

Chair Rogers noted that many First Nations have interest in inclusion in Island Trust's decision making processes and that the FPC are looking at adding project budget allowances to do consultation in a culturally appropriate way.

6. TOWN HALL

A member of the public thanked the Trust for recognizing Chris Straw as an amazing community member and his exemplary dedication to this community, thanked Trustees for their hard work and dedication over the last four years.

A member of the public appreciated the work of Trustees, did not support a Standing Resolution being used to amend Land Use Bylaw (LUB) as Official Community Plan (OCP), LUBs must be amended for permanent changes, did not support the proposed motion on Non-Compliant Dwellings due to the use of "in perpetuity" and supported inclusion of "existing" structures only, and asked Trustees to continue with bylaw enforcement and additional public consultation.

A member of the public supported the Draft Bylaw No. 313 for first and second reading, appreciated Trustees' dedication and commitment to preserve and protecting the environment, thanked them for their service, and gave a letter of correspondence to Trustees.

A member of the public thanked Trustees for their work, supported TC inclusion of First Nations and external Stakeholders, transparent and accessible communications to restore community engagement, and additional community engagement opportunities within the Trust.

A member of the public encouraged Islands Trust diversity and equity in additional Full Time Equivalencies (FTE) for indigenous hiring to build on relationships and knowledge, and thanked Trustees for their relationship building with First Nations over the last four years.

- Trustee Colbourne acknowledged the work of Lisa Wilcox, former Senior Intergovernmental Policy Advisor;
- Trustee Langereis hoped the Trust's Governance Committee would address inclusion of First Nations' involvement in decision making processes and committee work; and
- Chair Rogers noted Islands Trust's commitment to build more organizational capacity.

A member of public noted Gabor Mate's connection between trauma and health and encouraged outgoing and incoming Trustees' compassionate exploration of people's humanity.
A member of the public supported having a Gabriola Local Trust Committee meeting in October.

A member of the public noted their support of protection of the Garry Oak trees and requested Trustees' help to protect the threatened Garry Oak ecosystems.

- Chair Rogers recommended the member of the public contact the Islands Trust Conservancy and suggested that the member of the public bring forward a recommendation to the incoming Trustees regarding a Development Permit Area (DPA) specifically related to Garry Oak protection.

7. MINUTES

7.1 Local Trust Committee Minutes dated July 28, 2022 – for adoption

Deferred adoption of the minutes until next meeting.

7.2 Section 26 Resolutions-Without-Meeting - none

7.3 Advisory Planning Commission Minutes dated September 2, 2022 - for receipt

Received.

7.4 Housing Advisory Planning Commission Minutes dated September 8, 2022 - for receipt

Received.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List dated September 22, 2022

Received.

8.2 Heritage Overlay Mapping Project - verbal update

Planning Manager Kauer provided an update on the RPC Heritage Overlay Mapping and noted the following points:

- Initial phase completed, discussions will continue into next year; and
- May put the project on hold due to lack of resources for large project and additional relationship building and engagement with First Nations required.

Trustees expressed their support for this important project to continue and Chair Rogers to follow up with Clare Frater, Director Trust Area Services, for more information.

8.3 Heritage Commission – Memorandum

Trustee Langereis referenced the "Establishing Community Heritage Registers" report and discussed the option to add a Heritage Register and a Heritage Commission Bylaw to the Projects List.

Trustees noted the following:

- Suggested the incoming LTC consider adding to the Projects List so they may develop their own projects; and
- Concerned with Staff resources for additional projects.

GB-2022-069
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request the incoming Gabriola Local Trust Committee consider establishment of a Heritage Register and a Heritage Commission Bylaw on the Project List at their meeting currently scheduled for December 2022.

CARRIED
Trustee Colbourne Opposed

8.4 Emergency Medical Services (EMS) – discussion

Trustee Colbourne discussed ambulance levels on Gabriola, logistical challenges, and the possibility of collaborating with the RDN for an advocacy statement to the Province about changing levels of response and noted:

- Connecting with Gabriola Volunteer Fire Department, local ambulance, and BC Ambulance Society for feedback.

By general consent the meeting was recessed at 12:35 pm and reconvened at 1:05 pm.

8.5 Draft Language for Consideration of Standing Resolution regarding Non-Compliant Dwellings - for discussion

Trustees noted the following:

- Three pieces of correspondence received;
- Bylaw Compliance and Enforcement Manager Dingman provided some guidance and alternative wording to consider; and
- Interested in referring the alternative wording provided to the Advisory Planning Commission (APC) and Housing Advisory Planning Commission (HAPC) for feedback prior to the next LTC meeting.

Trustees decided that item 8.6 should be presented before further discussion.

8.5.1 Letter dated September 1, 2022 to Housing Advisory Planning Commission from M. Gilmour

Received.

8.6 Bylaw Enforcement - Proactive Short Term Vacation Rental (STVR) Enforcement

8.6.1 STVR Unlawful Dwelling Report - Staff Report

Bylaw Compliance and Enforcement Manager Dingman summarized the report which detailed the number of short-term vacation rentals and unlawful dwelling files open for bylaw compliance and enforcement investigations and noted the following points:

- Many community members are not aware that bed and breakfast use is permitted as a home occupation on Gabriola;
- Advertisements are being monitored to ensure that they comply with home occupation regulations;
- Travel trailers may be used for residential purposes for a limited time if they obtain a building permit and connect the unit to a septic system; and
- Unlawful use of accessory buildings for residential use is difficult to resolve.

8.6.2 Unlawful Dwellings Policy - Staff Report

Bylaw Compliance and Enforcement Manager Dingman provided an overview of his report which detailed the limited number of files for non-permitted residential uses or unlawful dwellings. Any issues with the current non-permitted uses can be resolved by the negotiation of voluntary compliance agreements, which give property owners reasonable time to voluntarily comply with regulations and noted the following:

- Concerns around sewerage capacity for unlawful dwellings;
- Unable to regulate the number of people that live in a single family dwelling as it is difficult to define what a family is, the LUB does not regulate;
- Concerned with the words “in perpetuity” as Standing Resolutions cannot be used to amend the LUB, and any deferment of enforcement can only be temporary;
- LTC can rescind a Standing Resolution at any time; and
- Recommended giving property owners two years to comply with the regulations in the LUB through a combination of education, mediation, and enforcement techniques, with exceptions for health and safety.

Discussion ensued and the following key points were noted by Trustees:

- Concerned with over usage of primary septic system;

  - The Bylaw Compliance and Enforcement Manager responded that would trigger compliance and enforcement;
- Interested in deferring bylaw enforcement on accessory structures used for non-permitted residential uses for a maximum of two years after the "opening of a file", not from the receipt of a written complaint;
- Concerned with lengthy process of OCP and LUB amendments not responding to housing crisis in a timely manner;
- Requested that the APC and HAPC provide feedback on the concept of enforcement and deferment;
- Prefer a Community Information meeting for more public engagement; and
- Interested in adding the words "existing accessory structures" to proposed Standing Resolution.

GB-2022-070
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to refer the language proposed by the Bylaw Compliance and Enforcement Manager in his report of September 29, 2022 to the Gabriola Advisory Planning Commission and Gabriola Housing Advisory Commission for comment on the concept of bylaw enforcement deferral and on the language proposed as follows:

That the Gabriola Island Local Trust Committee adopt the following standing resolution:

a. Bylaw staff will defer enforcement on accessory structures used for non-permitted residential uses for a maximum of two years after the receipt of a written complaint except in the following circumstances:

   i) There are concerns regarding health and safety;

   ii) There are concerns that sewage is not being disposed of in an approved septic or sewage disposal system; or that septic or sewage disposal systems are beings used in excess of capacity or ability as a result of unlawful dwellings;

   iii) There are concerns of possible contamination of wells or other drinking water sources;

   iv) Non-permitted residential uses are in environmentally sensitive areas;

   v) There are travel trailers or recreational vehicles used as a residence contrary to section B.6.4 of the Land Use Bylaw;

   vi) That the Gabriola Island Local Trust Committee may give direction to resume enforcement on activities on any property that poses risk to the health and safety of the neighbouring residents or the residents on the property subject to enforcement.

b. Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Gabriola Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.

CARRIED
Trustee Langereis Abstained

9. APPLICATIONS AND REFERRALS

9.1 GB-DVP-2016.3 (Van Herwaarden) - Staff Report

Planner Thomaidis summarized the report which introduced a DVP for consideration of a variance to the requirement for any structure or building to be sited a minimum of 15 metres from and 1.5 metres above the natural boundary of any lake, stream or wetland. The DVP would permit the existing structures and buildings (a greenhouse, a studio, a garden shed, three bridges, and concrete structures) to remain sited less than 15 metres from and an elevation of less than 1.5 metres above a stream (Goodhue Creek.)

GB-2022-071
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee has determined that it is reasonably necessary that the applicant of GB-DVP-2016.3 (Packham & Van Herwaarden) provide the following to planning staff prior to December 31, 2022 in order for the application to be considered by the Local Trust Committee:

a) a complete site plan showing setbacks for all existing and proposed buildings, structures and septic fields to watercourses; and
b) a Conditions and Impact Assessment (post development) prepared by a Qualified Environmental Professional assessing the condition of the riparian area on the lot and the impact of buildings and structures constructed within 15 metres of the watercourse.

CARRIED

By general consent the meeting was recessed at 2:16 pm and reconvened at 2:22 pm.

9.2 GB-RZ-2022.1 (Alley Enterprises - Maloney - 750 Tin Can Alley) - Staff Report

Planner Zupanec provided an overview of the report which proposed to amend the Gabriola Island OCP Bylaw No. 166 and LUB No. 177 to accommodate future commercial and residential redevelopment of the 'Wild Rose Garden Centre' and noted the following key points:

- Scope of use requested, a detailed plan for redevelopment has not been provided, applicant plans on developing the property incrementally;
- 'Village Commercial' zoning designation with exceptions recommended, as site specific Commercial zoning is limiting;
- Existing sewage system requires maintenance and repair, a professional wastewater report required for future redevelopment;
- A qualified professional hydrogeologist report required for parcel; and
- Recommended 'Village Commercial' designation as parcel is strongly linked to the village centre by being situated at the terminus of newly constructed village way pedestrian trail and on public transit route.

Discussion ensued and the following points were noted:

- Concerned with additional paving and storm water management required for future development;
- Concerned with adequate water for future redevelopments and effects on neighbouring properties; and
- Interested in further public consultation and public engagement.

Patricia Maloney, a representative of the Applicant noted the following:

- Future potential development includes a food truck, tea house, small retail spaces and residential units for staff; and
- Requested that food truck use be added to bylaw.

GB-2022-072
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to prepare draft amendments to the Gabriola Island Official Community Plan that will remove references to the Wild Rose Garden Centre business name and include Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the 'Village Commercial' land use designation and 'Village Centre' Development Permit Area No. 7.

CARRIED

GB-2022-073
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to draft amendments to the Gabriola Island Land Use Bylaw to rezone Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) to a site specific Village Commercial zone which maintains the existing uses and expands principle commercial and accessory residential uses consistent with the bylaw amendment application; regulates buildings and structures; height; siting requirements including setbacks; lot coverage; parking; and subdivision.

CARRIED

GB-2022-074
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee requests that the applicant for GB-RZ-2022.1 (Alley Enterprises Ltd., Maloney) provide planning staff with the following prior to the Local Trust Committee considering first reading of draft bylaws:

a) a copy of an assessment report and design recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems to confirm the property is capable of supporting a sewage disposal system for the proposed commercial and residential uses;
b) a copy of an assessment report and recommendations prepared by a qualified professional hydrogeologist, with expertise in community water systems to confirm the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users.

CARRIED

GB-2022-075
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to provide early notification to Snuneymuxw First Nation of application GB-RZ-2022.2 describing the scope of proposed changes to the Gabriola Official Community Plan and Land Use Bylaw.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Comprehensive Official Community Plan and Land Use Bylaw Project Business Case - Staff Report

Planning Manager Kauer summarized the report which asked the LTC to consider its 'Top Priorities' and 'Projects' lists and provide any direction for amendments, prior to the end of their current term and consider a draft business case to implement a Gabriola Island Comprehensive OCP and LUB project and noted the following:

- Looking for recommendation on reorganizing or updating lists;
- Recognizing that OCP is not getting updated in comprehensive ways, focusing on targeted areas, resulting in recommendation for OCP review; and
- Comprehensive OCP review project needed to be endorsed and sent to Financial Planning Committee at a meeting if LTC would like inclusion in next budget cycle.

Discussion ensued and the following key points were noted by Trustees:

- Page 3, would like more detail on Regional Conservation plan;
- Interested in more historical project data on Activities on page 4;
- Interested in a comprehensive OCP review; and
- Requested forwarding to the APC and HAPC for historical project summaries and feedback.

GB-2022-076
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse the 'Top Priorities List' and 'Projects List' as presented on September 29, 2022 for further consideration by the incoming Local Trust Committee.

CARRIED

GB-2022-077
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse the draft business case for a Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw project and request staff forward it to the Financial Planning Committee.

CARRIED

GB-2022-078
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee refer the Top Priorities List and Projects List as presented on September 29, 2022 to the Gabriola Advisory Planning Commission and the Housing Advisory Planning Commission for their review.

CARRIED

10.2 Ecological Protection Zone - Staff Report

Planner Fotino provided an update of the report advanced to the LTC's Top Priority Ecological Zone Project by considering the first and second readings of Bylaw No. 313 which contains amendments to the Gabriola Island LUB to allow for the introduction of a new Ecological Protection (EP) zone.

Trustees noted the following key points:

- Islands Trust Policy Statement Directives Only Checklist updates:
  - 4.2.7, change check mark to N/A;
  - 4.4.2 change to check mark;
  - 5.5.3 change to N/A;
  - 5.5.5 change to N/A;
- Suggested not renumbering "Schedule 1" D.4.3. section as cross referencing challenges; and

- Requested a definition of 'passive recreation' as it may have unintended consequences for uses.

GB-2022-079
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 313, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2022", as amended, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2022-080
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 313 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2022", as amended, be read a first time.

CARRIED

GB-2022-081
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Staff to include definition of passive recreation included in the Gabriola Island Local Trust Committee Bylaw No. 313 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2022".

CARRIED

GB-2022-082
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse Project Charter version 5.0 of the Ecological Protection Zone project.

CARRIED

11. DELEGATIONS - none

12. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

13. NEW BUSINESS

13.1 Islands Trust Conservancy (ITC) 3 -Year Plan – Briefing

Received.

13.2 Invitation to Take Action on Affordable Housing - for discussion

13.2.1 Letter to Minister of Housing and Diversity and Inclusion dated September 2, 2022 from Member of Parliament, Nanaimo-Ladysmith, Lisa Marie Barron and Member of Parliament, Jenny Kwan, Vancouver East

Received and all Trustees agreed with content of letters.

13.2.2 Email dated September 2, 2022 from Lisa Marie Barron, Member of Parliament regarding Invitation to Take Action on Affordable Housing

Received.

13.3 Consider Cancelling October 27th Local Trust Committee (LTC) Meeting - for discussion

Trustees requested to continue with in person meeting, as scheduled.

14. REPORTS

14.1 Climate Change Action Update

Received.

14.2 First Nations Relationship Building

Received.

14.3 Trust Conservancy Report dated July 13, 2022

Received.

14.4 Applications Report dated September 22, 2022

Received.

14.5 Trustee and Local Expense Report dated June, 2022

Received.

14.6 Adopted Policies and Standing Resolutions

Received.

14.7 Local Trust Committee Webpage

No updates requested.

15. WORK PROGRAM

15.1 Top Priorities Report dated September 22, 2022

Received.

15.2 Projects List Report dated September 22, 2022

GB-2022-083
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request Burren's Acres be added to the Ecological Protection Zone and added to the Projects List.

CARRIED

16. INFORMATION ITEMS

16.1 Letter dated August 22, 2022 from Chair Rogers to Nanaimo Airport Commission regarding Flights over Gabriola Island

Received.

16.2 Letter dated August 23, 2022 from Chair Rogers to Telus regarding Use of Herbicide on Gabriola Island

Chair Rogers noted he received a telephone call from Brian Daniel, representative of Telus, who stated there was no impact to a neighbouring well and neighbours, and Telus would use mechanical means in the future to control vegetation.

16.3 Letter dated August 24, 2022 from Chair Rogers to Nanaimo Airport Authority regarding Float Plane Flights over Gabriola Island

Received.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for Thursday, October 27, 2022 at 10:30 am at the Gabriola Arts and Heritage Centre

18. CLOSED MEETING

18.1 Motion to Close the Meeting

GB-2022-084
It was MOVED and SECONDED
that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a) and (d) for the purpose of considering: Appointment of Board of Variance Members and Adoption of In-Camera Meeting Minutes dated July 28, 2022 and that the recorder and staff attend the meeting.

CARRIED

18.2 Recall to Order

None.

18.3 Rise and Report

None.

19. ADJOURNMENT

By general consent the meeting was adjourned at 3:39 pm.

_____
Dan Rogers, Chair

Certified Correct:

_____
Nadine Mourao, Recorder

Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date:	**May 11, 2023**
Location:	**Gabriola Arts & Heritage Centre** **476 South Road, Gabriola Island, BC**
Members Present:	**Peter Luckham, Chair** **Tobi Elliott, Trustee** **Susan Yates, Trustee**
Staff Present:	**Renée Jamurat, Regional Planning Manager** **Narissa Chadwick, Island Planner, via Zoom** **Sonja Zupanec, Island Planner** **Warren Dingman, Bylaw Enforcement Officer** **Taryn Plater, Co-op Student Planner** **Lisa Millard, Recorder**
Others Present:	**There were approximately 9 members of the public in attendance.**

1. CALL TO ORDER

The Chair called the meeting to order at 10:30 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and he introduced Staff and the Recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

3.3 Electoral Area Director's Report received by email.

By general consent the agenda was approved as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Elliott reported the following:

- She attended the Union of BC Municipalities (UBCM) Housing Summit "Housing BC Together," the Association of Vancouver Island Coastal Communities Conference, and the Rural Islands Economic Partnership Forum. A full report detailing the highlights of these events can be found at https://islandstrust.bc.ca/island-planning/gabriola/gabriola-island-local-trustee-corner/ ;

- She is a representative on the Steering Committee of the Vancouver Island and Coastal Communities Climate Leadership Plan (VICC CLP); and
- She attended the Association of Vancouver Island Coastal Communities Conference (AVICC).

Trustee Yates reported the following:

- She attended the Gabriola Island Earth Day celebration;
- She participated in a session on circular economy at the Rural Islands Economic Partnership Forum;
- She attended a workshop on the electrification of public transportation at the Electrify Salt Spring event; and
- She visited the Andreas Vogt Nature Reserve on Salt Spring Island.

3.2 Chair's Report

The Chair reported the following:

- He attended the Growing Farmers and Food Resilience workshop, and the Managing Emergencies-The Increasing Impact on our Communities workshop at the AVICC Conference;
- The annual budget was adopted at the Executive Committee meeting at the end of March, and he is preparing for the June Trust Council meeting; and
- He attended a Special Meeting in April to discuss advancing First Nations consultant engagement and housing.

3.3 Electoral Area Director's Report

The Electoral Area Director's report was submitted by email and received for information.

3.3.1 Participation in the RDN's Gabriola Recreation and Electoral Area B Parks and Trails Master Plan Advisory Committee

Letter received for information.

GB-2023-023
It was MOVED and SECONDED,
that the Gabriola Island Local Trust Committee nominate Trustee Yates to serve on the Gabriola Recreation and Electoral Area B Parks and Trails Master Plan Advisory Committee.

CARRIED

3.4 First Nation Reports – nothing to report

4. PUBLIC COMMENTS

- Two members of the public requested that the Gabriola Island Local Trust Committee (LTC) support the Staff recommendation that the LTC not pursue the Canadian Mortgage and Housing (CMHC) Housing Accelerator Funding. One individual supported the

recommendation that the LTC focus on housing as a priority as part of the Official Community Plan (OCP) / Land Use Bylaw (LUB) review, while the other individual requested that the LTC not make housing a priority, but instead that climate emergency and Reconciliation be the primary lens for the review.

- A member of the public indicated support of a letter written by Wendy Shaw dated April 23, 2023 in which Ms. Shaw requests that the LTC ask Bylaw Enforcement to dismiss the current action against her regarding a structure on the foreshore of her property. A second member of the public noted that the rocky structure in question also spans a length of the beach in front of approximately 20 other properties and has been in place for 20 to 30 years and also supports dismissal of the enforcement matter.
- A member of the public referenced correspondence from the Dead Boats Disposal Society and requested that the LTC support the Society and bring to their attention the derelict boats located in Degnan Bay.

5. MINUTES

5.1 Local Trust Committee Minutes dated March 30, 2023 – for adoption

The following amendments to the minutes were presented for consideration:

- On page 7, Item 12.2 should read that Trustees expressed their congratulations to Snuneymuxw First Nation for successfully hosting the Junior All Native Basketball Tournament.

By general consent the minutes were adopted as amended.

GB-2023-024
It was MOVED and SECONDED
that the minutes of the April 28, 2023 Gabriola Island Local Trust Committee special meeting be forwarded to the Local Trust Committee to be adopted and published by the Regional District of Nanaimo (RDN).

CARRIED

5.2 Section 26 Resolutions-Without-Meeting Report - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated May 2, 2023

6.1.1 Follow Up Action List: Density Donation Outreach Project - Trustee Yates - for discussion

A Planner summarized the intent of the Density Donation Outreach Project and actions taken to solicit interest. Discussion ensued and it was determined that the project has generated limited interest and success to date.

GB-2023-025
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee remove the density donation outreach program from the follow up action list and from the future projects list.

CARRIED

A Trustee questioned the status of the January 26, 2023 Follow Up Action Report item regarding correspondence that was sent to the Executive Committee (EC) outlining concerns over proposed flight path changes. The Regional Planning Manager indicated that Trust Council did not wish to proceed further with the letter, therefore the action item was marked completed. Discussion ensued.

GB-2023-026
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request the Chair of the Local Trust Committee work with staff to write a letter of concern to Nav Canada regarding the proposed flight path changes, and that documentation and letters from Gabriola residents be included for information.

CARRIED

6.2 Upcoming Gabriola Local Trust Committee Regular Meetings for June 8 & July 20, 2023 - update from Regional Planning Manager

The Regional Planning Manager noted that no venues were available for the June 8, 2023 meeting and outlined logistical challenges of holding the July 20, 2023 meeting on Mudge Island.

GB-2023-027
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee schedule its regular business meeting virtually for June 8, 2023.

CARRIED

GB-2023-028
It was MOVED AND SECONDED
that the Gabriola Island Local Trust Committee schedule its regular business meeting for July 20, 2023 at the Gabriola Arts and Heritage Hall on Gabriola Island.

CARRIED

6.3 Clarification regarding resolution for letter to Snuneymuxw First Nations for the OCP Project

The Regional Planning Manager indicated that the letter should state "and other First Nations."

GB-2023-029
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request that staff draft a letter on behalf of the Gabriola Local Trust Committee to Snuneymuxw First Nation and other First Nations who may have an interest in Gabriola Island, learning how the Nations might wish to be involved with an Official Community Plan review project on Gabriola Island and how we might respect the Nation's engagement priorities at this time.

CARRIED

7. APPLICATIONS AND REFERRALS

7.1 Closing of OCP/LUB application GB-RZ-2022.1 commercial and residential redevelopment of the Wild Rose Garden Centre - Staff Report

It was noted that the applicant was in attendance.

A Planner reviewed the Staff Report and discussion ensued.

GB-2023-030
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request that staff provide the applicant an extension to November 30, 2023 to complete the required reports required for application GB-RZ-2022.1.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS - none

9. DELEGATIONS - none

10. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10.1 Correspondence from W. Shaw dated April 5, 2023

Discussion ensued and the applicant indicated the following:

- She was advised to remove the rocks on the foreshore of her property by June 15, 2023 or apply for Crown Tenure;
- The Department of Fisheries and Oceans (DFO) was contacted in 2001 regarding permission to construct a sea wall, which was not approved; however, based on the

response received from DFO the applicant followed the guidelines outlined within the reply; and
- Over an estimated period of over twenty years, rocks have been placed on the foreshore along the entire stretch of beach in front of approximately twenty homes.

Trustees noted the following:
- The letters submitted by the applicant's neighbours have been taken into consideration; and
- There is a need to consider environmental impacts of removing the rocks.

The Bylaw Enforcement Officer advised that:
- The rock structure was built in the summer of 2002 in front of the applicant's property after receipt of the letter from DFO which specified how to do the work properly in order to minimize habitat and foreshore damage;
- That said letter did not constitute approval and that placement of the rocks would have contravened the bylaws in place at that time; and
- If the bylaw complaint action was dropped it would be up to the Province to determine if action is required regarding an application for Crown Tenure.

GB-2023-031
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to write a report on correspondence received from Wendy Shaw dated April 5, 2023 to indicate appropriate direction to be taken.

CARRIED

10.2 Correspondence from The Dead Boats Disposal Society dated April 27, 2023
Correspondence was received for information. Bylaw Enforcement Officer Dingman stated that Transport Canada would be going to Degnan Bay in the upcoming week and that some boats are slated to be removed.

The meeting recessed for a break at 12:30 pm and reconvened at 1:00 pm.

11. NEW BUSINESS - none

12. REPORTS

12.1 Climate Change Action Update - none

12.2 First Nations Relationship Building - none

12.3 Trust Conservancy Report – none
It was noted that the extent of the tree cutting that was done in the Elder Cedar (S'ul-hween X'pey) Nature Reserve would be discussed at the upcoming May 30, 2023 Trust Conservancy meeting.

12.4 Applications Report dated May 2, 2023
Received.

12.5 Trustee and Local Expense Report dated March, 2023
Received.

12.6 Adopted Policies and Standing Resolutions
Received.

12.7 Local Trust Committee Webpage
No updates.

12.8 Approval of Gabriola Island's LTC Section for 2022/23 Annual Report - request for decision
Trustees noted that the following amendments should be made to the text:

- Add the traditional name, S'ul-hween X'pey, for the Elder Cedar Nature Reserve.
- Change the term "housing options" to "housing options and impacts."

GB-2023-032
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approves the attached text with amendments for inclusion in the 2022/23 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

12.9 Housing Accelerator Fund Potential Application - Request for Decision
A Planner reviewed the staff report and highlighted the following:

- There is limited time and limited staff resources available to complete the necessary work needed for the funding application, and that the Executive Committee would need to approve said reallocation;
- There is limited opportunity for community engagement;
- There is a requirement of the housing funding program to have a housing action plan in place; and
- If the charter for the OCP review has a focus on housing as a priority, then a suitable land analysis and ground water availability assessment can be undertaken, which can be used to create a housing action plan.

Discussion ensued.

GB-2023-033
It was MOVED and SECONDED
That the Gabriola Island Local Trust Committee not pursue the Canadian Mortgage and Housing Corporation's Housing Accelerator Funding at this time.

CARRIED

GB-2023-034
It was MOVED and SECONDED
That the Gabriola Island Local Trust Committee request staff to develop a project charter for the Official Community Plan/Land Use Bylaw review which focusses on housing as a priority.

CARRIED

13. WORK PROGRAM

13.1 Active Projects Report dated May 2, 2023
Received.

13.2 Future Projects Report dated May 2, 2023
Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, June 8, 2023 at 10:30 am.

GB-2023-035
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Regular Meeting on June 8, 2023 begin at 9:00am and be held electronically.

CARRIED

15. CLOSED MEETING

15.1 Motion to Close the Meeting

GB-2023-036
It was MOVED and SECONDED
That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and (f) for the purpose law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment, and that the Recorder and Staff attend the meeting.

CARRIED

15.2 Recall to Order
The meeting was recalled to order at 2:37 pm.

15.3 Rise and Report
The Chair will Rise and Report on the Housing Advisory Planning Committee appointments at the next regular meeting of the LTC.

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:39 pm.

_____
Peter Luckham, Chair

Certified Correct:

_____
Lisa Millard, Recorder

Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date:	**May 23, 2024**
Location:	**Gabriola Arts & Heritage Centre** **476 South Road, Gabriola Island, BC**
Members Present:	**Peter Luckham, Chair** **Tobi Elliott, Trustee** **Susan Yates, Trustee**
Staff Present:	**Renée Jamurat, Regional Planning Manager** **Stephen Baugh, Island Planner** **Lisa Millard, Recorder (via Zoom)**
Others Present:	**There were approximately 12 members of the public in attendance.** **Vanessa Craig, Electoral Area Director (via Zoom)**

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Luckham called the meeting to order at 10:40 am. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations. He introduced Snuneymuxw Elders Geraldine Manson and Max Settler and welcomed them.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Yates reported the following:

- Attended a forum on collaborative politics featuring guest speakers MLA Adam Olsen and Vancouver City Councillor Christine Boyle;
- Attended a joint Executive Committee and Trust Conservancy meeting that addressed climate change;
- The June Trust Council meeting will be held on Salt Spring Island;

- There will be a committee of the whole meeting at the end of May to discuss the Islands Trust Draft Policy Statement;
- will be joining Trust Conservancy staff during an upcoming visit to Gabriola to monitor three covenanted properties;
- Ferry Advisory Committee anticipates that terminal safety upgrades will be addressed at their next meeting; and
- Attended a Regional District of Nanaimo Parks and Open Spaces Advisory Planning Committee meeting to discuss sports field access options and the discontinuation of the planned wildfire mitigation in the 707 Community Park.

Trustee Elliott reported the following:

- Continues to participate in the Chief Administrative Officer (CAO) Hiring Committee;
- Listened to a Mudge Island Town Hall meeting during which a community group was formed;
- Announced the Ocean Day event on June 8 at Reserve No. 5 which is being hosted by the Snuneymuxw First Nation and the Department of Fisheries and Oceans; and
- Will be helping to organize a Munu Canoe Journey fundraising event to take place at Twin Beaches at the end of June.

3.2 Chair's Report

Chair Luckham reported that he continues to do work with CAO Hiring Committee and is looking forward to the forthcoming Trust Policy Statement work.

3.3 Electoral Area Director's Report

Electoral Area Director Vanessa Craig reported the following:

- Regional District of Nanaimo (RDN) Parks and Open Spaces Advisory Planning Committee met to discuss sports field access and the decision to discontinue the 707 Community Park wildfire mitigation plan;
- RDN is working on taking over the management of Orlebar Point and hopes to replace the picnic tables in the coming months; and
- RDN is discussing the potential to increase the size of the green bin carts to allow more yard waste.

3.4 First Nations Reports

Chair Luckham welcomed Snuneymuxw Elder Max Settler, Snuneymuxw Elder Geraldine Manson, and Snuneymuxw Lands Referrals Officer Hannah Paulson.

Elder Max Settler, a Member of the Elders Advisory Group, Snuneymuxw First Nation, stated that he was in attendance for the purpose of observation and interpretation. He said that he was present twenty (20) years ago when a developer wanted to move forward with plans in an area where First Nations have cultural concerns, that the same concerns remain now, and that he hopes that today the issue might be resolved.

Elder Geraldine Manson introduced herself by her traditional name C'tasi:a. She is a Member of the Snuneymuxw Elders Advisory Group and noted that the importance of this group is to hold knowledge within their traditional territory. She stated that the land being discussed is very important to the Snuneymuxw and that the Hul'q'umi'num tribe chose this space for burial and for the spiritual significance of the land which is still with them. She said that the additional development that has occurred is disheartening, that the Snuneymuxw leadership was not consulted, and the proper protocols for discussion did not occur. She concluded by saying that the land is part of False Narrows, which forms part of their unceded territory, and they would like to come to the forefront of the discussion.

Snuneymuxw Lands Referrals Officer Hannah Paulson introduced herself and stated that they have responded to the referral for this application and do not consent to the subdivision being approved by Islands Trust. She acknowledged, and agreed with, the Elders' statements.

4. PUBLIC COMMENTS

A member of the public commented on the following:

- Supports additional single user housing and the Housing Needs Assessment shows that affordable housing is needed;
- When development has taken place without permission, and it is in contradiction to local bylaws and Provincial regulations, applications to expand the development should not be considered until the land is returned to its prior state;
- Understands there is a letter on public record, sent by a former Local Trust Committee, specifying that development conditions must be met, including consent of the Nation and these conditions have not been met; and
- Does not support approval of the development permit application.

A member of the public stated the following:

- Support the recommendation that the Local Trust Committee send their comments about the Centre Stage Holdings application to the Provincial Approving Officer, encouraged that it be stated that they recognize the Snuneymuxw First Nation's right to free, prior and informed consent, and that the Nation's consent-based decision-making framework be followed before any permission for subdivision is granted; and
- The Wild Rose Garden Center application shows it might establish one of the residential dwellings as affordable housing via an affordable housing agreement. Supported a requirement for a Housing Agreement.

A member of the public made the following comments:

- He and his wife are the Centre Stage Holdings development permit applicants;
- Expressed gratitude that the Snuneymuxw Elders were in attendance and appreciated the opportunity for communication;
- Previously, there have been at least three (3) visits with First Nations Elders at the site;
- Understood the value of the property, due in part, to members of the First Nation that have shared their knowledge with them;

- Common goal is to protect the land;
- There is a requirement to enter into a covenant with the Heritage Branch prior to subdivision and the Heritage Branch involves First Nations in the consultation process;
- Conversations with the First Nation became more complicated when talks began about Snuneymuxw's interest in buying the land;
- His understanding is First Nations would like all communication to go through the Ministry of Transportation and Infrastructure (MOTI) for subdivision referrals;
- Interested in further communications with First Nations as understood all their previous concerns had been addressed; and
- Thinks that the First Nation does not support the property being developed and, if that is the case, it needs to be said so a solution can be worked out; and
- Work that has been done on the property has been done under the supervision of engineers and Ministry of Transportation and Infrastructure.

Item 8.2 and Item 8.1 were moved up on the agenda to follow Public Comments.

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Minutes dated April 18, 2024 – for adoption

By general consent, the Local Trust Committee meeting minutes of April 18, 2024 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 15, 2024

It was noted that, while funds had been allocated to screen the film Dust and Bones, plans had not been finalized yet.

7.2 Local Trust Committee Budget Accounts – Brief

The Regional Planning Manager summarized the brief and provided suggestions for appropriate expenditures within the communication budget.

Discussion ensued and Trustees received the brief for information.

7.3 Choose Location for Local Trust Committee Meeting August 8, 2024 - Verbal Discussion

GB-2024-039
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Regular Business Meeting be held electronically on August 8, 2024.

CARRIED

8. APPLICATIONS AND REFERRALS

8.1 GB-RZ-2022.1 (Moen) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The land use designation on the subject property will be changed to Village Commercial and it will become part of the Village Centre Development Permit Area; and
- A site-specific Village Commercial zone will maintain the existing uses and will expand the principal uses to include retail sales and rentals; personal services; a restaurant; a limited public market; a bakery; offices, and up to two residential dwellings.

The applicant was present and spoke to the application.

Discussion ensued and Trustees made the following comments:

- Concern about water availability based on the extent of potential uses;
- There are no development plans provided with the application, so there is uncertainty about what the water needs will be;
- There has been significant discussion within the community about providing affordable rental housing above commercial buildings;
- It is difficult to approve rezoning and send the application out for referral without having more specific development details; and
- As this is site-specific zoning, there is an opportunity to include a housing component for flexibility for future use even if the current owner does not build housing.

GB-2024-040
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request the applicant of GB-RZ-2022.1 – Land Use Bylaw and Official Community Plan Amendment for commercial and residential development of Wild Rose Garden Centre to work with staff to explore options in the Housing Options Tool Kit #3.

CARRIED

GB-2024-041
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff forward the Staff Report GB-RZ-2022.1 – Land Use Bylaw and Official Community Plan Amendment for commercial and residential development of Wild Rose Garden Centre to Freshwater Specialist William Shulba and request comment and analysis on proposed water uses.

CARRIED

8.2 GB-DP-2021.1 Centre Stage Holdings - Staff Report

The Regional Planning Manager summarized the staff report.

It was noted that the applicants are present.

It was determined that the Trustees would consider the referral comments to the Provincial Approving Officer prior to the consideration of the approval of the development permit application.

Discussion ensued and Trustees asked questions and commented on the following:

- Why do staff continue to recommend approval of the development permit application and, based on precedents set on North Pender and James Islands, is it possible to consider issuing the permit only if the Provincial Approving Officer approves the subdivision and the Snuneymuxw are satisfied with the consultation and consent to the project?
    - The Regional Planning Manager indicated that the rationale for the recommendation is due to the specific guidelines for the development permit area, that requiring a condition of subdivision approval might not be legislatively correct, and that the Provincial Approving Officer needs a clear decision from the Local Trust Committee about the development.
- The North Pender Island Local Trust Committee withheld a signature on a covenant. Can staff clarify the difference between a covenant and a development variance permit?
    - The Regional Planning Manager stated that a restrictive covenant is a legal document that is registered on the property title and a development variance permit is a legislative process.
- The development permit relates to steep slopes and, while the application meets the technical requirements of the permit, it does not meet the moral obligations of the Reconciliation Declaration made by Trust Council, the Local Trust Committee, and the Islands Trust Conservancy;
- The staff report explains the process from a technical and legal standpoint, but approving the application seems morally and ethically wrong;
- The inadequacy is not associated with the applicant but within the guidelines for application approval which are outdated and do not stand up to the Declaration of Reconciliation;
- The Provincial Approving Officer has the authority to approve the subdivision layout and the development permit is a requirement of that approval, but perhaps the permit application can occur post subdivision approval;
- The Snuneymuxw referral response, and the Elders who have spoken today, have made it clear that they do not support any further spiritual or physical changes to the land;
- The development permit discussion should be deferred until the discussion about the subdivision referral response is concluded;

- The lack of consultation related to the adoption of the 2005 bylaws that allowed for the creation of forty-nine (49) lots in the absence of comment or consultation with the Snuneymuxw First Nation, and in spite of the Nation's request for more than thirty (30) days to consider the matter, needs to be considered and should be rectified by the current Local Trust Committee;
- The First Nation has been clear that the entire area is sacred and connected to their culture and their sense of well being; and
- A prioritization of parkland and green space over sacred sites has occurred and the Nation has never consented.

The applicants made the following comments:
- The process has taken twenty (20) years of their life;
- They did not do this for money, but to protect seven hundred (700) acres of land that they paid for; and
- They would have never dedicated the parkland had they thought consultation had not been done correctly.

Discussion ensued and Trustee Elliott noted the following:
- She has provided the Local Trust Committee with rationale behind each of the points in the motion;
- There are public hearing files available for reference;
- Reconciliation is necessary in order to establish a new foundation from which to move forward;
- Property owners have rights, but the principles of reconciliation and rights of Indigenous Peoples, which have been ratified through the Declaration Act, are in conflict with this application; and
- The bylaws do not supersede the Declaration Act.

GB-2024-042
It was MOVED and SECONDED
that due to the significant First Nations cultural heritage values present on the subject property, that the Gabriola Island Local Trust Committee request staff to forward the following comments from the Local Trust Committee to the Provincial Approving Officer in consideration of subdivision referrals GB-SUB-2024.1 and GB-SUB- 2024.2 (Centre Stage Holdings) [MOTI FILE 2020-02789/02214].

The Gabriola Island Local Trust Committee does not support this subdivision application for the following reasons:
1) That there is a clear record from 2005 that establishes Snuneymuxw First Nation consistently and unequivocally have never consented to any development on these sacred lands;
2) That the Snuneymuxw First Nation have long standing concerns and strong objections to any development of this parcel of land, due to the presence of several significant cultural heritage and archaeological sites, and claim the sole right to

determine how to care for, access and protect their own burial, cultural and sacred sites;

3) That these sacred areas are considered critical to the health and wellbeing and connectivity for Snuneymuxw First Nation, since time immemorial, and should not be held in private lots that would exclude Snuneymuxw from access to their cultural heritage areas, and the sacred resting places of their ancestors;
4) That Snuneymuxw First Nation has consistently asserted their rights and title on Gabriola Island, Douglas Treaty rights, and the Constitutional rights to determine how their cultural heritage areas should be protected, and those rights have not been respected in the development of the bylaws that allocated densities to the parcel in 2005;
5) That the Local Trust Committee acknowledges there was inadequate consultation with the Snuneymuxw First Nation in 2005 in the development and adoption of bylaws that allowed a density swap and covenant to be negotiated between Centre Stage Holdings and Islands Trust, in the absence of comment or consultation with the Snuneymuxw First Nation, and in spite of their request for more time to consider the matter with than a 30-day referral;
6) That the Snuneymuxw First Nation's interests and concerns over the protection of their most sacred sites were not adequately considered in the density swap, and while the parkland and green space achieved through the density transfer achieved large benefits for the Gabriola community, there was no corresponding benefit to the Nation;
7) That regarding the protection of cultural heritage generally, and Indigenous cultural heritage specifically, the Gabriola OCP and LUB policies and bylaws and the Islands Trust Policy Statement insufficiently protect cultural heritage resources, and do not reflect the principles of the Declaration Act, nor UNDRIP, nor the Islands Trust's Reconciliation Declaration;
8) That there exists an active protocol agreement between Snuneymuxw First Nation and Islands Trust (2008) that establishes the agreement between two governments with how to proceed with development proposed in sensitive cultural areas, which agreement has not been followed to address the Nation's critical concern over development on this parcel; and
9) That there are insufficient buffers for the extensive archaeological and cultural heritage sites with the proposed covenant, and no assurances that the Snuneymuxw First Nation will be able to exercise their rights to access those sacred areas in perpetuity.

CARRIED

Discussion ensued about advising the Provincial Approving Officer and the Lieutenant-Governor-in-Council that the Local Trust Committee considers the approval of the subdivision plan of MOTI-FILE 2020-02789/02214 as being against the public interest. A motion was moved, seconded, discussed, and amended. The amended motions reads as follows:

GB-2024-043
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee

1. Notes that considerable sustained objections to the subdivision continue to be expressed by the Snuneymuxw First Nation and therefore resolves to advise the Provincial Approving Officer that the Gabriola Island Local Trust Committee considers approval of subdivision referral of GB-SUB-2024.1 and GB-SUB-2024.2 (Centre Stage Holdings) {MOTI FILE 2020-02789/02214] as being against the public interest, and does not have the consent of the rights and title holders of the area of the territory of the Snuneymuxw First Nation.
2. Advise the Lieutenant-Governor-in-Council that the Gabriola Island Local Trust Committee considers the deposit of the subdivision plan of MOTI FILE 2020-02789/02214 as being against the public interest; and
3. Requests staff forward this resolution to the Provincial Approving Officer and the Lieutenant-Governor-in-Council.

DEFEATED

GB-2024-044
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee notes that considerable sustained objections to the subdivision continue to be expressed by the Snuneymuxw First Nation and therefore resolves to advise the Provincial Approving Officer that the Gabriola Island Local Trust Committee considers approval of the subdivision referrals of GB-SUB-2024.1 and GB-SUB-2024.2 (Centre Stage Holdings) [MOTI FILE 2020-02789/02214] as not being in the public interest, and does not have the consent of the rights and title holders of the territory, the Snuneymuxw First Nation. The Gabriola Island Local Trust Committee requests that the response provided by the LTC be forwarded to the Provincial Approving Officer in consideration of the subdivision application.

CARRIED

There was a discussion regarding the Local Trust Committee writing a letter to the Lieutenant-Governor-in Council or if a request should be made for the Executive Committee to write an advocacy letter.

GB-2024-045
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff provide clarity on the process of sending a letter to the Lieutenant-Governor-in-Council that the Gabriola Island Local Trust Committee considers the deposit of the subdivision plan of MOTI FILE 2020-02789/02214 as being against the public interest, and draft the letter accordingly.

CARRIED

GB-2024-046
It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee defer approval of Development Permit GB-DP-2021.1 (Centre Stage Holdings) until we have received the response from the approving officer regarding the referral, and include this motion in the referral.

CARRIED

The applicants reiterated the statements they had made prior to the Local Trust Committee discussing the subdivision referral from the Ministry of Transportation and Infrastructure and the development permit deferral.

9. LOCAL TRUST COMMITTEE PROJECTS - none

10. CORRESPONDENCE - none

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11. NEW BUSINESS

11.1 Invite to a Fall Meeting with Snuneymuxw First Nation regarding Official Community Plan Project - Verbal Update from Trustee Elliott

Trustee Elliott suggested, and it was agreed, that she explore the possibility of applying for a Community-to-Community grant for the purpose of holding a government-to-government relationship-building event between the Local Trust Committee and the Snuneymuxw First Nation.

11.2 Draft Letter from Trustees to Ministers Fleming and Rankin and Member of Legislative Assembly Doug Routley regarding Community Petition on Turn Over of "Crown Land" - Trustee Elliott

Trustee Elliott summarized the draft letter. Discussion ensued and it was determined that Trustee Elliott would send the letter on her own behalf and not in her capacity as a Trustee.

12. STAFF REPORTS

12.1 Trust Conservancy Report
Received for information.

12.2 Trust Conservancy Heron - Spring Edition
Received for information.

12.3 Applications Report dated May 15, 2024
Received for information.

12.4 Trustee and Local Expense Report dated March, 2024
Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 First Nations Relationship Building Update
No update was provided.

12.7 Climate Change Action Update
No update was provided.

12.8 Local Trust Committee Webpage
No changes or additions at this time.

13. WORK PROGRAM

13.1 Active Projects Report dated May 15, 2024
Received for information.

13.2 Future Projects Report dated May 15, 2024

Discussion ensued regarding the status of active and future projects and the current priorities of the Local Trust Committee.

GB-2024-047
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff review the current and future projects list and report back with issues, and opportunities, in order to help prioritize the Local Trust Committee's work.

CARRIED

GB-2024-048
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff amend the future projects list to review and explore options of rezoning PID: 003-134-806 northeast 1/4 of Section 3 Gabriola Island Nanaimo District except Parcel A (DD 77326I) and except Plans EPP19453 and EPP66666.

CARRIED

4. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Thursday, June 27, 2024 at 10:30 am at the Gabriola Arts and Heritage Centre.

15. ADJOURNMENT

By general consent, the meeting was adjourned at 3:30 p.m.

_____

Peter Luckham, Chair

Certified Correct:

_____

Lisa Millard, Recorder

Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date:	**November 7, 2024**
Location:	**Gabriola Arts & Heritage Centre** **476 South Road, Gabriola Island, BC**
Members Present:	**Peter Luckham, Chair** **Tobi Elliott, Trustee** **Susan Yates, Trustee**
Staff Present:	**Renée Jamurat, Regional Planning Manager** **Stephen Baugh, Island Planner** **Narissa Chadwick, Island Planner (electronic)** **Margot Thomaidis, Planner 2 (electronic)** **Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)** **Jason Youmans, Senior Policy Advisor (electronic)** **William Shulba, Senior Freshwater Specialist (electronic)** **Lisa Millard, Meeting Administrator/Recorder**
Others Present:	**There were approximately 29 members of the public and special guest Snuneymuxw First Nation Elder C'Tasi:a (Geraldine Manson) in attendance.**

1. CALL TO ORDER

Snuneymuxw First Nation Elder C'tasi:a (Geraldine Manson) opened the meeting and welcomed attendees with a traditional prayer and song.

Chair Luckham called the meeting to order at 10:38 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following amendments to the agenda were presented for consideration:

- Item 9.3 PLRZ20240091 (Mid-Island Co-op) was deferred to a future meeting; and
- Item 5 Public Comments and Item 13.1 Proposed Bylaw Compliance and Enforcement Policy will be discussed first.

By general consent, the agenda was approved as amended.

Items 5 and 13.1 were discussed before Item 3.

3. RISE AND REPORT

Chair Luckham rose and reported that at the September 5, 2024 in-camera meeting the Gabriola Island Local Trust Committee passed a resolution that indicated to the Gabriola Commons that

the Local Trust Committee is not prepared to advance the request by the Gabriola Commons Foundation to be the covenant holder for the Covenant proposed, at this time, for the following reasons:

- Requiring clarity on Section 4 regarding the actions, roles, and responsibilities entailed by the Stewardship Plan, specifically the Local Trust Committee's role in developing and maintaining the Stewardship Plan; and
- Section 5 Baseline Report should be in final form.

4. REPORTS

4.1 Trustee Reports

Trustee Elliott reported the following:

- Attended Union of BC Municipalities conference and had meetings with staff from Ministry of Forests, Ministry of Housing, Ministry of Municipal Affairs, and Building Safety and Standards Branch;
- Attended Trust Council and highlighted debate on request for Provincial review of the *Islands Trust Act* and the endorsement of a focus on tiny homes as part of the strategic plan;
- Attended Committee of the Whole meetings to discuss draft Policy Statement;
- Islands Trust Conservancy Board celebrating work done on a new Natural Area Protection Tax Exemption Program (NAPTEP) covenant on a local property;
- Attended Global Civility Summit, Salish Sea Regional Conservation Forum hosted by the Galiano Conservancy, final call with Culturally Committed group, and Mayne Island Housing Forum and Community Workshop;
- Participated in Snuneymuxw xese cultural event and panel discussion with Snuneymuxw First Nation Elders followed by screening of film Dust n' Bones; and
- Will be laying wreath at Gabriola cairn on Remembrance Day.

Trustee Yates reported the following:

- Acknowledged passing of Honourable Justice Murray Sinclair and spoke of his work bringing the history of residential schools to the attention of Canadians;
- Attended council to council meetings with Snuneymuxw First Nation members;
- Noted the Ferry Advisory Committee has requested a meeting with BC Ferries to discuss mitigation plans for the planned berth shutdowns in spring 2026;
- Gabriola Transportation Society is discussing ferry traffic and terminal safety issues;
- Attended Trust Council and highlighted endorsement of advocacy for tiny homes;
- Regional District of Nanaimo Parks and Open Space Advisory Committee is discussing establishing a dedicated soccer field on Gabriola;
- Some Trustees have sent a letter to the Union of BC Municipalities requesting a Provincial Code of Conduct for local government; and
- Interested in Local Trust Committee having an annual meeting with realtors to highlight items of importance for new residents.

4.2 Chair's Report

Chair Luckham reported the following:

- Acknowledged passing of Honourable Justice Murray Sinclair;

- Attended Union of BC Municipalities conference, September Trust Council, Committee of the Whole meetings to discuss draft Policy Statement, and council to council meetings with Snuneymuxw First Nation members;
- Trust Council is preparing for 2025 budget;
- New Chief Administrative Officer, Rueben Bronee, has been hired; and
- Congratulated Penelakut Tribe member Florence James on receiving King Charles medal.

4.3 Electoral Area Director's Report

Director Craig reported the following:

- Thanked Gabriola Land and Trails Trust and landowner who respectively donated funds and land for addition to 707 Community Park;
- Changing Coast project is being undertaken to map sea level rise;
- Larger organics / yard waste carts for private households are now available;
- New waste regulations for multifamily, commercial, and institutional clients require waste be sorted; and
- Contract for new health and wellbeing service on Gabriola was awarded to People for a Healthy Community and Carol Fergusson has been hired as the Coordinator.

4.4 First Nations Reports

Snuneymuxw First Nation Elder Geraldine Manson noted recent participation in a protocol discussion group and she would like to return, with other Elders, for a full day session to provide First Nations history and do more protocol work.

5. PUBLIC COMMENTS

Chair of Mudge Island Community Association made the following comments:

- Supports Bylaw Compliance and Enforcement Policy;
- Thanked Local Trust Committee and Manager Dingman for responsiveness to concerns; and
- Non-enforcement policy on structures built more than twenty-five years ago might cause further divisiveness in the community and suggested the date be effective today.

A member of the public read a letter, written by their Mudge Island neighbour, about the proposed Bylaw Compliance and Enforcement Policy, which spoke to the following:

- Proposal regarding non-conforming structures is not a fair process because a twenty-five year old structure should not be treated differently than one five years old; and
- There is a social understanding that enforcement is not done on Mudge Island; however, it is now occurring and future compliance should consider structures built after January 1, 2025.

A member of the public spoke to the rise and report in which the Local Trust Committee indicated it is not prepared to advance the Gabriola Commons Foundation request to be a covenant holder and noted the following:

- Believes the current draft contains many of the values and principles that are important to the Local Trust Committee and the community;

- The Foundation is prepared to review the Stewardship Plan in order to clarify the actions, roles, and responsibilities of the potential Covenant Holder and consider any modifications that will assist the Local Trust Committee in monitoring said Plan;
- The Covenant team can work on finalizing the draft Baseline Report; and
- They remain optimistic that there will opportunity to advance the request to the Local Trust Committee.

A member of the public noted their concern that Harmac Pacific wishes to rezone ninety-eight hectares of land for industrial use, which will likely result in the removal of large forested areas and cause visual, lighting, noise, and pollution concerns directly affecting Gabriola and Mudge Island residents. They asked that the Local Trust Committee advocate against the rezoning.

6. MINUTES

6.1 Local Trust Committee Minutes dated September 5, 2024 – for adoption

By general consent, the Local Trust Committee meeting minutes of September 5, 2024 were adopted.

6.2 Local Trust Committee Special Meeting Minutes dated September 12, 2024 - for adoption

By general consent, the Local Trust Committee special meeting minutes of September 12, 2024 were adopted.

6.3 Section 26 Resolutions-Without-Meeting Report - none

6.4 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated October 31, 2024
Received for information.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 GB-RZ-2022.1 (Moen) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Local Trust Committee previously requested staff work with the applicant to explore housing options for the property and refer the application to the Senior Freshwater Specialist;
- Commercial use of groundwater requires a groundwater license while domestic use does not; and
- The Local Trust Committee can direct staff to change the draft bylaw to restrict the location of the dwelling units to within the envelope of the commercial building so water use is regulated by a groundwater license.

The applicant was in attendance and noted the following:

- Applied for a groundwater license in 2022 and the application remains pending;

- Residential units are not part of their potential development plan, but they are willing to include them in the rezoning application for consideration of any future property owner; and
- Current water use is seasonal and future demand could incorporate rainwater catchment.

The Senior Freshwater Specialist made the following comments:

- Non-domestic water licensing will require an assessment of water availability at time of development;
- Current water use is approximate and makes up about half of the water that is available;
- If a dwelling is located within the commercial unit, the Province would consider the residential use as part of the licensing; and
- Supports staff recommendation that dwelling be permitted within the commercial building envelope.

Discussion ensued and the following comments and clarifications were noted:

- Likelihood that groundwater availability will only support one additional domestic dwelling yet draft bylaw suggests two dwellings; however, this is based on one unit using 2000 litres of water per day;
- The current Official Community Plan only allows for two dwellings; therefore, additional dwelling units cannot be recommended at this time;
- There is no water management plan in place as uses are still unknown; therefore, in future, if the applicant applies to change their water use the Local Trust Committee would receive a referral on the application; however, if development involves a building permit, and there is proof of water for that permit, the Local Trust Committee would not be referred.

GB-2024-076
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to amend draft Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" to:

a. Restrict the location of dwelling units to within the envelope of a commercial building;
b. Reduce the parking requirements for each dwelling unit from 2 parking spaces to 1; and
c. Limit the floor area of dwelling units to 90 square metres.

CARRIED

9.2 GB-DVP-2023.3 (Miller) 880 Horseshoe Road - Staff Report

The Planner summarized the staff report and highlighted the following:

- Development Variance Permit to vary a ten metre setback to allow existing woodshed;
- Woodshed was built in 1990's;
- No land or ground disturbance will occur;

- Local Trust Committee previously approved applicant's request to waive survey requirement, and
- Referral to Snuneymuxw First Nation was undertaken.

Discussion ensued and the following comments were noted:

- Local Trust Committee received a letter from the applicant which asked several questions about the length of the development variance permit process;
- Application file was opened during the time period in which Snuneymuxw First Nation identified the types of files they wanted to receive referrals on and sending the referral caused delay in processing the application;
- Today, the Local Trust Committee passed a bylaw not to enforce on structures that are older than sixteen years, the original bylaw complaint was retaliatory in nature, and the woodshed should not have been subject to a development variance permit process; and
- Application was in process and conditional on bylaws in place at the time complaint was made, decision to not enforce on older structures was not made until today.

GB-2024-077
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approve issuance of Development Variance Permit application GB-DVP-2023.3.

CARRIED

Discussion ensued about Trustees sending a letter of apology to the applicant.

GB-2024-078
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee draft a written response to the applicant of GB-DVP-2023.3 acknowledging the challenges in the process and lessons learned.

CARRIED

9.3 PLRZ20240091 (Mid-Island Co-op) - Addendum to Follow

This item was deferred to the next regular business meeting.

9.4 PLDP20240 (Paisley Place) - Staff Report

The Planner summarized the staff report and highlighted the following:

- Application is for a development permit for Development Permit Area 8 Multi-dwelling Affordable Housing;
- A development permit area guideline, which requires the exterior surfaces of buildings shall be comprised of wood or stone, is not met by the application, but the application is consistent with the objective of the Development Permit Area;
- Applicant has noted that cement fibre board has been chosen instead as it is more cost effective, provides more durability than wood, and is within the BC Housing Design Guidelines.

It was noted that the applicant was in attendance.

The Local Trust Committee had no comments or questions.

GB-2024-079
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee approve issuance of Development Permit PLDP20240249.

CARRIED

The meeting recessed for a break at 1:09 p.m. and reconvened at 1:30 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - Phase 2 Update - Staff Report

The Planner summarized the staff report and highlighted the following:

- Project charter has been reviewed and timelines updated to reflect engagement process;
- Additional budget has been allocated for First Nations engagement;
- Results of community survey show general support for the goals and principles;
- Working on discussion guides for each topic;
- Local Trust Committee special meetings will be scheduled following engagement sessions;
- Updated information being posted on website; and
- By mid December a full community profile with relevant information about Gabriola, including history and environmental synopsis, will be available.

Discussion ensued and the following comments were noted:

- Target date for completion specified in the report should be April, 2025;
- Suggestion to move water as a topic of discussion under the environment section, garbage / recycling to economy or resource conservation, and sewer to housing;
- Opportunity for collaboration on cultural heritage protection with Snuneymuxw First Nation;
- Official Community Plan should have clear connection to the Policy Statement;
- Suitable Land Analysis is being worked on and deliverables will be forwarded to the Local Trust Committee;
- Water budget study is delayed due to staffing shortages and a contractor will be hired to complete the work;
- Planners are looking for policy direction to contain within the Official Community Plan and which specific environments, such as marine and foreshore, could be protected through Development Permit Areas;
- Development Permit Area guidelines will be incorporated into the review;
- Regional District is undertaking flood mapping and this information could be included in the climate change section; and
- Capacity funding for First Nations is not a well understood concept and communication pieces should be provided with discussion points for community conversations.

GB-2024-080
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse the revised engagement direction related to topic focused discussions.

CARRIED

GB-2024-081
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee allocate $10,000 of the OCP/LUB review project budget to engagement with Snuneymuxw First Nation and direct staff to work with the Snuneymuxw First Nation staff on a capacity funding agreement.

CARRIED

GB-2024-082
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse the revised project charter.

CARRIED

11. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11.1 Email dated October 3, 2024 from L. Eagin regarding Mudge Junk Vehicles
Received for information.

11.2 Email dated October 28, 2024 from B. Andrew regarding Rezoning Application between Harmac and Cable Bay Trail

Discussion ensued and the following points were noted:

- There is not a protocol agreement with the City of Nanaimo;
- If a referral is received, staff will share it with the Local Trust Committee;
- Staff can contact the City of Nanaimo to request that the Local Trust Committee be included as a referral agency or the Local Trust Committee could provide a formal letter to the City of Nanaimo.

GB-2024-083
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to contact City of Nanaimo and request that the Gabriola Island Local Trust Committee receive a referral for rezoning application of 950 and 1260 Phoenix Way, Nanaimo, BC.

CARRIED

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Proposed Bylaw Compliance and Enforcement Policy - For Adoption

The Bylaw Compliance and Enforcement Manager summarized the staff report and highlighted the following:

- Webinars done for the Mudge and Gabriola communities;
- Mudge Island residents' concerns and suggestions were taken into consideration;
- Time period of twenty-five years was proposed so Bylaw Enforcement will only be looking at newer structures and not those that have been in place for decades without complaints;
- Concern about not being able to prove lawful non-conformity can be addressed through statements provided by neighbours or other evidence;
- Has attempted to provide definition regarding vexatious complaints;
- Proposed bylaw provides for thirty day notice period of on-site investigation unless issue is of an urgent matter; and
- Document can be changed at anytime if the priorities of the community, or the Local Trust Committee, change.

Discussion ensued and the following comments and clarifications were noted:

- The last Official Community Plan review was completed in 2008 and suggestion that this be the date established for legal non-conformity;
- Local Trust Committee has authority to direct bylaw staff to not enforce;
- Option is available to apply for development variance permit;
- There is a shared responsibility of both property owners and local government to uphold bylaws and property owners also have responsibility to adhere to bylaws regardless of enforcement practice;
- Main concern is setback from foreshore as health and safety issues regarding septic are dealt with by other jurisdictions;
- Revisions indicate bylaw staff will only proceed with enforcement for less serious contraventions if there are two written complaints from immediate neighbours and there should be opportunity for investigation based on one complaint;
- If only one complaint was received, the complainant would be informed that investigation or enforcement cannot proceed unless a second complaint is received;
- If Bylaw Enforcement staff determine an investigation is required based on receipt of one complaint the Local Trust Committee can make a determination to proceed with an investigation or not; and
- Enforcement on environmentally sensitive areas and those related to health and safety issues will proceed if one complaint is received.

GB-2024-074
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee amend Part B, Section 112 limiting enforcement on structures that predate 2008.

CARRIED

GB-2024-075
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee adopt the proposed Bylaw Compliance and Enforcement Policy as amended.

CARRIED

13.2 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report

The Senior Policy Advisor summarized the staff report, outlined options available to the Local Trust Committee regarding community engagement on the Islands Trust draft Policy Statement, and noted that members of the community will also have opportunity to provide feedback through a survey.

Discussion ensued.

GB-2024-084
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee select Engagement Option No. 2 for Phase 4 Community Engagement about the new draft Islands Trust Policy Statement.

CARRIED

13.3 Trust Conservancy Report - Highlights of Islands Trust Conservancy October 1, 2024 Board Meeting
Received for information.

13.4 Trust Conservancy - The Heron - Fall Edition
Received for information.

13.5 Applications Report dated October 31, 2024
Received for information.

13.6 Trustee and Local Expense Report dated September, 2024
Received for information.

13.7 Adopted Policies and Standing Resolutions

GB-2024-085
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request bylaw enforcement staff to advise on necessity of rescinding standing resolutions regarding bylaw enforcement.

CARRIED

13.8 First Nations Relationship Building Update - none

13.9 Climate Change Action Update - none

13.10 Local Trust Committee Webpage
No changes at this time.

13.11 Draft 2025/26 Gabriola Local Trust Committee Annual Meeting Schedule - Request for Decision

Discussion ensued and all regular meetings to be held in person.

GB-2024-086
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated October 31, 2024

Discussion ensued about the ecological protection zone and the following comments were noted:

- Statement "which includes rezoning of Elder Cedar Nature Reserve" should be deleted;
- Original intent was to create a holding zone; and
- Elder Cedar Nature Reserve is already protected.

The Planner made the following points:

- Project charter would need to be revised if the purpose of rezoning is not to provide protection to Elder Cedar Nature Reserve; and
- Drafting a zone that will not apply anywhere, but would be considered a holding zone, could be done as part of the Official Community Plan and Land Use Bylaw review project.

GB-2024-087
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to remove the Minor Project Ecological Protection Zone from the active projects list and provide options for creating an ecological protection zone through the Official Community Plan and Land Use Bylaw amendment project.

CARRIED

14.2 Future Projects Report dated October 31, 2024

GB-2024-088
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff remove Item No. 2 Advisory Planning Bylaw from the Future Projects Report.

CARRIED

The Local Trust Committee will consider what their next future project will be at a future meeting.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled to be Determined

The next regular meeting will be held Thursday, January 23, 2025 at 10:30 a.m. at the Gabriola Arts and Heritage Centre, Gabriola BC.

16. ADJOURNMENT

By general consent, the meeting was adjourned at 3:28 p.m.

_____

Peter Luckham, Chair

Certified Correct:

_____

Lisa Millard, Meeting Administrator/Recorder

Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: January 23, 2025
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Peter Luckham, Chair
Tobi Elliott, Trustee
Susan Yates, Trustee

Staff Present:
Stephen Baugh, Island Planner
Narissa Chadwick, Island Planner (electronic)
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 9 members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:30 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Luckham acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

12.1 Annual Meeting with Real Estate Agents

By general consent, the agenda was approved as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Elliott reported the following:

- Provided an updated report posted on the Trustee Corner section of the Gabriola Local Trust Committee page on Islands Trust website;
- Committee of the Whole is meeting twice per month to work on amendments to the draft Policy Statement in preparation for First Reading;
- Tiny Home on Wheels Steering Committee is setting up a technical panel to discuss barriers to regulating tiny homes as dwellings;
- Attended Regional Planning Committee meeting to review amendments to draft Policy 5.5.1 Bylaw Enforcement;

- Attended Islands Trust Conservancy Board meeting and highlighted election of Galiano Trustee Gauvreau as Chair; and
- Attended Financial Planning Committee meeting to review draft budget for the upcoming fiscal year.

Trustee Yates reported the following:

- New version of mapping application on Island Trust website expected to be released in February;
- Attended Salt Spring Conservancy sponsored webinar about western screech owls and highlighted importance of forest undergrowth as part of their habitat;
- Attended government to government meeting with Snuneymuxw First Nation;
- Attended Regional District of Nanaimo Recreation and Parks Master Plan meeting;
- Attended meetings with BC Ferries as a member of the Gabriola Ferry Advisory Committee and noted there will not be a multi-day shut down in 2026 as the scope of the work being done at the terminals has been reduced;
- Due to the dissolution of the Ferry Advisory Committee, a new ferry working group has been established;
- Upcoming one-on-one meeting with new CAO Rueben Bronee; and
- Met with Member of Parliament Lisa Marie Barron and discussed topics including climate change and guaranteed basic income.

4.2 Chair's Report

Chair Luckham reported preparations for the March, 2025 Trust Council meeting are underway with focus on financial planning and annual budget talks.

4.3 Electoral Area Director's Report

Director Craig reported the following:

- Will be receiving a report from Parks and Recreation Master Plan Advisory Committee which will go out for public input in the spring;
- Tiny Homes on Wheels project will be part of a housing panel discussion at the upcoming Association of Vancouver Island and Coastal Communities meeting;
- New waste regulations for multifamily, residential businesses, institutional, and industrial properties came into effect January 1, 2025 which should reduce the amount of waste going into landfill due to pre-sorting requirement; and
- Regional District of Nanaimo's Drinking Water and Watershed Protection report has been received and is available on the Regional District's website.

4.4 First Nations Reports – None

5. PUBLIC COMMENTS

A member of the public stated they represent a focus group which has identified concerns with current Development Permit Areas on Gabriola and the group would like to be invited to participate and provide feedback at the March 27, 2025 Official Community Plan Review Environment Focus Group.

A member of the public thanked the Local Trust Committee for their efforts regarding the rezoning application for a property located next to the Harmac pulp mill in Nanaimo and

indicted they have written a letter to the editor of the local newspaper and will be organizing a petition to present to the City of Nanaimo with copies to the Local Trust Committee.

A member of the public noted the GB-RZ-2022.1 (Moen) staff report states the proposed bylaw includes a requirement for connection to a rainwater collection system; however, the actual proposed bylaw language refers to connection to a freshwater system, and there is no indication if the water is required to be potable.

The Chair noted clarifications would be forthcoming when the application is discussed during the meeting.

A member of the public, representing the Mudge Island Community Association, made the following comments:

- The Association submitted a letter the day prior to the meeting and asked the Local Trust Committee to review it in consideration of the points made about the closure of bylaw complaint files;
- The letter noted concern that the minutes of the November, 2024 meeting did not fully reflect the discussion and asked that the meeting recording be compared to the minutes to ensure all concerns were incorporated into the Bylaw Compliance and Enforcement Policy; and
- The Bylaw Policy was located on Islands Trust website after the letter was submitted and it appears concerns have been addressed.

A Trustee stated that the Bylaw Compliance and Enforcement Manager would be submitting a report about the status of complaints related to structures located within setbacks to the sea for the February, 2025 Local Trust Committee meeting, and that current work on files is delayed due to temporary staffing issues.

A member of the public spoke to an item of correspondence on the agenda and stated they were part of the Village Vision Planning Committee which collected data and information from groups that were formed to discuss what the village core should look like. All of the information is contained on a website being maintained by a group of citizens and they ask that Islands Trust invest approximately $300 annually to maintain the site as it continues to be relevant to the Official Community Plan review work.

6. MINUTES

6.1 Local Trust Committee Minutes dated November 7, 2024 – for adoption

Discussion ensued about correspondence received requesting a review of the minutes compared to the meeting recording. It was clarified that the Local Trust Committee established that the policy adopted at the meeting reflects the discussion and the minutes are a suitable record of the meeting.

By general consent, the Local Trust Committee meeting minutes of November 7, 2024 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated January 16, 2025

Received for information.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 16, 2025
Received for information.

7.2 City of Nanaimo Rezoning – 950 and 1260 Phoenix Way, Nanaimo, BC
The Planner summarized the reply received from City of Nanaimo staff regarding the rezoning application and noted the Local Trust Committee could send correspondence to Nanaimo City Council in advance of a public hearing.

8. DELEGATIONS - None

9. APPLICATIONS AND REFERRALS

9.1 GB-RZ-2022.1 (Moen) - Staff Report
The Planner summarized the staff report and highlighted the following:

- Report recommends First Reading of Bylaws No. 318 and 319 to amend the Official Community Plan and Land Use Bylaw to permit a broader range of commercial uses and two dwelling units on the subject property;
- Changes previously requested by the LTC have been incorporated into the bylaws; and
- Referrals to First Nations and other agencies will commence following First Reading.

Discussion ensued and the following comments and clarifications were recorded:

- The Planner clarified the term 'freshwater' is used as the bylaw requires water storage capacity but does not specify a requirement for potable water;
- There is ability to fill cisterns with groundwater when it is plentiful and hold it for future use and the term 'rainwater' would limit this ability;
- The proposed zone differs from the RR2 zone because it is commercial use and dwelling units would be required to be contained within the commercial building envelope with a requirement for a Provincial ground water license;
- The accessory dwelling units referred to in the bylaw are the two units located within the commercial envelope; and
- The lot coverage limitation of 40% is standard for commercial property and reflects a reduction compared to the 50% lot coverage currently permitted.

The Trustees had no questions for the applicant who was in attendance.

GB-2025-001
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time.

CARRIED

GB-2025-002
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time.

CARRIED

GB-2025-003
It was MOVED and SECONDED
that Proposed Bylaws No. 318 and 319 be referred to First Nations, Local Governments, and agencies for comment.

CARRIED

GB-2025-004
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2025-005
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review Project Update – Memorandum

The Planner provided an update on the Official Community Plan and Land Use Bylaw Review Project and highlighted the following:

- A capacity funding agreement has been signed with Snuneymuxw First Nation and engagement is underway, which includes staff-to-staff meetings and an upcoming workshop focused on identifying Snuneymuxw land use interests;
- A community water use survey will be coming out to get a sense of how much water is being used, where it is used, and where water related challenges are experienced on the island;
- The water balance work will support Official Community Plan review work and can inform land use bylaw changes and zoning provisions;
- A preliminary build out analysis has been done and will be included as part of the Suitable Land Analysis;
- The Suitable Land Analysis will be completed by the end of January;
- The Housing Advisory Planning Commission has been invited to participate in the Housing Focus Group session being held February 6;
- The community development permit area focus group is on the list of invitees for the Environment Focus Group session; and
- Consideration of how to integrate the Gabriola Climate 12-12-12 Climate Action information into the focus group sessions should be taken.

GB-2025-006
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee request staff to schedule a special meeting in February, 2025 to review the Suitable Land Analysis.

CARRIED

GB-2025-007
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee request staff to schedule a special meeting for February 27, 2025 and March 28, 2025, or alternative available dates, to address Official Community Plan Review topic areas.

CARRIED

11. CORRESPONDENCE

11.1 Letter dated December 10, 2024 from S. Miller regarding refund of Development Variance Permit application fee

Discussion ensued and the following comments were noted:

- Local Trust Committee has expressed regret regarding the process;
- The complaint was processed in accordance with the policy at the time;
- The referral to Snuneymuxw First Nation was done because the Nation specifically asked to see all Development Variance Permit applications;
- This file was opened prior to the current work on Bylaw Enforcement Policy which addresses vexatious complaints;
- There is no mechanism to refund the fee; and
- The permit has legalized the structure.

11.2 Letter dated January 2025 from Village Vision regarding website support

Discussion ensued and the following comments were noted:

- If the website is supporting a Local Trust Committee project, there is a possibility that project funds can be used; however, there is not a mechanism to support the website in perpetuity; and
- There might be options to capture an archival version of the website which could then be incorporated into the Official Community Plan Review project.

GB-2025-008
It was MOVED and SECONDED
that Gabriola Island Local Trust Committee request staff to look at correspondence from Village Vision from January, 2025 and advise the Local Trust Committee regarding options for support.

CARRIED

12. NEW BUSINESS

12.1 Annual Meeting with Real Estate Agents

A Trustee referenced previous annual meetings held with local realtors to discuss publications related to Islands Trust bylaws and jurisdiction, and to provide written materials that could be helpful to new residents.

Discussion ensued and it was determined that Trustee time and staff resources to support the proposed meetings are limited.

Trustee Yates stated she will follow up to determine if there are resources available to update the Thetis Island Sustainability Guide and produce a Gabriola version.

13. STAFF REPORTS

13.1 Trust Council Meeting Highlights - December 3 - 5, 2024
Received for information.

13.2 Trust Conservancy Board Meeting Highlights - November 19, 2024
Received for information.

13.3 Trust Council Quarterly Update
Received for information.

13.4 Applications Report dated January 16, 2025
Received for information.

13.5 Trustee and Local Expense Report dated November, 2024
Received for information.

13.6 Adopted Policies and Standing Resolutions
Received for information.

13.7 First Nations Relationship Building Update – None

13.8 Climate Change Action Update - None

13.9 Local Trust Committee Webpage
No updates required at this time.

14. WORK PROGRAM

14.1 Active Projects Report dated January 16, 2025
Received for information.

14.2 Future Projects Report dated January 16, 2025
Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, February 20, 2025 at 10:30 am at the Gabriola Arts and Heritage Centre

16. ADJOURNMENT

By general consent, the meeting was adjourned at 12:33 p.m.

_____

Peter Luckham, Chair

Certified Correct:

_____

Lisa Millard, Meeting Administrator/Recorder

Minutes of the Gabriola Island Advisory Planning Commission

Date of Meeting: **Wednesday, February 12, 2025**

Location: **Boardroom of the Northern Office**
700 North Rd, Gabriola

APC Members Present:	**Howard Bashaw**
	Carly McMahon
	Rick Mitchell
	David Reid
	Lisa Webster
Regrets:	**Burtt Fidler**
	Jennefer Laidley
Staff Present:	**Stephen Baugh, Island Planner**

Others Present: **There was 1 member of the public present.**

1. CALL TO ORDER AND WELCOME

Chair Reid called the meeting to order at 4:05 p.m.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as amended.

3. GABRIOLA APC MINUTES (FOR ADOPTION)

3.1 Gabriola Island Advisory Planning Commission Draft Minutes dated January 9, 2024

3.2 Gabriola Island Advisory Planning Commission Draft Minutes dated February 7, 2024

By general consent, the minutes were adopted as presented.

4. REFERRAL FROM GABRIOLA ISLAND LOCAL TRUST COMMITTEE

The Planner introduced the applicant for GB-RZ-2022.1 (Moen) and reviewed the related referral from the Gabriola Islands Local Trust Committee. The following comments were made:

- The application is to amend the Land Use Bylaw and Official Community Plan to expand the range of commercial uses that are permitted at 750 Tin Can Alley;
- The application is also to allow two dwelling units on the lot, one of which would be secured as affordable housing through a housing agreement; and

- The property would be included in the Village Commercial Area zoning and the Village Commercial Development Permit Area.

The applicant provided background information on the original zoning for the garden centre, and made the following comments:

- The previous planner recommended the applicant ask for additional dwelling units to create spaces for other people to create shops, provide food options, etc.;
- A space similar to that of Goats on the Roof is envisioned;
- The main goal is to provide a food option (e.g. food truck); and
- Hydrologist and septic reports have been submitted as part of the application.

Discussion ensued and the following comments were made:

- We need more housing and including residential options in the proposal is important;
- The proposed bylaw changes would remove the potential for subdivision that currently exists on the lot;
- The language should be stronger and state there would be no "possibility" of subdivision, rather than no "potential" for subdivision;
- The residential dwellings must be located within the building envelope of the commercial building;
- Two-family residential allows both dwelling units to be in the one building; a suggestion was made that this language could be clearer;
- The dwellings are referred to as accessories (e.g. the dwelling is an accessory to the commercial building and cannot be standalone housing); you could have a 10-foot covered breezeway that connects the commercial building to a dwelling unit;
- The size of the outbuildings (which would be accessory buildings to the accessory dwellings) is not regulated in the land use bylaw except by a maximum of 40% lot coverage; a 20-car garage, for example, would be a permissible accessory dwelling unit as long as it is under the 40% lot coverage restriction (or under 10% lot coverage for large rural residential zoning); and
- The square footage of each storage unit is limited to 100 square feet, as determined in the original bylaw; restrictions on height, setbacks and lot coverage would control the number of permissible storage units.

Comments were made that the current discussion on this application is separate from the Official Community Plan review. The following questions were raised with regards to how the two processes relate:

- Is this application something we could better respond to knowing where the community is after the review is complete?

- Does a decision made on this application preclude an opportunity to hear from the community through the Official Community Plan review?
- Is this the best and highest use of the land in terms of Islands Trust policy?
- Are there greater purposes of the land from a community perspective of which we are erasing the possibility for in the future?
- Are we addressing the social needs of the community?
- Are we addressing the overall concept of sprawl in how we are expanding the village core?
- Will this create precedent for adjacent vacant properties?
- Are we taking what might be an opportunity for the applicant and the community and prescribing what can be done, and precluding other possibilities that might be a better use?

Discussion continued and the following comments were made:

- Commercial zoning makes it unfairly limited;
- It is too small a spot for social housing;
- It makes a great commercial spot at the end of an expansive path to nowhere;
- It will not impact many neighbours;
- Without development plans, we cannot weigh density against water needs; in the absence of a specific proposal, we must imagine the heaviest use of possible water and ensure water sufficiency; and
- As a commercial property, the Province requires a water license and the dwelling units are proposed to be within the commercial building envelope to ensure they are considered in the issuance of a water license.

APC Member Lisa Webster joined the meeting at 4:48 p.m. A question was raised about whether there ought to be standards that every property must meet (e.g. firefighting standards, cistern requirements, etc.)? Discussion continued and the following comments were made:

- An Official Community Plan review that includes a water balance study as part of its scope would be better suited to an overall policy that could inform land use bylaw changes on a broader scale than on an individual application basis;
- Something lacking in planning is having a water system in the village core;
- There is not a contingency plan for the overall village core when applications are dealt with on an individual basis;
- Anything zoned Village Commercial Area 1, 2 or 3 is within the Development Permit Area and the guidelines are the same for each zone in that area;
- The existing Village Centre Development Permit Area has been for larger pieces of property; whether it will work effectively on a smaller property or will hinder what can be done there is unknown, though the Local Trust Committee can determine whether there is a valid reason for not meeting a guideline; and

- There is need to retain flexibility of the property for the property owner; uses that are permitted now allow for a number of options (all existing uses plus restaurant, bakeries, offices, retail sales and rentals).

Concern was expressed about the challenges of understanding water needs in the absence of a specific development proposal. Comments were made that the existing use of the property could potentially use a lot more water than what is being proposed. Discussion continued and the following comments were made:

- The absence of a plan is not a concern because plans can change;
- We are not recommending approval of the bylaw based on what somebody says they are going to do, but rather opening up the possibilities for what it could be;
- Concern was expressed about the cistern requirements (a minimum amount of 5,900 gallons) being inadequate for the potential uses; and
- The Local Trust Committee should consider examining an appropriate use of water storage beyond 5,900 gallons to accommodate the maximum use of the lot.

GB-APC-2025-001
It was Moved and Seconded,
That the Gabriola Island Advisory Planning Commission recommends that the Local Trust Committee approve the proposed Bylaw Nos. 318 and 319 (GB-RZ-2022.1 (Moen)) subject to water supply and storage being available to suit the proposed use.

CARRIED

Discussion ensued about whether the motion should be amended and the following comments were made:

- Perhaps the motion should be amended to recommend that water be dealt with in the Development Permit Area;
- The Province will require a groundwater license to ensure water sufficiency before further commercial development can occur;
- Dissatisfaction was expressed with the cistern capacity amount and number of cisterns required;
- Concern was expressed about requiring a cistern for each building because a property owner may be persuaded to opt for one large building with one cistern rather than several smaller buildings that each require a cistern;
- This is the first time that water storage has been in a commercial bylaw on Gabriola;
- This application does not need additional information; the information is thorough, comprehensive and well suited to the proposal; and
- The wording related to the commercial envelope and accessory to the accessory needs to be clarified so there is no potential for an independent dwelling (the attached dwelling might have a name other than accessory).

5. ADJOURNMENT

By general consent, the meeting was adjourned at 5:56 p.m.

_____

David Reid, Chair

Certified Correct:

_____

Carly Bilney, Recorder

DRAFT

Minutes of the Gabriola Island Housing Advisory Planning Commission

Date of Meeting: **Wednesday/March 19, 2025**

Location: **Islands Trust Northern Office**
700 North Road
Gabriola Island, BC

APC Members Present: **Steven Earle, Chair**
Ardyth Cooper
John Woods
Jenni Gehlbach

Staff Present: **Stephen Baugh, Island Planner**
Katherine Vogt, Recorder (Electronically)

1. CALL TO ORDER

Chair Earle called the meeting to order at 3:04 pm.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. APPROVAL OF MINUTES

3.1 Gabriola Island Housing Advisory Planning Commission Draft Minutes dated February 22, 2024

By general consent, the minutes of February 22, 2024 were adopted as presented.

4. GB-RZ-2022.1-OCP and LUB Amendments for commercial and residential development of Wild Rose Garden Centre

The Planner reviewed the Wild Rose Garden Centre referral, noting the following:

- The Gabriola Island Local Trust Committee (LTC) has given first readings to the Gabriola Official Community Plan (OCP) Bylaw No. 318 and the Gabriola Land Use Bylaw (LUB) No. 319; for these proposed bylaws to go out for referral.
- The purpose of the bylaws is to rezone a commercial property at 750 Tin Can Alley, the site of the Wild Rose Garden Centre, to allow a broader range of commercial uses on the lot; and to permit 2 residential dwelling units, accessory to the principal use ofthe lot.
- The OCP amendment would allow the lot to be included in the Village Centre Development Permit Area and the Village Commercial Designation.
- Each residential dwelling unit being proposed to be allowed on the lot would have a maximum floor area of 90 square meters; the accessory dwelling units

must be contained within the building envelope of the commercial building, and one of the dwelling units is proposed to be secured as affordable housing.
- The property owners have not submitted building plans with their application; they are allowed, but not required, to build the additional residential dwellings on the property. They may use the existing buildings or add other buildings. There are parking and setback requirements.

Housing Advisory Planning Commission (HAPC) members made the following comments:

- Regarding the lot plan number VIP50373, the number 503 should be 603.
- There is projected to be no demand for large commercial space going forward, some demand for tiny commercial space, and great demand for residential space.
- The only profitable business development currently is residential rental units because the cost of building makes the sale price too high; but if rental rates drop as more units come on the market, developers will stop building rentals.
- The rules around water collection in commercial buildings have been changed, so now it is more possible to allow residential units in commercial locations.
- It makes no financial sense for a developer to build a commercial space with only 2 residential spaces above it. A better model is a 15,000 square foot commercial building with 15 (1000 square foot) residential units above it.
    - The Planner noted that, currently, the OCP does not support increased residential density outside of subdivision. Because the lot in question was subdividable into 2 lots with 1 residential dwelling allowed on each lot, and in accordance with the OCP, it was proposed to allow 2 additional dwelling units on the single lot and remove its potential for subdivision.
    - The Planner noted that the lot size is 1 hectare, 40% of which is 43,000 square feet of maximum allowable building coverage or footprint at a maximum 9 meters of height.
    - The Planner added that one of the 2 allowable dwelling units under the current bylaw is required to be affordable under a housing agreement.
- The current OCP conflicts with previous HAPC recommendations to increase residential densities within the village core.
    - The Planner noted that previous HAPC housing recommendations and other more recent focus group recommendations are being considered as part of the OCP Review Project, but new bylaws have yet to be drafted.
- There is a risk that by the time bylaws are in place to allow units to be built there will be no development money available to build them.
- Vancouver developers claim that, currently, one 2-bedroom condo costs 1,000,000.00 dollars in just construction costs, taxes, and various fees, not including land value.
- Building codes, tariffs, government deficits, and immigration levels are all affecting building development finances; and going forward, only subsidized rental units may be possible.

- Appropriate housing for downsizing is also unavailable.

HAPC members agreed to the following statement:

> The HAPC recommends that the proponent at 750 Tin Can Alley be allowed to build as many residential units, (at average size of 90 m^2), to equal the area of new commercial development. We recognize that this is inconsistent with the current OCP, but it is consistent with the HAPC's 2024 recommendations for increased density in the Village area and the potential for equivalent area of housing as commercial in new developments."

The Planner confirmed that an additional aspect of the new proposed bylaws would involve the inclusion of the subject property in the Village Centre Development Permit Area which is a form and character development permit area that requires any future development on the site to go through a process of proof that they are meeting development guidelines as contained in the Land Use Bylaw; for example that the layout of the development be safe for pedestrians and include adequate parking,.

- HAPC members discussed the complexities of the legal boundaries of the Village Commercial Designation in relation to the perceived sense of the Village Core.
- An HAPC member noted that the zoning of an area should match a picture of the area.
- The Planner noted the zoning distinction between Village Centre and Village Commercial, and the zoning distinction between Commercial and Village Commercial.

HAPC members discussed housing affordability issues.

5. ADJOURNMENT

By general consent, the meeting was adjourned at 4:05 pm.

_____
Steven Earle, Chair

Certified Correct:

_____
Katherine Vogt, Recorder

Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: June 26, 2025
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Laura Patrick, Chair
Tobi Elliott, Trustee
Susan Yates, Trustee

Staff Present: Renée Jamurat, Regional Planning Manager
Narissa Chadwick, Island Planner (electronic)
Sonja Zupanec, Island Planner
Warren Dingman, Bylaw Compliance and Enforcement Manager
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 7 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:30 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was held on the territory of the Snuneymuxw First Nation.

3. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

12.1 Summary of Bylaw Enforcement Decision Mudge Island

By general consent, the agenda was approved as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Elliott reported the following:

- Celebrated National Indigenous Peoples Day on June 21 and highlighted upcoming activities supporting Indigenous cultural programming being held at the Gabriola Museum on July 1;
- Attended celebration at Maffeo Sutton Park with Munu Canoe Family and noted upcoming fundraising for Munu Canoe travel journey;
- Attended Oceans Day on June 6 which was jointly hosted by Snuneymuxw First Nation Marine Division and the Department of Fisheries and Oceans;
- Attended feast hosted by Tsawout First Nation with Trustees and staff;

- Noted Kasahara Gabriola Trust Artist in Residence Eliot White-Hill has ended his term and acknowledged his contributions during his time on the island;
- Contributed four articles related to the Official Community Plan and planning processes to the local newspaper;
- Attended a protocol meeting between the Local Trust Committee and the Regional District of Nanaimo;
- Participated in nature reserve monitoring visits with Islands Trust Conservancy staff and celebrated the Koontz conservation covenant;
- Continued work on Policy Statement Amendment Project in preparation for public engagement following First Reading; and
- Attended Trust Council meeting and highlighted roundtable discussion held by Trustees on Minister Kahlon's response to the request for a governance review and the presentation by Jared Williams who spoke about Indigenous food history.

Trustee Yates reported the following:

- Attended Trust Council and highlighted Chief Pelkey's welcoming through drumming and song;
- Attended BC Ferries new engagement framework meeting and noted their new engagement strategy will only focus on projects;
- Attended Trust Programs Committee freshwater webinars on community based freshwater footprint and mapping;
- Attended Trust Programs Committee meeting to discuss Trust Policy Statement revisions and a proposed Stewardship Education program for 2025/26 which will feature up to 5 webinars on topics including Xwe-etay Archaeology Project, Protecting the Shoreline, Rain Gardens, Fallow Deer Strategy, and Species at Risk;
- Participated in monitoring of nature reserves and covenant lands with Islands Trust Conservancy staff;
- Attended Regional District of Nanaimo and Local Trust Committee protocol meeting;
- Attended Islands Trust Conservancy Board meeting;
- Noted the Executive Committee awarded $2000 to the Gabriola Arts Council for their Breaking Bannock program; and
- Attended the Regional District of Nanaimo Master Parks and Recreation Plan meeting and noted the plan is near completion.

4.2 Chair's Report

Chair Patrick reported the draft of the Trust Policy Statement will be going to First Reading which will introduce the document to the public for input. She encouraged the public to read the draft document and noted that in future amendments and updates will evolve on a more frequent basis.

4.3 Electoral Area Director's Report

Director Craig provided a written report to the Local Trust Committee.

4.4 First Nations Reports - none

4.5 Islands Trust Conservancy Report

Islands Trust Conservancy Board Chair Lisa Gauvreau provided a report and highlighted the following:

- Islands Trust Conservancy is celebrating its 35th Anniversary and to date has protected 150 properties totally over 1385 hectares;
- The Conservancy recently received a $1,150,000 donation from an anonymous donor through the Vancouver Foundation with $1,000,000 designated to the Opportunity Fund and the balance to the Property Management Fund which supports trail work, invasive species removal, and restoration efforts;
- Conservancy staff recently met with the Ministry of Housing & Municipal Affairs regarding land transfers;
- The next board meeting will be held July 22 and will include a joint meeting with Executive Committee; and
- They are in the early stages of exploring an Islands Trust Conservancy/Executive Committee joint initiative to establish a Regional Conservation Fund with an emphasis on co-creation with First Nations.

5. PUBLIC COMMENTS

A member of the public asked if ground water is assessed on Mudge Island and if the Regional District of Nanaimo uses the EBird data base in their biodiversity work.

A Trustee noted there are no Provincial or Regional District observation wells on Mudge Island and the Chair indicated the Local Trust Committee can not speak to Regional District of Nanaimo processes.

A member of the public stated it is unfortunate the Local Trust Committee can not refuse the Development Permit Area application to cut down 2000 trees, of which 1500 are Douglas Fir, and noted cutting trees can reduce water supply to neighbouring properties. They asked if the Local Trust Committee can put a restrictive covenant on the area as part of the approval process.

The Regional Planning Manager noted the item will be addressed later in the agenda.

A member of the public indicated that small homes grouped together must have an adequate supply of water and increasing density on the island must consider adequate water and septic requirements. They requested the Local Trust Committee provide assurances that pre-zoning not increase the number or residents that are currently allowed on a parcel of land and that any special provisions for housing not further impact groundwater resupply.

A member of the public requested the Local Trust Committee not approve the Centre Stage Holdings Development Permit application because there is no prior consent given by Snuneymuxw First Nation.

A member of the public made the following comments:

- The Official Community Plan review uses the phrase “attainable housing” but does not provide a definition of attainable;
- The Wild Rose rezoning application contains a statement that the relevant Official Community Plan policy is 2.0(k) which refers to support for senior special needs and

multi dwelling affordable housing; however, the more relevant policy is 3.1.3 which speaks to commercially zoned properties; and

- They suggested postponing drafting a housing agreement for one proposed dwelling in the Wild Rose rezoning application until revised Official Community Plan language pertaining to affordable housing on commercial properties is made public and to ensure the housing agreement is written to be consistent with the new language.

A member of the public stated the six observation wells on Gabriola are located in low demand areas and there is need for more information and records coming from highly populated areas.

A member of the public noted that concerns mentioned about water and septic revolve around ground water or water purchased from off island while rainfall collection is not being addressed as part of the conversation.

A Trustee noted it has been brought forward to allow rainwater catchment for all new construction and this will be reflected in the revised Official Community Plan.

A member of the public added that it is expensive to put in a metal roof and provincial grants would be helpful, while another noted there are 3000 wells on Gabriola and adding more septic pollutes the wells and rain water collection takes away from the environment.

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes dated February 27, 2025 - for adoption

By general consent, the Local Trust Committee special meeting minutes of February 27, 2025 were adopted as presented.

6.2 Local Trust Committee Special Meeting Minutes dated March 28, 2025 - for adoption

By general consent, The Local Trust Committee special meeting minutes of March 28, 2025 were adopted as presented.

6.3 Local Trust Committee Minutes dated April 17, 2025 – for adoption

The following amendment to the minutes was presented for consideration:

- At the bottom of page 7 of the minutes change the name K and M Bombois to K. Palmer Gordon and M. Bombois.

By general consent, the Local Trust Committee meeting minutes of April 17, 2025 were adopted as amended.

6.4 Local Trust Committee Special Meeting Minutes dated May 22, 2025 - for adoption

By general consent, the Local Trust Committee special meeting minutes of May 22, 2025 were adopted as presented.

6.5 Section 26 Resolutions-Without-Meeting Report dated June 19, 2025

Received for information.

6.6 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated June 19, 2025

Received for information.

8. DELEGATIONS – none

The agenda was re-ordered and item 10 was discussed before item 9.

9. APPLICATIONS AND REFERRALS

9.1 GB-DP-2021.1 (Centre Stage Holdings) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The Development Permit Application has been presented to the Local Trust Committee previously;
- The application seeks a permit to remove trees tree within Development Permit Area No. 6 – Steep Slopes;
- A small portion of tree removal is within the Development Permit Area and the balance is outside of the area and not subject to the Development Permit Area guidelines; and
- All permit guidelines have been met.

Discussion ensued and the following comments were noted:

- Several members of the public have indicated concern about ecological values and the Douglas Fir ecosystem on the steep slope;
- The Steep Slope Development Permit Area, as defined within the current Official Community Plan, does not protect the forested area;
- The bylaws that are in affect at the time the application is received are the ones that must be considered and the Local Trust Committee is obligated to process applications within the bylaws in place at the time;
- Reasons for tree removal could include preparation for subdivision, driveway access, infrastructure, and view scaping;
- The Development Permit Area does not provide any guidelines to protect ecosystems;
- All of the Development Permit Areas were put into effect many years ago prior to consideration of dramatic effects of climate change and the guidelines are inadequate to current climate conditions;
- The applicant has indicated there is no plan to remove trees within the archeology site or the buffer area around the sites;
- The Provincial Approving Officer has received the referral response indicating that the Local Trust Committee does not think approval is in the public interest;
- The Ministry is working with First Nations regarding the subdivision application;
- If current subdivision proposal does not move forward then the Development Permit Area permit remains in affect but only for the proposed tree removal;

- An applicant could come forward with the same application with or without a tie to subdivision;
- Subdivision approval can not be obtained until conditions are met; however, work can be undertaken after the Development Permit is issued even without subdivision approval; and
- Legal advice might be required to determine a condition on the permit approval be added that trees can not be removed until subdivision is approved.

GB-2025-038
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee revise the permit GB-DP-2021.1 No. 5 to add words after 1999 "and the BC Heritage Conservation Act".

CARRIED

GB-2025-039
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to come back to the July 2025 Local Trust Committee Meeting with clarity on options to tie GB-DP-2021.1 permit's authority for tree removal to the Ministry of Transportation and Transit approval of subdivision.

CARRIED

Discussion ensued regarding the ability of a local government to enter into voluntary agreements for long range heritage protection under a Heritage Revitalization Agreement which is a tool designed and developed to protect settler heritage. It was noted these agreements are completely voluntary and capacity to undertake them would require resources and the first thing to determine is if the Snuneymuxw First Nation is interested in this approach.

GB-2025-040
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to engage with Snuneymuxw Rights and Title Department on whether there is interest to explore Heritage Revitalisation Agreement tool for use in the Gabriola Island Local Trust Area.

CARRIED

GB-2025-041
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to provide options and potential consequences of the removal of subdivision potential, to support the Gabriola Official Community Plan project discussion on growth management.

CARRIED

9.2 GB-RZ-2022.1 (Moen) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The Local Trust Committee previously gave First Reading to Bylaws No. 318 and 319 to permit a site-specific Village Commercial zone to allow a range of commercial uses in addition to existing uses on the property as well as two dwelling units, one of which would be secured as affordable rental housing with a housing agreement with the Local Trust Committee; and
- The report recommends a minor amendment to the bylaws to correct citations and seeks direction to enter into a cost recovery agreement with the applicant to enable a legal review of the housing agreement, housing agreement bylaw, and accompanying restrictive covenant.

The applicant was in attendance and noted in the event the Official Community Plan language changes there might be need to consider postponing the cost recovery aspect of the affordable housing agreement, and if so, they request this occur without delaying the application overall.

Discussion ensued and the following comments and clarifications were noted:

- The adoption of the Official Community Plan will not be in affect for the timing of this application;
- While Trustees requested an affordable dwelling unit be included in the application, they did not anticipate a housing agreement would be required for one potential dwelling;
- A housing agreement is the only mechanism the Local Trust Committee has to ensure that affordability is protected and the use concurrently tied to commercial use;
- If the applicant wishes to have a phased agreement, and if there is no plan to develop the housing units in the immediate future, the applicant can work with the Planner to develop language to address options;
- The Local Trust Committee needs to determine if importance of the dwelling unit is market rental housing or affordable housing, and if affordable housing is the key component, then a housing agreement should be in place;
- A housing agreement could be entered into at time of construction versus time of rezoning;
- Having two units that are attainable market rental housing is a benefit to the community and creating an affordable housing agreement for one unit seems onerous; and
- The Local Trust Committee needs to articulate the rationale for not requiring housing in a commercial development as directed within the Official Community Plan policy.

GB-2025-042
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee amend Bylaw No. 318, cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024", as follows:

a. Schedule 2, Section 1, Subsection 1.1 is amended by removing "Lot B, Plan VIP50373, Section 19, District 32" and replacing it with "LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373";

b. Schedule 3, Section 1, is amended by removing "Lot B, Plan VIP50373, Section 19, District 32" and replacing it with "LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373".

CARRIED

GB-2025-043
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time, as amended.

CARRIED

GB-2025-044
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee amend Bylaw No. 319, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024", as follows:

a. Schedule 1, Section 2, Subsection 2.1 is amended by removing "Lot B, Plan VIP50373, Section 19, District 32" and replacing it with "LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373".

CARRIED

GB-2025-45
It was MOVED and SECONDED
That the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time, as amended.

CARRIED

GB-2025-046
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff consider amending language in proposed bylaws for GB-RZ-2022.1 to ensure that housing density is tied to commercial redevelopment of the property in the future prior to any further readings.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

The Planner spoke to the use of the phrase "attainable housing" and noted it refers to housing in the context of market housing while affordable housing generally refers to subsidized units. In the context of the Official Community Plan and Land Use Bylaw Review affordable housing considers housing with a housing agreement and attainable housing refers to housing that is more affordable based on income.

10.1 Major Project: Gabriola Island Comprehensive Official Community Plan and Land Use Bylaw Review - Engagement Process - Staff Report

The Planner summarized the staff report and highlighted the following:

- The report introduces a revised approach to summer engagement on the Official Community Plan and Land Use Bylaw Review project which focusses on key questions related to housing options and growth management;
- Key questions will be developed to enable the community to address policy options that seek to balance support for attainable and affording housing with preservation and protection of the land and the natural environment;
- There is an opportunity within the Official Community Plan to consider a review of subdivision potential, shared ownership of land, clustering of housing, shared water systems, facilitating a more economic way of living, and pre-zoning suitable areas for various housing models; and
- The Local Trust Committee is encouraged to focus key questions through summer engagement as noted in the staff report

Discussion ensued and the following comments were noted:

- It is important to use the same phrase when talking about maximum combined floor area which is not specifically about lot coverage but affects lot coverage;
- The accompanying materials for engagement will include graphics to illustrate the concept of clustered housing and how it contrasts with a subdivision approach and the there is potential of producing a video presentation to provide context to the Official Community Plan process;
- The build out map and maps of suitable areas for development are useful tools;
- Questions and comments should be in plain language with some pre-amble to identify the path the current Official Community Plan work is on and what the outcome of various options might be;
- Trustees prefer a one-page discussion guide over a webinar or engagement video and the guide could be published in the newspaper;
- Market attendance can be undertaken to drive people to the website for information and opportunity to provide feedback;
- Trustees can organize and host drop-in open house sessions to provide information and direct people to the website;
- Focussed and time limited outreach should be done within a two-to-three-week period; and
- The Planner will draft a discussion guide and work with the Local Trust Committee to identify a suitable period of time to engage prior to community discussions in September.

GB-2025-047
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse the revised approach to the next phase in community engagement for the Gabriola Official Community Plan Review project as discussed at June 26th Local Trust Committee meeting.

CARRIED

11. CORRESPONDENCE - none

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

12. NEW BUSINESS

12.1 Summary of Bylaw Enforcement Decision Mudge Island

It was confirmed that the Gabriola Island Local Trust Committee put in abeyance all open Mudge Island bylaw enforcement files until the Bylaw Enforcement Review project is completed by Trust Council.

13. STAFF REPORTS

13.1 Bylaw Enforcement Notification Bylaw Amendments - Staff Report

The Bylaw Compliance and Enforcement Manager summarized the staff report and highlighted the following:

- The report recommends amendments to the Gabriola Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 263, 2011 to allow inclusion of amendments in the Gabriola, Mudge, and Decourcy Island Land Use Bylaw;
- The contraventions schedule has been updated and simplified and a penalty has been added for failure to obtain a Development Permit for work done in a Development Permit Area; and
- A surcharge has been applied for all contraventions for failure to pay a penalty assessed by its due date.

Trustees had no questions for the Bylaw Compliance and Enforcement Manager

GB-2025-048
It was MOVED and SECONDED
That Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 320, cited as "Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, Amendment No. 1, 2024", be read a first time. 2)

CARRIED

GB-2025-049
It was MOVED and SECONDED
That Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 320, cited as "Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, Amendment No. 1, 2024", be read a second time.

CARRIED

GB-2025-050
It was MOVED and SECONDED
That Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 320, cited as "Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, Amendment No. 1, 2024", be read a third time.

CARRIED

GB-2025-051
It was MOVED and SECONDED
That Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 320, cited as "Gabriola Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 263, 2011, Amendment No. 1, 2024", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

13.2 Consideration of Housing Advisory Planning Commission - Verbal Discussion

The Regional Planning Manager noted there are three interested applicants and the Local Trust Committee can consider striking a Housing Advisory Planning Commission or work with the existing Advisory Planning Commission.

Discussion ensued and it was determined to revisit the option should the Local Trust Committee determine they would like a Housing Advisory Commission.

13.3 Trust Conservancy - The Heron - Spring 2025 Edition

Received for information.

13.4 Applications Report dated June 17, 2025

Received for information.

A Trustee noted that several of the pre-generated terms used within the application are incorrect or not clear.

13.5 Trustee and Local Expense Report dated April, 2025

Received for information.

13.6 Adopted Policies and Standing Resolutions

Received for information.

13.7 First Nations Relationship Building Update - none

13.8 Climate Change Action Update - none

13.9 Local Trust Committee Webpage

14. WORK PROGRAM

14.1 Active Projects Report dated June 19, 2025

Received for information.

14.2 Future Projects Report dated June 19, 2025

Discussion ensued regarding potential capacity and budget to initiate a Mudge Island Land Use Bylaw targeted review and a Trustee noted that they would not support the commencement of a minor project if it would impact the Development Permit Area work.

The Regional Planning Manager indicated they will provide follow up on timelines for a potential Mudge Land Use Bylaw targeted amendments project.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, July 31, 2025 at 10:30 am at the Gabriola Arts and Heritage Centre

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GB-2025-052
It was MOVED and SECONDED
That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(f) sections] for the purpose of considering:

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

and that the Recorder and Staff attend the meeting.

CARRIED

The meeting was closed to the public at 3:20 p.m.

16.2 Recall to Order

The meeting was adjourned following the in-camera session and not recalled to order.

16.3 Rise and Report

Chair Patrick noted there is no rise and report.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 3:43 p.m.

_____

Laura Patrick, Chair

Certified Correct:

_____

Lisa Millard, Meeting Administrator/Recorder

Gabriola Island Local Trust Committee

Minutes of Regular Meeting

Date: September 4, 2025
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Members Present: Laura Patrick, Chair
Tobi Elliott, Trustee
Susan Yates, Trustee

Staff Present: Stephen Baugh, Island Planner
Ian Cox, Planner 2 (electronic)
Narissa Chadwick, Island Planner (electronic)
Shalini Nakai, Planning Team Assistant
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 4 members of the public in attendance.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:30 am.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Patrick acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Yates reported the following:

- Upcoming attendance, as a representative of the local Gabriola Ferry Advocacy Committee, at a meeting for ferry dependent communities organized by the Bowen Island Mayor's office;
- A new electric bus, funded by the Rural Transit Solutions Fund, will be arriving on Gabriola this week; and
- Met with the Cortes Island community economic representative and discussed buses, ferries, and investment cooperatives.

Trustee Elliott reported the following:

- Continued attendance at Culturally Committed discussion group;
- Will be attending upcoming Islands Trust session on cultural safety;

- The Regional Planning Committee is considering 2026/27 business cases;
- The Regional Planning Committee will be considering a joint project with the Trust Programs Committee related to the indicators of health;
- The Executive Committee supported a Trust Conservancy resolution to prioritize resources for enhancing the Geographic Information System to improve mapping; and
- Attended a Heritage Conservation Act stakeholder information webinar for local government officials.

4.2 Chair's Report

Chair Patrick reported the following:

- The draft Trust Policy Statement was given first reading in July, a mailout has been sent to community members within the Trust Area regarding engagement opportunities which include an online survey, an electronic Town Hall and webinar on September 10, as well as Local Trust Area engagement sessions;
- The next Trust Council meeting will be held on Gabriola from September 16-19.

4.3 Electoral Area Director's Report - none

4.4 First Nations Reports - none

5. PUBLIC COMMENTS

A member of the public spoke to the GB-RZ-2022.1 rezoning application and recommended the following for the proposed OCP amendment Bylaw:

- It would be simpler to add a few words to the existing language in item (k) instead of deleting it in its entirety and replacing it; and
- A grammar error was noted in item (k) and the word "for" should be added to read "and for two dwellings".

A member of the public spoke to a motor home that has been parked on the side of the road beside the Village Centre for the past year and, while not objecting to an individual living in a motor home, inquired if this was an appropriate location for a dwelling.

A Trustee noted there had previously been two motor homes parked at said location, one of the vehicles was removed as a result of a bylaw compliance complaint, the speaker should contact Bylaw Compliance and Enforcement to note their concerns, there is a standing resolution to not enforce on non-compliant dwellings but this does not mean that action will not be taken if there are health or safety issues, and the motor home is parked on the Ministry of Transportation and Transit right-of-way and this matter might also fall under the Ministry's jurisdiction.

6. MINUTES

6.1 Local Trust Committee Minutes dated July 31, 2025 – for adoption

The following amendments to the minutes were presented for consideration:

- On page 2 of the minutes in the First Nations Reports change 7000 acres to 700 hectares;

- On page 4 of the minutes, second paragraph, amend the Trustee reply to read "A Trustee replied complaints of trucking and dumping of soil have been received but the activity is not in contravention of the bylaw as there is no Soil Deposit Bylaw in place at this time; however, a bylaw enforcement investigation is continuing and activity is being monitored."

By general consent, the Local Trust Committee minutes dated July 31, 2025 were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated August 28, 2025

Updates to the Follow-up Action List were noted as follows:

- A community engagement session on balancing housing interests with preserving and protecting the environment has been scheduled to be held at the Haven on September 14;
- Staff are working with Snuneymuxw First Nation staff to develop a process that will help facilitate engagement on the Official Community Plan review;
- Staff are in consistent conversation with Snuneymuxw First Nation staff about the development of a heritage conservation area;
- The advocacy initiative to send a joint Local Trust Committee / Regional District of Nanaimo letter to Nav Canada and the Nanaimo Airport Authority is outside of the requirement that Local Trust Committee advocacy letters be related to land use planning; however, there is potential for a Trustee to write a letter as an individual not representing the Local Trust Committee;
- The Department of Fisheries and Oceans has been contacted regarding Brickyard Beach survey results but staff have not heard back from them yet.

GB-2025-065
IT WAS MOVED AND SECONDED
that the Gabriola Island Local Trust Committee request staff remove item 5 and 6 from the July 31, 2025 Local Trust Committee meeting from the Follow-Up Action list.

CARRIED

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 PL-RZ-2024-0091 (Mid-Island Co-op) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks to amend the Official Community Plan to include the subject property in the Village Commercial land use designation and Village Centre Development Permit Area No. 7 and amend the Land Use Bylaw to create

a new site-specific Village Commercial Zone and add propane storage as a principal permitted use to the existing institutional uses on the property;
- The draft bylaws are not contrary to or at variance with the Islands Trust Policy Statement;
- Early referral was sent to Snuneymuxw First Nation consistent with the Islands Trust protocol agreement and at the request of the Local Trust Committee;
- The buildings and structures essentially remain the same and the addition of fencing and other requirements have been included for safe storage of propane;
- A conditions of use section provides criteria to allow the storage of propane, the requirement that outdoor lighting associated with the facility be shielded or directed downwards, provision for screening to minimize visual impact, and the necessity for emergency response plans to be prepared and shared with the Local Trust Committee;
- The bylaw will include a definition for propane storage; and
- There is a provisional height exemption for structures that are required for safety related to fuel storage as dictated by other regulatory bodies;

The applicant was in attendance and stated they will invite the Federated Cooperative Limited Senior Health and Safety Advisor to the Community Information Meeting and they will be available to answer any questions related to propane storage.

Discussion ensued and the following comments were noted:
- The current zoning for the subject property does not include residential density and none is proposed to be added; and
- The Community Information Meeting and Public Hearing could be scheduled to be held at the same time once feedback is received and the referral period ends.

GB-2025-066
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 321 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025" be read a first time.

CARRIED

GB-2025-067
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 322 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025" be read a first time.

CARRIED

GB-2025-068
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 321 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2025" be read a second time.

CARRIED

GB-2025-069
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 322 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2025" be read a second time.

CARRIED

GB-2025-070
It was MOVED and SECONDED
that Proposed Bylaws No. 321 and 322 be referred for comment to the following First Nations for a 90-day period, Local Governments and agencies for a 60-day period:

a. First Nations: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation.
b. Local Governments and Agencies: Regional District of Nanaimo, Island Health Authority, Ministry of Transport and Transit, Ministry of Water, Land and Resource Stewardship, School District 68, Gabriola Volunteer Fire Department, Gabriola Advisory Planning Commission.

CARRIED

GB-2025-071
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 321 cited as "Gabriola Official Community Plan Bylaw No. 166, 1997, Amendment No. 1, 2025" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GB-2025-072
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 322 cited as "Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2025" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

9.2 GB-RZ-2022.1 (Moen) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application is coming back to the Local Trust Committee following direction to provide amending language to the proposed bylaws that would tie the housing density to the commercial redevelopment of the property and that a housing agreement not be required for this application; and
- Options to tie the housing density and construction of the dwelling units to the commercial development of the subject property have been provided for consideration.

The applicant was in attendance and noted the purpose of the application was to expand the commercial use of the property to allow for some growth, residential uses were not initially considered but were encouraged and the bylaw now allows up to two residential units with size and location restrictions, and any further restrictions on the commercial use based on the residential units might cause reconsideration of the commercial expansion.

Discussion ensued and the following comments and clarifications were noted:

- The zoning is drafted specifically for the subject property;
- The Local Trust Committee has expressed a desire to see future commercial development in the village core tied to residential density and if the applicant has no intention of including residential uses, then the Trustees need to consider that in terms of the application;
- Options include allowing, or requiring, residential use;
- Expanding commercial uses will benefit the property owner and the Local Trust Committee seeks to understand how benefits to the community will be realized;
- Sizes and options for any additions are not related to policy and are at the discretion of the Local Trust Committee; and
- Following a Public Hearing the Local Trust Committee can not increase the commercial floor area but could decrease it;

The meeting was recessed for a break at 12:35 p.m. and reconvened at 1:05 p.m.

GB-2025-073
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee amend Bylaw No. 318, cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024", as follows:

a. Schedule 1, Section 1 is amended by adding a new subsection 1.1 as follows:

1.1 Section 2 – General Land Use and Residential Development, Subsection 2.0 General Land Use, Clause 2.0.k) is deleted and replaced with the following text:

"k) This Plan only supports the realization of additional residential density without subdivision when used for Affordable Housing for Special Needs residents, Seniors, multiple-dwelling affordable housing, and for two dwellings (with no restrictions on their tenancy or affordability) on the following parcel: LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373."

and renumbering all subsequent subsections chronologically.

CARRIED

GB-2025-074
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a first time, as amended.

CARRIED

GB-2025-075
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" be read a second time.

CARRIED

GB-2025-076
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee amend Bylaw No. 319, cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024", as follows:

a. Appendix 1 is amended by adding the following at the end:
   "f. Conditions of Use
      i. The floor area of commercial use on the lot shall not be expanded, and no building or structure greater than 100 square metres shall be constructed, increased in floor area, or occupied for different commercial use, unless:
         - one dwelling unit for residential use has been constructed on the lot;
           or
         - a dwelling unit is constructed as part of the construction or expansion of commercial use on the lot.
      ii. The floor area of commercial use on the lot shall not be expanded, and no building or structure greater than 200 square metres shall be constructed, increased in floor area, or occupied for different commercial use, unless:
         - two dwelling units for residential use have been constructed on the lot;
           or
         - two dwelling units are constructed as part of the construction or expansion of commercial use on the lot."

CARRIED

GB-2025-077
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a first time, as amended.

CARRIED

GB-2025-078
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" be read a second time.

CARRIED

GB-2025-079
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff schedule a stand-alone, electronic Community Information Meeting prior to the public hearing.

CARRIED

GB-2025-080
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff schedule a Public Hearing for Bylaws No. 318 cited as "Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024" and Bylaw No. 319 cited as "Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024" on November 20, 2025.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Mudge Island Land Use Bylaw Amendment Project Charter - Staff Report

The Planner summarized the staff report and highlighted the following:

- The draft Project Charter includes as many priorities identified within the Mudge Island survey conducted by the Mudge Island Community Association as possible while keeping the project scope within that of a minor project;
- Capacity to initiate this minor project without disruptions to the existing workplan for the Gabriola Official Community Plan project is limited; therefore, it is recommended the minor project be initiated in April, 2026; and
- Expressions of interest for a Mudge Advisory Planning Commission should be sought prior to the project being initiated.

Discussion ensued and the following comments and clarifications were recorded:

- The items included in the scope of the Project Charter are all topics identified by the Mudge Island Community Association as priorities;
- Derelict vehicles were noted as a concern as indicated by the survey but were not identified within the top priorities;
- Consideration of allowing accessory structures without principal use would necessitate a definition of accessory;
- The Mudge community has opportunity to provide feedback regarding the items identified within the scope of the Project Charter and the Local Trust Committee can amend the scope if they choose; and
- The proposed Project Charter can be sent to Snuneymuxw First Nation to inform them and provide and opportunity for feedback in a timely manner.

GB-2025-081
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee endorse the attached project charter for the Mudge Island Targeted Land Use Bylaw Amendment Project.

CARRIED

GB-2025-082
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff communicate with Snuneymuxw First Nation regarding the scope and Project Charter of the proposed Mudge Island Targeted Land Use Bylaw project.

CARRIED

GB-2025-083
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee advertise for public expressions of interest for members of a new Mudge Island Advisory Planning Commission**.**

CARRIED

11. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11.1 Letter dated August 5, 2025 from M.Delahunt regarding lot owned by Clark Excavating, McCollum Road

GB-2025-084
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee refer correspondence from M. Delahunt dated August 5, 2025 to bylaw enforcement for Gabriola Island Local Trust Area.

CARRIED

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Trust Council Bylaw 183 - Policy Statement Referral - Memorandum

The Senior Policy Advisor highlighted a date change for referral responses from October 10, 2025 due to timing of local engagement events. A public Town Hall session will take place during the October 9, 2025 regular business meeting.

GB-2025-085
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee advise it will return a referral response to proposed Bylaw No. 183 Islands Trust Policy Statement Bylaw at the November, 2025 meeting.

CARRIED

13.2 Removing or Transferring Densities from Heritage Areas - Memorandum

The Planner summarized the memorandum and highlighted the following:

- The Local Trust Committee can remove or transfer densities using zoning abilities granted by the province through the *Local Government Act* and *Islands Trust Act*;

- There are a number of implications to consider and the Local Trust Committee may wish to seek legal advice prior to directing a project to remove or transfer densities.

Discussion ensued and the following comments were noted:

- The Planner will review the discussion guides that were part of the focus group engagement sessions as this concept might have been included as one of several considerations;
- Staff have been engaging with Snuneymuxw First Nation staff throughout the Official Community Plan project and the Nation is aware subdivision of the subject property is being discussed;
- The Suitable Land Analysis captures sensitive cultural heritage areas;
- The upcoming community conversation could include a question specifically related to subdivision on lands that have cultural heritage areas;
- Advice is to seek legal opinion regarding risks of downzoning on a specific property based on a subdivision application in process;
- Subdivision has not been approved as yet and there are conditions and outstanding issues;
- Rezoning could be considered as part of the next phase of the Official Community Plan Review project or as a minor project;
- The next minor project has been identified and amending the Land Use Bylaw would also be considered a minor project; therefore, the overall workplan would need to be evaluated;
- If rezoning is to be considered as part of the Official Community Plan Review project it would need to be included in the scope of the Project Charter; and
- Understanding risks might be prudent prior to initiating the work.

GB-2025-086
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to include a question in the growth management survey regarding subdivision potential on heritage areas.

CARRIED

GB-2025-087
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request staff to advise on a request for legal advice on downzoning PID: 003-134-806 by the next meeting.

CARRIED

13.3 Gabriola Advisory Planning Commission Appointments - Staff Report

The Planning Team Assistant noted the term of the current Advisory Planning Commission expires November 30, 2025 and the Local Trust Committee is asked to considered recruiting for appointments at this time.

GB-2025-088
It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that staff advertise for expressions of interest for the Gabriola Island Advisory Planning Commission.

CARRIED

GB-2025-089
It was MOVED and SECONDED
that the Gabriola Island Local Trust Committee request that staff send letters to members of the Advisory Planning Commission whose terms will expire on November 30, 2025, inviting their expressions of interest for reappointment to the Advisory Planning Commission for another two-year term, and thanking them for their participation.

CARRIED

13.4 Trust Conservancy Report - none

13.5 Applications Report dated August 28, 2025

The Planner provided an update on the Applications Report.

13.6 Trustee and Local Expense Report dated June, 2025

Received for information.

13.7 Adopted Policies and Standing Resolutions

Received for information.

13.8 First Nations Relationship Building Update - none

13.9 Climate Change Action Update - none

13.10 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated August 28, 2025

Received for information.

14.2 Future Projects Report dated August 28, 2025

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Thursday, October 9, 2025 at 10:30 am at the Gabriola Arts and Heritage Centre

16. ADJOURNMENT

By general consent, the meeting was adjourned at 2:56 p.m.

_____

Laura Patrick, Chair

Certified Correct:

_____

Lisa Millard, Meeting Administrator/Recorder

THE HOPE CENTRE

790 NORTH ROAD, GABRIOLA ISLAND, BRITISH COLUMBIA, CANADA V0R 1X3
250-247-8730 / www.gabriolahopecentre.com / hopecentre@shaw.ca

June 1, 2023

Islands Trust
700 North Road
Gabriola Island, BC V0R 1X3

Letter of Support for File GB-RZ-2022-1

Please accept this letter of support for Wild Rose Garden Centre's application to rezone their property for additional uses. As their neighbour across the street, we fully support their proposed additional uses and activities to include retail sales/rentals, additional businesses/offices and affordable housing for staff.

Thank you,

Ashley Manning
General Manager
The HOPE Centre

From: Stephen Baugh
Sent: Tuesday, April 8, 2025 8:33 AM
To: webposting
Subject: FW: Rezoning application Wild Rose Centre Gabriola

Hi,

Received the below email regarding GB-RZ-2022.1, please post to the application page.

Thanks!

Stephen Baugh
Island Planner, Local Planning Services
Islands Trust | T 250-247-2201

From: Robert Sharman [redacted]
Sent: Wednesday, April 2, 2025 4:18 PM
To: Stephen Baugh <sbaugh@islandstrust.bc.ca>
Subject: Rezoning application Wild Rose Centre Gabriola

Mr. Baugh,

I am writing this to support the application that is currently being reviewed to change the zoning of the property operated by Wild Rose Garden Centre (750 Tin Can Alley, Gabriola).

We are full time residents of Gabriola and are some of the closest residents to the property.

We essentially live up the road - our home is up [redacted] We would be those most impacted - but we see this as a positive impact!

We support this application as we believe it will expand the opportunities for more services and amenities (such as restaurants and retail), and equally important, economic resilience and independence and employment.

Its location makes tremendous sense. Both from the space of the property and its close proximity to the other retail amenities (less than 5 minutes away to Nestor's, Co-op, Ground Up, Mad Rona's).

We have also come to know Kent Moen, the owner. He is a kind thoughtful person who

is highly respected here on Gabriola. A quick walk through his garden centre gives one a glimpse of the authenticity he brings to his endeavours. I believe it is indicative of the quality he will bring to any design that comes forth if this rezoning is approved - as I believe it should be.

I would welcome any additional information that you may require of me.

I can be reached on my mobile 604-908-5640.

Thank you
Robert Sharman

[redacted]

PUBLIC HEARING

GABRIOLA ISLAND LOCAL TRUST COMMITTEE

November 20, 2025
Gabriola Arts and Heritage Centre, 476 South Road, Gabriola Island

PROPOSED BYLAW NO. 318
(Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2024)

AND

PROPOSED BYLAW NO. 319
(Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2024)

GB-RZ-2022.1 MOEN

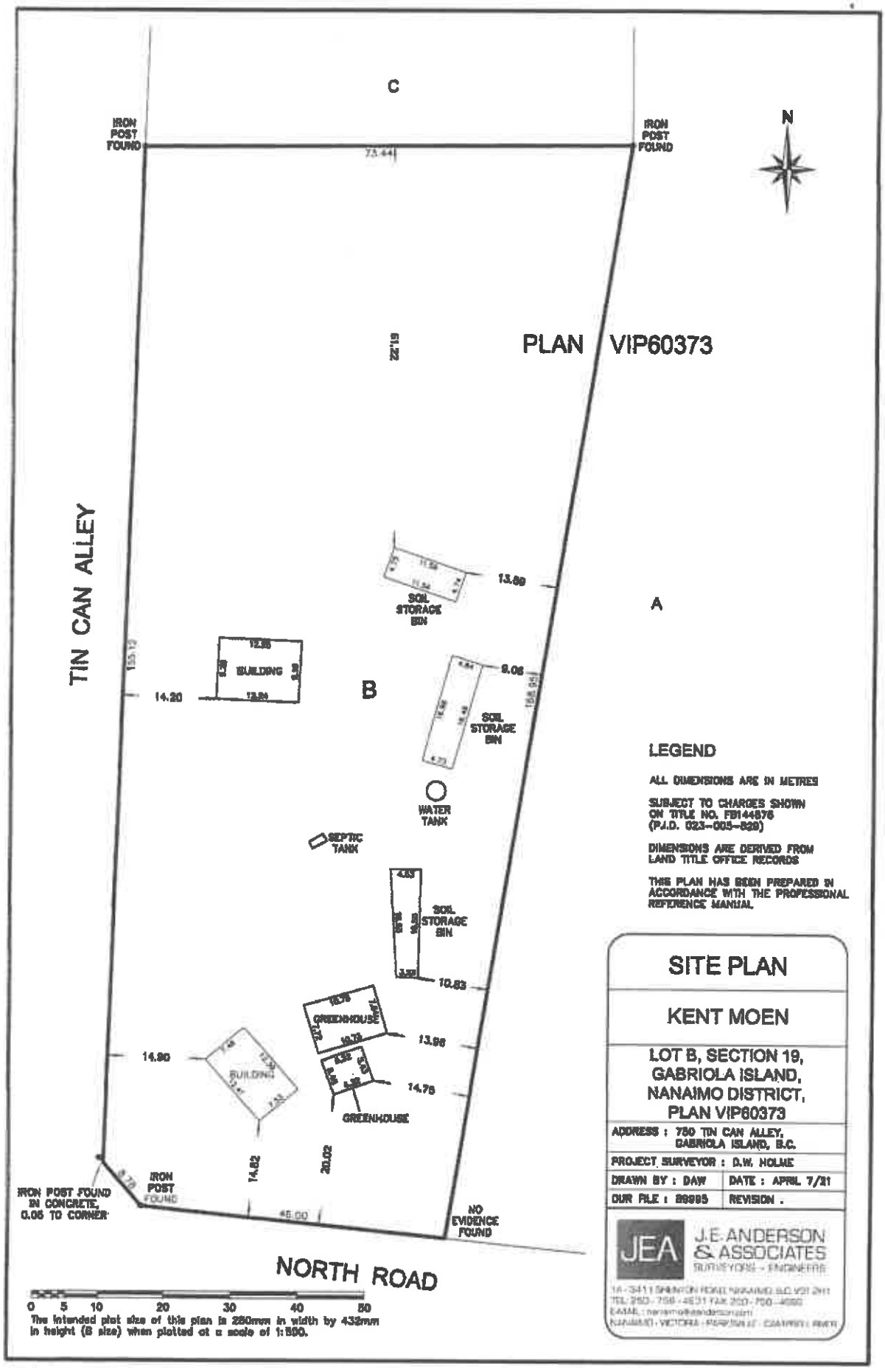
Public Hearing Submissions Placeholder

From: Gerry Esterbrook
Sent: Tuesday, November 18, 2025 2:57 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Wild Rose Rezoning Application

As a home owner on Gabriola Island, I would like voice my support for the Wild Rose rezoneing application be approved. That part of the island is very underserved in terms of retail services and food outlets. As neighbors to the Gabriola recycle facility I can imagine many possible upgrades. The owner of Wild Rose, Kent Moen, is a always a positive contributor to our community and we would like to see his presence on the island grow!

Gerry Esterbrook

2442 Islands View Dr



LEGEND

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN ON TITLE NO. FB144876 (P.I.D. 023-005-828)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL

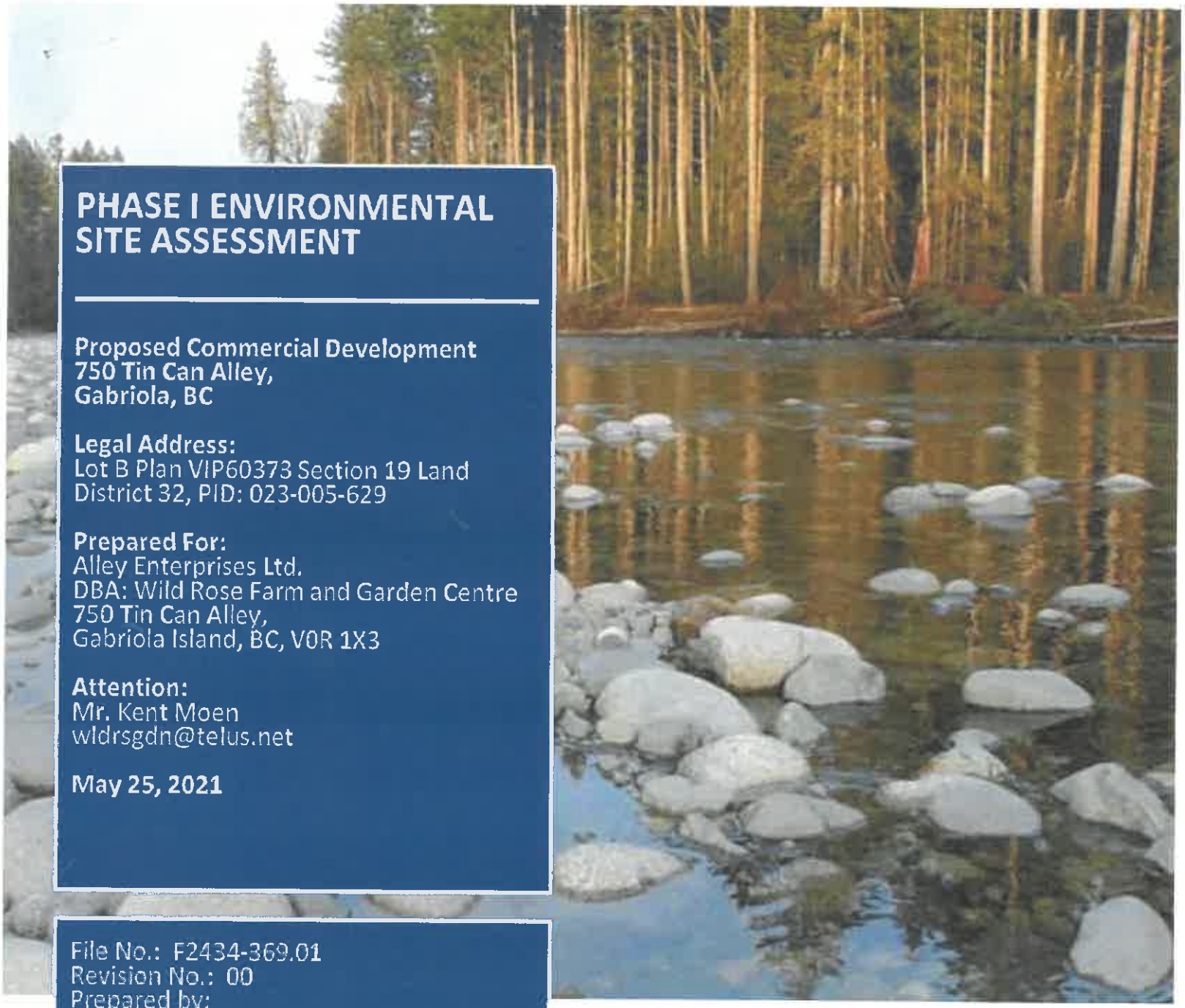
SITE PLAN

KENT MOEN

LOT B, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP60373

ADDRESS : 750 TIN CAN ALLEY, GABRIOLA ISLAND, B.C.	
PROJECT SURVEYOR : D.W. HOLME	
DRAWN BY : DAW	DATE : APRIL 7/21
OUR FILE : 89985	REVISION .

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
16-3411 SHANTON ROAD NANAIMO, B.C. V9T 2H1
TEL: 250-758-4631 FAX: 250-758-4680
EMAIL: nanaimo@jeanderson.com
NANAIMO - VICTORIA - PENTICTON - COURTENAY - RIVER



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Proposed Commercial Development
750 Tin Can Alley,
Gabriola, BC

Legal Address:
Lot B Plan VIP60373 Section 19 Land District 32, PID: 023-005-629

Prepared For:
Alley Enterprises Ltd.
DBA: Wild Rose Farm and Garden Centre
750 Tin Can Alley,
Gabriola Island, BC, V0R 1X3

Attention:
Mr. Kent Moen
wldrsgdn@telus.net

May 25, 2021

File No.: F2434-369.01
Revision No.: 00
Prepared by:
Evan Hessels, BSc.
Tabitha Zoche, BSc., ATAg, CTech, EPt.

Lewkowich Engineering Associates Ltd.
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geotech@lewkowich.com

Lewkowich Engineering Associates Ltd.

EXECUTIVE SUMMARY

1. The following is a brief synopsis of the property, assessment methods, and findings presented in the Report. The reader should review the Report in its entirety, and not rely solely on the information provided in this summary.

2. The subject property, 750 Tin Can Alley, Gabriola Island BC, from this point forward referred to as "the Property," is located on the east coast of Vancouver Island within the jurisdictional boundaries of the Regional District of Nanaimo, located on Gabriola Island. Based on available records, the Site was forested until the 1950's when it was developed as a rural residential property. Redevelopment of the site into the current commercial garden centre occurred circa 1996. There were no visual evidence of leaks or spills and none were reported by the current property owner.

3. Based on the results of the Phase I ESA, no Areas of Potential Environmental Concern (APECs) were identified for the Site or adjacent properties. *No further environmental investigation is recommended at this time.*

List of Abbreviations and Acronyms Used in the Report

Abbreviation	Title	Abbreviation	Title
ESA	Environmental Site Assessment	PCB	Polychlorinated Biphenyls
CSA	Canadian Standards Association	ACM	Asbestos Containing Building Material
APEC	Area of Environmental Concern	LBP	Lead-Based Paint
MOE	BC Ministry of Environment	ODS	Ozone Depleting Substances
LEA	Lewkowich Engineering Associates Ltd.	UFFI	Urea Foam Formaldehyde Insulation
LTSA	Land Title and Survey Authority of British Columbia	PCOC	Potential Contaminants of Concern
PID	Parcel Identifier	AST	Aboveground Storage Tank
ASL	Above Sea Level	UST	Underground Storage Tank

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1.0 INTRODUCTION

Lewkowich Engineering Associates Ltd. (LEA) was retained by Wild Rose Farm and Garden Centre to conduct a Phase I Environmental Site Assessment (ESA) on the property located at 750 Tin Can Alley, Gabriola Island, British Columbia (the "Property" or "Site"). LEA understands that the purpose of this report is for due diligence prior to the potential rezoning and redevelopment of the Site.

The primary objective of this Phase I ESA is to identify areas of actual or potential contamination resulting from current or historical activities on the Site or on surrounding properties.

This report describes current and historical land uses on the site and area, discusses areas of potential environmental concern (if any), and outlines our conclusions based on the observed conditions during the site visit.

2.0 SCOPE OF WORK

The scope of research for this report included the following:

- Review of available records respecting the historical use of the site and surrounding area;
- Review of available environmental and geotechnical reports, if any;
- Review of historical aerial photographs of the site and area;
- Examination of property use records including fire insurance plans and city directories (where available);
- A search of the B.C. Ministry of Environment Site Registry;
- Examination of municipal and provincial records and maps;
- Interviews with individuals familiar with the site;
- Visual reconnaissance of the site; and
- Evaluation of information and preparation of this report.

The Scope of Work specifically excluded the use of intrusive sampling to investigate subsurface conditions. The protocol used to conduct this report generally conformed to the Canadian Standards Association (CSA) Standard Z768-01.

3.0 SITE CONDITIONS

3.1 Site Description

The subject site is comprised of a single lot located on the east side of Tin Can Alley, beginning at its intersection with North Road, on Gabriola Island, B.C. Property details that were observed or on record as of the date of the site visit are summarized in the table below. A site plan is included in Appendix A and selected site photographs are included in Appendix B.

Table 3.1.1 – Summary of Site Information

Information	Description
Civic Address	750 Tin Can Alley, Gabriola Island, British Columbia
Legal Description	Lot B Plan VIP60373 Section 19 Land District 32
Parcel ID (PID)	023-005-629
Area	1.03 hectare
Geographical Coordinates	49° 10' 35.14" N, 123° 49' 53.89" W (NAD83, approx. centre of Site)
Zoning	LC3: Local Commercial 3: Garden Centres
Current Land Use	Commercial Retail

3.2 Tax Assessment Rolls

Tax assessment information was provided by BC Assessment via the e-valueBC online service. This service was used to gather information on existing buildings in the area, including estimated construction dates. According to BC Assessment, the subject building was constructed in 1996.

3.3 Topography

According to the online mapping tool provided by Google Earth, the site elevation changes from a high of approximately 109 metres above sea level (ASL) in the north to a low of approximately 98 metres in the south, with total relief across the site estimated to be in the order of 11 metres. Topography in the area generally consists of a moderate slope towards the Strait of Georgia in the northeast.

3.4 Regional Geology

Based on geological mapping of the Nanaimo area, surficial geology is expected to consist of areas of bedrock outcrop and outcrop with thin patches of overburden in addition to varied stony, loamy and clayey marine veneer, underlain by areas of bedrock outcrop and outcrop with thin patches of overburden.

3.5 Aquifers

Information on registered aquifers was provided by the B.C. Ministry of Environment via the iMapBC interactive mapping tool. This revealed that the subject site overlies a registered aquifer. Aquifer No. 709 (Gabriola) is a bedrock aquifer with high vulnerability, moderate demand and low productivity.

Based on the area topography, the inferred direction of groundwater flow is to the northeast, towards the Strait of Georgia.

3.6 Water Wells

According to iMapBC, there are 42 registered water wells located within 500 metres of the site, including 2 on the site itself. Research into water uses and quality are beyond the scope of reporting at this phase of investigation. The records for the on-site well are appended.

3.7 Surface Water Bodies

According to iMapBC, the nearest down-gradient surface water receptor is Goodhue Creek. This is a fish-bearing freshwater receptor located 200± metres to the south.

3.8 Floodplains

iMapBC identifies the Property as lying outside any mapped floodplain.

3.9 Precipitation

Based on Environment Canada data, the 30-year average annual precipitation for the closest climate station is 957.5mm, ranging from 24.5 mm in July to 156.9mm in November.

4.0 RECORDS REVIEW

4.1 Historical Reports

No previous environmental or geotechnical reports were made available for review.

4.2 Historical Ownership

A search of land titles available electronically from the Land Title and Survey Authority of British Columbia (LTSA) was undertaken. The results are summarized in the tables below. A full title search back to the Crown grant was not undertaken as aerial photographs showed that the area was historically undeveloped.

Table 4.2.1 – Summary of Historical Ownership

(Lot B Plan VIP60373 Section 19 Land District 32, PID: 023-005-629)

Date Range	Title Number	Owner in Fee - Simple
2008 – Present	FB144876	Alley Enterprises Ltd., Inc.No. 0701871
2005 – 2008	EX18332	Alley Enterprises Ltd., Inc.No. 0701871
1995 – 2005	EH163104	Mervyn Edward O'Donnell-Sweeney, Publican Annette Marie O'Donnell-Sweeney, Businesswoman

Table 4.2.2 – Summary of Historical Ownership

(Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 50424, PID: 016-016-122)

Date Range	Title Number	Owner in Fee - Simple
1990 – 1995	ED104328	Mervyn Edward O'Donnell-Sweeney, Publican Annette Marie O'Donnell-Sweeney, Businesswoman
1990 – 1990	ED56484	Mervyn Edward O'Donnell-Sweeney, Publican Eugene Bouliane, Businessman Annette Marie O'Donnell-Sweeney, Businesswoman Simone Therese Marie Halpin, Union Representative

Table 4.2.1 – Summary of Historical Ownership

(Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 32851, PID: 000-198-145)

Date Range	Title Number	Owner in Fee - Simple
1988 – 1990	EB36899	Mervyn Edward O'Donnell-Sweeney, Publican
	EB34464	Eugene Bouliane, Businessman Annette Marie O'Donnell-Sweeney, Businesswoman Simone Therese Marie Halpin, Union Representative
1987 – 1988	S95495	Mervyn Edward O'Donnell-Sweeney, Publican Ernest Owen Rushworth, Businessman
1979 – 1987	H56476	George Carr, Farmer

4.3 Historical Subdivision

Historical subdivision plans were previewed using the Land Title and Survey Authority of British Columbia (LTSA) website. Plans are summarized in the table below:

Table 4.3.1 – Summary of Historical Subdivision Plans

Year	Plan Number	Description
1972	VIP32851	Plan of Subdivision of part of the Southeast ¼ of Section 19, Gabriola Island, Nanaimo District. Subject site consists of the southern 2/3 of the western portion Lot 1.
1990	VIP50424	Plan of Subdivision of Lot 1, Plan 32851, Section 19, Gabriola Island, Nanaimo District. Lot 1 appears to have been subdivided into seven new lots. The subject site consists of the bottom 2/3 of the western portion of the new Lot 1.
1993	VIP57324	Explanatory Plan of Covenant of Part of Lot 1, Plan 50424, Section 19, Gabriola Island, Nanaimo District. Subject site consist of the "Covenant Area" indicated within lot 1.
1994	VIP60373	Plan of Subdivision of Lot 1, Plan 50424, Section 19, Gabriola Island, Nanaimo District. It appears lot 1 has been subdivided into three lots, similar to present day configuration. The subject site consists of lot B.

4.4 Fire Insurance Plans

According to the Catalogue of Canadian Fire Insurance Plans – 1875-1975 (2002), fire insurance plans do not exist for Gabriola Island, BC.

4.5 City Directories

Relevant city directories were not available as the immediate area was historically undeveloped.

4.6 Municipal Records

The City of Nanaimo was contacted on May 12, 2021 to request permit information for the subject address. As of May 25, 2021, no response has been received.

4.7 Fire Department Records

Based on communication with the Gabriola Volunteer Fire Department, the fire department does not have records of fuel tanks or spills associated with the subject site.

4.8 Aerial Photographs

Aerial photographs of the subject area were obtained from the University of British Columbia Geographic Information Centre. Observations are summarized below.

Table 4.8.1 – Summary of Aerial Imagery Observations

Year	Image Identifier	Observations	
1932	A4540H: 93	On-site	The east side of the property appears cleared of vegetation and undeveloped. The west side appears to be forested and undeveloped.
		Off-site	North road, Horseshoe road, and Georgia Strait are visible as landmarks in area. It appears the surrounding areas to the north and east are undeveloped and covered in vegetation. The adjacent areas to the east and south appear to be undeveloped and cleared of vegetation, with some evidence of agricultural activities to the south.
1952	BC1499: 3-4	On-site	Poor quality photograph, however the subject site appears to be similar to the previous photograph.
		Off-site	Poor quality photograph, however the surrounding area appears to be similar to the previous photograph with the exception of possible vegetation regrowth to the southwest.
1957	BC2244: 88-89	On-site	The subject site has been developed with multiple structures.
		Off-site	Similar to previous photograph.
1962	BC5046: 22-23	On-site	Similar to previous photograph.
		Off-site	Similar to previous photograph.
1967	BC5261: 95-96	On-site	Similar to previous photograph.
		Off-site	Similar to previous photograph.
1972	BC7409: 140-141	On-site	Similar to previous photograph.
		Off-site	A structure is apparent on the east adjacent property. An area further to the west appears to have been cleared of vegetation and developed with a single building.
1975	BC7754: 295-296	On-site	Similar to previous photograph.
		Off-site	It appears the area to the west has been cleared of vegetation and developed with a building.
1980	30BCC249: 208-209	On-site	Similar to previous photograph.
		Off-site	The area to the south has been developed with multiple buildings.

Table 4.8.1 – Summary of Aerial Imagery Observations Continued

Year	Image Identifier	Observations	
1985	15BC85007: 71-72	On-site	Similar to previous photograph.
		Off-site	Similar to previous photograph.
1991	15BCB91021: 145-146	On-site	The structure on the subjects site has been cleared.
		Off-site	Tin Can Alley has been developed alongside the subject site. A building appears to have been developed north of the subject site. Further property development appears to be occurring to the west and southwest.
2006	ME066460C: 394-395	On-site	Subject site has been cleared of vegetation and developed with multiple buildings, in a similar configuration to present day.
		Off-site	The north property has been redeveloped with a larger building. The south adjacent property has been developed with a residential property. A large building appears to have been developed to the west. Development to the south and southwest appears to have continued.
2010	Google Earth	On-site	Similar to previous photograph.
		Off-site	Similar to previous photograph.
2017	Google Earth	On-site	Similar to previous photograph.
		Off-site	Similar to previous photograph.

In summary, aerial photos suggest that the Property was previously undeveloped before being developed with structures in the mid 1950's. The subject site appears to have been redeveloped circa 2006 into a similar configuration to present day. The immediately surrounding area appears to have been undeveloped, with development beginning in the early 1970's, and continuing to present day.

4.9 Historical Uses of Adjacent Properties

Based on available records, adjacent properties were historically undeveloped. Residential development of the immediate area began in the early 1970s and continues to this day. Historical land uses on adjacent properties are detailed in the table below.

Table 4.9.1 – Summary of Historical Uses of Adjacent Properties

Direction from Site	Address	Description
On-site	750 Tin Can Alley	Air photos and BC assessment indicate that the property was developed in 1996 with a retail building, on land previously developed with structures in the late 1950's
North	700 Tin Can Alley	Air photos indicate that the property is partially cleared and remains undeveloped.
East	810 North Road	BC Assessment and air photos indicate the property has been developed with a one-storey house since circa 1920.
	818 North Road	
South	811 North Road	BC assessment and air photos indicate that the property was developed with a one-storey residential building circa 1979 on previously undeveloped land.
	815 North Road	
West	730 Church Street	Air photos indicate this property was developed a large building circa 1972, on previously undeveloped land.
	790 North Road	BC assessment and air photos indicate that the property was developed with a one-storey house circa 1976, on previously undeveloped land.

4.10 Summary of Historical Records

According to available records, the Property historically consisted of partially cleared undeveloped forest. Aerial photographs indicate that the lot was developed with a structure in the late 1950's. The lot appears to have been cleared and redeveloped into present day configuration circa 1996.

5.0 DATABASE SEARCHES

5.1 B.C. Ministry of Environment Site Registry PID Search

The B.C. Ministry of Environment maintains a database known as the Site Registry to track sites that have entered the assessment and remediation process. The Site Registry is not simply a list of contaminated sites as it includes sites that have not yet been investigated, sites that have been investigated and found to be contaminated, sites that have been investigated and found not to be contaminated, sites that are in the process of being remediated, and sites where remediation has been completed.

The Site Registry was searched for entries associated with the Parcel Identifier (PID) of the subject lot. As of May 25, 2021, the subject lot was not listed.

5.2 B.C. Ministry of Environment Site Registry

A search of the B.C. Ministry of Environment Site Registry respecting property within a 500 metre radius returned one entries as of May 25, 2021. The results are summarized in the table below and are included in Appendix D.

Table 5.2.1 – Summary of Site Registry Search Results

Site ID	Address	Relative Location
6333	680 North Road	640m Down-gradient to the southwest

The listed site is down-gradient and distant from the Property.

In terms of future potential impact from these sources, the Property is not, in our opinion, subject to a significant environmental risk. We also note that any contaminant migration to the surrounding area, including the Property, would be the responsibility of the source site owner(s).

5.3 Current or Historical Schedule 2 Activities

Based on a review of current and historical records no Schedule 2 activities were identified onsite

6.0 INTERVIEWS WITH KNOWLEDGABLE PERSON(S)

Mr. Kent Moen, owner of the Property, was interviewed during the site visit on May 18, 2021. Mr. Moen indicated that the property is on well and septic with electric heating in the main store building and propane heating in the small greenhouse. Soils are deposited onsite for the purpose of resale, with materials sourced from Cinnabar Valley Farms, Earth Bank Resources, MacNutts Enterprises and Van Isle Aggregates.

Mr. Moen indicated that it is his intention to rezone the property and redevelop the site with additional commercial retail space.

Current activities onsite are the commercial sale of garden supplies and plants. Mr. Moen indicated that there is not application of herbicides or pesticides. All fertilizers used are solid time released amendments for the soils.

Mr. Moen was not aware of any historical development, bulk fuel storage, leaks, spills or environmental concerns on the Site or adjacent properties.

7.0 SITE VISIT

On May 18, 2021, LEA representative Tabitha Zoche conducted a reconnaissance of the Site and nearby properties. The purpose of this visit was to:

- note any visual evidence of contamination and possible contaminant sources;
- observe existing land use adjacent to the site and assess potential for migration of possible contaminants to the subject site;
- obtain photo documentation of the site;
- identify areas of potential environmental concern;
- inventory materials stored on site and possible contaminants.

There were no limitations to site access or observations. We note that nearby properties were observed from within the boundaries of the subject property and from publicly accessible vantage points but were not accessed directly.

A site plan is presented in Appendix A and select photographs are presented in Appendix B. Additional documentation is on file with LEA.

7.1 Site Use and General Description

The site is currently developed as a commercial garden supply store and nursery. There are two permanent budlings present on the site, utilized as commercial retail space. The northern most building is utilized to store and sell garden fertilizers and pesticides, while the southern most building is utilized to sell plants. A small greenhouse used to house seedlings was observed in the southern portion of the property.

Evidence of a septic system was observed to the south of the northern-most building. A well house and water cistern was observed along the eastern property boundary, to the south of the soil storage area.

Cement block soil storage cells were observed within the centre of the site, housing various fill materials for commercial retail. Soils are clean-sourced from various soil suppliers, including Cinnabar Valley Farms, Earth Bank Resources, MacNutts Enterprises and Van Isle Aggregates.

The northern portion of the property is primarily undeveloped and covered in vegetation, with the exception of the access road linking with Tin Can Alley. The Client indicated that this portion of the site will be cleared of vegetation and developed to house the commercial soil storage activities onsite.

Housekeeping appears to be good, with no accumulation of rubbish or debris.

Ground cover onsite primarily consists of gravel with some vegetated areas. There were no paved or built out surfaces on the site.

The Property is surrounded by wire fence, and can be accessed from Tin Can Alley to the west.

7.2 Drainage and Surface Water

Topography on the subject lot was observed to be gently sloped to the southwest. Surface water is expected to infiltrate through the gravel surface. Any excess runoff is inferred to flow from northeast to southwest towards the drainage ditch parallel with Tin Can Alley and North Road. The ditch slopes towards the southwest.

Surficial drainage in the surrounding area generally, where not interrupted by municipal storm catchments or ditches, is predominantly to the south. All drainages surrounding the site empty into the Goodhue Creek.

7.3 Buildings and Structures

There are two permanent buildings on the Site as summarized in the table below.

Table 7.3.1 – Summary of Building & Structures On-site

Structure	Area (m^2)	Build Date	Construction
Northern Nursery Building	115	1996	Slab on grade, wood framed, wood siding, asphalt shingles
Southern Retail Building	140	1996	Slab on grade, wood framed, metal siding and roofing

7.4 Utilities & Discharges

Information about utilities and air and water discharges is summarized in the table below.

Table 7.4.1 – Summary of Utilities and Discharges

Utility	Description
Heating systems	Electric heating in the southern most building, propane heating in the greenhouse structure on the southern portion of the site. No heating in the northern most building
Cooling systems	None installed
Potable water supply	No potable water onsite. Waterwells used for irrigation and domestic use. Water is not tested for potability, therefore not used for consumption
Water wells	Two installed onsite
Sanitary sewer	Septic system located near the centre of the property

Table 7.4.1 – Summary of Utilities and Discharges Continued

Utility	Description
Stormwater	Stormwater is expected to infiltrate into the gravel surfaces or flow into the drainage ditches along the western and southern property boundaries
Air emissions	None
Waste Management	No evidence of waste management onsite, it is assumed that this is managed independently by the landowner

7.5 Storage Tanks and Hazardous Materials

The property was visually assessed for signs of potential fuel storage tanks. These may include fill and vent pipes, copper fuel lines, concrete pads, depressions in the ground surface and areas of stressed vegetation. We note that conducting a subsurface scan to check for evidence of underground tanks is beyond the scope of a Phase I ESA.

Observations of potential underground storage tanks (USTs), above-ground storage tanks (ASTs) and storage of petroleum products, chemicals and hazardous materials on the Property are summarized in the table below:

Table 7.5.1 – Summary of Current and Historical Storage tanks and Hazardous Materials

Utility	Description
Current or Historical USTs	Septic tanks present within the central portion of the property
Current or Historical ASTs	Water cistern located adjacent to the well house. Propane tank located to the east of the greenhouse
Hazardous Materials	Fertilizer and Herbicide storage for commercial retail in the northern-most building
Unidentified Substances	None observed

No tanks associated with the storage of heating fuels, with the exception of the propane tank, were observed onsite. Chemical storage of commercial grade herbicides and fertilizers were restricted to the northern building. No evidence of spills or releases associated with these chemicals. It is our opinion that the storage and commercial sale of these chemicals pose low environmental risk to the subject site.

7.6 Summary of Site Observations

The following table summarizes our observations of site conditions as of the date of the site visit.

Table 7.6.1 – Summary of Site Observations

Condition	Observation
Surface Staining	None observed
Stressed Vegetation	None observed
Standing Water/Surface Sheen	None observed
Unusual Odours	None observed
Drains/Sumps/Pits	None observed
Hydraulic Equipment	None observed
Oil/Water Separators	None observed
Monitoring Wells	None observed
Ponds/Lagoons/Surface Water Bodies	None observed
Unregulated Dumping	None observed
Fill Placement, Soil Removal or Relocation	Fill material storage for commercial retail was observed onsite. Materials are sourced from regulated suppliers and are considered "clean" soils.

7.7 Current Uses of Adjacent Properties

The Property is located within a rural mixed use area, with land uses as of the date of the site visit detailed in the table below.

Table 7.7.1 – Current Uses of Adjacent Property

Direction from Site	Current Zoning & Land Use(s)	Additional Land Use(s) within 300± m
North	SSN: (Gabriola Island Recycling Organization)	Undeveloped Property, Gabriola Medical Clinic
East	RR: Rural Residential (Single Family Rural Residential)	Single Family Rural Residential, Undeveloped
South	RR: Rural Residential (Single Family Rural Residential)	Single Family Rural Residential, Home-based Commercial Retail and Hobby Farm Activities
West	SSN: (The Hope House Child Day Care)	Fire Hall, Church, Elementary School

Adjacent properties were viewed from the Site and from publicly accessible areas to check for any visual evidence of potential environmental concerns such as fuel tanks or environmentally sensitive areas such as wetlands.

The Gabriola Island Recycling Organization is located on the property to the north of the site. This site operates as a receiving and sorting facility for recyclable goods. No Schedule 2 activities associated with Section H – 'waste disposal and recycling operations and activities' were observed or reported at this site. As such, it is our opinion that this site does not pose a significant environmental risk to the subject site.

No potential off-site sources of contamination due to current land uses were noted during the site visit. There was no evidence of any significant staining of roadways or ground in the area generally.

8.0 SPECIAL ATTENTION ITEMS – HAZARDOUS BUILDING MATERIALS

CSA standard Z768-01 defines the following as Special Attention Items: polychlorinated biphenyls, asbestos-containing materials, lead, ozone-depleting materials and urea foam formaldehyde insulation. Information about each of these items, as well as a comment on the potential for each item to be present on the Site, is summarized in the following sections. We note that sampling for hazardous building materials is beyond the scope of a Phase I ESA.

8.1 Polychlorinated Biphenyls

Transformers, light ballasts and other electrical equipment manufactured before 1980 may contain polychlorinated biphenyls (PCBs). The federal Environmental Contaminants Act, 1976, prohibited the use of PCBs in heat transfer and electrical apparatus installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, storage and disposal of PCB waste materials is regulated.

- Electrical equipment is not suspected to contain PCBs since the buildings were constructed after the period of concern.

8.2 Asbestos-Containing Materials

WorkSafeBC currently defines asbestos-containing building materials (ACMs) as any material containing at least 0.5% Asbestos, or >0% in the case of vermiculite insulation. These materials may be present in structural or mechanical building components.

The common use of potential friable ACM (able to be crumbled by hand pressure) in construction decreased dramatically in the mid-1980s due to public pressure, although ACM is occasionally found in building materials and equipment installed as late as 1990. The sale and use of products containing Asbestos (except the crocidolite form) remains legal in Canada.

Typical suspect building products include floor and ceiling tiles, plaster or drywall mud, vermiculite insulation and Transite cement board. Typical mechanical products include pipe insulation and Transite cement pipe.

These materials do not typically pose any great hazard except during removal, demolition or work that requires disturbance of the material.

- ACMs were not identified as a concern as no older buildings or building materials are present.

8.3 Lead

Lead content in consumer coatings was unregulated prior to 1976. The federal Hazardous Products Act (HPA) of 1976 limited the lead content of interior paint to <5000 ppm (0.5%) by weight. Exterior paint was not regulated until 2005, when the HPA was amended to limit the lead content in all paint to <600 ppm (0.06%) by weight. In September 2011 the HPA was amended to further limit lead content in all consumer coatings to <90 ppm (0.009%).

Other sources of lead include plumbing solder, brass fittings, old pipes, tile glazing and roof and window flashing. The National Plumbing Code of Canada allowed the use of lead solder in pipes until 1986.

Lead is listed as a 2A and 2B carcinogen (probably and possibly, respectively, carcinogenic to humans) by the International Agency for Research on Cancer (IARC). Lead is an ALARA substance, which means that although the B.C. Occupational Health & Safety Regulation specifies exposure limits for lead, worker exposures to lead in paints and coatings must be kept 'as low as reasonably achievable'.

- Potential lead-based paint (LBP) was not observed on the Site. The utility lines were observed to be plastic; therefore, lead-containing pipes or solder were not identified as potential concerns.

8.4 Ozone-Depleting Materials

Ozone-depleting substances (ODSs) are substances which deplete the Earth's ozone layer. The federal Ozone-Depleting Substances Regulations (1998) amended controls on production and consumption of chlorofluorocarbons, halons, carbon tetrachloride and methylchloroform. These substances are commonly found as refrigerants, aerosol propellants, cleaning solvents and in some polyurethane building products. These regulations were replaced by the Ozone-depleting Substances and Halocarbon Alternatives Regulations in 2016.

- Potential sources of ODSs were not observed on the site.

8.5 Urea Foam Formaldehyde Insulation

Urea Foam Formaldehyde Insulation (UFFI) is a type of insulation that was widely used in the 1970's for insulating and retrofitting industrial, commercial and residential buildings. UFFI is a low-density foam that becomes stiff and self-supporting when it dries. UFFI may be foamed in place in walls or voids, or forced into cavities through small openings.

The use of a urea formaldehyde-based resin in the manufacture of UFFI can lead to the release of formaldehyde gas during the curing process and afterwards. Formaldehyde emissions do, however, decrease over time. UFFI may also deteriorate when wet, releasing increased amounts of formaldehyde and providing a potential medium for mould growth.

UFFI has been prohibited from installation, sale or importation into Canada under the Hazardous Products Act since December 1980.

- Since there were no buildings on-site during the period of concern, UFFI is not suspected to be present.

8.6 Radon

Radon gas is produced naturally in the environment due to the decay of uranium in rock, soil and groundwater. It is commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or gaps, and tends to accumulate in poorly ventilated basements.

Based on information provided by the BC Centre for Disease Control, the subject area is expected to have a low radon potential.

9.0 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the findings of this Phase I ESA, no Areas of Potential Environmental Concern (APECs) were identified on the Site or on surrounding properties.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Results of the Phase I Environmental Site Investigation indicate that the Site was historically forested. It was cleared and developed as a rural residence in the 1950's. Demolition and redevelopment of the site into current configuration occurred circa 1996. The Property is currently deceloped as a commercial garden centre.

A review of historical information indicated that the surrounding area was historically forested. Development of the surrounding area into rural residential properties began in the 1970's. Development of the surrounding area into a mix of rural residential and community service properties continues to present day.

No apparent housekeeping issues or Areas of Potential Environmental Concern (APECs) were identified on the Site or on surrounding properties. The Phase I ESA revealed no evidence of actual or potential contamination In connection with the Property. Therefore, no further investigation is recommended at this time.

Prior to demolition or renovation of any buildings, WorkSafeBC requires that a Hazardous Materials Survey of affected structures is carried out prior to, and available during on-site work affecting the buildings.

11.0 LIMITATIONS

The information and opinions expressed in this Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report or any portion thereof without our written consent and such use shall be on such terms and conditions as we may expressly approve. The contents of the Report remain our copyright property. Any use which a third party makes of the Report is the sole responsibility of the third party. We accept no responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report, or for damages suffered by any third party resulting from use of the Report without our express written permission.

In preparing this report Lewkowich Engineering Associates Ltd. (LEA) reviewed historical records, conducted interviews with certain private and public officials, and conducted an on-site visual inspection of the property. We examined and relied upon documents referenced in the report and have relied on oral statements made by certain individuals but we have not conducted an independent examination of the facts contained in referenced materials and statements. LEA assumes the genuineness of the documents and that the information provided in documents or statements is true and accurate.

LEA has prepared this report in a professional manner, using that level of skill and care normally exercised for similar projects under similar conditions by reputable and competent consultants and in accordance with our normal terms and conditions. LEA shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. We also note that the facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time of this report. Conclusions and recommendations were made within the operative constraints of the scope, budget, and schedule for this project. We believe the conclusions stated herein to be factual, but no guarantee is made or implied.

LEA has not conducted subsurface exploration or testing as related to contamination by hazardous substances.

12.0 CLOSURE

Lewkowich Engineering Associates certifies that the individuals signing this statement have demonstrable relevant experience and are familiar with the work carried out on the site. This report was prepared in accordance with criteria established in CSA Standard Z768-01 (R2016).

Lewkowich Engineering Associates Ltd. appreciates the opportunity to be of service on this project. If you have any comments, or additional requirements at this time, please contact us at your convenience.

Respectfully Submitted,
Lewkowich Engineering Associates Ltd.

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13.0 ATTACHMENTS

Appendix A: Site Plans
Appendix B: Site Photographs
Appendix C: Land Titles
Appendix D: Site Registry Search Results
Appendix E: Historical Records

Wildrose Farm and Garden Centre June 14 th, 2021

750 Tin Can Alley

Gabriola , BC

I performed an flow rate test on the above property on April 28 th, 2021 to determine the current water yield from a well onsite.

The well was pumped for 4 hours (240 minutes) and the flow of water was measured periodically throughout the test. The test started at 4.0 imperial gallons per minute and was reduced with time to the final flow rate of 2.4 imperial gallons per minute. The well had stabilized at this pumping rate and maintained a constant flow rate at the above mentioned 2.4 imperial gallons per minute.

The original drill log stated the well yield at 2.0 gallons per minute, at the time of testing the flow rate was 2.4 imperial gallons per minute.

Brian Stachan

Gabriola Waterworks

Registration No: WPI 06041201

GEOTECHNICAL ASSESSMENT

Proposed Commercial Development
750 Tin Can Alley, Gabriola Island, BC

Legal Address:
Lot B, Section 19, Land District 32, Plan VIP60373, PID: 023-005-629

Prepared For:
Alley Enterprises Ltd.
(DBA Wild Rose Garden Centre)
750 Tin Can Alley
Gabriola Island, BC, V0R 1X3

Attention:
Mr. Kent Moen
wldrsgdn@telus.net

August 25, 2021

File No.: F9892.01
Revision No.: 00
Prepared by:
Tennes Hamre, GIT
Chris Hudec, M.A.Sc., P.Eng.

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Lewkowich Engineering Associates Ltd.

DISCLAIMER

1. Lewkowich Engineering Associates Ltd. (LEA) acknowledges that this report, from this point forward referred to as "the Report," may be used by the Regional District of Nanaimo (RDN) as a precondition to the issuance of a development and/or building permit and that this Report and any conditions contained in the Report may be included in a restrictive covenant under Section 56 of the Community Charter and registered against the title of the property at the discretion of the RDN.
2. This Report has been prepared in accordance with standard geotechnical engineering practice solely for and at the expense of Alley Enterprises Ltd. (DBA Wild Rose Garden Centre). We have not acted for or as an agent of the RDN in the preparation of this Report.
3. The conclusions and recommendations submitted in this Report are based upon information from relevant publications, a visual site-assessment of the property, anticipated and encountered subsurface soil conditions, current construction techniques, and generally accepted engineering practices. No other warrantee, expressed or implied, is made. If unanticipated conditions become known during construction or other information pertinent to the structure(s) becomes available, the recommendations may be altered or modified in writing by the undersigned.
4. This Report was authored, to the best of our knowledge at the time of issuance, with considerations for local requirements specific to the Authority Having Jurisdiction (AHJ) and their standards for the preparation of such reports, the 2018 British Columbia Building Code (BCBC), and current engineering standards. Updates to municipal bylaws, policies, or requirements of the AHJ, or updates to the BCBC and/or professional practice guidelines may impact the validity of this Report.
5. This Report has been prepared by Mr. Tennes Hamre, GIT and Mr. Chris Hudec, M.A.Sc., P.Eng. Messrs. Hamre and Hudec are both adequately experienced and are also members in good standing with the Engineers and Geoscientists of British Columbia (EGBC).

EXECUTIVE SUMMARY

1. The following is a brief synopsis of the property, assessment methods, and findings presented in the Report. The reader must read the Report in its entirety; the reader shall not rely solely on the information provided in this summary.
2. The subject property, 750 Tin Can Alley, Gabriola Island, BC, from this point forward referred to as "the Property," is located on the east coast of Vancouver Island within the jurisdictional boundaries of the RDN. At the time of this Report, we understand that future development of the lot may consist of a commercial development in addition to the existing commercial buildings on the Property. The details of the proposed development are not yet known.
3. A site-specific assessment was conducted to identify potential geotechnical hazards for the subject Property and the proposed commercial development. Our assessment determined that there were no geotechnical hazards that may impact the proposed development.
4. The findings confirm that the development is considered safe as proposed.

List of Abbreviations Used in the Report

Abbreviation	Title
AHJ	Authority Having Jurisdiction
BCBC	British Columbia Building Code
EGBC	Engineers and Geoscientists of British Columbia
LEA	Lewkowich Engineering Associates Ltd.
RDN	Regional District of Nanaimo
SLS	Service Limit State
TP	Test-Pit
ULS	Ultimate Limit State

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1.0 INTRODUCTION

1.1 General

a. As requested, LEA has carried out a geotechnical assessment with respect to the above noted commercial development. This Report provides a summary of our findings and recommendations.

1.2 Background

a. At the time of our assessment the Property was developed and included two commercial retail shops and a plant nursery.

b. Based on the preliminary project information provided by the Client at the time of this Report, we understand that future development of the lot may consist of additional commercial building space and the relocation of the existing bulk soil and aggregate sale and storage area.

c. We expect that any new construction would be of conventional construction methods, and would include typical cast-in-place concrete foundations, with wood, and/or steel, and/or concrete superstructures.

1.3 Assessment Methodology

a. A subsurface geotechnical investigation was carried out on July 22, 2021 using a CAT 308C provided by the Client. A total of five TPs (TP 21-01 to TP 21-05) were advanced at locations within the Property. All TPs were backfilled upon completion of our investigation.

b. A site plan showing the location of the TPs (Drawing F9892-01) is attached, following the text of this Report.

c. The TP locations were sited to provide good general coverage of the Property given the available information regarding future building locations, anticipated construction depths, and general access relative to existing vegetation, structures, and underground servicing on the Property.

2.0 SITE CONDITIONS

2.1 Physical Setting

a. The Property is located in the southern region and jurisdictional limits of the RDN and is identified with the following civic and legal address:

   i. 750 Tin Can Alley, Gabriola Island; Lot B, Section 19, Land District 32, Plan VIP60373, PID: 023-005-629

b. The Property is situated on the east side of Tin Can Alley, located at the northeast corner of the Tin Can Alley/North Road intersection. A location plan of the Property is shown below in Figure 2.1.

Figure 2.1. – Location Plan of Subject Property[1]

c. Based on our desktop review, and a review of the RDN online GIS mapping[1], the subject Property is not located within a defined Development Permit Area.

2.2 Terrain and Features

a. The Property at the time of the assessment includes forested areas in the north and northeast boundary with gravel driveways and parking areas throughout.

b. The terrain of the subject Property includes minor vertical relief sloping downhill from the north to south with approximately 9.0m of relief over the Property as a whole. The 9.0m of vertical relief is over an approximate horizontal distance of 165m, which equates to a slope of approximately 3.1 degrees, or 5 percent. A detailed topographical survey was not available at the time of this Report.

c. The above measurements and distances are estimates based on measurements taken in the field during our investigation, and a review of satellite imagery and topographical information[1].

2.3 Regional Geology

a. Surficial geology for the area[2] is classified as part of the Saturna deposits, commonly comprised of channery sandy loam colluvial and glacial drift materials less than 100cm deep over sandstone bedrock. The soils are characterized as being well-draining.

b. Bedrock geology for the area[3] is classified as being part of the Nanaimo Group, typically consisting of boulder, cobble, and pebble conglomerate, coarse to fine sandstone, siltstone, shale, and/or coal.

2.4 Soil Conditions

a. Consistent soil strata were encountered during the TP investigation. Generally, these strata consisted of loose to compact, brown, dry, gravel and sand with trace percentages of cobbles, underlain by what was inferred to a be sedimentary bedrock.

b. The main strata are discussed in general below. Detailed descriptions of the subsurface conditions are provided on the attached TP logs (TP 21-01 to TP 21-05).

c. Loose to compact, brown gravel and sand, or gravelly sand, with trace percentages of cobbles were encountered in each of the TPs from 0.0m to 1.2m.

d. Sandstone bedrock or inferred sandstone bedrock was encountered in each of the TPs at depths from 0.7m to 1.2m with a mean depth of 0.86m.

e. Depths are referenced to the existing ground surface at the time of our field investigation. Soil classification terminology is based on the Modified Unified classification system. The relative proportions of the major and minor soil constituents are indicated by the use of appropriate Group Names as provided in ASTM D2488-93 and/or D2487 Figures 1a, 1b, and 2. Other descriptive terms generally follow conventions of the Canadian Foundation Engineering Manual.

2.5 Groundwater Conditions

a. Groundwater was not encountered during the course of our TP investigation. Note that our assessment was completed during an extended period of dry weather.

b. Given the encountered conditions, specifically the shallow bedrock subgrade, we expect that a shallow perched groundwater table may present seasonally. We expect that the groundwater flows associated with this perched condition would be related directly to the volume and frequency of storm events.

c. Groundwater levels can be expected to fluctuate seasonally with cycles of precipitation. Groundwater conditions at other times and locations can differ from those observed within the TPs at the time of our assessment.

d. If groundwater flows or conditions are different than those encountered during the TP investigation, additional measures may be required during construction. Contact our office immediately if unanticipated conditions are encountered at any point during construction.

2.6 Covenant Review

a. As part of our assessment, we have reviewed the Property title relative to any restrictive covenants that may be registered.

b. At the time of this Report, there were two restrictive covenants registered against the title of the Property. Both covenants, No's. EX009069 and EG124744 speak to land use requirements for the existing business

operations. The covenants registered against the Property are not geotechnical in nature and do not impact the comments, conclusions, or recommendations made in this Report.

3.0 DESIGN PHASE

3.1 Foundation Design and Construction

a. Prior to construction, the new building areas should be stripped to remove all unsuitable materials to provide an undisturbed natural subgrade for the footing support.

b. Foundation loads should be supported on natural undisturbed material approved for use as a bearing stratum by our office, or structural fill, and may be designed using the following values.

   i. For foundations constructed on structural fill over an approved naturally deposited subgrade, as outlined in Section 4.2 of this Report, an SLS bearing pressure of 150 kPa, and a ULS bearing pressure of 200 kPa may be used for design purposes. These values assume a minimum 0.45m depth of confinement or cover.

   ii. For foundations constructed on competent intact (unweathered/undisturbed) bedrock, an SLS bearing pressure of 400 kPa, and a ULS bearing pressure of 550 kPa may be used for design purposes. These values assume a minimum 0.45m depth of confinement or cover.

c. As the elevation of bedrock surfaces are expected to vary throughout the building areas, we recommend the Structural Engineer for the project use the design values for structural fill provided above. This will prevent conflict where the glacial till or bedrock is not present at a practical building elevation. The design values provided above for structural fill can be achieved through the conventional placement and compaction of engineered fill over an approved naturally deposited subgrade.

d. Exterior footings should be provided with a minimum 0.45m depth of ground cover for frost protection purposes.

e. The Geotechnical Engineer should evaluate the bearing soils at the time of construction to confirm that footings are based on appropriate and properly prepared founding material.

3.2 Modulus of Subgrade Reaction

a. The Modulus of Subgrade Reaction, k, while typically a constant, yields variable amounts of "reaction" based on the mass being supported and the thickness of the soil. For design purposes, a k_{v1} value of 70,000 kPa/m may be employed.

b. The k_{v1} value is based on a 1-foot x 1-foot square footing and must be adjusted for the actual footing size, following procedures such as those presented in Section 7.7.1 of the Canadian Foundation Engineering Manual (2006) for granular soils.

c. It is recommended that foundations are designed in consultation with the Geotechnical Engineer.

3.3 Seismic Criteria

a. As per the 2018 BCBC, Division B, Part 4, Table 4.1.8.4.A, "Site Classification for Seismic Site Response," average soil properties within the upper 30m as inferred based on regional geology and the encountered soils during the TP investigation would be "Site Class C" (very dense soil or soft rock).

3.4 Foundation Drainage

a. Conventional requirements of the 2018 BCBC pertaining to building drainage are considered suitable at this site.

4.0 CONSTRUCTION PHASE

4.1 General Excavation – Future Building Sites

a. Prior to construction, all unsuitable materials should be removed to provide a suitable base of support. Unsuitable materials include any non-mineral material such as vegetation, topsoil, peat, fill or other materials containing organic matter, as well as any soft, loose, or disturbed soils.

b. Unsuitable material, including existing fill soils, were encountered in each of the subsurface explorations from depths of 0.0m to approximately 1.2m, and to a mean depth of 0.86m. Note that bedrock was encountered in each TP, at depths from 0.7m to 1.2m, and to a mean depth of 0.86m. We expect that excavation depths will be dictated by design depths, and that bedrock removal will be required over some of the building footprint(s).

c. Ground water ingressing into any excavations should be controlled with a perimeter ditch located just outside of the building areas, connected to positive drainage.

d. Alluvially deposited fine-grained soils (silt and clay) are particularly moisture sensitive. Extended periods of saturated soil conditions can make these soils unsuitable for bearing purposes, where they could be suitable bearing surfaces when moist or damp. Exposure of these soils to water after excavation (rain or snow) can also make these soils unsuitable for bearing purposes. Therefore, weather conditions dictate whether these soils are suitable for bearing purposes at the time of construction.

e. Prior to placement of concrete footings, any bearing soils that have been softened, loosened, or otherwise disturbed during the course of construction should be removed, or else compacted following our recommendations for structural fill. Compaction will only be feasible if the soil has suitable moisture content and if there is access to heavy compaction equipment. If no structural fill is placed, a smooth-bladed clean up bucket should be used to finish the excavation.

f. The Geotechnical Engineer is to confirm the removal of unsuitable materials and approve the exposed competent inorganic subgrade, prior to the placement of any structural fill material.

4.2 Structural Fill

a. Where fill is required to raise areas that will support buildings, slabs, or pavements, structural fill should be used. The Geotechnical Engineer should first approve the exposed subgrade in fill areas, to confirm the removal of all unsuitable materials.

b. Structural fill should be inorganic sand and gravel. If structural fill placement is to be carried out in the wet season, material with a fines content limited to 5% passing the 75µm sieve should be used, as such a material will not be overly sensitive to moisture, allowing compaction during rainy periods of weather.

c. Structural fill should be compacted to a minimum of 95% of Modified Proctor maximum dry density (ASTM D1557) in foundation and floor slab areas, as well as in paved roadway and parking areas.

d. Structural fills under foundations, roadways, and pavements should include the zone defined by a plane extending down and outward a minimum 0.5m from the outer edge of the foundation at an angle of 45 degrees from horizontal to ensure adequate subjacent support. This support zone is shown below in Figure 4.2.

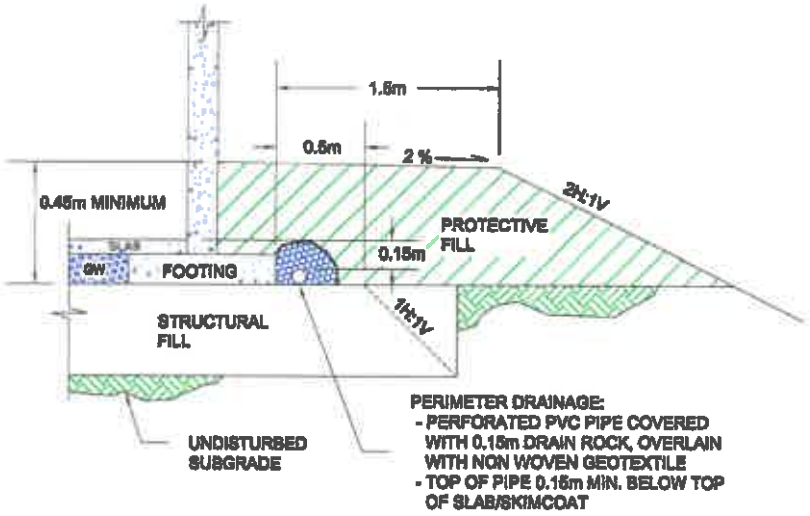

Figure 4.2 – Typical Section, Structural Fill

e. Compaction of fill should include moisture conditioning as needed to bring the soils to the optimum moisture content and compacted using vibratory compaction equipment in lift thicknesses appropriate for the size and type of compaction equipment used.

f. A general guideline for maximum lift thickness is no more than 100mm for light hand equipment such as a "jumping-jack," 200mm for a small roller and 300mm for a large roller or heavy (>500 kg) vibratory plate compactor or a backhoe mounted hoe-pac or a large excavator mounted hoe-pac, as measured loose.

g. It should be emphasized that the long-term performance of buildings, slabs, and pavements is highly dependent on the correct placement and compaction of underlying structural fills. Consequently, we recommend that structural fills be observed and approved by the Geotechnical Engineer. This would include approval of the proposed fill materials and performing a suitable program of compaction testing during construction.

4.3 Stormwater Management

a. As part of the geotechnical investigation, field observations of the subgrade soil conditions with respect to the on-site infiltration and disposal of stormwater were carried out.
b. Subgrade soil conditions consist of loose surficial soils overlying sedimentary bedrock at shallow depths.
c. Based on the subgrade conditions encountered during the TP investigation, it is the opinion of LEA that site conditions are not conducive to the installation of on-site stormwater infiltration measures.
d. Site conditions may be conducive to the installation of storm water detention measures. The location(s) of any proposed detention measures shall be reviewed by the Geotechnical Engineer to determine if the design method(s) and/or location(s) pose a hazard to the Property or any adjacent or adjoining properties.

4.4 Pavement Design – Private Works

a. Any organic or deleterious material should be removed from beneath the designated roadway, driveway, or parking areas prior to subgrade preparation. If fill is required to bring the subgrade up to the desired elevation, structural fill should be used.
b. The subgrade should be proof rolled after final compaction and any areas showing visible deflections should be inspected and repaired. The Geotechnical Engineer shall review the parking lot and roadway subgrade conditions during the course of excavation.
c. The parking lot subgrade and pavement should be sloped to provide adequate drainage as per the design and direction of the civil consultant.
d. An estimated soaked California Bearing Ratio of 30% and a 20-year design life have been used in the calculating pavement designs. See Tables 4.4.1 and 4.4.2 below.

Table 4.4.1 – Pavement Design Recommendations for Light Traffic/Low Volume Areas

Areas Subject to Cars and Small Trucks	
Estimated Equivalent Single-Axle Load: 2×10^4	
Asphaltic Concrete Pavement	50mm
19mm Well-Graded Granular Base Course	100mm
75mm Select Granular Subbase (SGSB)	250mm

Table 4.4.2 – Pavement Design Recommendations for Heavy Traffic/High Volume Areas

Areas Subject to Large Trucks	
Estimated Equivalent Single-Axle Load: 2×10^5	
Asphaltic Concrete Pavement	75mm
19mm Well-Graded Granular Base Course	150mm
75mm Select Granular Subbase (SGSB)	300mm

e. It is recommended that a reinforced concrete slab be utilized where garbage dumpsters are located. The slab should be large enough to contain the disposal unit and front tires of the garbage truck during disposal operations.

f. The above recommendations for general stripping, granular and pavement structure are in accordance with current best-practices. If the recommendations provided here prove cost-prohibitive or restrictive, alternative options may be considered through a balance of reduced preparation efforts, with a corresponding reduction in pavement design life.

5.0 CONCLUSIONS

5.1 Local Government Conformance Statement

a. From a geotechnical point of view, and provided the recommendations in this Report are followed, the land is considered safe for the use intended (defined for the purposes of this Report as a commercial development of conventional construction methods), with the probability of a geotechnical failure resulting in property damage of less than:

   i. 2% in 50 years for geotechnical hazards due to seismic events, including slope stability; and,

   ii. 10% in 50 years for all other geotechnical hazards.

5.2 Geotechnical and Quality Assurance Statement

a. The 2018 BCBC requires that a geotechnical engineer be retained to provide Geotechnical Assurance services for the construction of buildings that are outside of Part 9 of the BCBC. Geotechnical Assurance services include review of the geotechnical components of the plans and supporting documents, and responsibility for field reviews of these components during construction.

5.3 Acknowledgements

a. LEA acknowledges that this Report may be requested by the building inspector (or equivalent) of the RDN as a precondition to the issuance of a building or development permit. It is acknowledged that the Approving Officers and Building Officials may rely on this Report when making a decision on application for development of the land. We acknowledge that this Report has been prepared solely for, and at the expense of Alley Enterprises Ltd. (DBA Wild Rose Garden Centre).

b. We have not acted for or as an agent of the RDN in the preparation of this Report. We acknowledge the RDN and the Approving Officer(s) are authorized users of this Report. We acknowledge that this Report may be registered against the title of the Property as a restrictive covenant.

5.4 Limitations

a. The conclusions and recommendations submitted in this Report are based upon the data obtained from a limited number of widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction or further investigation. The recommendations given are based on the subsurface soil conditions encountered during the TP program, current construction techniques, and generally accepted engineering practices. No other warrantee, expressed or implied, is made. Subgrade conditions are known only at the TP locations and have been used to infer conditions throughout the site in preparation of this Report. If unanticipated conditions become known during construction or other information pertinent to the development become available, the recommendations may be altered or modified in writing by the undersigned.

6.0 CLOSURE

a. Lewkowich Engineering Associates Ltd. appreciates the opportunity to be of service on this project. If you have any comments, or additional requirements at this time, please contact us at your convenience.

Respectfully Submitted,
Lewkowich Engineering Associates Ltd.

2021-08-31

Tennes Hamre, GIT
Junior Geoscientist

Chris Hudec, M.A.Sc., P.Eng.
Senior Project Engineer

7.0 ATTACHMENTS

1. LEA, TP Site Plan, LEA Drawing No. F9892-01
2. LEA, TP Logs, LEA File No. TP 21-01 to TP 21-05

8.0 REFERENCES

1. Regional District of Nanaimo Online GIS Mapping System, Accessed August 2021.
2. Soils of the Gulf Islands Gabriola and Lesser Islands, British Columbia, Soil Survey Report No. 43, Volume 4.
3. Geoscience BC map titled "Map 2013-NVI-1-1, Geology, Northern Vancouver Island Project," Dated January 2013.

NOTE: LOT LINES ARE APPROXIMATE

REV No.	DATE	BY	P.Eng.	REVISION DESCRIPTION

DRAWING TITLE
TEST PIT LOCATION PLAN

PROJECT NAME
PROPOSED COMMERCIAL DEVELOPMENT
750 TIN CAN ALLEY, GABRIOLA ISLAND, BC

LEGAL DESCRIPTION
LOT B, SECTION 19,
LAND DISTRICT 32, PLAN VIP60373

ENGINEER'S SEAL

PLOT DATE	DRAWN BY
2021-08-23	NV
REVIEWED BY	SCALE
CH	1:1000
PROJECT No.	DRAWING No.
F9892	F9892-01

Lewkowich Engineering Associates Ltd.

Lewkowich Engineering Associates Ltd.

TEST PIT LOG

File Number: F9892 TP21-01
Client: Alley Enterprises Ltd. (DBA Wild Rose Garden Centre)
Project: 750 Tin Can Alley
Location: Gabriola Island, BC

Depth (m)	Soil Symbol	Description
0.0		Ground Surface
		0.0-0.7m Gravelly sand, some cobble, trace organics (roots, rootlets), loose, brown, dry
0.5		
		End of Test Pit at 0.7m (Refusal on Sandstone Bedrock)
1.0		
1.5		
2.0		
2.5		
3.0		
3.5		
4.0		
4.5		
5.0		

Logged By: Tennes Hamre, GIT
Reviewed By: Chris M. Hudec P.Eng.
Digging Method: CAT 308C Excavator

Date: July 22, 2021
Page 1 of 1

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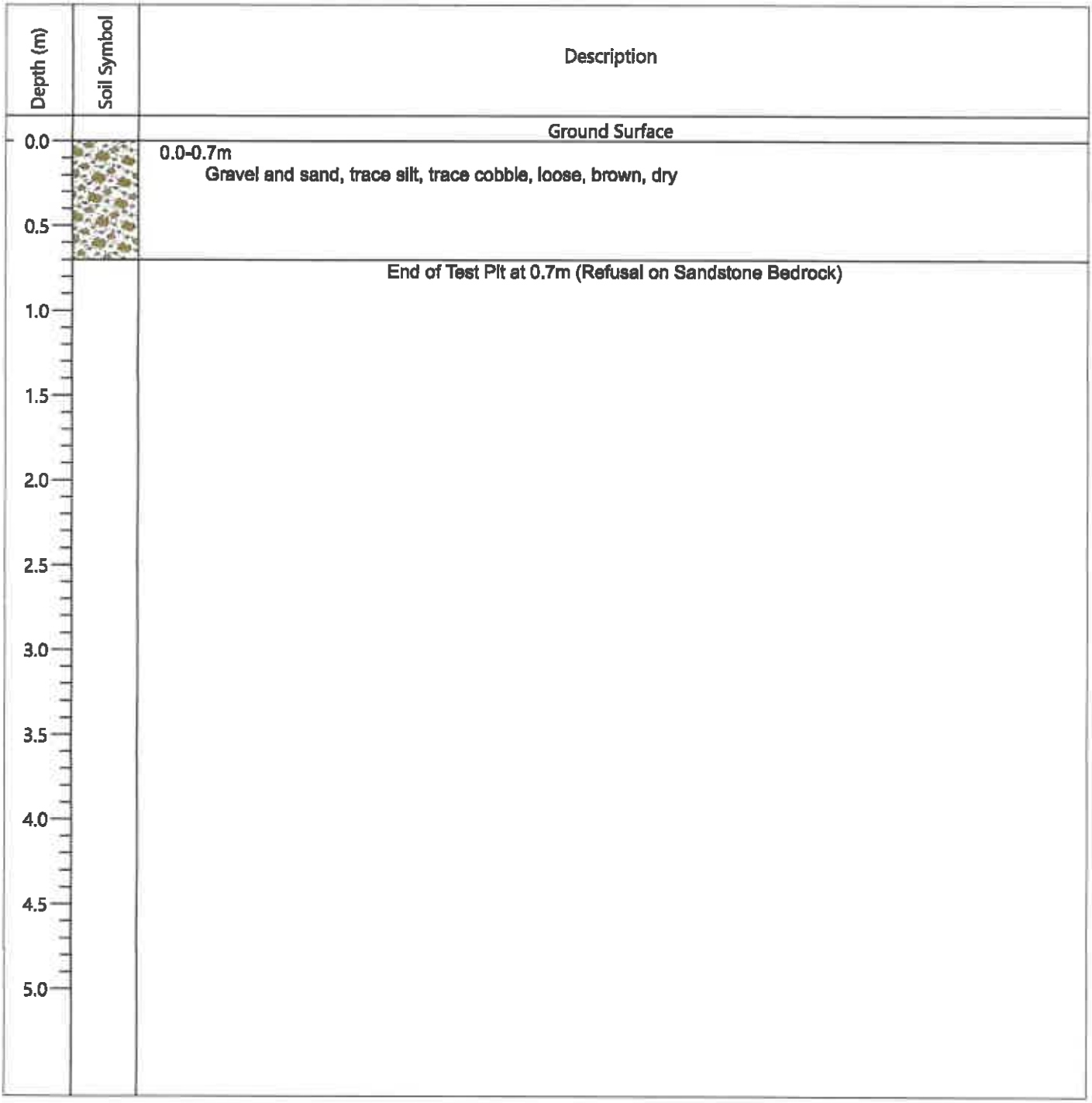
Lewkowich Engineering Associates Ltd.

TEST PIT LOG

File Number: F9892 TP21-02
Client: Alley Enterprises Ltd. (DBA Wild Rose Garden Centre)
Project: 750 Tin Can Alley
Location: Gabriola Island, BC



Logged By: Tennes Hamre, GIT
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Page 1 of 1

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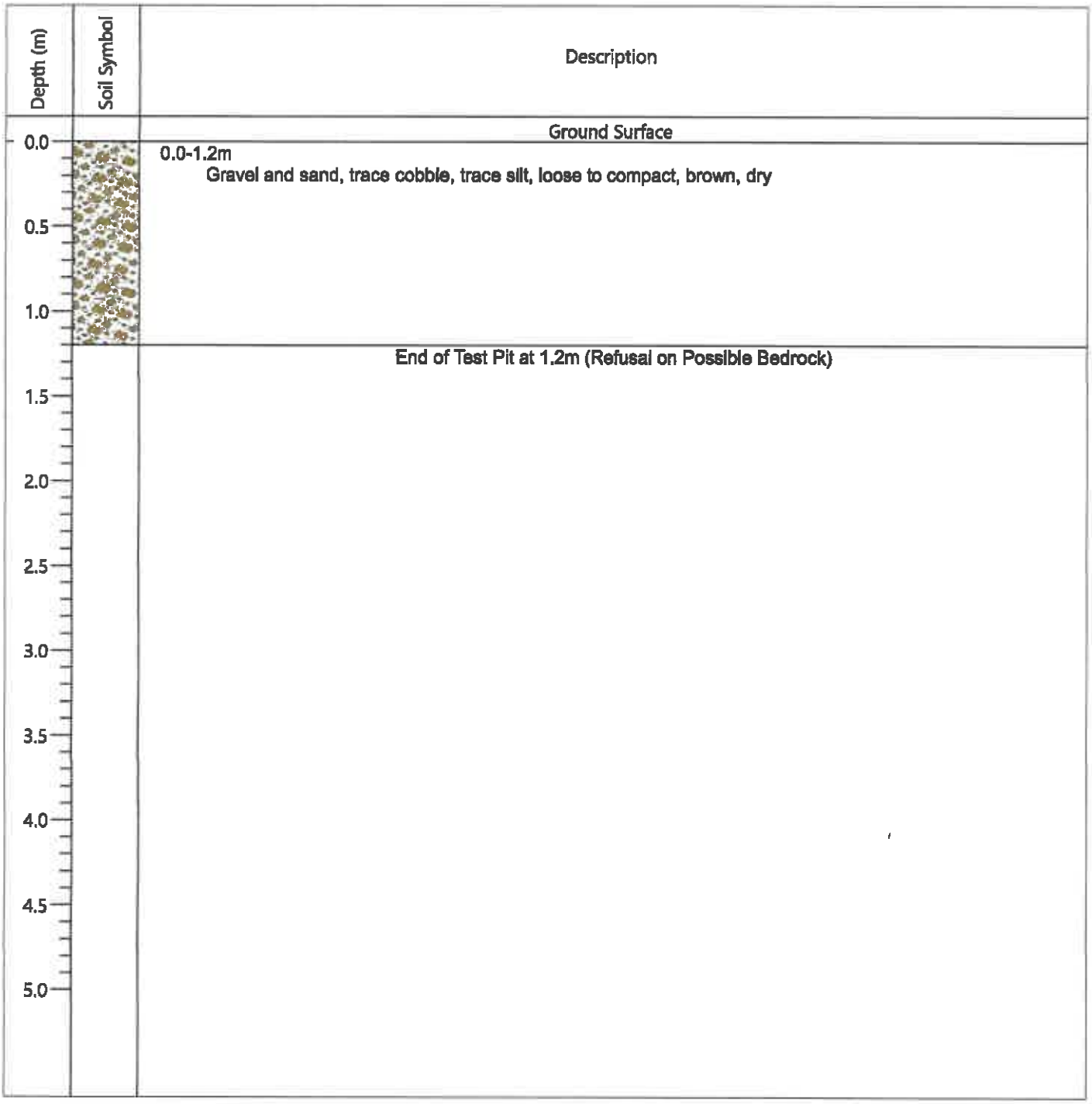
Lewkowich Engineering Associates Ltd.

TEST PIT LOG

File Number: F9892 TP21-03
Client: Alley Enterprises Ltd. (DBA Wild Rose Garden Centre)
Project: 750 Tin Can Alley
Location: Gabriola Island, BC



Logged By: Tennes Hamre, GIT
Reviewed By: Chris M. Hudec P.Eng.
Digging Method: CAT 308C Excavator

Date: July 22, 2021
Page 1 of 1

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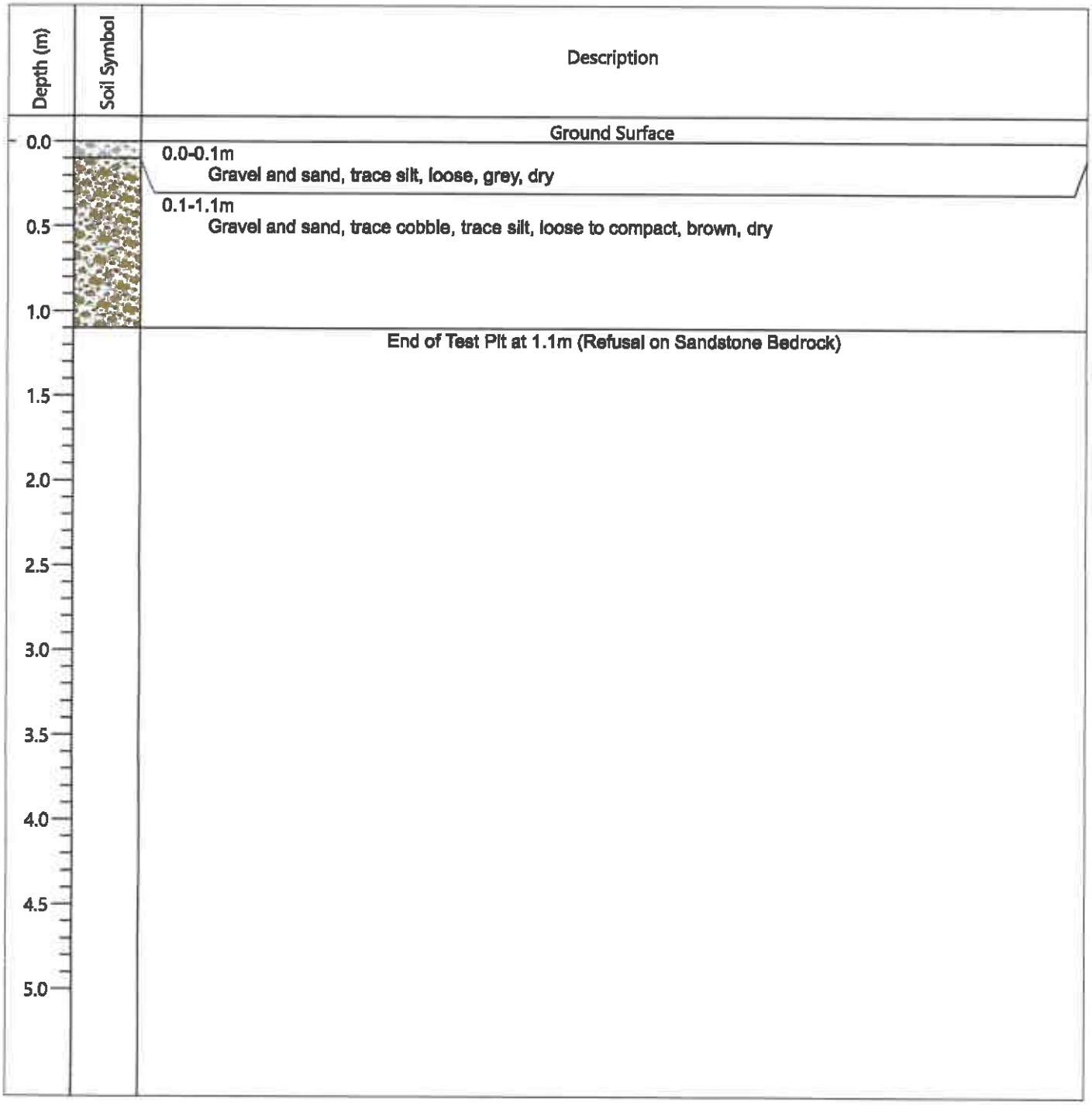
Lewkowich Engineering Associates Ltd.

TEST PIT LOG

File Number: F9892 TP21-04
Client: Alley Enterprises Ltd. (DBA Wild Rose Garden Centre)
Project: 750 Tin Can Alley
Location: Gabriola Island, BC



Logged By: Tennes Hamre, GIT
Reviewed By: Chris M. Hudec P.Eng.
Digging Method: CAT 308C Excavator

Date: July 22, 2021
Page 1 of 1

1900 Boxwood Road
Nanaimo, British Columbia, V9S 5Y2
Phone: 250-756-0355
Fax: 250-756-3831
Email: geotech@lewkowich.com

Lewkowich Engineering Associates Ltd.

TEST PIT LOG

File Number: F9892 TP21-05
Client: Alley Enterprises Ltd. (DBA Wild Rose Garden Centre)
Project: 750 Tin Can Alley
Location: Gabriola Island, BC

Depth (m)	Soil Symbol	Description
0.0		Ground Surface
		0.0-0.6m Gravel and sand, trace cobble, trace silt, loose to compact, brown, dry
0.5		End of Test Pit at 0.6m (Refusal on Sandstone Bedrock)
1.0		
1.5		
2.0		
2.5		
3.0		
3.5		
4.0		
4.5		
5.0		

Logged By: Tennes Hamre, GIT
Reviewed By: Chris M. Hudec P.Eng.
Digging Method: CAT 308C Excavator

Date: July 22, 2021
Page 1 of 1

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Email: geotech@lewkowich.com

Van Isle Septic Services Inc.

Septic System Survey

Prepared For:
ALLEY ENTERPRISES LTD.
(dba Wild Rose Garden Centre)
Attention: Kent Moen

Property Inspected:
750 Tin Can Alley
Gabriola Island, BC

Inspection Date:
January 11, 2022

Van Isle Septic

1712 Vowels Road, Box 111 Cassidy, BC V0R 1H0
Office (250) 741-1222 Fax (250) 585-5223
Your Friend In The Business!

Date: January 11, 2022

Property: 750 Tin Can Alley
Gabriola Island, BC

Legal Description: LOT B, SECTION 19, LAND DISTRICT, PLAN VIP60373

Dear Mr. Moen,

As requested, Van Isle Septic Systems provided a septic survey on the above noted property. This report is prepared for the client stated above and requires his or her consent for any request of information be it verbal or written regarding this report. The report is based solely on the current conditions observed at that specific time and date and is in no way a guarantee on the future operating performance. This inspection is valid for 30 days from the date of issue. The owner of this document may use this report at his or her own discretion. The intent of this survey is to evaluate the operational performance of this system in relation to the current usage, potential usage, and general operations. Please note that vacant properties and weather conditions at the time of inspection could impact the results of this report.

Based on the information provided in the "Owner's Declaration" and upon performing visual and passive means of inspection on the current septic system we have the following comments and recommendations:

General Information

Current Weather Conditions:	Rain, Cloud & Wind
Property Type:	Commercial
No. of Staff:	3-8 (seasonal)
Septic System Design:	Type 1: Gravity with Lift Station
System Installed:	1995
Volume of Tank:	750 gallons
Dispersal Piping:	3" PVC
Health Permit Enclosed:	Yes

Sewage Lift Station Evaluation

The sewage from the building is processed in a small round poly lift station and is then pumped up to the septic tank for further distribution throughout the septic system.

The lift station is located: within the small rock wall barrier by the green houses
GPS Location: (lat. 49.176023, long. -123.831544) **Tank Volume**: unknown
Lids Accessible: No **Risers**: No **Soils depth** (to lid): 6"
Lid for pump chamber: 14" Round Plastic **Condition:** Fair
Pump Float: Yes **Demand dose:** Yes **Timed dose:** No
High Water Alarm: No **Comments:** A high water alarm provides early warning in the event of a pump or float failure.
Electrical for pump (type & location): Plugin style
Condition: Good **GFI Receptacle:** No **Hard wired:** No
Treatment plant: No

Additional comments: Access to the pump in this small pump chamber was limited. The pump appears to be operational at this time. Overall, this small plastic pump chamber is in fair structural condition with limited access to its interior. The electrical component is operating at this time.

Septic Tank Evaluation

The septic tank receives effluent from the lift station by pressure. Inside the septic tank the solids are settled from the liquid, and the effluent travels through the system.

Tank Components	Type	Condition
General Tank	Concrete	Good
Inlet Sewer Line	PVC Pipe	Fair
Inlet Baffle	Concrete	Good
Outlet Baffle	Concrete	Fair
Effluent Filter	Not Applicable	Not Applicable
Compartment Wall	Concrete	Good

The septic tank is located: In the upper grassy area near the fencing storage area
GPS Location: (lat. 49.176331, long. -123.831506) **Tank Volume**: 750 gallons
Tank Size: Length 96" x Width 48" x Depth 52" **Outlet** @ 9" (from top of tank)
Lids Accessible: Yes **Risers**: No **Soils depth** (to lid): 0"
2 lids to access the tank: 20" Round Concrete **Condition:** Good
1 lid for maintenance: 8" Square Concrete **Condition:** Fair
Solids level: Light **Inlet pipe settled**: No **Outlet pipe settled:** Yes
Back flow from the septic field? No

Additional Comments: The outlet pipe for the tank has settled. There is no effluent filter installed on this system which, although not required, helps prolong the life of the system by keeping smaller solids from escaping the tank and entering the field. No cracks or leaks were visible in the tank at the time of the inspection.
Overall, this 700 gallon 2-chambered concrete septic tank appears to be in good condition with the exceptions of the pipe leaving the tank.

Septic System Distribution Evaluation

The effluent leaves the septic tank by gravity and travels to the distribution box (d-box) via:

Outlet sewer pipe: 3" PVC Pipe **Manifold:** No **Location:** Not Applicable

The d-box is located: 82" from the septic tank inlet hatch towards the raised area of the field

GPS Location: (lat. 49.176369, long. -123.831508)

Lids Accessible: No **Risers**: No **Soils depth** (to lid): 3"

Lid size: 12" Square Concrete **D-box overall Condition:** Good

Solid build-up: Light **Speedy Levellers:** No

Comments: The pipe from the septic tank to the distribution box shows some settlement.

Dispersal pipe: 3" PVC Pipe **No. of pipes:** 4 **Total Length:** ~200 lineal feet

Flow & Dye Test: No **Comments:** No access to water (shut off for winter)

Video Inspection: Yes **Comments:** Roots and sludge build up in all 4 runs;

Type of field: Trench **GPS Location:** (lat. 49.176412, long. -123.83158)

Describe location: Upper grassy area where the fence gates are located

Was dispersal area opened: Yes **Observations:** 3" PVC pipe in drain rock mix

Additional Comments: The pipe between the septic tank and the distribution box has settled. An interior investigation of the field lines showed roots and sludge build in all the runs. It is recommended to high-pressure flush the lines to remove blockages.

Overall, this septic field appears draining at a reduced rate at this time.

Other Comments and Observations

Based on observed site conditions and documentation provided in the geotechnical report dated August 25, 2021, the property should have the potential to be able to sustain additional areas for onsite sewage disposal.

Septic systems are not designed to be able to process the waste that a garborator produces, any garborator should be removed and/or upgrade system to accommodate garborator.

Any water treatment systems in the house that produce a "backwash" must not back flush into the sanitary.

We have the following recommendations:

(*Any anticipated renovations to the building may affect the recommendations in this report)

Repairs

1) High-pressure flush the field lines to remove blockages

Upgrades

1) Install speedy levellers
2) Install an effluent filter in outlet of septic tank
3) Monitor system performance and upgrade when required

Maintenance

1) Pump septic tank every 2-3 years
2) Flush the septic field with every second tank pump out
3) Have a maintenance contract to ensure the longevity of your system
4) Follow Do's and Don'ts (Google "Septic Savvy" for more information)

For ANY questions, comments or clarification please call us at (250) 741-1222. We would be pleased to be of further assistance, to go over this report if necessary.

Picture 1: Lift station location

Picture 2: GPS location of lift station

Picture 3: Limited access to interior of lift station (camera used for viewing)

Picture 4: Camera view inside lift station

Picture 5: Electrical for pump

Picture 6: Location of electrical

Picture 7: Septic tank location

Picture 8: GPS location of septic tank

Picture 9: Inlet maintenance hatch access

Picture 10: Outlet baffle

Picture 11: Location of distribution box (d-box)

Picture 12: GPS location of d-box

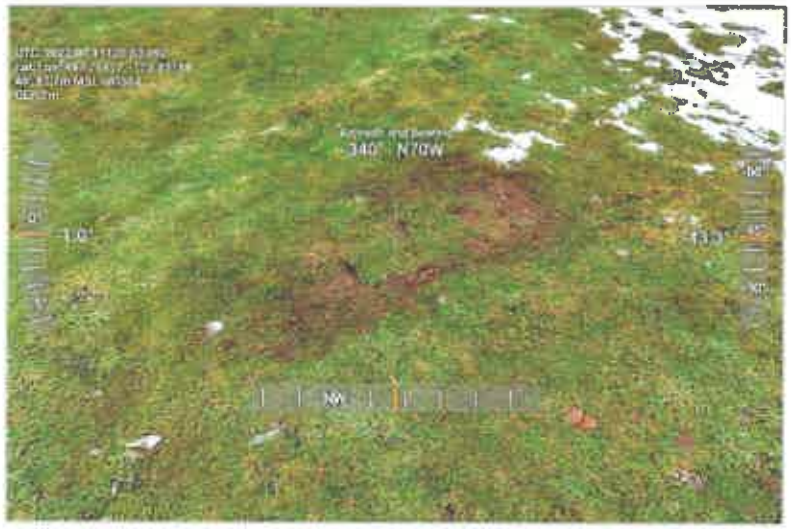
Picture 13: Interior of d-box

Picture 14: Septic field area

Picture 15: Exposed section of field

Picture 16: Field line exposure site

Picture 17: GPS location of exposure site



Picture 18: Ends of field lines flagged.

SWEENEY

Province of British Columbia | Ministry of Health and Ministry Responsible for Seniors

APPLICATION FOR PERMIT TO CONSTRUCT OR REPAIR A SEWAGE DISPOSAL SYSTEM

04-76K

FOLIO NUMBER: 13905.408 | DATE OF APPLICATION (DMY): AUG 28, 95

☑ New Construction ☐ Repair ☐ Alteration

OWNER INFORMATION
Correspondence to be sent to ☐ owner

NAME OF OWNER: MERVYN & ANNETTE SWEENEY | TELEPHONE NUMBER: 247 8235

MAILING ADDRESS: Number and Street: BOX 330 | City: GABRIOLA Is., B.C. | Postal Code: V0R1X0

APPLICANT INFORMATION
Correspondence to be sent to ☐ applicant

NAME OF APPLICANT: Same | TELEPHONE NUMBER:

MAILING ADDRESS: Number and Street: Same | City: | Postal Code:

LOT INFORMATION

LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED: LOT "B" PLAN VIP60373 SECT. 19

STREET ADDRESS / GENERAL LOCATION: CORNER OF TIN CAN ALLEY & NORTH ROADS. GABRIOLA Is; NANAIMO DIST

04-76K, 13905.408

PREMISE INFORMATION

SEWAGE DISPOSAL SYSTEM WILL SERVE:
☑ SINGLE FAMILY DWELLING ☐ DUPLEX
☐ OTHER (specify): GARDEN CENTRE

ESTIMATED DAILY SEWAGE FLOW: TOILET & SINK 1200

NUMBER OF BEDROOMS: 3

FINISHED BASEMENT: ☐ Yes ☑ No

TOTAL LIVING AREA:

DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE? ☐ Yes ☒ No

LOT SIZE: 1 HA.

SYSTEM INFORMATION

TYPE OF SEWAGE DISPOSAL SYSTEM: IN GARDEN CENTER.
☑ CONVENTIONAL
☐ ALTERNATE (E.G. ☐ PRIVY ☐ LAGOON, ☐ RAISED MOUNDS, ☐ SEEPAGE BED)
☐ DEEP TRENCH ☐ OTHER (specify):

SEPTIC TANK MANUFACTURER: ABC PRECAST

MATERIAL OF SEPTIC TANK: CONCRETE

LIQUID VOLUME OF TANK: 750 gal.

TOTAL LENGTH OF DRAINAGE PIPE: 210'

TYPE OF DRAINAGE PIPE: ☑ PVC ☐ OTHER (specify): 3"

INSIDE DIAMETER OF PIPE: 3"

POSTED

IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE:
MAKE
MODEL

TREATMENT CAPACITY

SEWAGE PUMP: ☑ YES ☐ NO

FIELD DOSE VOLUME PUMPED PER CYCLE:

ALTERNATE INFORMATION

PRESSURE DISTRIBUTION PROPOSED ☐ YES ☐ NO

LAGOON SIZE

DEPTH OF CLAY SOIL

GARBURATOR ☐ YES ☐ NO

SITE INFORMATION

SOIL DESCRIPTION

DEPTH OF SOIL: ☑ over 1.2 m (4 ft.) ☐ under 1.2 m (4 ft.) *If under 1.2m (4 ft.),* due to ☐ rock or ☐ clay at _____ ft. from surface.

DEPTH TO WATER TABLE: ☑ over 1.2 m (4 ft.) ☐ under 1.2 m (4 ft.) *If under 1.2m (4 ft.)* the depth is _____

PERC TESTS

SLOWEST RATE FROM test hole #1 5 min./2.5 cm (1 inch) test hole #2 5 min./ 2.5 cm (1 inch)

AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 5 min./ 2.5 cm (1inch)

WATER INFORMATION

SOURCES OF DOMESTIC WATER: from across Rd approx 500' away

DISTANCES OF PROPOSED DISPOSAL FIELD FROM: 200' source of domestic water; 50' breakout point; 500' own well; 200' neighbouring wells; NA stream or lake; 50' water lines

SWEENEY

RESTRICTIVE COVENANTS

ARE THERE ANY RESTRICTIVE COVENANTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM? ☑ Yes ☐ No

If Yes, explain COVENANT EG124744 RESTRICTS COMMERCIAL DEVELOPMENT TO "GARDEN CENTRE"

APPLICANT SIGNATURE

The information on this application is accurate and true to the best of myknowledge:
☑ Owner *or* ☐ Agent

Signature X Mervyn

Date Aug 28 1995

OFFICE USE ONLY
PAID: AUG 28 1995
DATE: $250.00 946531 J
INITIALS: 95/08/28

HLTH 135 Rev. 94/09

A plot plan must be submitted with this application (refer to opposite page)

PID-023005 629. New legal Lot 5 Pl. VIP 60373. Sec 19 Nanaimo L.D.

Province of British Columbia
Ministry of Health and Ministry Responsible for Seniors

AUTHORIZATION TO OPERATE A SEWAGE DISPOSAL SYSTEM

FOLIO NUMBER	DATE OF APPLICATION (Y/M/D)	NAME OF OWNER	NAME OF CONTRACTOR
	Aug/28/95	M Sweeney 247-8235	Thor Simrose Con

LEGAL DESCRIPTION OF LOT
Lot B Plan VIP 60373 Sec 19 Corner of Tin Can Alley & North Road, Gabriola Is Nanaimo L.D.

STREET ADDRESS / GENERAL LOCATION
750 North Rd + Tin Can Alley

INSTALLED AS PER REGULATIONS ☑ Yes ☐ No

SIGNATURE OF OWNER / APPLICANT
Thor

AS BUILT DIAGRAM : *to be completed by the contractor or applicant*

Scale 1 Box =

installed as per App.

POSTED

The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required.

If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of $100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

DATE BACKFILL / USE AUTHORIZED: Jan 16/96

SUBJECT TO THE FOLLOWING CONDITIONS: Backfill according to requirements

SIGNATURE PUBLIC HEALTH INSPECTOR / EHO: Sweeney

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

	APPROVED	REJECTED	NOT APPLICABLE
septic tank	☑	☐	☐
package treatment plant	☐	☐	☐
other (e.g.lagoon,holding tank) specify:			
field laterals	☐	☐	☐
distribution box	☑	☐	☐
siphon	☐	☐	☐

	APPROVED	REJECTED	NOT APPLICABLE
curtain drain	☐	☐	☐
interceptor drains	☐	☐	☐
pump	☐	☐	☐
drain rock	☑	☐	☐
set back distances	☑	☐	☐
	☐	☐	☐

HLTH 136 Rev. 94/09

WHITE COPY - FILE YELLOW COPY - TO OWNER PINK COPY - TO BUILDING AUTHORITY

Province of British Columbia

Ministry of Health and Ministry Responsible for Seniors

SEWAGE DISPOSAL SYSTEM

SEWAGE APPLICATION APPEAL INFORMATION

The Environmental Appeal Board is established under section 11 of the Environment Management Act. Appeals are heard by a panel of the Board. This ensures that sewage permit application process is administered openly and fairly. It also provides the public the right to an independent appeal process.

If a person is aggrieved by the issue or the refusal of a permit for a sewage disposal system, they may appeal that ruling to the Environmental Appeal Board. On hearing an appeal, the Environmental Appeal Board may confirm, vary or rescind the ruling under appeal.

A person who is issued a permit must post a public notice, provided by the Ministry of Health, which must contain a site map, the conditions of the permit or authorization, a description of how an appeal of the decision to issue the permit or authorization is commenced, and a reference to the time period for commencing that appeal. The public notice must be posted in a conspicuous place(s) on the property not more than 3 days after the date it was issued and must remain posted for 30 days from the date it was issued.

In addition to posting a public notice if the estimated sewage flow is more than 4,546 litres (1000 I.G.) per day, a notice must be published in the newspaper in the area.

I understand that my neighbours or any other aggrieved parties have 30 days, from the date of issuance, to appeal the permit and that the permit may be overturned by the Environmental Appeal Board. I am prepared to accept full responsibility for any construction that I may do during this time should the Environmental Appeal Board uphold the appeal and revoke my permit.

and THOR SIMROSE – CONTRACTOR

I, as registered owner of the property, hereby authorize, MERVYN SWEENEY as my agent for the purpose of applying for a permit to construct and for the purpose of constructing my proposed sewage disposal system.

Legal description of property:

LOT B. PLAN VIP60373. SECTION 19

DISTRICT Nanaimo STREET TIN CAN Alley & N. ROAD

Signature of Registered Owner

HLTH 134 Rev. 95/01

WHITE COPY - FILE *YELLOW COPY - TO OWNER*

Permit to Construct, Install, Alter or Repair

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter,or repair the sewage disposal system on this property. *This permit may be cancelled if variations are made to these plans and specifications.*

Conditions of Permit: This Sewage System must comply with the requirements Set forth in the B C Sewage disposal Policy Manual. This Sewage field System must be 100 ft from any Well and 50 feet from any breakout point

DATE PERMIT VALID	SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO
Aug 29/95	S Murray.

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

SITE EVALUATION

- ☐ file check
- ☐ application complete and consistent
- ☐ soil requirements met
- ☑ setback distances

SITE INFORMATION

- ☐ soil type
- ☑ soil depth
- ☐ water table
- ☐ slope

COMMENTS

Plot Plan Drawn to Scale (to be completed by the Applicant/Contractor)

PLOT PLAN CHECKLIST *The following items should appear on the plot plan of the proposed system. Indicate which items have been included by checking the appropriate box.*

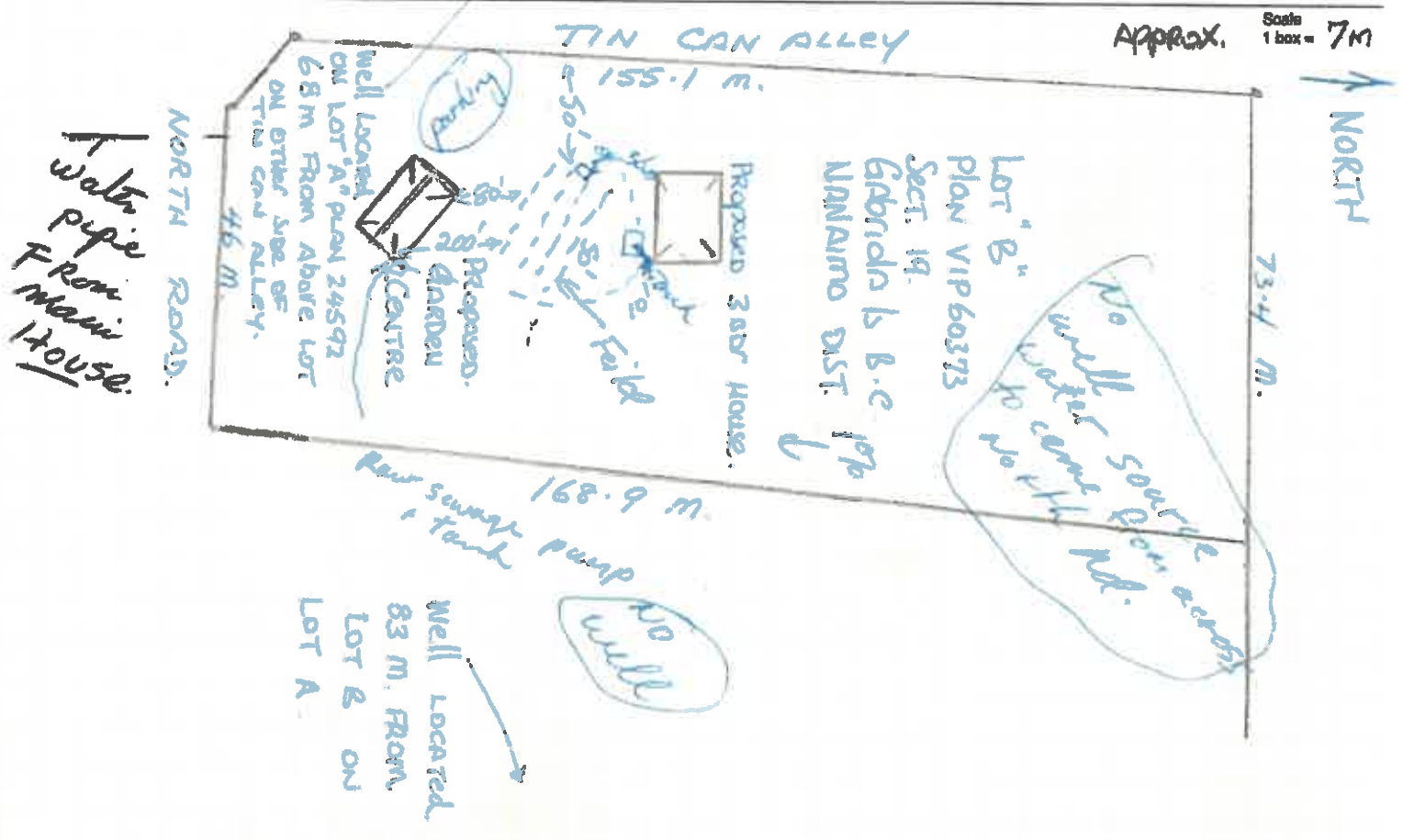
- ☑ house(or house site)
- ☑ other buildings
- ☑ septic tank
- ☐ pkg. treatment plant
- ☑ disposal field
- ☐ drinking water sources
  - ☐ yours ☐ adjacent neighbours
- ☑ water lines
- ☑ percolation test holes (2)
- ☑ observation test holes (2)
- ☑ surface water (creeks, streams, lakes)
- ☐ retaining wall
- ☑ "North" arrow
- ☑ direction of and percentage of ground slope
- ☐ roadways
- ☐ patio / deck
- ☐ paved areas
- ☑ parking areas
- ☑ dimensions of lot
- ☑ property lines
- ☐ swimming pool

Distance from septic tank:

- ☑ to house
- ☐ to domestic water source
- ☐ to domestic water pipeline
- ☑ to perimeter of lot

Distance from disposal field (or lagoon/mound)

- ☑ to house
- ☑ to perimeter of lot
- ☑ to own well
- ☑ to neighbouring wells
- ☐ to surface water (springs, streams,creeks,etc.)
- ☑ to interceptor drains



Province of British Columbia

Ministry of Health
PUBLIC HEALTH INSPECTION

700 Tin Can Alley
Lot B, Pl VIP 60373, S19, Nanaimo Sabi, n/a

APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

THE APPLICANT LISTED BELOW HEREBY MAKES APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM PURSUANT TO THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS AND AS DESCRIBED IN THE PLAN AND SPECIFICATIONS CONTAINED HEREIN AND/OR ATTACHED HERETO.

PLEASE PRINT OR TYPE

APPLICANT'S FULL NAME: Susan Yeend for Gabriola Ratepayers and Residents Assn

LEGAL DESCRIPTION AND STREET ADDRESS: Sec 193 - 195 Lot 1 Section 19 Gabriola BC

POSTAL CODE: V0R 1X0 APPLICANT'S PHONE: 247-9212

OWNER'S NAME: Commanded by: Sisters Theresa Marie Evelyn Bourdeau Margaret Edward O'Donnell Sweeney O'Donnell Sweeney

OWNER'S ADDRESS: c/o Site 25 RR #2 Gabriola

POSTAL CODE: V0R 1X0 OWNER'S PHONE: 247-8822

TYPE OF PREMISES SERVED: ☐ SINGLE FAMILY DWELLING ☐ DUPLEX ☒ OTHER (SPECIFY): Privy to serve recycling building

ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX I OF REGULATIONS FOR MINIMUM FLOWS): 6 People

DIMENSIONS OF LOT: 1 acre

AREA:

DEPTH OF SOIL TO HARDPAN, BEDROCK OR HIGHEST WATER TABLE: 4 ft

SEPTIC TANK (MAKE) IF PREFABRICATED:

MATERIAL:

LIQUID CAPACITY:

TYPE OF ULTIMATE DISPOSAL
☐ CONVENTIONAL SYSTEM
☐ ALTERNATE (DESCRIBE): Temporary Privy

TOTAL LENGTH OF DISPOSAL LINE:

TYPE OF PIPE:

PIPE DIAMETER OF PIPE:

DISTANCES FROM SOURCES OF DOMESTIC WATER
FROM OWN: FROM NEIGHBOUR'S: FROM STREAM OR LAKE:

IF A PACKAGE TREATMENT PLANT IS PROPOSED
MAKE AND MODEL:
TREATMENT CAPACITY:

NOTE: A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION (see below) AND PERCOLATION TEST RESULTS MUST ALSO BE PROVIDED. RESULTS SHOULD BE RECORDED ON PLOT PLAN.

THE SEWAGE DISPOSAL SYSTEM DESCRIBED ABOVE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS. THE MEDICAL HEALTH OFFICER OR HIS DELEGATE MUST BE NOTIFIED WHEN THE INSTALLATION IS READY FOR USE AND BEFORE COVERING.

March 22 1990
DATE OF APPLICATION

Susan Yeend
SIGNATURE OF OWNER OR AGENT

RECEIVED

PERMIT TO CONSTRUCT

PURSUANT TO THIS APPLICATION AND THE SEWAGE DISPOSAL REGULATIONS, PERMISSION IS HEREBY GRANTED FOR THE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM

CONDITIONS OF PERMIT: See plate 13 for details of installation
- Slope on plastic perforated pipe is best
- Perforated pipe to field type
- Any well must be north from the sewage drain field

Septic System
Mar 1 /90

MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR

NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR. AUTHORIZATION TO USE THE SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BY-LAWS. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM DATE OF ISSUE.

COMMENTS: For Privy - Privy must be fly tight & sealed and must be 100 ft from any well site

BACKFILLING AND USE APPROVED ☐ YES ☐ NO DATE

MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR

A PLOT PLAN SHOWING LOCATIONS OF BUILDINGS, SEPTIC TANKS, DISPOSAL FIELDS (YOURS AND YOUR NEIGHBOURS'), ALL DRINKING WATER SOURCES, WATER LINES, PERCOLATION HOLES AND RESULTS, 4 FOOT TEST HOLES AND SURFACE WATERS MUST BE PROVIDED WITH THIS APPLICATION.

INSERT NORTH ARROW

PERC RATES

The privy I was installed for Susan Yeend.

for the recycling depot.

04-768-13905.408

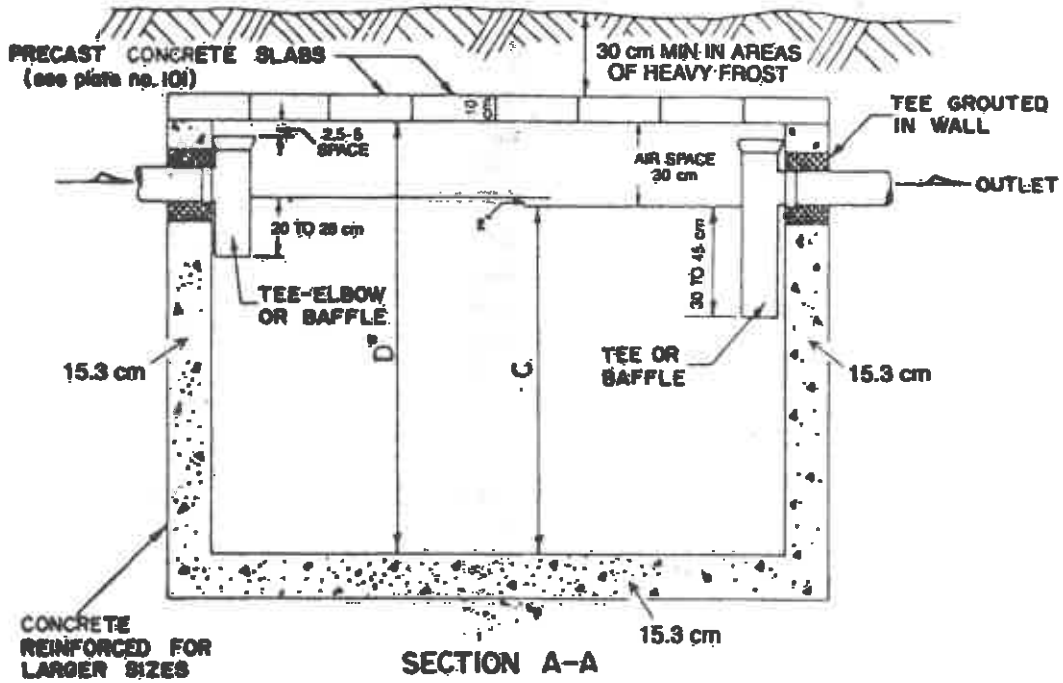
File

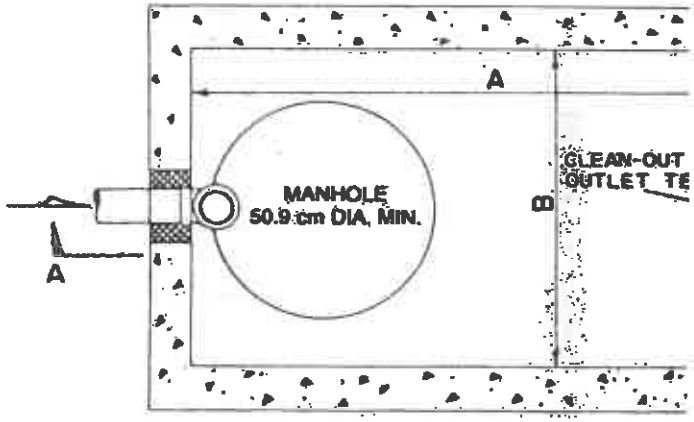
Schedule 2

3. The septic tank should be watertight.

11. The septic tank shall be located to provide a m
of .4 cm per 30 cm in the building drain and buil

12. A septic tank shall be located not less than,
(a) 15.24 m from a source of domestic water,
(b) 1 m from a parcel boundary;
(c) 1 m from a building;
(d) 3 m from a domestic water pipeline.





PLAN

NOTE: THE MANHOLE AND CLEAN-OUT MUS
INCORPORATED IN A POURED IN PLA

RECOMMENDED DIMENSIONS					
No. OF BEDROOMS	TANK VOLUME	M. A	B	C	D*
2 or less	2273	2.1	1.	1.2	1.5
3	2727	2.5	1.	1.2	1.5
4	3409	2.5	1.1	1.2	1.5
5	4091	2.75	1.2	1.2	1.5
6	5000	3	1.4	1.2	1.7

RECOMMENDED DESIG
HOUSEHOLD SEPTIC

Province of
British Columbia

PLATE 1978–1

ATTENDEES OF COMMUNITY MEETING
MAY 9, 2022

NAME	CONTACT INFO
GERALD LARSON	[redacted]
NICK HOCK	
Gerry Esterbrook	
Sara Larson	
Wendy Schutz	
Richard Johnston	
MIKE PHILLIPS	
Barbara Hunt	

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

Thank you for coming to the meeting tonight to discuss the proposed Zoning Amendment for the Wild Rose Garden Centre. Please take a moment to complete this questionnaire and leave it at the desk when you leave.

1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | (Agree) | Neutral | Disagree | Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats /shower facilities
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other _____

   Bike rentals

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   (Yes) | Undecided | No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

Thank you for coming to the meeting tonight to discuss the proposed Zoning Amendment for the Wild Rose Garden Centre. Please take a moment to complete this questionnaire and leave it at the desk when you leave.

1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | Agree | Neutral | (Disagree) | Strongly Disagree

   If you disagree, please explain why:
   Question too broad

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - ✓ Retail sales and rentals
   - ✓ Personal Services
   - ✓ Restaurants
   - ○ Offices
   - ○ Medical and Dental Clinics
   - ✓ Bakeries
   - ○ Repair shops
   - ✗ Building Material Supply
   - ✓ Food Truck
   - ✓ Public Market
   - ? ○ Private Clubs and Lodges
   - ✓ Indoor Recreation
   - ? ○ Personal Service
   - ✓ Laundromats
   - ✗ Automotive Services and Auto Sales
   - ✗ Gasoline Sales
   - ✓ Household Storage
   - ? ○ Shopping Centre combining three or more principle uses
   - ? ○ Other _____

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   (Yes) | Undecided | No

   If you answered no, please provide your reason:

Thank you for attending. If you have any additional comments, please provide them here.

- housing must be considered as businesses must now think about community contribution, think long term not just for today

Wild Rose Garden Centre Community Meeting
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1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

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   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other _____

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   Yes | Undecided | No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

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   (Strongly Agree) Agree Neutral Disagree Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

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   - o Personal Services
   - ✓ Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - ✓ Bakeries
   - o Repair shops
   - o Building Material Supply
   - ✓ Food Truck
   - ✓ Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - ✓ Shopping Centre combining three or more principle uses
   - o Other _____

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   (Yes) Undecided No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

I highly support them with ~~this~~ this Development Plan, once the zoning will be changed. It will be beneficial to the Island

Wild Rose Garden Centre Community Meeting
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   (Strongly Agree) Agree Neutral Disagree Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - [x] Retail sales and rentals
   - [ ] Personal Services
   - [x] Restaurants
   - [ ] Offices
   - [ ] Medical and Dental Clinics
   - [x] Bakeries
   - [ ] Repair shops
   - [ ] Building Material Supply
   - [x] Food Truck
   - [x] Public Market
   - [ ] Private Clubs and Lodges
   - [ ] Indoor Recreation
   - [ ] Personal Service
   - [x] Laundromats
   - [ ] Automotive Services and Auto Sales
   - [ ] Gasoline Sales
   - [ ] Household Storage
   - [x] Shopping Centre combining three or more principle uses
   - [ ] Other _____

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   (Yes) Undecided No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Wild Rose Garden Centre Community Meeting
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   Local small businesses should be allowed to grow and expand.

   Strongly Agree | (Agree) | Neutral | Disagree | Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other _____

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   Yes | (Undecided) | No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

Lush the current zoning uses. Think outside the "farm supply" box and imagine modern money-making angles that fit broadly within that category.

Good luck

Wild Rose Garden Centre Community Meeting
May 9, 2022, Gabriola Agricultural Hall, 6:30:8:30 pm

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1. Please circle the most appropriate answer:

   Local small businesses should be allowed to grow and expand.

   (Strongly Agree) Agree Neutral Disagree Strongly Disagree

   If you disagree, please explain why:

   _____

   _____

2. The current zoning allows for a garden centre and the associated uses including aggregate/soil sales, mini-storage and one single residential unit. What uses do you think are appropriate to add to the current Local Commercial 3 – Garden Centres Zone (check all that apply)

   - o Retail sales and rentals
   - o Personal Services
   - o Restaurants
   - o Offices
   - o Medical and Dental Clinics
   - o Bakeries
   - o Repair shops
   - o Building Material Supply
   - o Food Truck
   - o Public Market
   - o Private Clubs and Lodges
   - o Indoor Recreation
   - o Personal Service
   - o Laundromats
   - o Automotive Services and Auto Sales
   - o Gasoline Sales
   - o Household Storage
   - o Shopping Centre combining three or more principle uses
   - o Other LAUNDRY

3. When development occurs, based on the size of the property, up to two residential units could be provided on site. The applicant could apply for a housing unit from the density bonus. Would you support up to three housing units on this site if the housing was affordable, controlled by a Housing Agreement and targeted for staff on the island?

   (Yes) Undecided No

   If you answered no, please provide your reason:

   _____

   _____

Thank you for attending. If you have any additional comments, please provide them here.

_____

_____

_____

_____

Patricia Maloney, RPP, FCIP
Planning Consultant
3440 Hammond Bay Road, Nanaimo, BC, V9T 1E6
403.819.8196 | 250.585-6831
Pattheplanner54@gmail.com

June 3, 2022

Sonja Zupanec, Planner
Islands Trust Northern Office
700 N Rd,
Gabriola, BC V0R 1X3

Dear Ms. Zupanec,

Re: Application to Amend the Land Use Bylaw to Accommodate More Commercial Use on Lot B, Plan VIP60373, Section 19, District 32, Wild Rose Garden Centre at 750 Tin Can Alley, Gabriola Island.

Following several meetings and telephone conversations between yourself, Mr. Kent Moen and myself, we have prepared this Land Use Bylaw Amendment application. The application form is attached (Attachment 1) along with the fees. The title is provided as Attachment 2 and the Surveyed Site Plan is provided as Attachment 3. The purpose of this application is twofold:

1. Mr. Moen, owner operator of the Wild Rose Garden Centre, is applying to amend the Land Use Bylaw and add uses specifically for his site in the LC3 zone including: **retail sales and rentals, personal services, restaurants, bakeries, food truck and accessory offices.** These uses will allow for limited commercial expansion on the property.
2. In addition, because the site is 2.55 acres (1.028 ha) in size, Mr. Moen would like to apply for **two (2) residential units.** Mr. Moen has decided not to subdivide the property but would be willing to have a restrictive covenant registered on the title/property indicating that, in future, no additional residential units would be allowed. Mr. Moen is supportive of these residential units being for staff/employees and be affordable, controlled by a Housing Agreement with the Islands Trust. It does not appear that there is a specific application form for this request.

Mr. Moen has completed substantial work to support this application. This work is summarized here with the documents attached, along with a summary of engagement and review of the OCP.

1. BACKGROUND REPORTS

Mr. Moen has completed several background studies to support his application. The following summarize the findings of these reports. Full reports are attached to this letter. It is understood that water and septic will have to be re-visited when an actual application for development is submitted and it is determined what the needs of those uses are. This information provides the baseline data.

1.1 Phase 1 Environmental Site Assessment

Completed by Lewkowich Engineering Associates Limited in May 2021 (Attachment 5), the summary of the report indicated that there were no areas of potential environmental concern identified and no further environmental investigation is recommended. The site overlies a registered aquifer (Aquifer No. 709) which has high vulnerability. There are 42 registered wells within 500m, including 2 on the property. Goodhue Creek is 200 m south of the property. There is no evidence of spills or contamination on the property or in the buildings. The report concluded:

> *Results of Phase 1 Environmental Site Investigation indicate that the Site was historically forested. It was cleared and developed as a rural residence in the 1960's. Demolition and redevelopment of the site into current configuration occurred circa 1996. The Property is currently developed as a commercial garden centre.*
>
> *A review of historical information indicated that the surrounding area was historically forested. Development of the surrounding area into rural residential properties began in the 1970's. Development of the surrounding area into a mix of rural and community service properties continues to present day.*
>
> *No apparent housekeeping issues or Areas of Potential Environmental Concern (APEC's) were identified on the site or on surrounding properties. The Phase 1 ESA revealed no evidence of actual or potential contamination in connection with the Property. Therefore, no further investigation is recommended at this time.*
>
> *Prior to any demolition or renovation of any buildings, WorkSafeBC requires that a Hazardous Materials Survey of affected structures is carried out prior to, and available during on-site work affecting the buildings.*

1.2 Geotechnical Assessment

Completed by Lewkowich Engineering Associates Ltd. In August 2021 (Attachment 6), this assessment completed a site specific assessment to identify potential geotechnical hazards for the proposed commercial development on the subject property. The assessment determined that there were no geotechnical hazards that may impact the proposed development.

The assessment completed five test pits on the property. Consistent soil strata were encountered, loose to compact, brown gravel and sane were observed. Sandstone bedrock was encountered at a depte of 0.7m to 1.2m. Ground water was not encountered during the course of the investigation, noting that the investigation was completed during an extended period of dry weather. He report proceeds to include recommendations for design and construction of future development.

During the course of the investigation, stormwater management was reviewed. Based on the subgrade conditions encountered during the Test pit investigation, it is the opinion of LEA that the site conditions are not conducive to the installation of on-site stormwater infiltration measures. However, storm water detention measures may be appropriate with final locations to be determined by a geotechnical engineer (to ensure no hazard to the property or any adjacent or adjoining properties).

The report provides a Local Government Conformance Statement indicating that if the recommendations of the report are followed there site is considered safe for the proposed commercial uses.

1.3 Water Supply

Brian Strachan of Gabriola Waterworks completed a 4 hour pump test in April 2021 (Attachment 7). The test was completed on the well on site that demonstrated a stabilized constant flow of 2.4 imperial gallons per minute.

1.4 Septic System Survey

Van Isle Septic Services Inc. completed a Septic System Survey on the property in January 2022 (Attachment 8). This assessment was of the current septic system only. The intent of the survey is to evaluate the operational performance of this system in relation to the current usage, potential usage and general operations.

In general the current system seems to be operational but there are issues that should be addressed including:

- The pipe leaving the septic tank has settled, and
- There are roots and sludge build up in all runs

The report does go on to say that

> *Based on observed site conditions and documentation provided in the geotechnical report dated August 25, 2021, the property should have the potential to be able to sustain additional areas for onsite sewage disposal.*

The report provided recommendations for repairs, upgrades and maintenance of the existing system.

1.5 Legal Plan of Survey

JE Anderson & Associates completed the site survey (Attachment 3), locating all structures on the property and identifying setbacks.

2.0 COMMUNITY INFORMATION MEETING

Mr. Moen was advised to host a Community Information Meeting to present the proposed rezoning application, gather input from the community and potentially modify his application accordingly.

The Agi Hall was booked for the evening of May 9th, 2022. The event was advertised for two weeks in the Sounder newspaper. Nine Gabriola residents attended the meeting.

A short presentation was made outlining that Mr. Moen originally wanted to apply for Village Commercial zoning. It was explained that along with the current uses on the site, mini storage, one residential unit and limited public market are currently allowed as permitted uses. It was also explained that the zoning and the OCP are extremely specific as to the current use on the site, even to the point of naming the business and placing a restrictive covenant on the title to limit the uses. This covenant would have to be released and it is suggested that the specific business name be removed from the OCP.

A short survey was given to each attendee. The Sign in Sheet and copies of the complete questionnaires are provided as Attachment 9. The outcome of the meeting was that no one was opposed to allowing more commercial uses on the Wild Rose site. However, most people thought Village Commercial would not be appropriate on the site. Attendees did provide input as to what uses would be appropriate to be added to this site. These uses included: retail sales and rentals, personal services, restaurants, bakery, food truck, and indoor recreation. There was discussion that a laundromat is required on the island, and some people felt that this would be a good use in this location.

3.0 INDIVIDUAL MEETINGS WITH THE LOCAL TRUSTEES

Because meeting with both Trustees at the same time is considered a Local Trust Meeting quorum, Patricia Maloney met with each of the Trustees individually to discuss this proposed application. The meetings were prior to any formal application being submitted. It was understood that the trustees would not be able to provide any indication of approval or refusal. The purpose of the meeting was to present the potential rezoning, look at options, gather input from the Trustees on what they might have heard from their constituents and take any suggestions they might have to the client for modification of the application.

The meetings with the Trustees were held on May 24th, 2022 with Trustees Kees Landereis and Scott Colbourne at 10:30 am and 1:00pm respectively. Trustee Kees Langereis indicated that while he did not think we needed a lot more commercial development, he would be very interested to hear what the community says during the formal circulation period and public hearing. Trustee Scott Colbourne indicated that zoning that supported local residents for innovative creative small business enterprises would be a positive addition (if done properly) and could even be considered a business incubator, and two affordable staff housing units controlled by a Housing Agreement would be a good addition to the housing stock.

4.0 ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 166, 1977; POLICY CONFORMITY

The following is a review of the Gabriola OCP and the related policies:

- 1.2 Vision Statement - Gabriola is a peaceful, diverse, safe, rural community in harmony with a protected, natural environment. **The local economy is resilient**, we walk and cycle the island, and the land and sea provide bountiful harvests for all inhabitants. Island and marine wildlife, here long before human populations, continue to flourish.
- 1.3 Plan Principle and Major Goals –
    - Environmental Goals – This does not impact the preservation of natural areas and with the location at the end of the Village Way Path, it encourages goal 7. **To reduce greenhouse gas emissions** by encouraging pedestrian access.
    - Social Goals – 6. **To encourage local food systems** and community food security and 7. **To recognize that small, locally owned and home based businesses contribute significantly to the character and sustainability of island life.** Wild Rose Nursery has been operational in the community for years and supports food security and will encourage farmers market and local food sales.
- 2.0 General Land Use – The Wild Rose proposal supports a variety of lifestyles, proposed development **that minimizes environmental impact, and proposes a small level of**

development that does not conflict with the object of the Islands Trust. It is an expansion of existing commercial uses use on the existing site with no environmentally significant areas.

- 2.0h) the **Village Centre shall be recognized as the hub of the community and shall provide for a mix of uses at a scale in keeping with Gabriola's character.** We recognize that Wild Rose is, oddly, outside of the Village Centre. However, it provides commercial uses, along with adjacent properties (GIRO and the Hope Centre Day Care) that serve the community.
- 2.5 2. The applicant is requesting permission for two residential units based on the size of the property and is in agreement that these units be geared to affordable staff housing and is willing to sign a Housing Agreement with the Islands Trust to ensure the affordability continues.
- 3.1 Commercial Activity – the village core is identified along with Twin Beaches, the Skol and Silva Bay, but there is no mention of Wild Rose as a commercial area – and yet it is zoned Local Commercial. The Village core goes beyond the Lockinvar Triangle with the expansion of Madrona Mall. With the Village Way pathway culminating at Wild Rose Garden Centre, we believe it is logical to expand the commercial uses, particularly for local, community enterprises.
- 3.1 a) The minimum and average parcel size in any commercial designation is 0.5 ha – Wild Rose Garden Centre has double this space, which is why two residential units would be appropriate with controls.
- 3.1 c) If the Islands Trust prefers to control the future development as it happens, the OCP could always include this site in the DPA. The OCP allows "a commercial designated site shall be designated as a development permit area where it is believed important to regulate the form and character of development which occurs there".
- 3.1 d) One single dwelling residential unit per parcel may be permitted in any commercial designation. As noted above, due to the size of the parcel, we are requesting two residential units with a covenant or caveat to ensure that additional residential units are not pursued in future.
- 3.4 Local Commercial Policies – Wild Rose Garden Centre is currently identified. b) does allow for expansion of the commercial activity if it is small in nature, provides parking, does not impact the adjacent residential uses and access is provided off a side road. Wild Rose meets all of these conditions. The vision for the site is to allow small structures for local artisans, farmers and food producers to have a permanent location. Will allow for the limited public market but allows people to still attend other markets such as the Saturday market, Agi Hall and Silva Bay.
- 7.4 Water Supply – the study indicates that the one well on site provides 2.4 imperial gallons per minute. Should development expand, it is likely that a second that a well will be required depending on the future uses. In addition, rain water harvest can be considered for the non potable uses for the garden centre and landscape irrigation.
- 7.4 Liquid Waste Management – it is likely that a second septic field or septic field expansion will be required to accommodate the future uses and the 2 residential units. The field would be sized according to the development, designed by an engineer and constructed and inspected to the satisfaction of VIHA. Given the size of the property, it is considered viable that this can occur on the property.
- 8e) this development is located at the termination of the Village Way Path at Tin Can Alley, at the junction of a major trail and North Road and connectivity to GIRO – encouraging pedestrian and bicycle access and is located on the prime transit route for GERTIE. We believe that a gentle

increase in commercial enterprises on this site will provide an "anchor" to the pathway and define the edge of commercial development.

- 8.0 Climate change adaptation – The Province is strongly encouraging jursidictions to **support water conservation, rainwater catchment,** and alternative forms of septic treatment, as stated in the Water Supply section of this Plan.
- 9.3 Development Permits – DPA7 is the Village Centre development permit area for the purpose of establishing objectives for form and character, water conservation and reduction of greenhouse gas emissions. The Applicant would have no objection to this DPA being applied to the subject lands. This designation will help ensure that commercial development be pedestrian oriented, landscaped to conserve water resources and encourage fuel efficient vehicles and alternative modes of transportation.

5.0 VILLAGE VISION FINAL REPORT, AUGUST 2017

In August 2017 the final Village Vision was released by the Village Vision Planning Committee. This document was the culmination of community meetings and input. The contextual principles included: attracting and retaining families and demographic diversity, strong local economy and sense of community. The expansion of Wild Rose will achieve all of these principles. The Village Way Path was part of the vision and always connected to Tin Can Alley and Wild Rose. We believe that expansion of Wild Rose will provide a termination point of the North Road "Main Street", will connect to the pedestrian pathway system, forms part of the integrated infrastructure and will contribute to a gentle intensification of uses – all components of the Priority #1 Big Idea Summary Ranking.

6.0 GABRIOLA LAND USE BYLAW, BYLAW NO. 177, 1999

Current Zoning: the current zoning on the property is Local Commercial 3 – Garden Centres (LC3). The only permitted use is garden centre, which is defined as a business for the cultivation and retail sale of plants and garden supplies. Garden supplies has included soil, mulch and gravel. Permitted Accessory uses include: single family residential, mini-storage, limited public markets and farm supply centre.

Proposed Zoning - Village Commercial 3 Amended – **amend the current LC3 zone to add the following uses: retail sales and rentals, personal services, restaurants, bakeries, food truck, and indoor recreation.**

7.0 VILLAGE PATHWAY (2021)

In 2021, the completion of the Village Pathway marked a safe and accessible pedestrian link between South Road and Tin Can Alley. With Tin Can Alley being the culmination of the pathway, connecting GIRO, other path connections and Wild Rose Garden Centre with the Village. Wild Rose Garden Centre could be the "anchor" to the pathway (Attachment 10).

8.0 PLANNING RATIONALE

This development does not create new commercial land, it does not take pristine environmental land out of its natural state and it does not expand the commercial component of the village beyond existing commercial uses.

Mr. Moen has owned and operated Wild Rose since 2008 and it was operated as a Garden Centre for many years prior. Mr. Moen has been an active member of the community supporting community initiatives, including GIRO. He believes there are opportunities for small, locally owned commercial enterprises on the property that would strengthen the local economy, support the local population, and provide sustainable and resilient economic development. In addition, Mr. Moen understands the housing issues for staff. By allowing 2 residential units on this property for staff with a Housing Agreement, he will be contributing to the viability of many businesses on the island.

With the construction of the Village Way Path on North Road, Tin Can Alley and the Wild Rose Garden Centre site present the eastern anchor of the village core. The construction of the Village Way Path provides the opportunity to see some small commercial growth on the subject site, accessed by a new and improved inclusive multi use pathway. This will encourage more pedestrian traffic, less personal vehicle travel, thereby strengthening the walkability of the community and reducing Greenhouse Gas Emissions.

The Wild Rose Garden site is currently zoned Local Commercial 3 Garden Centre (LC3). This is effectively a spot zone which recognized the existing use only. One Garden Centre is allowed as a permitted principle use. Mini- storage, one residential unit and limited public market are allowed as accessory uses to the permitted use of Garden Centre. Spot zoning of this nature is generally not considered good planning, restricts the owner/operator from expanding the use to keep is sustainable and becomes dated over time. With the construction of the Village Way Path, this site could be used for new small commercial retail opportunities, making the best use of the expensive pathway.

Currently, one residential unit under Gabriola regulations. However, due to the size of the property, Mr. Moen sees this as an opportunity to provide an additional affordable housing unit for staff. The 2018 Housing Needs Assessment and recent evidence of closing businesses demonstrates the need for housing geared to the people on Gabriola who work in the service industry and keep the economy running.

It is recognized that the subject site is not considered "Village". The property is bounded by two roads: North Road and Tin Can Alley, the property line to the north boarders GIRO, across Tin Can Alley is the Hope Centre, to the south is a residential property and across North Road is agricultural land and a trail head. This site would be walking distance from the majority of the employment opportunities on the island as well as the community services.

The subject site is not located in the Village Centre Development Permit Area and is not located in any other Development Permit Area as identified by the Official Community Plan. While the proposed application would be consistent with the direction for core services, pedestrian, affordable housing and economic development.

The majority of this site has been used for the garden centre, is not pristine and would not be causing any additional environmental impact.

9. PROPOSED APPLICATION

The applicant wants to ensure that the current operations will continue under any future zoning while allowing for expansion of small community enterprises. While there are no immediate development

plans, having the zoning in place will allow Mr. Moen to work with the community, entrepreneurs and artisans to determine what their needs are and what the development could look like. Applications for each development would be made individually. It is the vision of Mr. Moen that the bulk sales (gravel and soil) be moved further to the back of the lot (closer to GIRO) and the front portion of the parcel, where the current garden centre is, would be the focus for the new development.

Mr. Moen has demonstrated strong community support as evidenced by the recent storm water agreement with GIRO to allow their expansion.

The vision and ideas of incorporating another opportunity for market, with small buildings to provide storage and retail space for the local enterprises, will provide opportunities year round farmers market type development with a permanent building with retail on the main floor and with residential uses on the second floor. The long term ideas for overnight tourist accommodation and restaurant are also proposed for the zoning.

The proposed application would require a Land Use Bylaw amendment as follows (changes are bolded):

D.3.6 Local Commercial 3 – Garden Centres (LC3)

D3.6.1 Permitted Uses

The uses permitted in Article B1.1.1, plus the following uses and no others are permitted in the Local Commercial 3 – Garden Centres (LC3) zone:

a. Permitted Principal Uses
   i. Garden centre
   ii. **retail sales and rentals, personal services, restaurants, bakeries and food trucks, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley**

b. Permitted Accessory Uses
   i. Single family residential
   ii. **Two affordable residential units, regulated by a Housing Agreement with Islands Trust, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley**
   iii. Mini-storage
   iv. **Offices, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley**
   v. Limited public market, subject to Subsection B6.2 except on lands shown on Schedule C, Map 12
   vi. Farm supply centre, on lands shown on Schedule C, Map 12

D.3.6.3 Buildings and Structures

The uses permitted in Article B.1.1.2, plus the following buildings and structures and no others are permitted in the Local Commercial 3 – Garden Centres (LC3) zone:

a. Permitted Buildings and Structures
   i. Maximum of:

ii. One accessory dwelling unit per lot:
- Three buildings per lot that exclude pump/utility house and woodshed, and that are accessory to the dwelling unit;

iii. **Maximum of 10 (ten) mini storage units per lot;**

iv. **Two accessory dwelling units, only on Lot B, Plan VIP60373, Section 19, District 32, also known as 750 Tin Can Alley, not built as single detached homes but attached to a commercial use with no allowed accessory buildings;**

v. Other non-residential buildings and structures to accommodate garden centres

vi. Other non-residential buildings and structures to accommodate a farm supply centre on lands shown on Schedule C, Map 12

D.3.6.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Local Commercial 3 – Garden centres (LC3) zone:

a. Buildings and Structures Height Limitations
   i. The maximum height of buildings and structures is 9.0 meters (29.5 feet), except that the maximum height of mini-storage is 3.0 m (9.8 feet)

b. Buildings and Structures Siting Requirements
   i. The minimum setback for buildings and structures except for a sign, fence or pump/utility house is:
      - 6.0 metres (19.7 feet) from the front lot line
      - 3.0 metres (9.8 feet) from an interior lot line, except where an interior lot line abuts a commercial or industrial zone in which case there is no setback requirement from an interior lot line, and
      - 3.0 metres (9.8 feet) from another building sited on the same lot
   ii. There is not setback requirement from any exterior side lot line, except form mini-storage units in which case the minimum set back is 3.0 metres.

c. Lot Coverage Limitations
   i. The maximum combined lot coverage by buildings and structures is 50 percent of the lot area.

d. Lot Area Requirements for Subdivision
   i. The minimum average lot area and the minimum lot area is 0.5 ha (1.24 acres)

e. Mini Storage Limitations
   i. The maximum floor area is 9.3 square metres (100 square feet) pre mini-storage unit

ii. Mini-storage units must be separated from a highway or from land with zoning permitting a principal residential use by a landscape screen, subject to subsection B.2.7, not less than 2.0 metres (6.6 feet) in height.

10 SUMMARY

Wild Rose Nursery has been a business on Gabriola for many years, part of the community, hiring locally and providing an essential service to the community. They want to expand their services to increase their resiliency, employ more local residents, provide an affordable housing unit, support the local farmers and crafters, and create development in character with the lifestyle of the Island.

Should you have any questions or wish to speak to either Mr. Moen or Ms. Maloney regarding this application, please contact us as follows:

Patricia Maloney, 403-819-8196 or 250-585-6831 or pattheplanner54@gmail.com

Kent Moen, 250-713-1501 or 250-247-7887, or ksmoen@telus.net

Sincerely,

Patricia A. Maloney, RPP, FCIP

Attached to this letter are:

Attachment 1 – Application Form
Attachment 2 - Title
Attachment 3 - Surveyed site Plan
Attachment 4 – Current Zoning
Attachment 5 – Phase I Environmental Site Assessment
Attachment 6 – Geotechnical Assessment
Attachment 7 - Water Pump Test
Attachment 8 - Septic System Survey
Attachment 9 – Community Information Sign in Sheet and Questionnaires
Attachment 10 – Village Way

SAVE-ON-SEPTIC SERVICES INC

Wild Rose Garden Centre
750 Tin Can Alley
Gabriola Island, B.C.

October 12, 2023

Project Reference: Feasibility study and Assessment of site conditions on Lot B, Plan 60373 for suitability for development of a wastewater treatment and dispersal system- 750 Tin Can Alley, Gabriola Island, B.C.

Attn: Kent Moen,

Background:

Mr. Kent Moen (owner) is proposing a residential/commercial mixed-use development for retail and food services on Lot B, located at 750 Tin Can Alley near the village. This report will provide information on the feasibility of providing an on-site wastewater treatment and dispersal system for this project. I will provide the soils testing data and a conceptual design of the wastewater treatment and dispersal system that will meet or exceed the requirements of the Standards of Practice Manual (SPM). I will outline our approach to minimize the environmental impact on the site.

Scope of Work:

The soil investigation involved digging 1.2m deep test pits with a machine to determine the soil characteristics and ability to renovate wastewater. I was also investigating the winter water table depths and surface features such as storm water run-off impact, proximity to a drinking water source and property boundaries. There appears to be a layer of solid rock at various depths that tends to slope in a southerly direction towards North Road. There is a drinking water well 100 meters south of the test area and we would need to minimize the impact on this potable water source. 10 test pits were dug and logged for characteristics and are included in this report. To test the permeability of the soils 4 test holes were dug and perk tests performed to document the suitability of the soil to renovate wastewater. The site conditions and soils will meet the strict guidelines set out in the SPM to minimize any environmental impact. This report also reviews the various options for pre-treatment and discuss the most appropriate level of treatment prior to dispersal.

Site Evaluation:

The property tends to slope towards the southwest corner at an overall slope of 7-8% and the upper half having a gentler slope about 5%. The site has had impact from tree removal and vehicle traffic from the garden centre. The soils in the test area located neat the northern boundary appears to be less impacted by development.

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Email: saveonseptic@shaw.ca

PO Box 4705
Victoria, BC
V9B 6L2
WCB: 571685-AQ

I saw no evidence of stormwater erosion or impact from stormwater runoff and the site appears to be well drained. According to regional maps the principal soil type is a well drained Saturna soil. The location of the well was situated about 100 meters downslope along the eastern boundary. No other neighboring wells were encountered during this investigation. This well exceeds the setback distance (30m) and should pose no environmental impact from the dispersal area. There was a large outcrop of bedrock encountered in several locations that limit the area for dispersal, however the design shall take this into consideration to avoid discharging into these areas where thin soils are present. Both the dispersal area and the receiving area shall have sufficient depths of soil to adequately renovate the wastewater discharge to mitigate the environmental impact on the site. The northern neighbouring property has a pipe discharging stormwater onto the site and into a rock pit. This rock pit will be diverted to a new location that does not impact the dispersal site.

Test Pits:

There are a total of 10 test pits that were machine dug to a depth of about 1.2m or less if a limiting layer was encountered. There were 2 that were too shallow due to solid rock near the surface (see sketch) and were mapped as an area to avoid for development. The remaining 8 test pits revealing the stratified layer and soil types were documented. (See attached soil Logs) These test pits were then compared with the SPM requirements and other factors such as root penetration into the soils as well as soil mottling indicating the presence of the winter watertable. The results of this testing determined that there was 64cm-112cm of permeable soil overlaying a restrictive layer such as solid sandstone rock or winter watertable. The SPM requires a minimum separation of 60 cm for type 1,2&3 effluent discharges. We have sufficient depth for all 3 types with a sand filled bed design per the SPM. There is sufficient area to support a type 1 drain field design. Based on calculated daily flows of 9095L per day and soil permeability the required field length would need to be approximately 250m (820 feet) in total with a minimum length per run of 27.6m (90.6 feet) to meet the linear loading requirements of the SPM.

Percolation Testing:

There were 3 percolation tests performed on the site within the test area.(see attached test results) This test determines the ability of the soil to effectively move downward through the soil to renovate the wastewater prior to coming into contact with the under-laying ground water. The more porous the soils allow the wastewater to move quickly down through the soil. In our case the soils proved to be in the class of coarse sand and has a very high permeability. This class of soils allows the wastewater to move through the soil particles to quickly thus only partially treating the wastewater. In order to overcome this we need to pressure dose the field and limit the amount of effluent per dose (micro-dosing) using a timer in the control panel. This will allow the wastewater to be held between the soil particles by osmosis allowing it to come into contact with the micro-organisms for a longer duration thus providing better treatment of the wastewater prior to reaching the limiting layer. For coarse textured soils the hydraulic loading rate would be 40L/m2/ day.

Percolation Results:

PH #1- Average 1:50 mins. /inch
PH #2- Average 2:00 mins. /inch
PH #3- Average 1:15 mins. /inch

Coarse Sandy Soils:

The soil log results indicate that the characteristics of the permeable layer encountered on site are predominantly coarse sand with 10-15% cobbles. This has a loading rate in the SPM of 40L/m2/day for Type 1 discharges. These soils are very well drained and with certain design considerations are capable of effectively removing contaminants from the wastewater. These design considerations are pressure dosing and timed dosing per the SPM.

Daily Design Peak Flows:

The estimated flows generated from the proposed development are as follows:

-60 Seat restaurant- 60X90L/person -5400L (Phase 2)
-Retail garden centre and 1 bedroom residential- Retail- 139m2 x 5L= 695L
Apartment- 600L
-Coffee shop/Bakery 120persons x 20L= 2400L
TOTAL 9095L per day

Characteristics of the Wastewater:

The retail space and residential suite are both considered to be residential strength wastewater. The coffee shop and restaurant are considered to discharge high strength wastewater. This high strength component in the wastewater discharge would be required to be pre-treated to reduce both the FOG (Fats Oils & Grease) and the high BOD/TSS from the waste stream prior to discharging into the drain field (Must meet Type 1 treatment levels). This involves providing grease interceptor tanks and type 2 aeration and settling to reduce it to acceptable levels. An engineer is required to have oversight in the design of this high strength treatment system per the SPM.

Area for Drain Field:

The area of infiltrative surface requirements for Type 1 effluent discharge is as follows:

$$AIS = \frac{9095L}{40} = \mathbf{227.38\ m2}$$

$$\text{Total Length of Field} = \frac{227.38m2}{0.91m} = \mathbf{249.87}\ \text{Lineal Metres (820 lineal feet)}$$
(0.91m (Maximum Width of Trench per SPM)

$$\text{Linear Loading Length} = \frac{9095L}{330} = \mathbf{27.56m}$$ (This is the minimum length of trench per SPM)

The drain field laterals would be 96 feet long and center fed from a central 2'' Dia. manifold. There would be 9 laterals evenly spaced at 6 feet on centre. The area required for the drain field would need to be 100 feet long by 54 feet wide and be positioned perpendicular to the slope. The position of the drain field would have to meet all setback requirements of the SPM. The test area would be large enough to accommodate this field design. There is also an area eastern boundary that is large enough and could be developed for a 50% reserve area should problems arise.

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Victoria, BC
V9B 6L2
WCB: 571685-AQ

Local Area Water Wells:

There is only one well within close proximity of the wastewater system. This drilled well services our site (Lot B) and is located downslope approximately 100m away from the proposed drain field test site. The Lot above (Lot C) is served by a rainwater catchment system with a cistern tank. The location of the only well in the area exceeds the 30m setback requirements of the SPM.

Appropriate Design Considerations:

-All components of the wastewater system meet or exceed the requirements of the SPM.

-Providing the appropriate level of treatment for the high strength component the project and engaging an engineer to review the proposed design per the SPM.

-Provide redundancy in the system to reduce the risk of untreated wastewater discharges on the site.

Conclusion:

Lot B at 750 Tin Can Alley has sufficient potential to disperse pre-treated wastewater in the ground safely without any degradation of the local environment or contamination of the local drinking water source that under-lays the site. All of the setback and regulatory requirements within the SPM can be met by the designer. Since the high strength wastewater is being proposed for this development a review of the design is required and all documents must be stamped by a professional engineer prior to submission to Vancouver Island Health Authority.

Proposed Design Options:

The residential/ retail portion of the discharge can be Type 1 treatment prior to dispersal. The high strength portion of the discharge must undergo further treatment to reduce the wastewater strength to meet or exceed Type 1 treatment levels. This wastewater must have reductions of FOG (Fat, Oils & Grease) and BOD/TSS to 20mgL FOG/ 300 BOD/ 250 TSS to be able to safely be dispersed in the drain field without degradation to the receiving environment.

Environmental Impact:

Once discharges start the pre-treatment tanks and treatment devises will provide a wastewater discharge suitable to be dispersed into the ground. Once dispersed into the soils natural processes will complete the full renovation of the wastewater. The risk to the environment shall be eliminated by choosing the most effective pre-treatment devices to reduce the wastewater to Type 1 treatment levels prior to discharge.

Operation & Maintenance:

The SPM dictates that on-going maintenance must be performed on all septic systems to ensure proper operating levels are met. The bi-annual maintenance must be performed by a qualified service provider (ROWP). To ensure proper levels of treatment are being met it would be recommended that testing of the wastewater be performed annually. An Operations and Maintenance manual will be provided to the owner by the designer per the SPM.

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Victoria, BC
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WCB: 571685-AQ

If you have any questions, please contact me at 250-748-5676

Kind Regards,

Steve Brydges, ROWP
Save On Septic Services Inc.

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Duncan, BC
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GST: 898373451

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SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 1 Pit Location: S.W. END OF D/FIELD SITE Slope: ~~8~~ 6-7%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	~~BTown~~	Topsoil	SG.	loose	1%	YES	NØ	NØ
1"	11"	L.Brown	S.Loam	SG	loose	5%	YES	Ø	Ø
11"	35"	Brown	C.Sand.	SG.	loose	10-15%	YES	Ø	Ø
35"+		Tan	Clay/Silt	massive	hard	5%	NO	yes	Ø
				Roots to 35" / W/T @ 35"					

Notes

TP # 2 Pit Location: EAST OF TH# 1 Slope: 7-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	5"	D.BROWN	TOPSOIL	SG.	LOOSE	2%	YES	NØ	NØ
5"	25"	TAN	S.LOAM	SG.	LOOSE	5%	YES	Ø	Ø
25"		SOLID SANDSTONE ROCK				~~100~~ N/A	YES	Ø	Ø
				Roots to 25"		W/T not present			

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0681

SEE SKETCH PLAN FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY. Logged by: ~~Mike~~ SDB

TP# 3 Pit Location: 50' W OF EAST BOUNDARY Slope: ~~8~~ 8%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	26"	Tan	C. Sand.	S.G.	"	5-10%	yes	ø	ø
26"		SOLID	SANDSTONE ROCK @ 26"						
			Roots to 26" NO W/T.						

Notes

TP # ~~3~~ 4 Pit Location: W. of E. ℄ 10' Slope: 6-7%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	3"	BROWN	Topsoil	S.G.	Loose	2%	yes	ø	ø
3	44"	Brown	C. Sand	S.G.	Loose	2-4%	yes	ø	ø
		Clayey	Silt @ 44" w mottles			—		.	
			Roots to 44"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 5 Pit Location: 9' from E P/L. Slope: ~~8~~ 6%

Soil Horizons (depths measured in cm / m / in / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	S.G.	Loose	1%	yes	ø	ø
2"	34"	Brown	C. Sand	SG	"	5%	yes	ø	ø
34"	49"	Tan	Silt Loam	SG.	"	10%	yes	yes	ø
			Roots to 44"						
			Mottles @ 45"						

Notes

TP # 6 Pit Location: 13' from E. PL Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	29"	BROWN	C. Sand	SG.	LOOSE	5%	yes	ø	ø
29"	37"	Tan	Silt Loam	SG.	LOOSE	5-10%	ø	yes	ø
37"+		SOLID	SANDSTONE ROCK						
			Roots to 29" / Mottles @ 29"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
ASTTBC
STEVEN D. BRYDGES
IN PL
OW0081

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 7 Pit Location: 49' W of E.R Slope: ~~8~~ 6-7%

Soil Horizons (depths measured in cm / m / (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	14	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
14"+		Solid Sandstone Rock							
			Hole is too shallow						
			Roots to 14"						

Notes

TP # 8 Pit Location: 98' W. of E.R Slope: 6%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	17"	Brown	C. Sand	S.G.	Loose	5%	yes	Ø	Ø
17"+		Sandstone Rock							
			Hole is too shallow						
			Roots to 17"						

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

REGISTERED ONSITE WASTEWATER PRACTITIONER
AST TBC
STEVE D. BRYDGES
IN PL
OW0381

SEE SKETCH FOR LOCATIONS.

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 9 Pit Location: 42' S of N P/L Slope: 7-8%

Soil Horizons (depths measured in cm / m / (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG	Loose	2%	yes	Ø	Ø
2	29"	Brown	C. Sand	SG.	Loose	5%	yes	Ø	Ø
29	37	Tan	F. Sand	SG.	Hard.	5-10%	Ø	yes	Ø
37"+		Solid Sandstone							
		Roots to 29" / Mottles @ 29"							

Notes

TP # 10 Pit Location: 43' S of N P/L Slope: 6-8%

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	1"	Brown	Topsoil	SG			yes	Ø	Ø
1	30"	Brown	C. Sand	SG			yes	Ø	Ø
30-35		Tan	Silt	SG.			Ø	yes	Ø
35+		Solid sandstone rock							
		Roots to 30" / Mottles @ 30"							

Notes

Based on USDA *Field Book for Describing and Sampling Soils* (2002).

* Date water table measured

ONSITE WASTEWATER PRACTITIONER · REGISTERED · ASTTBC · STEVE D. BRYDGES · IN PL · OW0081

Observed Soil Conditions

Test Pit Logs

Date*: SEPT. 21/23 Site: 750 TIN CAN ALLEY Logged by: ~~Mike~~ SDB

TP# 11 Pit Location: 31' E. OF TH#9 Slope: 0 7-8%

Soil Horizons (depths measured in cm / m (in) / ft)

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage
0	2"	Brown	Topsoil	SG.	Loose	2%	yes	Ø	Ø
2"	27"	Brown	C. Sand	SG.	Loose	10%	yes	Ø	Ø
27"	36"	Tan	F. Sand	SG.	Hard	5-10%	Ø	yes	Ø
		Solid sandstone @ 36"							
		Roots to 27" w mottles @ 27"							

Notes

TP # 2 Pit Location: Slope:

Depth from	Depth to	Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage

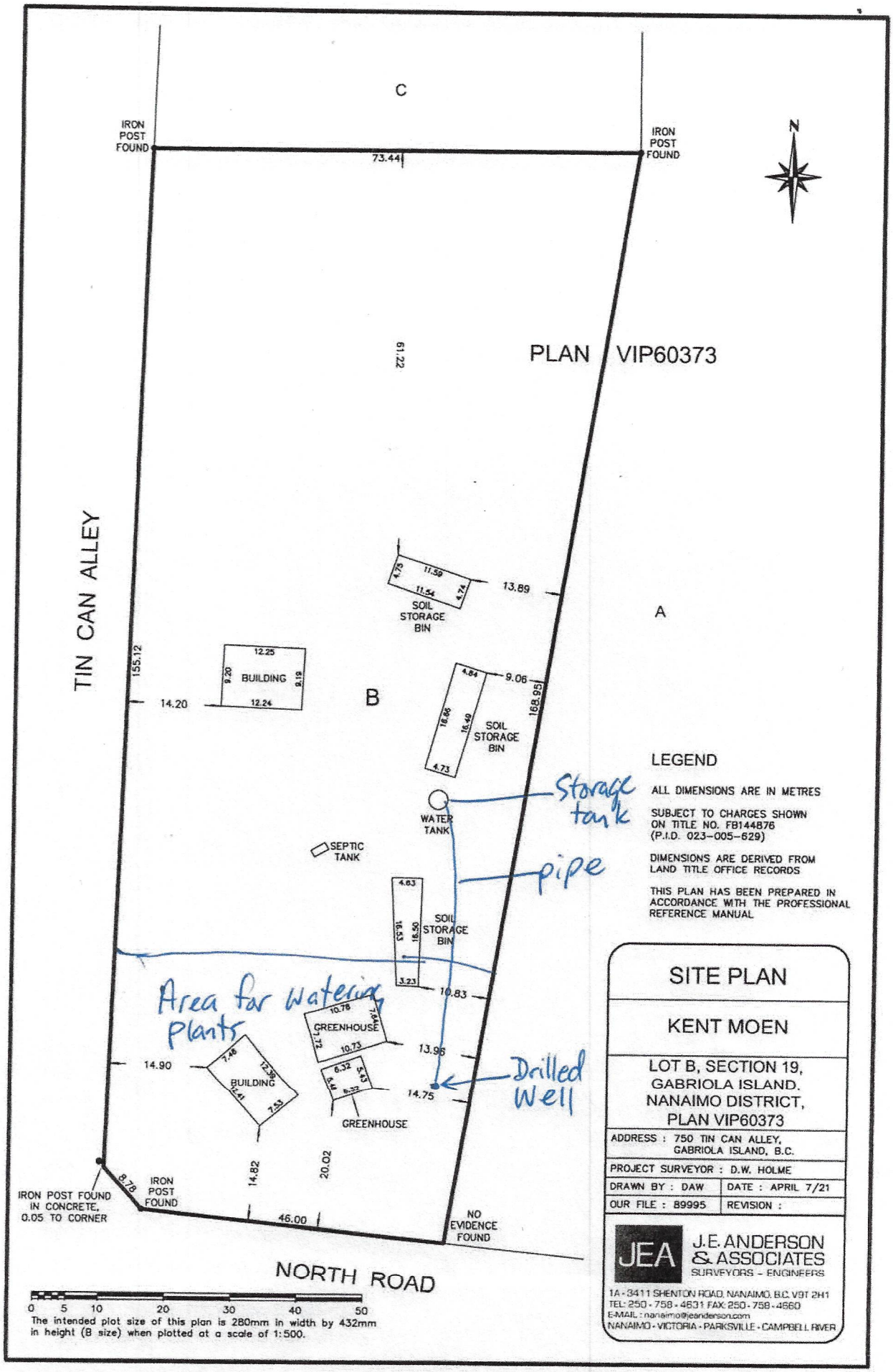
Notes

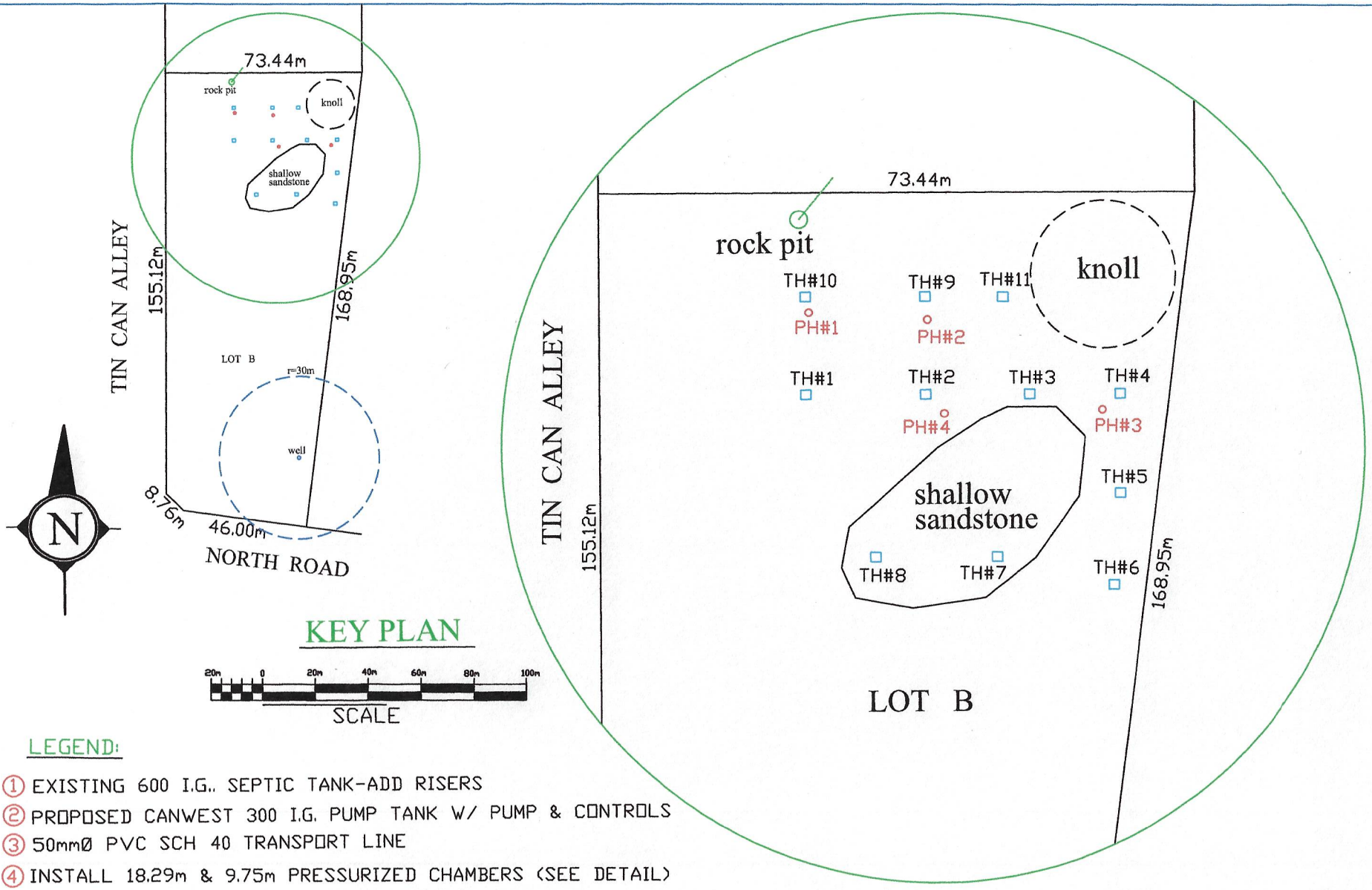
Based on USDA *Field Book for Describing and Sampling Soils* (2002).
* Date water table measured

Percolation test

Location (address): 750 TIN CAN ALLEY, GABRIOLA								File #:
Date: SEPT. 21/23		Tested by: SDB						
Weather: SUNNY								
Test number	Depth of base of hole from surface (cm)	Timings, mins per inch for water to drop from 6" to 5" from base of hole.						Lowest rate (min per inch)
		#1	#2	#3	#4	#5	#6	
1		1:40	1:45	1:45	1:50	1:50	1:50	
2		1:50	1:50	1:45	1:55	1:55	2:00	
3		1:05	1:10	1:10	1:05	1:10	1:15	
4		1:40	1:45	1:45	1:45	1:50	1:50	
5								
6								
7								
8								
Percolation rate for system sizing								
Notes:	HLR = 40L/M²/DAY.							

MARCH 2014 DRAFT FOR CONSULTATION


C
IRON POST FOUND
73.44
IRON POST FOUND
N
PLAN VIP60373
61.22
TIN CAN ALLEY
155.12
14.20
B
A
13.89
168.95
9.06
SOIL STORAGE BIN
BUILDING
12.25
12.24
9.20
9.19
SOIL STORAGE BIN
WATER TANK
SEPTIC TANK
SOIL STORAGE BIN
10.83
Area for Watering Plants
GREENHOUSE
10.78
10.73
13.96
14.90
BUILDING
GREENHOUSE
14.75
Drilled Well
storage tank
pipe
IRON POST FOUND IN CONCRETE, 0.05 TO CORNER
8.78
IRON POST FOUND
14.82
20.02
46.00
NO EVIDENCE FOUND
NORTH ROAD
0 5 10 20 30 40 50
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.
LEGEND
ALL DIMENSIONS ARE IN METRES
SUBJECT TO CHARGES SHOWN ON TITLE NO. FB144876 (P.I.D. 023-005-629)
DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL
SITE PLAN
KENT MOEN
LOT B, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP60373
ADDRESS : 750 TIN CAN ALLEY, GABRIOLA ISLAND, B.C.
PROJECT SURVEYOR : D.W. HOLME
DRAWN BY : DAW
DATE : APRIL 7/21
OUR FILE : 89995
REVISION :
JEA
J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL : nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER



LEGEND:

1. EXISTING 600 I.G.. SEPTIC TANK-ADD RISERS
2. PROPOSED CANWEST 300 I.G. PUMP TANK W/ PUMP & CONTROLS
3. 50mmØ PVC SCH 40 TRANSPORT LINE
4. INSTALL 18.29m & 9.75m PRESSURIZED CHAMBERS (SEE DETAIL)
5. PROPOSED FLUSH-OUTS AT DISTAL ENDS
6. 100mmØ PVC SCH 40 TRANSPORT SEWER

- ▫ DENOTES 4' TEST HOLE LOCATION
- ○ DENOTES PERK TEST LOCATION

NOTE: ALL PIPE TO BE SCH. 40 PVC UNLESS OTHERWISE SHOWN

SAVE ON SEPTIC
#2C-2763 CHARLOTTE ROAD, DUNCAN, B.C. V9L 5J2
TELEPHONE: 250-748-5676 CELL: 250-802-9652

PROJECT: PROPOSED SEPTIC FIELD-SITE PLAN OF 750 TIN CAN ALLEY, GABRIOLA

CLIENT: KENT MOEN

SCALE: AS SHOWN
DRAWING BY: SDB
DESIGN BY: SDB
DATE: NOV. 3/23

FILE No: 00-245
DWG. No: 1 OF 1

ELANCO ENTERPRISES LTD.
Permit to Practice No: 1001505
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Our File: 303

November 2, 2023

By: e-mail

Alley Enterprises Ltd.
750 Tin Can Alley.
Gabriola Island, B.C.
V0R 1X6

Attention: Kent Moen.

Dear Sir.

Re: Assessment of Sustainable Yield for Well on Wild Rose Farm & Garden Property
750 Tin Can Alley, Gabriola Island, B.C.

As requested, I have conducted a hydrogeological assessment of the area on, and around, the subject property and have determined the long term sustainable yield from the existing well on the property. This report provides a summary of the work carried out, sets out my findings on the well yield and addresses potential impacts on neighbouring wells and water quality issues.

Background:

It is understood that Alley Enterprises Ltd. (AEL) is considering applying for rezoning its 1.03 hectare (2.55 acre) 750 Tin Can Alley property (the Property) from a Local Commercial designation and is now applying for additional uses that would include retail, rentals, personal services, restaurants, bakeries, food truck, accessory offices and two 1 to 2 bedroom apartments.. As a requirement for the rezoning, the Islands Trust requires a report “confirming that the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users”.

Location and Site Plan

The Property is located in the eastern part of the Gabriola Village area in the north eastern quadrant of the intersection of Tin Can Alley and North Road (see Figs. 1 to 3).

Work Carried out

This assessment involved reviewing information on regional water wells, surface drainage, soils and geology, visiting the site on October 12th and 13th, 2023, supervising a pump test on the well on the Property, analyzing data, assessing the long term well yield and preparing a summary report.

Topography and Drainage

The land surface on the Property slopes gently upward from a 96m above sea level (m-asl) elevation in the southwest corner to a 106 m-asl elevation in the northeast corner (see Fig. 3). This represents a 10m elevation difference and an average slope of about 5.8%.

Most of the Property has been cleared of trees, and with the exception of the Recycling Center property in the north, most of the neighbouring properties have a high percentage of tree cover (see Fig. 3).

There are no well defined surface water drainage channels on the Property which is consistent with the well drained characteristics of the underlying soil. Ditches constructed along both sides of Tin Can Alley roadway convey surface drainage into a series of low points where much of the runoff seeps into the soil. For example, it has been noted that even following periods of heavy rain there is no water flowing through the culvert located under the Property access driveway. It is anticipated that during intense storm events runoff in the form of sheet from relatively impervious areas discharges into the ditches and culverts that follow North Road. From there it is discharged southwards into Goodhue Creek, which flows westward and almost parallel to the road (see the location of this creek on Fig. 2).

Facilities on the Property.

The farm and garden center has been in operation on the Property since 1992. There are two garden center buildings and several aggregate bins on the Property, along with a range of large construction items for sale. Servicing for these facilities include a septic wastewater system installed in 1995, a 56.4 metre (m) deep water supply well drilled in 1995 and an 81,700 litre (18,000 gallons) water storage tank. The locations of these features are indicated on Fig. 4.

Water Usage and Future Requirements.

The current water usage is relatively small with two garden hoses running for up to 4 hours per day and one staff washroom with little use that discharges to the septic system. You have indicated that most of the water for garden watering could be sourced from rainwater. The estimated current usage is 0.049 L/s (0.65 Igpm or 940 Imperial gallons per day) and most of this water is consumptive, as it is evaporated or used by the plants.

The potential future facilities such as residences and the restaurant will require water but most of which is non consumptive as it is returned to the aquifer via the septic dispersal field. Researchers, such as McQuillan, D and Bassett, E. 2009, have demonstrated that about 80% of the water leaving a sewage effluent dispersal field will recharge the local aquifer. The result is that the net volume intercepted will be relatively small. The aquifer water balance issue is discussed later in this report.

Soils and Surficial Sediments.

According to the regional surface soils map (Kenny et al. 1990), the principal soil type on the Property, and in the surrounding area, is a well drained Saturna soil. This unit is a sandy loam formed from both colluvial processes and glacial drift and is typically less than a metre thick and overlies sedimentary bedrock.

Five test pits were dug on the property in 2021 as part of a geotechnical assessment of the Property (Lewkowich Engineering Associates Ltd, 2021. The locations of these test pits are indicated on Fig. 3. The sediments encountered above sedimentary bedrock were described as loose to compact brown gravel and sand, or gravelly sand with trace percentages of cobbles. The depth to bedrock (inferred to be sandstone) ranged from 0.7 to 1.2m and had a mean depth of 0.86m. The deepest depth to bedrock was in Test pit 3, which was 1.2m.

These depths. are consistent with the thickness of overburden recorded in the log of the well on the Property (WTN 73075) and on the Recycling Center well (WTN 73066), which are 1.7m and 0.9m respectively.

A report on the construction of the wastewater treatment system (an attachment to the Van Isle Septic Services Inc., 2022 report) indicated that the depth to bedrock was about 1.2m and that the soil percolation test results averaged 5mins/2.5cm. This information is consistent with the geotechnical test pit logs and the Saturna Soil designation.

Bedrock Geology

The bedrock geology of Gabriola consists of sedimentary formations of the Upper Cretaceous Nanaimo Group. These formations are characterized as successions of sandstone-conglomerate units inter-bedded with mudstone and fine-grained sandstone. Four units of the Nanaimo Group are present on Gabriola Island, and these are the Gabriola, Spray, Geoffrey and Northumberland formations. The Gabriola and Geoffrey Formations are mainly comprised of sandstone, while mudstone predominantly comprises the Spray and Northumberland Formations.

As indicated on Fig. 1A and the schematic profile on Fig 1B, these units are layered in a relatively uniform synclinal structure over most of the island, with Northumberland formation being the deepest (oldest) and Gabriola the most common unit at the higher elevations.

A profile of the well on the Property is posted on Fig.1B, and this suggests that this well was likely terminated in Gabriola Formation (sandstone and conglomerate). However, driller's logs of local area wells indicate that they penetrated mostly sandstone bedrock, with some "shale" and siltstone layers. For example, the logs of wells profiled on Sections B-B' on Fig 6 and listed on Tables I and II, typically indicate that they penetrated mostly sandstone, with intermittent shale.

Water Well on the Property

The 150mm diameter well on the Property is located near the southeast corner (see locations on Figs. 2 to 4). No identification plate has been installed on the well casing but the Ministry of Environment has assigned a Well Tag Number ((WTN) of 73075 to this well. This well was drilled to a depth of 56.4m and had a reported yield of 0.05 L/s (0.75 USgpm). The borehole penetrated 1.5m of overburden sediments before encountering mostly sandstone bedrock for the remainder of the hole (see the log of the well on Fig. 5). The driller's log indicates that at a depth of 53.3m a 0.05 L/s water source was encountered (likely a water bearing fracture in the bedrock).

There is no evidence of a surface seal being installed. However, the log indicates that the 150mm diameter steel casing was driven about 0.3m into the top of the bedrock (likely into the soft weathered surface of the bedrock) and may have created a seal against surface water intrusion into the well but is not one that meets the current day well completion standard.

Local Area Wells

The locations of identified water wells in the area are indicated on Fig. 2 and the data on these wells is presented on Tables I and II. With the exception of the locations of wells WTN 73066 and 73075, the data and locations are based on the Ministry of Environment's GWELLS database. The locations of wells 73066 and 73075 are based on site specific information.

Google Earth and the 2m interval contours on Fig.3 were used to estimate ground surface datum elevations. It is recognized that many of these wells may not be accurately located and the static water levels have changed since they were constructed. Also, many wells are currently not being used and that the yields indicated on the table are not sustainable.

A review of the compiled information and statistics led to the following observations:

- Of the 16 well records reviewed, none indicated a "dry hole".
- The estimated well yields ranged from 0.001 to 0.6 L/s and median and average values were 0.13 and 0.21 L/s respectively. The maximum was 0.6 L/s and many of the wells neighbouring the Property had relatively high yields.
- Well depths ranged from 9.1 (dug well 5376) to 122m and median and average depths were 55 and 53m, respectively. The deepest well (WTN 73233) had the lowest yield and the elevation of the bottom of the well was 31m below sea level.
- Depths to static water level at the time of well construction ranged from 3.7 to 27.4m and median and average depths to water were 11.9 and 12.2m, respectively. Many of the reported very deep depths to water are not likely true values, as typically they are recorded in low yield wells which require considerable time for the static water level to establish after construction.
- The well logs indicated that the wells typically encountered sandstone bedrock, with intermittent shale layers.

Groundwater Flow Systems

Fractures and bedding planes in the sandstone and shale bedrock below the Property comprise the principal aquifer in the area. With the possible exception of portions of the Goodhue Creek Valley, the surficial sediments are not sufficiently saturated and thick enough to yield useful quantities of water from wells completed in this unit.

The hydrogeological profile presented on Fig. 6, indicates that the static water levels mostly follow a relatively uniform trend. This suggests that although the yields and depths vary considerably from well to well, there is a network of interconnected fractures and formation bedding planes that enable water to flow through the rock in a consistent manner. Information on the water elevations in individual wells was used to provide the piezometric elevation contours presented on Fig. 2.

As can be seen by the arrows on Fig. 2, the groundwater generally follows the topography with a predominant flow towards the southwest. Water levels have been monitored over a 33 year period in a 76.2m deep B.C. government regional monitoring well (OBS Well 194) located near North Road and about 450m west of Church Street. This record shows that the water levels in

the area have not changed much, even though many nearby production wells have been commissioned in the area.

Preparing for Pump Testing of Well 73075 – The Wild Rose Centre Well

Red Williams Well Drilling and Pump Installations Ltd was retained to install 25mm diameter monitoring tube in Well 73075 and in a well located on the Recycling Centre property north of the Property (Well 73066). The Recycling Center well was selected as a monitoring well as it was not being pumped and had relatively easy access to the well casing.

Data loggers were programmed to record water levels at 1-minute intervals and a week prior to initiating the pump test they were installed in the two wells. They were left in these wells during the entire pump testing period and for five days after the constant rate test were terminated.

The depth to the pump in Well 73075 was about 38m below ground and had the capacity to pump water into the 81,700 litre water storage tank, located about 40m north of the well (see locations on Fig. 4). During the pump tests, the water was diverted at the base of the tank and discharged onto the ground in a forested area located immediately east of the tank.

Water Level Trends

Elevations of water levels recorded in Well 73075 are presented on Fig. 7A and the levels in monitoring well 73066 are on Fig. 7C. The range of the water levels over the 14 day monitoring period presented in Fig. 7C is very small (0.06m), while the range Fig. 7A (Well 73075) was tens of metres. Most, if not all, of the range in Fig 7C is due to the datalogger resolution and as can be seen when Well 73075 data was also plotted at the same scale for a 5-day period a similar fluctuation can be observed.

As can be seen in Fig. 7A the non-pumping water level trend remained relatively stable for about 5 days and then slowly rose by about a metre at the end of the 14 day monitoring period. The cause of this upward trend is not known and one possibility is a long term recovery from operational pumping prior to the monitoring period.

The daily precipitation recorded at a Nanaimo station is presented on Fig. 7D. The rainfall prior to October 17th would not have been sufficient to cause any aquifer recharge. However, the very small change in water levels on October 18th could possibly be result of the October 17th rainfall event.

The water level spike on October 11th was likely caused by operational pumping into the water tank. The big spike on October 12th was the step test impact (see details on Fig. 8) and the 3-day drop starting on October 13th was the impact of the constant rate test (see details on Fig. 9).

The elevation of the water level recorded on October 12, 2023 was 91.9 m-asl, while the elevation of the water level recorded soon after the well was constructed in July 1993 was 88.9 m-asl. It is not clear why there is a 3m difference, but clearly the long term impact of pumping water from local wells has not resulted in a lowering the aquifer water levels since 1995.

Step Test of Well 73075

On October 12th, 2023, a step test was run at four progressively increasing rates, each for a period of about 30 minutes. As indicated on Fig 8 these rates were 0.08, 0.17, 0.23 and 0.37 L/s. During the test the pumping rate was measured using the bucket and stopwatch method. Depths to water level were measured manually so that water level trends could be monitored as the test progressed. It was noted that soon after the pumping rate increased to 0.37 L/s and the depth to water in the well was 12.6m below the top of the casing (12.3m below ground) water could be heard cascading into the well. This suggested that the water level in the well was then below a water-bearing fracture that was not noted in the driller's log. After going below the fracture the water level dropped rapidly and continued to do so until the drawdown reached about 20m at the end of the fourth step and the pump was turned off and water level recovery commenced.

The impact of the step test pumping on the natural time scale graph of water elevations can be seen on Fig. 7A and a semi-log graph of the one minute interval water levels recorded using the datalogger is presented on Fig. 8A. The rate of water level recovery following this test can also be seen on these two graphs.

As illustrated in Fig, 8B the specific capacity (ratio of pumping rate to drawdown) did not change very much until the water level in the well dropped below the water bearing fracture. This confirmed that this fracture had a lot of water in storage and if this volume was depleted it could have an impact on the long term well yield.

Based on the plotted water level trends and observed yields during the step test a 0.17 L/s rate was selected for the constant rate test.

72 Hour Pump Testing of Well 73075

On the following day, after the water level had recovered from the step test, the 3 day 0.17 L/s constant rate pumping test was started. As a supplement to the datalogger record, manual measurements of water levels were intermittently made in Wells 73075 and 73066. These data were used to provide a datum for the datalogger record. In addition to checks on the flow rate, pH, temperature, redox and electrical conductivity of the discharge water quality was occasionally recorded. The recorded ranges of values were: pH 8.5 to 8.6, conductivity 201 to 270 mS/cm, redox 155 to 180 mV and temperature remained constant at 11°C. This monitoring showed that the water quality parameters did not change significantly during the test and that the changes recorded did not follow a trend.

A semi-log graph of the adjusted water level trends in Well 73075 is presented on Fig. 9A and, as can be seen, the well could easily sustain the 0.17 L/s rate for the 3 day pumping period and not have the water level go below the upper fracture zone. The adjustment made to the recorded water levels involved calculating the drawdown below the upward trending water levels. The water levels stabilized during the last half day of the test (see detail in Fig. 9B) confirming the influence of the upper fracture zone below.

The water level recovery is also presented on Fig. 9A. The trends on both the pumping and recovery graphs are similar and followed two well defined legs. These trends were used to calculate approximate aquifer transmissivity values using the Jacob method and the results are presented in the small table below Fig. 9B. As there was no response to pumping in the observation well (Well 73066) no regional transmissivity and storativity values could be calculated.

It is noted that the recovery graph intercepted the zero line with a small intercept, which confirmed that the upper fracture held a significant volume of water in storage.

The projected water level trend before the water levels stabilized was used to estimate the drawdown after 100 days of pumping and from this an estimate a 100day specific capacity of 0.007 L/s/m was calculated. If the available drawdown as based on the range between the static water level and the upper fracture (6.6m) and, after applying the standard 75% factor, the estimated sustainable yield would be 0.04 L/s (0.48 Igpm). This ignores the influence of the lower fracture. If the available drawdown was based on this lower fracture (38.2m) the calculated long term yield would be 0.21 L/s (2.8 Igpm). However, based on the results of the last step in the step test and on an analysis of recharge from the capture zone (see Table III) a rate of 0.08 L/s (1.1 Igpm) is a considered a reasonable and conservative long term yield for this well. This value is slightly higher than the 0.75 gpm estimate recorded in the driller's log.

Impact on the Aquifer

As indicated on Table III a well pumping 0.08 L/s has a capture zone with a 129m width, some of which extends south of the property.

After allowing for the estimated current consumptive usage of 0.049 L/s, the net availability for future development using the existing well is 0.032 L/s (see Table IV). As the new developments will have septic system(s) with no irrigation, this means that about 80% of the water used for the new development will be discharged back into the aquifer (McQuillan, D and Bassett, E. 2009). This effectively means that the proposed new development could consume an additional 0.032 L/s and only increase the net withdrawal from the aquifer by 13.5%. This increased pumpage will have no adverse effects on adjacent existing groundwater users.

If additional water is still required for future development of the Property, an additional well could be drilled. As indicated on Fig. 1 another well could be located in the northern part of the Property and a conservative estimate indicates that this well could have a yield of at least 0.06 L/s. The combined yield from the two Property wells would be 0.14 L/s. As indicated on Table IV, after allowing for return flow from the septic system(s) into the aquifer, the net withdrawal from the aquifer under this scenario would be 0.066 L/s, or represent a 21.5% net increase in withdrawal from the aquifer.

Even this potential increase in withdrawal from the local aquifer would have no adverse effects on adjacent existing groundwater users.

Well Water Quality

A water sample had previously been collected from Well 73075 in August 2022 and sent to a laboratory for a complete potability analysis and a copy of the laboratory report is in Appendix A.

This report shows that the water from this well meets all of the Canadian Drinking Water quality criteria, with the exception of total coliforms. The total coliform count was 12 CFU/100mL when the standard is for no coliforms to be present. As there are no obvious sources of coliform bacteria within the well's capture zone it is concluded that the source would be in the sampling equipment and not in the aquifer. This is a common occurrence and experience with similar situations leads to the conclusion that chlorinating the sampling equipment and following a strict sampling procedure will result in a negative result for coliform content.

It is also noted that the nitrate plus nitrite concentration was very low (just above the laboratory detection limit of 0.02 mg/L) and if the source of coliform was from a septic dispersal field this concentration would be substantially higher.

Summary and Conclusions

1. The Gabriola sandstone below the Property is relatively massive with two a moderately permeable water bearing fractures being intercepted by Well 73075.
2. Pumping and water level monitoring in Well 73075 suggests that the upper fracture is likely the more productive of the two and it may act as a drainable perched aquifer when the pumping level goes below this fracture for extended an period, which if drained could have an impact on the long term yield.
3. The recharge area available to sustain Well 73073 is a limiting factor and, based on an analysis of water level trends during the pump tests and the available recharge area the long term yield is not likely to exceed 0.08 L/s (1.1 Igpm).
4. The current water consumption is about 0.049 L/s and when pumpage from the existing well (Well 73073) is increased to its sustainable rate 0.08 L/s for extended periods during the summer months, it will not have no adverse effects on adjacent existing groundwater users.
5. If there is a need for additional water for the proposed future developments on the Property, the chances of developing a new well in the northern part of the property is considered promising and assuming this well can yield 0.06 L/s the net yield from the two wells would be 0.14 L/s.
6. As it is understood that all of the new facilities with higher water usage would have septic system(s), this will result in an 80% return of water to the aquifer via the dispersal fields.
7. Based on the assumption that a new well is required, the proposed new development could consume an additional 0.091 L/s of water and only increase the net withdrawal from the aquifer by 21.5%. This increase would have no adverse effects on adjacent existing groundwater users.
8. After retesting the water for total coliforms, Well 73075 will eventually meet the Canadian Drinking Water Quality criteria for all parameters, including total coliform.

Acknowledgements

The efforts of Brian Strachan of Gabriola Waterworks in providing on-site assistance with implementation of the two pumping tests were very much appreciated.

Limitations.

This investigation has been conducted using a standard of care consistent with that expected of scientific and engineering professionals undertaking similar work under similar conditions in B.C. No warranty is expressed or implied.

I trust that this is sufficient for you present purposes.

Yours truly,

Elanco Enterprises Ltd.

R. Allan Dakin, FEC, P. Eng.
Senior Groundwater Engineer

Att.

References and Background Reports

Elanco Enterprises Ltd. December 2019. Assessment of Well Yields on Proposed Housing Development Property, Paisley Place, Gabriola Island, B.C. Report prepared Gabriola Housing Society. 12pp.

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Todd, J, Wei, M and Lepitre, M. 2016. Guidance Document for Technical Requirements in Support of an Application for Groundwater Use in British Columbia. BC Government Water Science Series WSS206-08. 19pp

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Tables

Table I

Information on Local Area Wells - Sorted by WTN

Well Tag Number	Licenced ?	Construction Start Date	Address		Depth to (metres)				Elevation (m-asl)						Yield L/s
			No	Street	Bedrock	SWL	PWS	Well bottom	Collar	Top Casing	Bedrock	SWL	PWS	Well bottom	
5376	No	1-Jan-50	815	North Road	4.6	4.6	na	9.14	96	96.3	91.4	91.7	na	86.9	na
31981	No	6-Jan-75	796	North Road	0.6	7.6	na	24.4	96	96.3	95.4	88.7	na	71.6	0.35
42244	No	1-May-79	811	North Road	0.9	na	na	13.7	96	96.3	95.1	na	na	82.3	0.38
42758	No	1-Jul-79	785	North Road	2.1	3.7	na	21.3	89	89.3	86.9	85.6	na	67.7	0.38
64324	No	11-Mar-89	785	North Road	na	10.7	na	54.9	89	89.3	na	78.6	na	34.1	0.06
64372	No	20-Apr-90	815	North Road	3.4	12.2	36.9	39.6	96	96.3	92.6	84.1	59.1	56.4	0.63
69506	No	3-Sep-92	730	Church Street	2.4	21.3	na	61.0	96	96.3	93.6	75.0	na	35.0	0.13
73066	No	23-Sep-94	700	Tin Can Alley	0.9	27.4	36.6	61.0	108	108.3	107.1	80.9	71.4	47.0	0.06
73075	No	7-Jul-93	750	Tin Can Alley	1.5	9.1	53.3	56.4	97.7	98	96.2	88.9	44.4	41.3	0.05
73096	No	21-Jul-93	790	North Road	1.5	12.2	na	106.7	91	91.3	89.5	79.1	na	-15.7	0.06
73233	No	13-Aug-96	790	North Road	2.4	9.1	na	121.9	91	91.3	88.6	82.2	na	-30.9	0.001
102040	No	6-Jul-07	730	Church Street	na	18.3	na	67.1	96	96.3	na	78.0	na	28.9	0.13
106406	No	29-Oct-03	818	North Road	5.8	3.7	18.3	29.0	104	104.3	98.2	100.6	85.7	75.0	0.13
106527	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106528	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106605	Yes	20-Aug-99	785	North Road	0.9	13.7	na	61.0	89	89.3	88.1	75.6	na	28.0	0.13
123439	No	30-Oct-12	730	Church Street	3.7	11.6	na	76.2	94	94.3	90.3	82.7	na	17.8	0.63
Minimum					0.6	3.7		9.1	89		87	75	44	-31	0.001
Median					2.1	11.9		55	96		93	82	65	45	0.13
Average					2.4	12.2		53	95		93	83	65	42	0.21
Maximum					5.8	27.4		122	108		107	101	86	87	0.6

Notes Number of wells = 16

na = Data not available

SWL = Static water level at the time of well construction

PWS = Principal water source entering the bedrock well (see Note 5)

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

Table II

Information on Local Area Wells - Address

Well Tag Number	Licenced ?	Construction Start Date	Address		Depth to (metres)				Elevation (m-asl)						Yield L/s
			No	Street	Bedrock	SWL	PWS	Well bottom	Collar	Top Casing	Bedrock	SWL	PWS	Well bottom	
69506	No	3-Sep-92	730	Church Street	2.4	21.3	na	61.0	96	96.3	93.6	75.0	na	35.0	0.13
102040	No	6-Jul-07	730	Church Street	na	18.3	na	67.1	96	96.3	na	78.0	na	28.9	0.13
123439	No	30-Oct-12	730	Church Street	3.7	11.6	na	76.2	94	94.3	90.3	82.7	na	17.8	0.63
42758	No	1-Jul-79	785	North Road	2.1	3.7	na	21.3	89	89.3	86.9	85.6	na	67.7	0.38
64324	No	11-Mar-89	785	North Road	na	10.7	na	54.9	89	89.3	na	78.6	na	34.1	0.06
106605	Yes	20-Aug-99	785	North Road	0.9	13.7	na	61.0	89	89.3	88.1	75.6	na	28.0	0.13
73096	No	21-Jul-93	790	North Road	1.5	12.2	na	106.7	91	91.3	89.5	79.1	na	-15.7	0.06
73233	No	13-Aug-96	790	North Road	2.4	9.1	na	121.9	91	91.3	88.6	82.2	na	-30.9	0.00
106527	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
106528	No	14-Sep-96	790	North Road	na	15.2	na	45.7	91	91.3	na	76.1	na	45.3	0.16
31981	No	6-Jan-75	796	North Road	0.6	7.6	na	24.4	96	96.3	95.4	88.7	na	71.6	0.35
42244	No	1-May-79	811	North Road	0.9	na	na	13.7	96	96.3	95.1	na	na	82.3	0.38
5376	No	1-Jan-50	815	North Road	4.6	4.6	na	9.14	96	96.3	91.4	91.7	na	86.9	na
64372	No	20-Apr-90	815	North Road	3.4	12.2	36.9	39.6	96	96.3	92.6	84.1	59.1	56.4	0.63
106406	No	29-Oct-03	818	North Road	5.8	3.7	18.3	29.0	104	104.3	98.2	100.6	85.7	75.0	0.13
73066	No	23-Sep-94	700	Tin Can Alley	0.9	27.4	36.6	61.0	108	108.3	107.1	80.9	71.4	47.0	0.06
73075	No	7-Jul-93	750	Tin Can Alley	1.5	9.1	53.3	56.4	97.7	98	96.2	88.9	44.4	41.3	0.05
Minimum					0.6	3.7		9.1	89		87	75	44	-31	0.001
Median					2.1	11.9		55	96		93	82	65	45	0.13
Average					2.4	12.2		53	95		93	83	65	42	0.21
Maximum					5.8	27.4		122	108		107	101	86	87	0.6

Notes Number of wells = 16

1) See locations of wells on Fig. 2
2) Data on wells is from MOE G-wells website.
3) Elevations of ground surface are based on Google Earth map and Fig. 3 contours.
4) The casing stick up is assumed to be 0.3m for all wells and all depths to water were measured from the top of the casing.
5) PWS depths are only presented here for Tin Can Alley wells and are only based on driller's logs.

na = Data not available
SWL = Static water level at the time of well construction
PWS = Principal water source entering the bedrock well (see Note 5)

Table III

Well Capture Zone and Recharge Analysis

Capture Zone

Formula	Symbol	Parameter	Note No	Value	Unit
	Q	Pumping rate	1	6.52	m^3/d
				0.075	L/s
				1.0	lgpm
				1,440	gpd
	T	Transmissivity	2	7.0E-06	m^2/s
				0.6	m^2/d
	i	Gradient	3	0.083	
Y = Q/2T/i	Y	half width	4	64.7	m
	2Y	Width		129.4	m
X = Y/pi	x	down distance	4	20.6	m

Well Recharge Estimate

Annual precipitation	5	925	mm/yr
Infiltration rate	6	15%	%
Area of capture zone	7	18,500	m^2
Recharge to well 73075		2,567	m^3/yr
		7.0	m^3/day
		0.08	L/s
		1.1	lgpm

Notes:

1) Sustainable pumping rate based on constant rate pumping test analysis.
2) Transmissivity from second leg of constant rate test (see Fig. 9)
3) Gradient based on estimated piezometric trend indicated on Fig. 2
4) See capture zone dimension illustration below
5) Annual precipitation based on 30 year average for Nanaimo Airport
6) Infiltration factor typical for Saturna well drained soils.
7) See capture zone outlined on Fig. 2

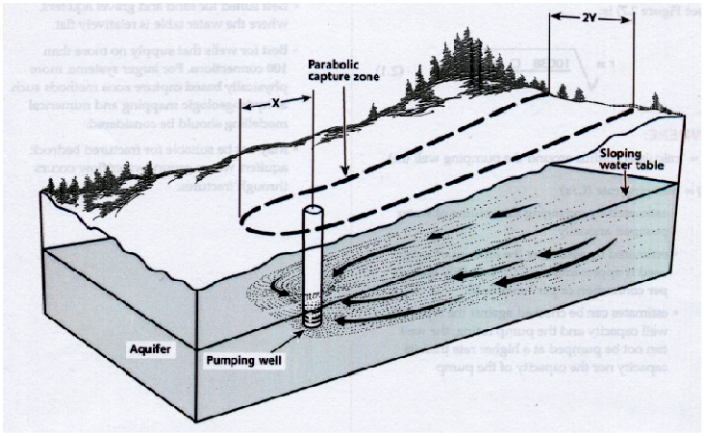


Table IV

Potential Net Withdrawals From Aquifer

Item	Litres/ Day	L/s
Estimated current water usage		
Watering gardens (see Note 1)	4,086	0.047
Washroom discharge to septic system	180	0.002
Total	4,266	0.049
Existing septic system recharge to aquifer (80% of discharge)	144	0.0017
Net withdrawal from aquifer	4,122	0.048
Existing well yield (see Note 2)	6,912	0.08
Water available for future development	2,790	0.032
80% septic system recharge to aquifer, from future development.	2,232	0.026
Net future withdrawal from aquifer	558	0.006
Present and future net withdrawal from aquifer	4,680	0.054
Net increase in aquifer withdrawal after new development	13.5%	13.5%
Conservative estimate of yield from a 2nd well (if required) (Note 3)	5,184	0.060
Yield from two wells	12,096	0.14
Available for future development	7,830	0.091
80% of Septic system recharge to aquifer from future development	6,264	0.073
Existing septic system recharge to aquifer (80% of discharge)	144	0.0017
Total septic system recharge to aquifer	6,408	0.0742
Present and future net withdrawal from aquifer	5,688	0.066
Net increase in aquifer withdrawal resulting from adding a 2nd well.	21.5%	21.5%

Notes

1) Watering is based on 3 hours of watering with two garden hoses per day.
2) An analysis of the yield from the existing well is presented on Fig. 9.
3) The location of a potential future well (if required) is indicated on Fig. 2.

Figures

JOB NUMBER: 303

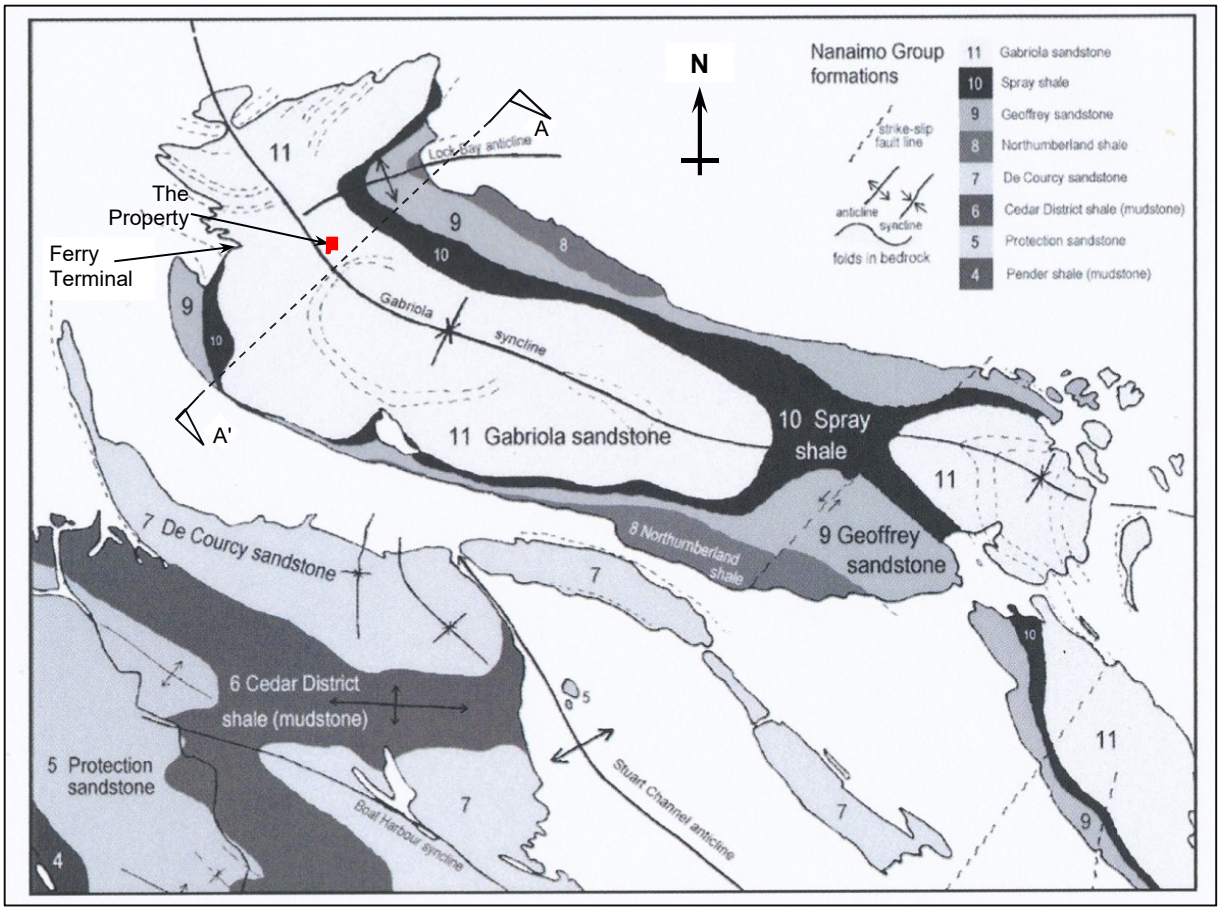


Fig. 1A

Scale (1:100,000)
0 1 2Km

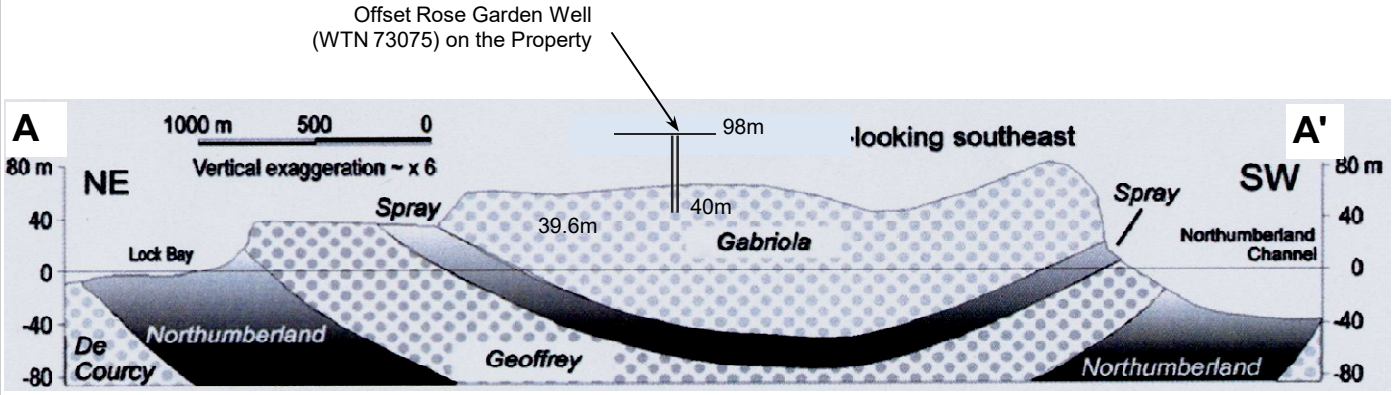


Fig. 1B

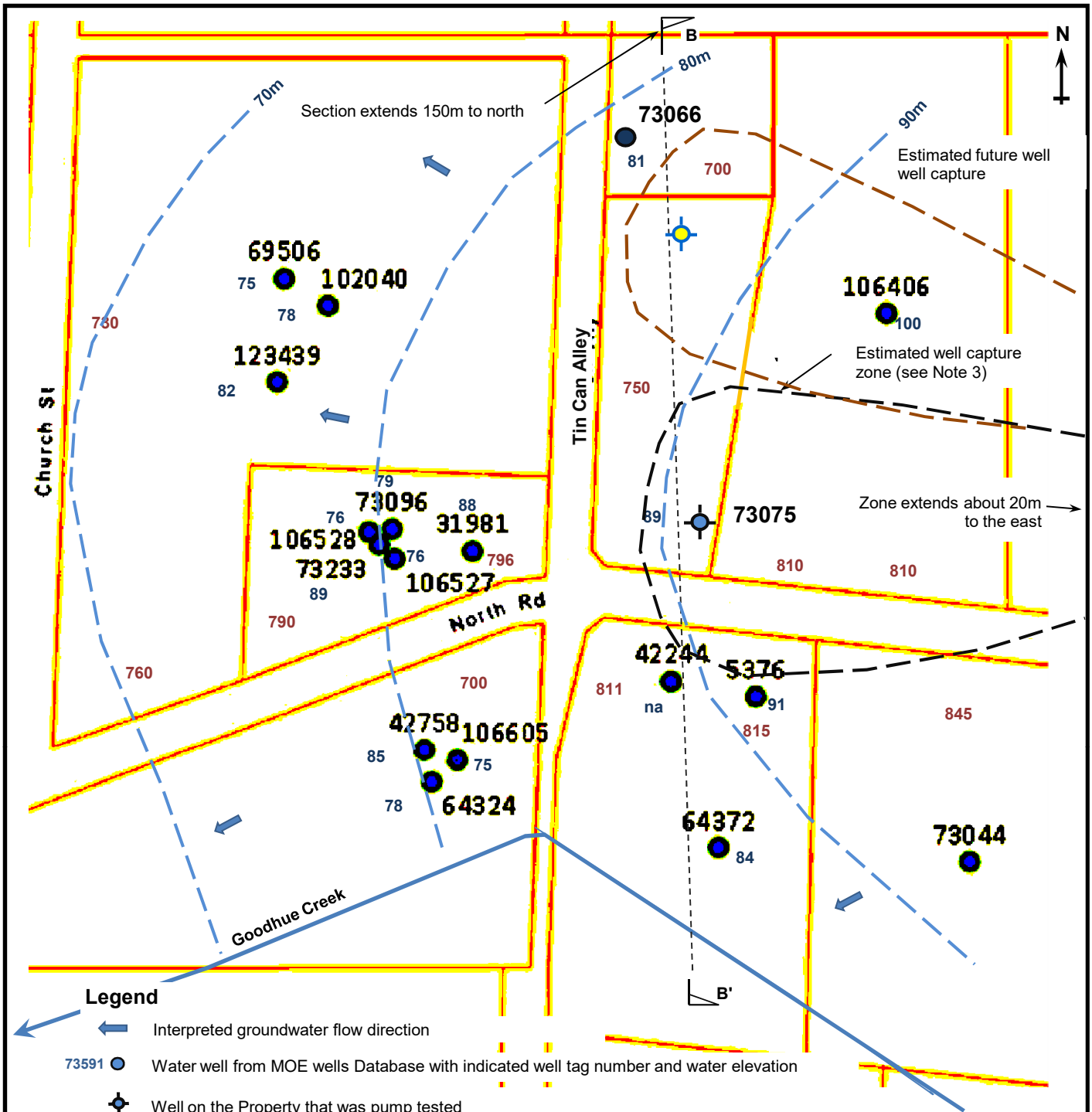
NOTES
1) Diagrams adapted from SRK Consulting April 2013, which were sourced from: SHALE No. 1 2000 and Earle and Krogh 2004

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Bedrock Geology Nanaimo Group**

Drawn:	Date: Oct. 2023
Approved:	Fig. **1**

File:2600 \ 303 Figures 1 Loc and Geo 10/30/2023 6:22 PM

JOB NUMBER: 303



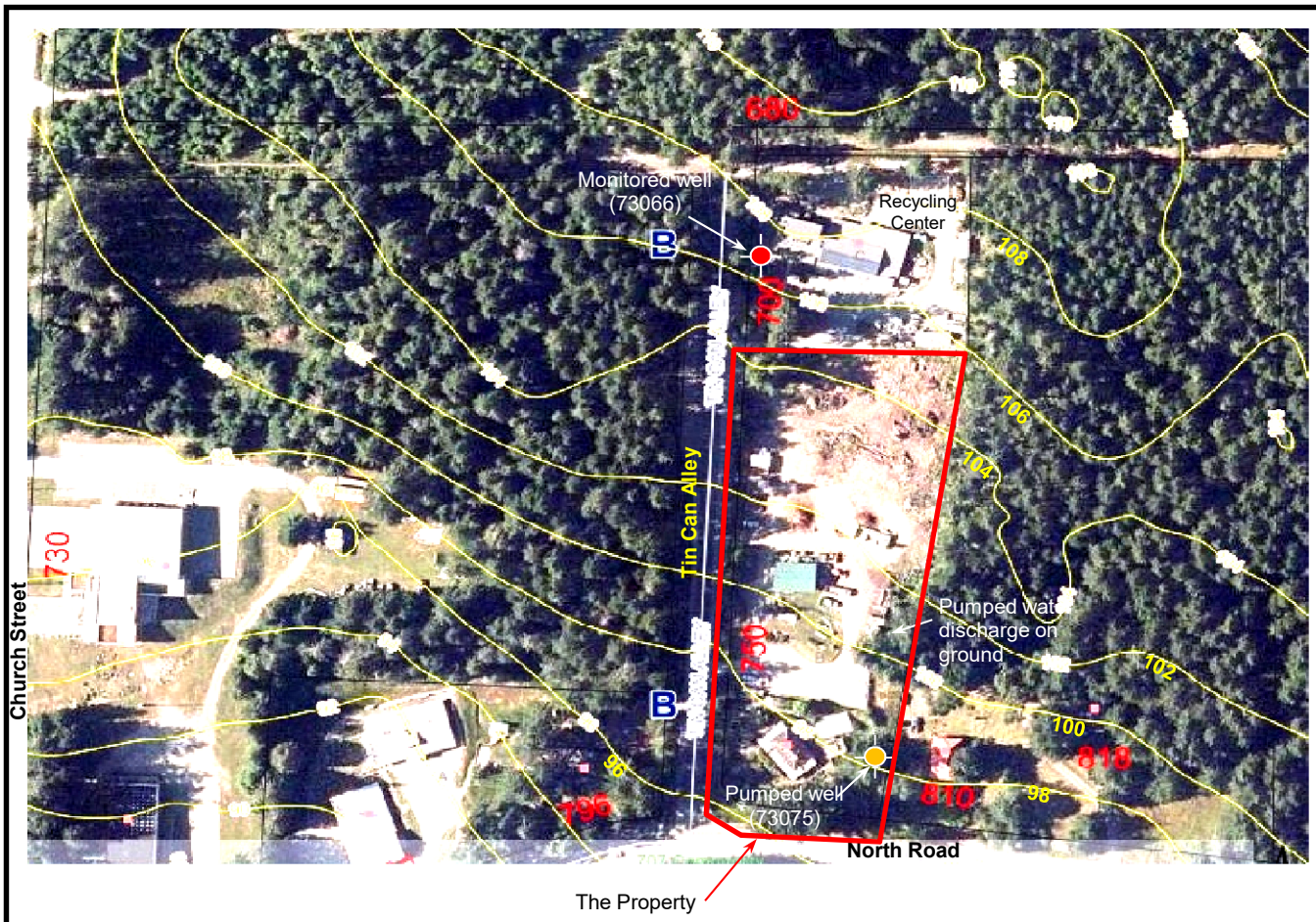
NOTES
1) Base map genated from GWELLs data base.
2) See information on local wells on Tablse I and II
3) Seetable III for information on capture zone analysis.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**

Drawn:	Date: Oct. 2023
Approved:	Fig. **2**

File:2600 \ 303 Figures 2 area map 10/30/2023 6:22 PM

JOB NUMBER: 303



Scale (1:2,500)

0 40 80m

Legend

Pumped well (73075)

Monitored well (73066)

NOTES

1) Map generated from Regional District of Nanaimo interactive web map.
2) Contours are in m-asl at 2m intervals.

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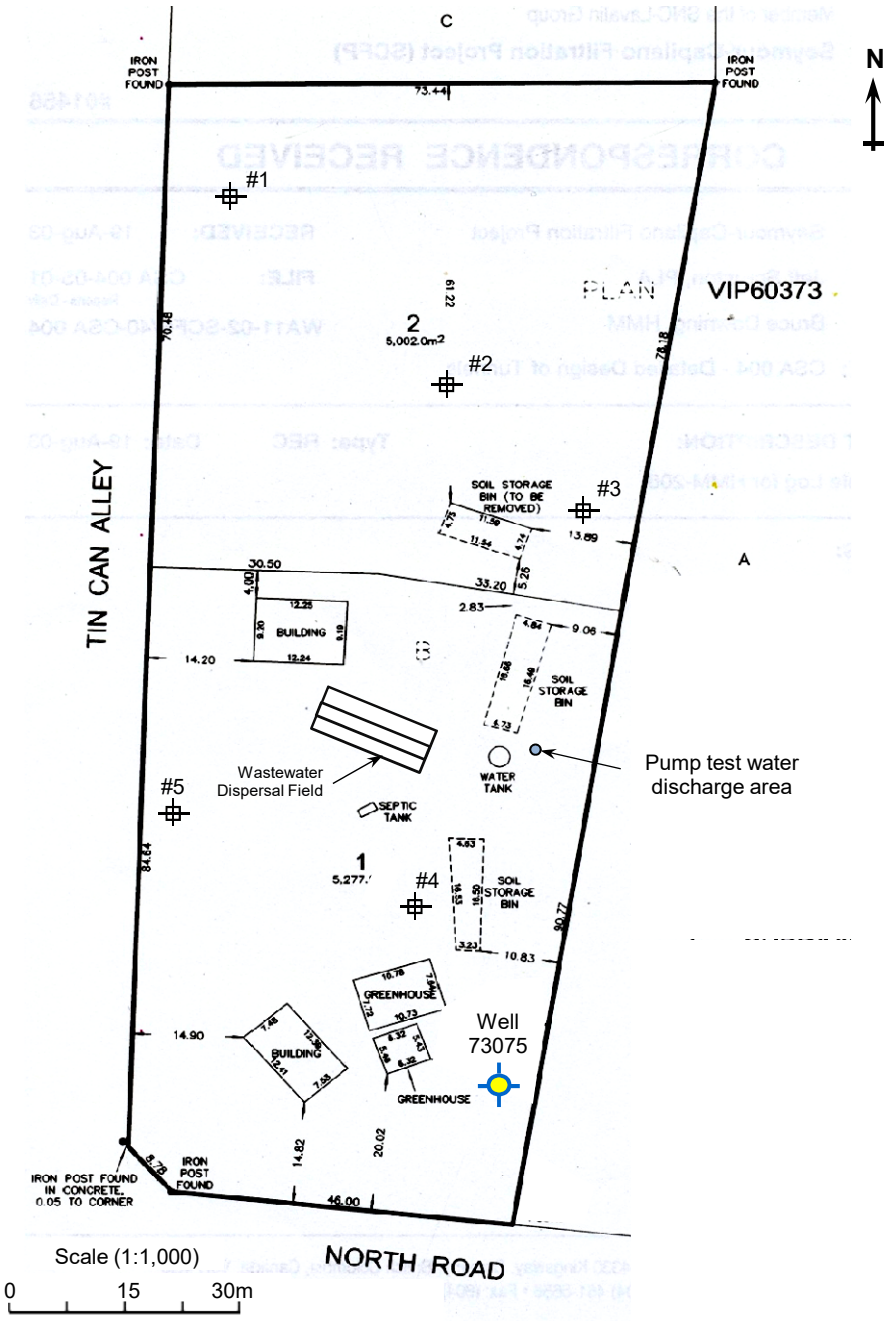
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Property Location Map.**	Drawn: RDN Approved:	Date Oct. 2023 Fig. **3**

File:2600 \ 303 Figures 3 Topo 10/30/2023 6:22 PM

JOB NUMBER: 303



Legend

NOTES
1) See location of the Property on Figs.1 and 2.
2) Surveyed base map prepared by J.E. Anderson & Associates
3) Locations of geotechnical test pits indicated on Lewkowich Engineering Associates Ltd. Map F9892-01.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Plan of the Property**

Drawn:	Date: Oct. 2023
Approved:	Fig. **4**

JOB NUMBER : 249

Borehole No: **Wild Rose Well** **Well Tag No. 73075**

Date Drilled: July 1993

Method: Air rotary

Datum above ground (m): 0.30

Elevation top of flange (m-asl): 98.3

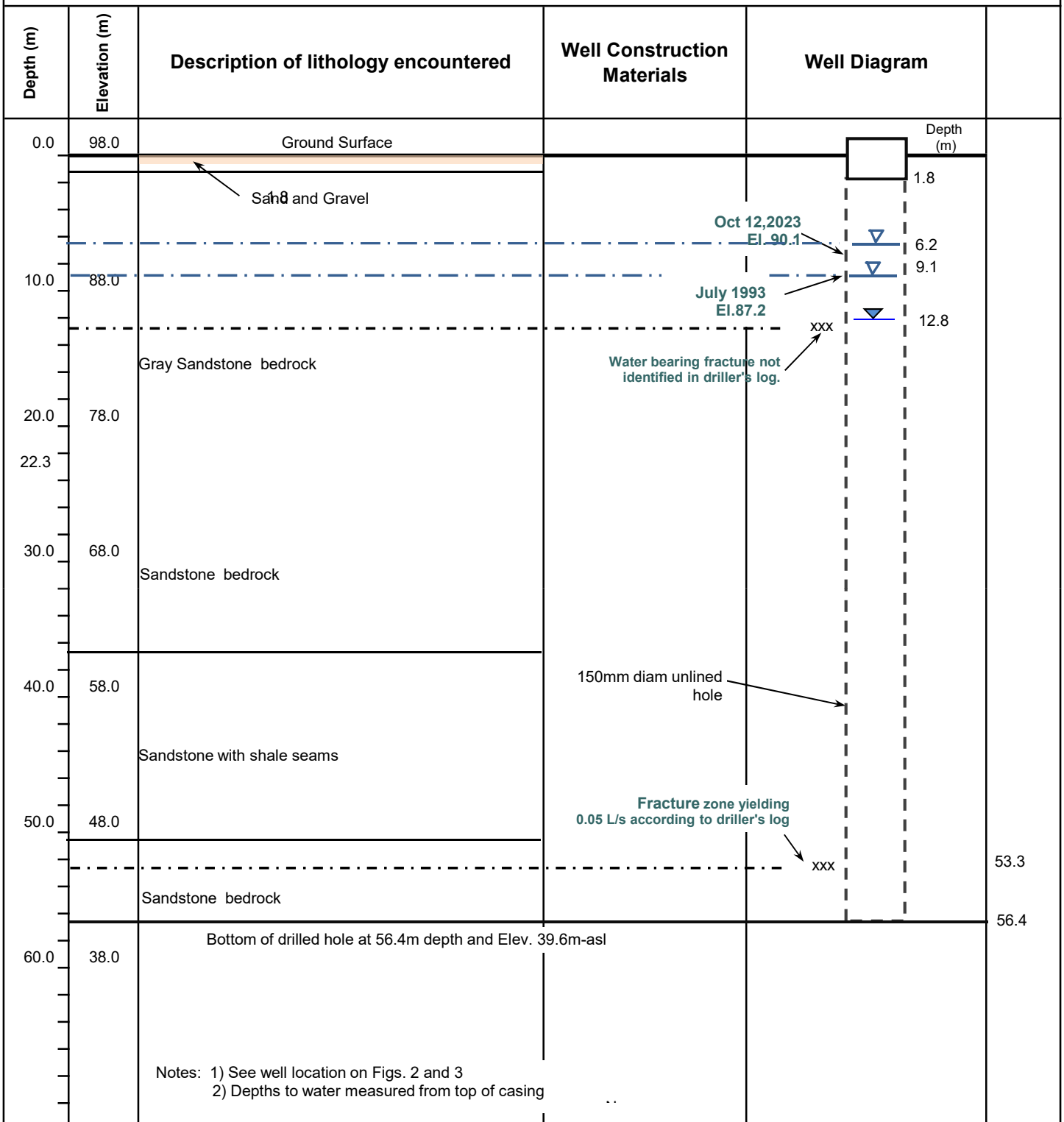
Constructed By: Windecker Water Wells

Hole Diameter: 150 mm

Ground elevation: 98.00 m-asl

Depth to water at construction : 70.1 m-below top of casing

Depth to water below ground: 22.6 m-bg



Notes: 1) See well location on Figs. 2 and 3
2) Depths to water measured from top of casing

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Victoria, B.C. (250 744-1357)
Permit to Practice No: 1001505

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Rose Garden Well

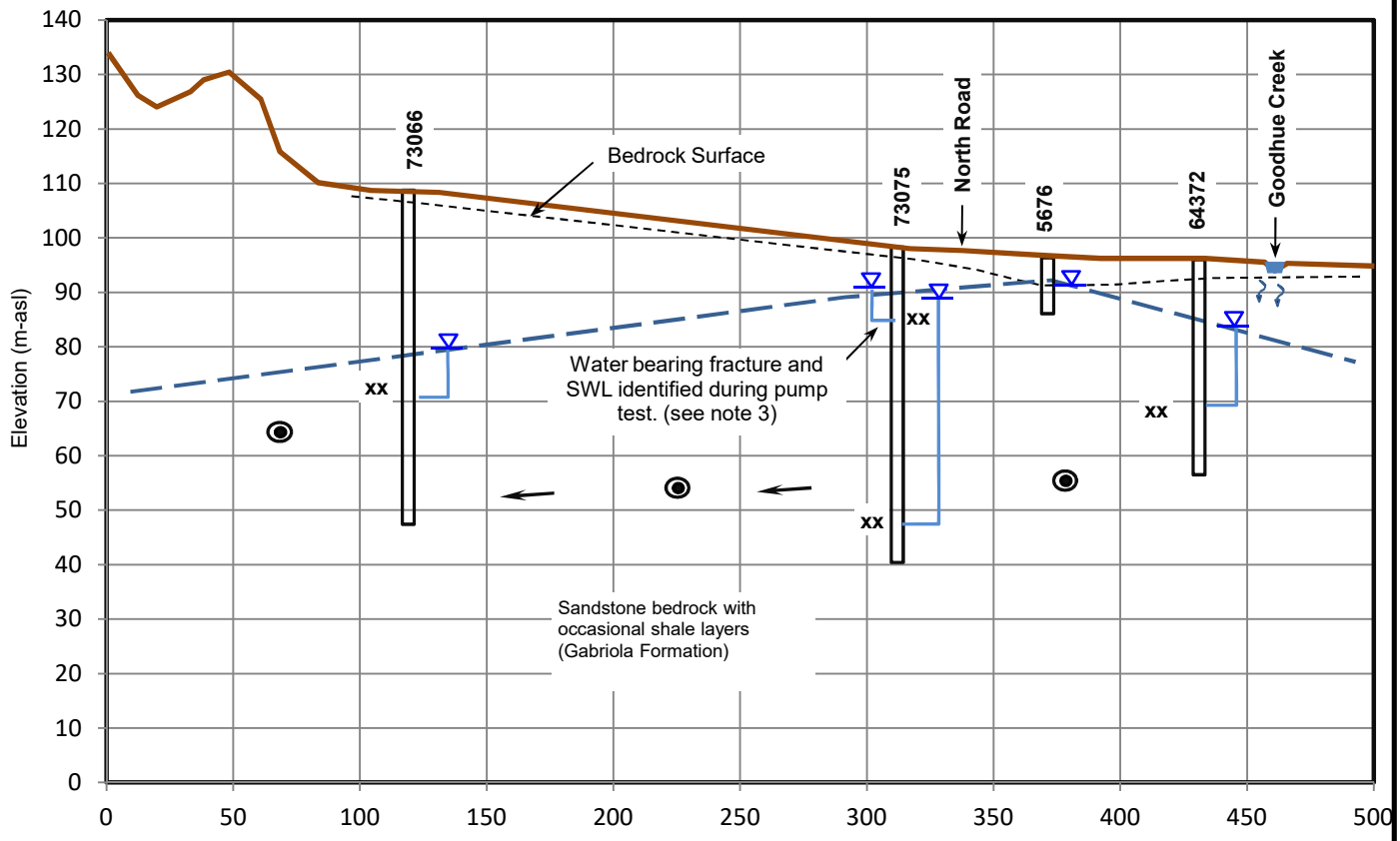
BY: rad

DATE: Oct. 2023

APPROVED:

Fig. **5**

JOB NUMBER: 303



Legend

73591

Well tag number (see data on Table I)

Well with indicated piezometric level

xx Water bearing fracture zone identified in the driller's log. Likely the principal water source (PWS) , unless determined otherwise.

Horizontal Scale (1:3,000)

0 40 80m

Vertical exaggeration = 2

Interpreted groundwater flow direction

In plane of section

Into section

Out of section

NOTES

1) See location of Section on Fig. 2. and details of wells on Tables I and II.
2) A principal water bearing fracture zone was identified during the pump testing of Well 73075. See details on Fig. 8.

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Permit to Practice No: 1001505

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Section B - B'

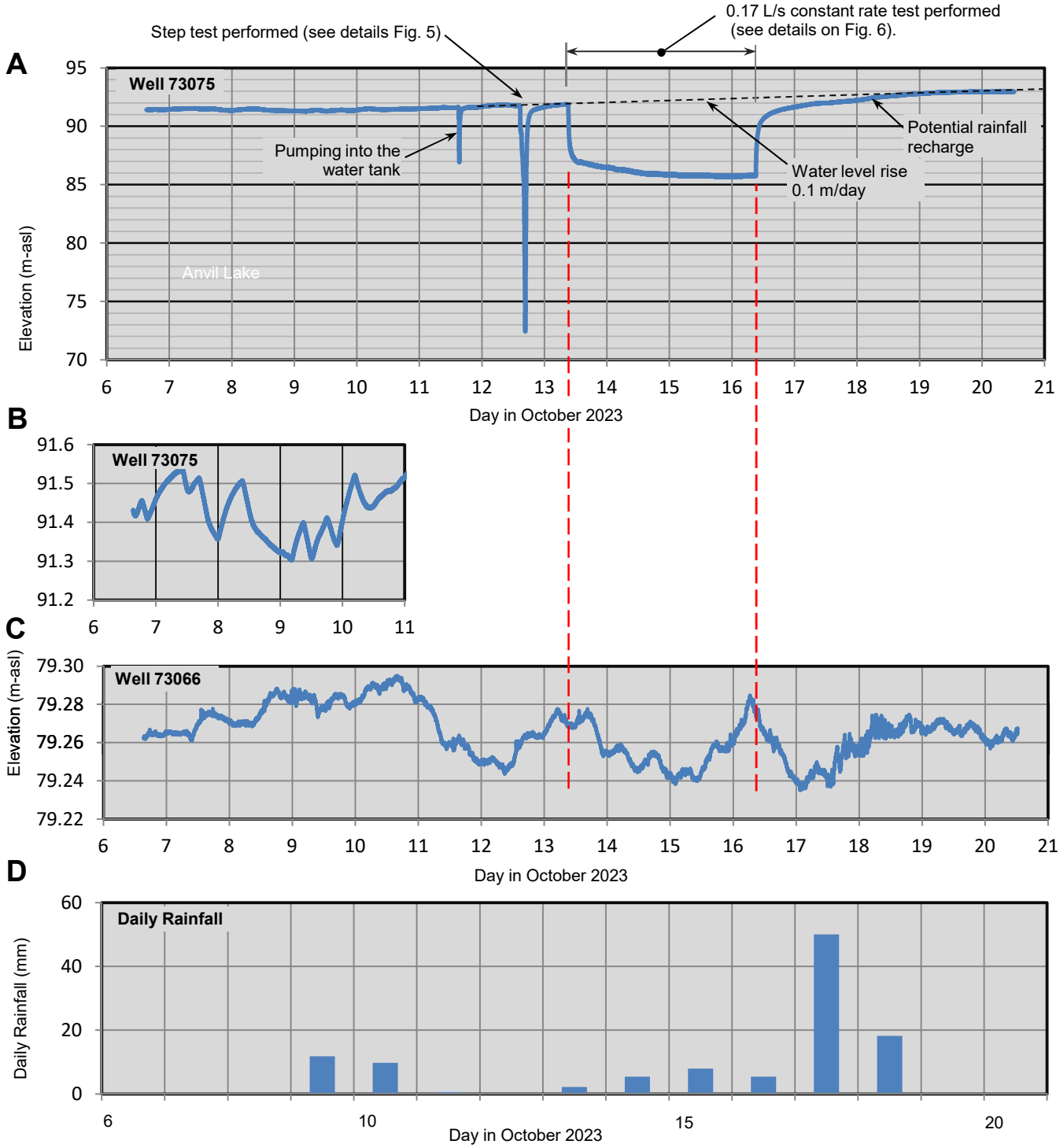
Drawn:

Date: Oct. 2023

Approved:

Fig. **6**

JOB NUMBER: 303



NOTES
1) See location of wells on Figs. 1 and 2
2) Water level trends based on 1-minute interval data logger record.
3) Daily rainfall based on Environment Canada's Nanaimo City Yard station.

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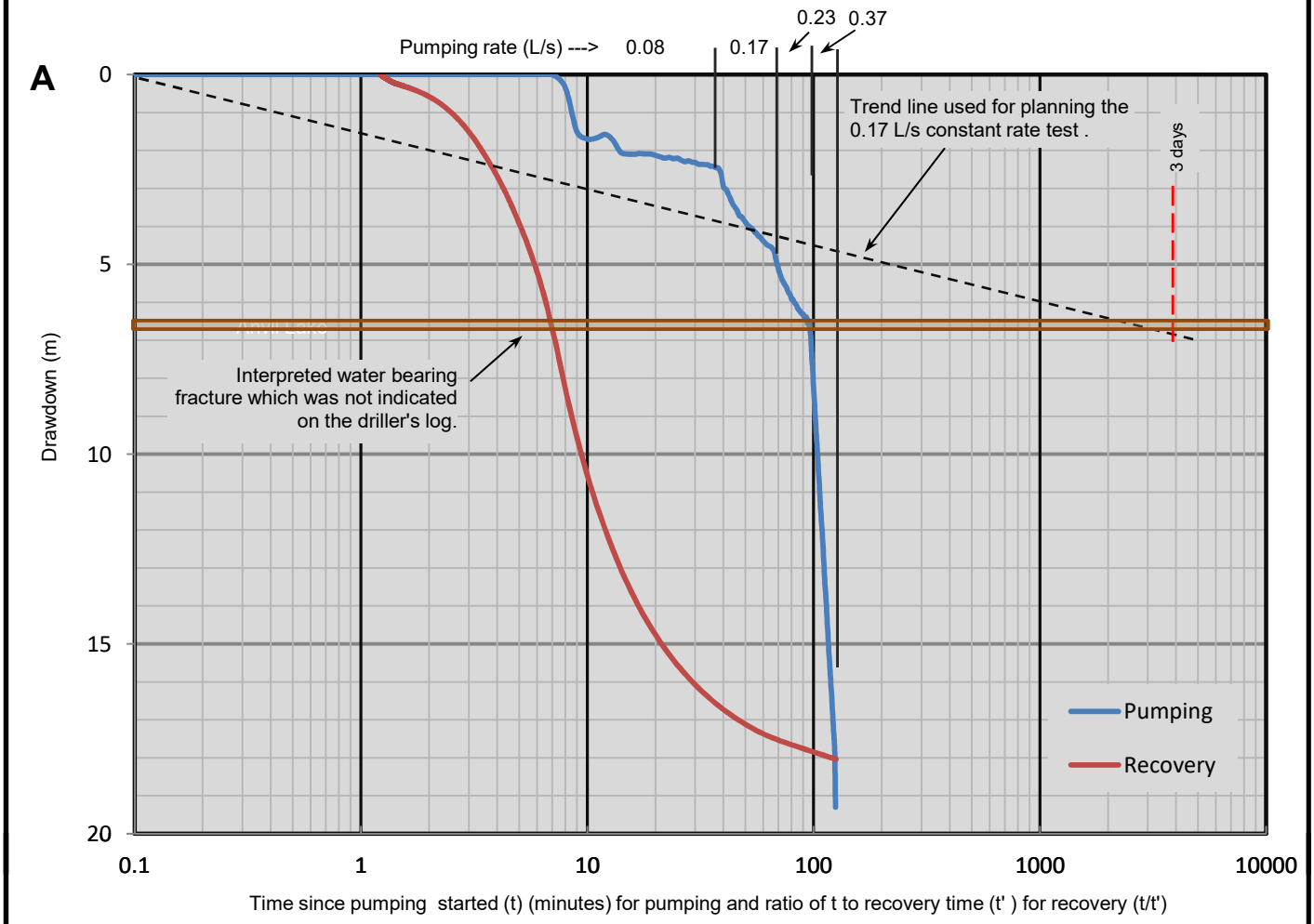
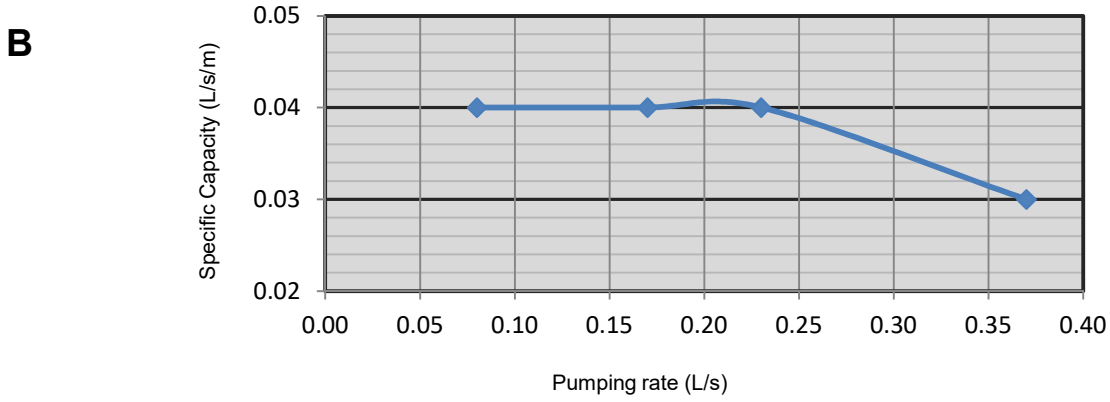
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Water Level Elevation Trends**

Drawn:	Date: Oct. 2023
Approved:	Fig. **7**

JOB NUMBER: 303





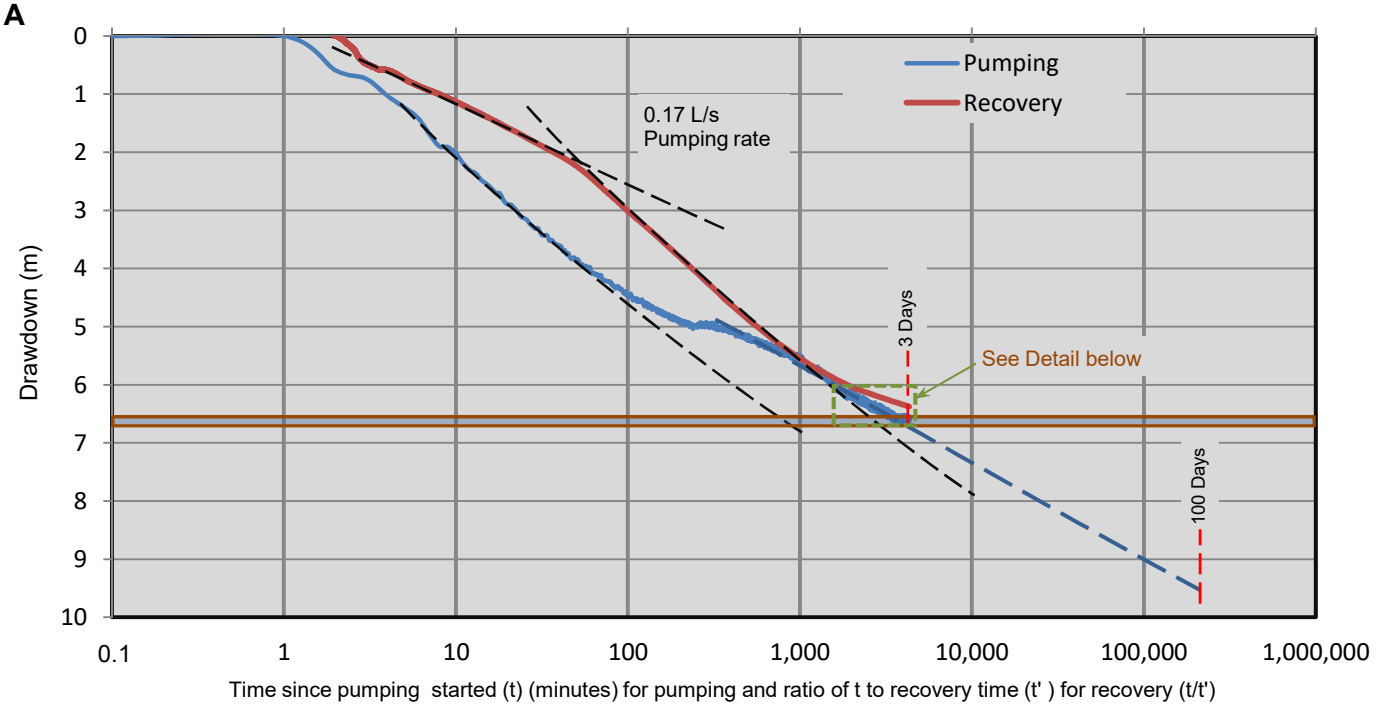
NOTES
1) See location of well on Fig.2 and water level trends on Fig. 7.
2) Test was conducted on October 12, 2023
3) Data is based on 1minute data logger readings which was compared with manual depth to water measurements.

Alley Enterprises Ltd	***ELANCO ENTERPRISES LTD.*** ***Victoria, B.C. (250 744-1357)*** ***Permit to Practice No: 1001505***
Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.	**Graphs of Step Pump Test Conducted on Well 73075**

Drawn:	Date: Oct. 2023
Approved:	Fig. **8**

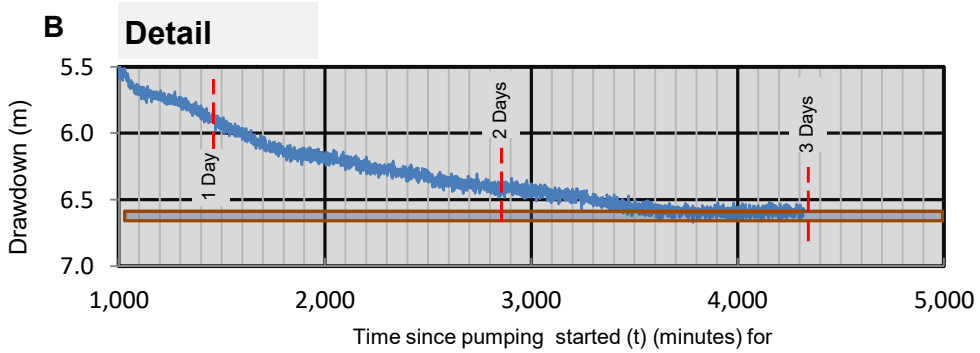
JOB NUMBER : 303

A



Available drawdown (m) =

B



Available drawdown (m) = 6.6 Upper fracture

Available drawdown (m) = 38.2 Lower fracture

Transmissivity = $1.83 * 10^{-4} * Q / \Delta S$

		Q (L/s)	ΔS (m)	T (m^2/s)
First Leg	Pumping	0.07	2.5	5.1E-06
	Recovery	0.07	2.5	5.1E-06
Second Leg	Pumping	0.07	1.7	7.5E-06
	Recovery	0.07	1.3	9.9E-06

6.0 m^3/d

100 Day

	Drawdown	Sp Cap L/s/m	L/s	m3/d
Tested	9.5	0.007	0.07	6
Upper	5.0	0.007	0.04	3
Lower	28.6	0.007	0.21	18

75% of 100 year

Fracture Zone

	Upper	Bottom	
Sustainable Well Yield =	0.04	0.21	L/s
	0.48	2.8	Igpm
	3.2	18.2	m^3/d

NOTE8
1) See location of well on Fig .2 and water level trends on Fig. 7.
2) Pump test was monitored by B. Strachan of Gabriola Waterworks.
3) Water levels based on data logger readings at 1 minute intervals.
4) Pumping rates were calculated from intermittent flow meter volume and time readings.

Alley Enterprises Ltd

ELANCO ENTERPRISES LTD.
Victoria, B.C. (250 744-1357)

Assessment of Sustainable Yield from Wild Rose Farm and Garden Centre Well, 750 Tin Can Alley, Gabriola Island, B.C.

Graphs of Constant Rate Pump Test Conducted on Well 73075

Drawn: RDD | Date: Oct. 2023

Approved: | Fig. **9**

Appendix A

Laboratory Report on Well Water Quality

Your P.O. #: 03-P-23073
Your Project #: ALLEY ENTERPRISES
Your C.O.C. #: 08511715

Attention: Bryan Richardson

Andrew Sheret - Nanaimo
2545 McCullough Rd
Nanaimo , BC
Canada V9S 4M9

Report Date: 2022/09/06
Report #: R3227015
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO3,HCO3,OH	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2022/08/31	BBY6SOP-00011 / BBY6SOP-00017	SM23-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2022/08/31	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 2510 B m
Fluoride	1	N/A	2022/08/31	BBY6SOP-00048	SM 23 4500-F C m
Hardness Total (calculated as CaCO3) (1)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2022/09/01	2022/09/01	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2022/09/01	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2022/09/01	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2022/09/02	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2022/08/31	BBY6SOP-00026	SM 23 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2022/09/02	2022/09/06	BBY6SOP-00033	SM 23 2540 C m
Tot Coliform/E.Coli by MF-Chromocult(PW)	1	N/A	2022/08/30	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2022/08/31	BBY6SOP-00027	SM 23 2130 B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Your P.O. #: 03-P-23073
Your Project #: ALLEY ENTERPRISES
Your C.O.C. #: 08511715

Attention: Bryan Richardson

Andrew Sheret - Nanaimo
2545 McCullough Rd
Nanaimo , BC
Canada V9S 4M9

Report Date: 2022/09/06
Report #: R3227015
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C265290
Received: 2022/08/30, 09:00

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).
(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276
==========
This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.
For Service Group specific validation please refer to the Validation Signature Page.

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	MAC	AO	OG	PRE CISTERN	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	A703749
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	3.17	0.50	A699157
Nitrate (N)	mg/L	10	-	-	0.028	0.020	A699237
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	370	2.0	A702188
pH	pH	-	-	7.0:10.5	7.96	N/A	A702185
Total Dissolved Solids	mg/L	-	500	-	220	10	A704214
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	A702193
Alkalinity (Total as CaCO3)	mg/L	-	-	-	150	1.0	A702193
Bicarbonate (HCO3)	mg/L	-	-	-	180	1.0	A702193
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	A702193
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	A700462
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	A702193
Chloride (Cl)	mg/L	-	250	-	21	1.0	A701293
Sulphate (SO4)	mg/L	-	500	-	13	1.0	A701293
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	8.2	5.0	A701243
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.028	0.020	A703745
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.45	0.10	A700499
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	A701694
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	18.8	3.0	A700455
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	A700455
Total Arsenic (As)	ug/L	10	-	-	0.12	0.10	A700455
Total Barium (Ba)	ug/L	2000	-	-	<1.0	1.0	A700455
Total Boron (B)	ug/L	5000	-	-	182	50	A700455

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

DRINKING WATER PACKAGE (REGULATED)

Bureau Veritas ID					BAR842		
Sampling Date					2022/08/29 08:40		
COC Number					08511715		
	UNITS	**MAC**	**AO**	**OG**	**PRE CISTERN**	**RDL**	**QC Batch**
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	A700455
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	A700455
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	A700455
Total Copper (Cu)	ug/L	2000	1000	-	3.00	0.20	A700455
Total Iron (Fe)	ug/L	-	300	-	19.7	5.0	A700455
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	A700455
Total Manganese (Mn)	ug/L	120	20	-	2.4	1.0	A700455
Total Molybdenum (Mo)	ug/L	-	-	-	<1.0	1.0	A700455
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	A700455
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	A700455
Total Silicon (Si)	ug/L	-	-	-	14000	100	A700455
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	A700455
Total Strontium (Sr)	ug/L	7000	-	-	15.5	1.0	A700455
Total Uranium (U)	ug/L	20	-	-	<0.10	0.10	A700455
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	A700455
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	A700455
Total Calcium (Ca)	mg/L	-	-	-	1.05	0.050	A699236
Total Magnesium (Mg)	mg/L	-	-	-	0.133	0.050	A699236
Total Potassium (K)	mg/L	-	-	-	0.107	0.050	A699236
Total Sodium (Na)	mg/L	-	200	-	89.8	0.050	A699236
Total Sulphur (S)	mg/L	-	-	-	3.3	3.0	A699236
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	**12**	N/A	A699457
E. coli	CFU/100mL	0	-	-	0	N/A	A699457

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
N/A = Not Applicable

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GENERAL COMMENTS

MAC,AO,OG: The guidelines that have been included in this report have been taken from the Canadian Drinking Water Quality Summary Table, September 2020.

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

Turbidity Guidelines:
1. Chemically assisted filtration: less than or equal to 0.3 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 1.0 NTU at any time.
2. Slow sand / diatomaceous earth filtration: less than or equal to 1.0 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 3.0 NTU at any time.
3. Membrane filtration: less than or equal to 0.1 NTU in 99% of the measurements made or at least 99% of the time each calendar month. Shall not exceed 0.3 NTU at any time.
4. To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less.
Measurement of Uncertainty has not been accounted for when stating conformity to the selected criteria, where applicable.

Results relate only to the items tested.

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A700455	MYO	Matrix Spike	Total Aluminum (Al)	2022/09/01		110	%	80 - 120
			Total Antimony (Sb)	2022/09/01		101	%	80 - 120
			Total Arsenic (As)	2022/09/01		105	%	80 - 120
			Total Barium (Ba)	2022/09/01		98	%	80 - 120
			Total Boron (B)	2022/09/01		NC	%	80 - 120
			Total Cadmium (Cd)	2022/09/01		99	%	80 - 120
			Total Chromium (Cr)	2022/09/01		100	%	80 - 120
			Total Cobalt (Co)	2022/09/01		94	%	80 - 120
			Total Copper (Cu)	2022/09/01		95	%	80 - 120
			Total Iron (Fe)	2022/09/01		NC	%	80 - 120
			Total Lead (Pb)	2022/09/01		97	%	80 - 120
			Total Manganese (Mn)	2022/09/01		102	%	80 - 120
			Total Molybdenum (Mo)	2022/09/01		105	%	80 - 120
			Total Nickel (Ni)	2022/09/01		96	%	80 - 120
			Total Selenium (Se)	2022/09/01		104	%	80 - 120
			Total Silicon (Si)	2022/09/01		NC	%	80 - 120
			Total Silver (Ag)	2022/09/01		97	%	80 - 120
			Total Strontium (Sr)	2022/09/01		101	%	80 - 120
			Total Uranium (U)	2022/09/01		99	%	80 - 120
			Total Vanadium (V)	2022/09/01		100	%	80 - 120
			Total Zinc (Zn)	2022/09/01		96	%	80 - 120
A700455	MYO	Spiked Blank	Total Aluminum (Al)	2022/09/01		101	%	80 - 120
			Total Antimony (Sb)	2022/09/01		100	%	80 - 120
			Total Arsenic (As)	2022/09/01		102	%	80 - 120
			Total Barium (Ba)	2022/09/01		96	%	80 - 120
			Total Boron (B)	2022/09/01		102	%	80 - 120
			Total Cadmium (Cd)	2022/09/01		99	%	80 - 120
			Total Chromium (Cr)	2022/09/01		99	%	80 - 120
			Total Cobalt (Co)	2022/09/01		97	%	80 - 120
			Total Copper (Cu)	2022/09/01		99	%	80 - 120
			Total Iron (Fe)	2022/09/01		100	%	80 - 120
			Total Lead (Pb)	2022/09/01		99	%	80 - 120
			Total Manganese (Mn)	2022/09/01		98	%	80 - 120
			Total Molybdenum (Mo)	2022/09/01		104	%	80 - 120
			Total Nickel (Ni)	2022/09/01		99	%	80 - 120
			Total Selenium (Se)	2022/09/01		107	%	80 - 120
			Total Silicon (Si)	2022/09/01		113	%	80 - 120
			Total Silver (Ag)	2022/09/01		98	%	80 - 120
			Total Strontium (Sr)	2022/09/01		96	%	80 - 120
			Total Uranium (U)	2022/09/01		97	%	80 - 120
			Total Vanadium (V)	2022/09/01		99	%	80 - 120
			Total Zinc (Zn)	2022/09/01		100	%	80 - 120
A700455	MYO	Method Blank	Total Aluminum (Al)	2022/09/01	<3.0		ug/L	
			Total Antimony (Sb)	2022/09/01	<0.50		ug/L	
			Total Arsenic (As)	2022/09/01	<0.10		ug/L	
			Total Barium (Ba)	2022/09/01	<1.0		ug/L	
			Total Boron (B)	2022/09/01	<50		ug/L	
			Total Cadmium (Cd)	2022/09/01	<0.010		ug/L	
			Total Chromium (Cr)	2022/09/01	<1.0		ug/L	
			Total Cobalt (Co)	2022/09/01	<0.20		ug/L	
			Total Copper (Cu)	2022/09/01	<0.20		ug/L	
			Total Iron (Fe)	2022/09/01	<5.0		ug/L	
			Total Lead (Pb)	2022/09/01	<0.20		ug/L	
			Total Manganese (Mn)	2022/09/01	<1.0		ug/L	

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Total Molybdenum (Mo)	2022/09/01	<1.0		ug/L	
			Total Nickel (Ni)	2022/09/01	<1.0		ug/L	
			Total Selenium (Se)	2022/09/01	<0.10		ug/L	
			Total Silicon (Si)	2022/09/01	<100		ug/L	
			Total Silver (Ag)	2022/09/01	<0.020		ug/L	
			Total Strontium (Sr)	2022/09/01	<1.0		ug/L	
			Total Uranium (U)	2022/09/01	<0.10		ug/L	
			Total Vanadium (V)	2022/09/01	<5.0		ug/L	
			Total Zinc (Zn)	2022/09/01	<5.0		ug/L	
A700455	MYO	RPD	Total Aluminum (Al)	2022/09/01	1.4		%	20
			Total Antimony (Sb)	2022/09/01	NC		%	20
			Total Arsenic (As)	2022/09/01	4.3		%	20
			Total Barium (Ba)	2022/09/01	NC		%	20
			Total Boron (B)	2022/09/01	1.3		%	20
			Total Cadmium (Cd)	2022/09/01	NC		%	20
			Total Chromium (Cr)	2022/09/01	NC		%	20
			Total Cobalt (Co)	2022/09/01	NC		%	20
			Total Copper (Cu)	2022/09/01	0.65		%	20
			Total Iron (Fe)	2022/09/01	0.52		%	20
			Total Lead (Pb)	2022/09/01	NC		%	20
			Total Manganese (Mn)	2022/09/01	2.1		%	20
			Total Molybdenum (Mo)	2022/09/01	NC		%	20
			Total Nickel (Ni)	2022/09/01	NC		%	20
			Total Selenium (Se)	2022/09/01	NC		%	20
			Total Silicon (Si)	2022/09/01	0.69		%	20
			Total Silver (Ag)	2022/09/01	NC		%	20
			Total Strontium (Sr)	2022/09/01	0.67		%	20
			Total Uranium (U)	2022/09/01	NC		%	20
			Total Vanadium (V)	2022/09/01	NC		%	20
			Total Zinc (Zn)	2022/09/01	NC		%	20
A700462	DDE	Matrix Spike	Dissolved Fluoride (F)	2022/08/31		110	%	80 - 120
A700462	DDE	Spiked Blank	Dissolved Fluoride (F)	2022/08/31		108	%	80 - 120
A700462	DDE	Method Blank	Dissolved Fluoride (F)	2022/08/31	<0.050		mg/L	
A700462	DDE	RPD	Dissolved Fluoride (F)	2022/08/31	0		%	20
A700499	EYU	Spiked Blank	Turbidity	2022/08/31		102	%	80 - 120
A700499	EYU	Method Blank	Turbidity	2022/08/31	<0.10		NTU	
A700499	EYU	RPD	Turbidity	2022/08/31	0.58		%	20
A701243	JAV	Spiked Blank	True Colour	2022/08/31		104	%	80 - 120
A701243	JAV	Method Blank	True Colour	2022/08/31	<5.0		Col. Unit	
A701243	JAV	RPD	True Colour	2022/08/31	NC		%	20
A701293	SE5	Matrix Spike	Chloride (Cl)	2022/08/31		122 (1)	%	80 - 120
			Sulphate (SO4)	2022/08/31		112	%	80 - 120
A701293	SE5	Spiked Blank	Chloride (Cl)	2022/08/31		103	%	80 - 120
			Sulphate (SO4)	2022/08/31		106	%	80 - 120
A701293	SE5	Method Blank	Chloride (Cl)	2022/08/31	<1.0		mg/L	
			Sulphate (SO4)	2022/08/31	<1.0		mg/L	
A701293	SE5	RPD	Chloride (Cl)	2022/08/31	18		%	20
			Sulphate (SO4)	2022/08/31	NC		%	20
A701694	BAL	Matrix Spike	Total Mercury (Hg)	2022/09/01		101	%	80 - 120
A701694	BAL	Spiked Blank	Total Mercury (Hg)	2022/09/01		96	%	80 - 120
A701694	BAL	Method Blank	Total Mercury (Hg)	2022/09/01	<0.0019		ug/L	
A701694	BAL	RPD	Total Mercury (Hg)	2022/09/01	NC		%	20
A702185	TSO	Spiked Blank	pH	2022/08/31		101	%	97 - 103
A702185	TSO	RPD	pH	2022/08/31	0.14		%	N/A

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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A702188	TSO	Spiked Blank	Conductivity	2022/08/31		101	%	80 - 120
A702188	TSO	Method Blank	Conductivity	2022/08/31	<2.0		uS/cm	
A702193	TSO	Spiked Blank	Alkalinity (Total as CaCO3)	2022/08/31		96	%	80 - 120
A702193	TSO	Method Blank	Alkalinity (PP as CaCO3)	2022/08/31	<1.0		mg/L	
			Alkalinity (Total as CaCO3)	2022/08/31	<1.0		mg/L	
			Bicarbonate (HCO3)	2022/08/31	<1.0		mg/L	
			Carbonate (CO3)	2022/08/31	<1.0		mg/L	
			Hydroxide (OH)	2022/08/31	<1.0		mg/L	
A703745	YIL	Matrix Spike	Nitrate plus Nitrite (N)	2022/09/01		99	%	80 - 120
A703745	YIL	Spiked Blank	Nitrate plus Nitrite (N)	2022/09/01		104	%	80 - 120
A703745	YIL	Method Blank	Nitrate plus Nitrite (N)	2022/09/01	<0.020		mg/L	
A703745	YIL	RPD	Nitrate plus Nitrite (N)	2022/09/01	NC		%	25
A703749	YIL	Matrix Spike	Nitrite (N)	2022/09/01		97	%	80 - 120
A703749	YIL	Spiked Blank	Nitrite (N)	2022/09/01		98	%	80 - 120
A703749	YIL	Method Blank	Nitrite (N)	2022/09/01	<0.0050		mg/L	
A703749	YIL	RPD	Nitrite (N)	2022/09/01	NC		%	20
A704214	WZ1	Matrix Spike	Total Dissolved Solids	2022/09/06		NC	%	80 - 120
A704214	WZ1	Spiked Blank	Total Dissolved Solids	2022/09/06		93	%	80 - 120
A704214	WZ1	Method Blank	Total Dissolved Solids	2022/09/06	<10		mg/L	
A704214	WZ1	RPD	Total Dissolved Solids	2022/09/06	NC		%	20

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.

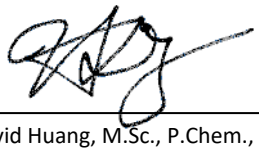
Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

Bureau Veritas Job #: C265290
Report Date: 2022/09/06

Andrew Sheret - Nanaimo
Client Project #: ALLEY ENTERPRISES
Your P.O. #: 03-P-23073

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



David Huang, M.Sc., P.Chem., QP, Scientific Services Manager

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

Bureau Veritas Burnaby: 4606 Canada Way V5G 1K5 Telephone(604) 734-7276 Fax(604) 731-2386

wldrsgdn@telus.net

08511715

C265290_COC

BUREAU VERITAS

DRINKING WATER SUBMISSION
CHAIN OF CUSTODY RECORD

Victoria: 460 Tennyson Place, Unit 1, Victoria, BC V8Z 6S3 Ph: (250) 385-6112 Toll Free: (888) 385-6112
Courtenay: 2755 D Moray Ave, Courtenay, BC V9N 8S9 Ph: (250) 338-7788 Toll Free: (800) 665-8566

BV Job #:

Company (Invoicing): ANDREW SHERET LIMITED

Company (Reporting): ANDREW SHERET LIMITED

Contact Name: BRYAN RICHARDSON

Mailing Address: 2545 MCCULLOUGH ROAD
NANAIMO, BC

Phone #: 250-758-7383

E-mail: bryan.richardson@sheret.com

After Hours Contact #:

VANCOUVER ISLAND HEALTH AUTHORITY
Medical Health Officer: 1.800.204.6166
Drinking Water Officer: 250.755.6215

Please note your invoice may be subject to a $75 minimum bill.

Payment Received: Yes ☐ No ☐

All information on this form must be completed before testing can commence.

If your drinking water source services two or more homes, we strongly recommend that you contact local health authorities to find out how the Drinking Water Protection Act applies to this system. Please be aware that, in this situation, we are legally obligated to report results directly to local health authorities.

☐ Regular Turnaround Time (TAT) (5 days for most tests)
☐ RUSH Please contact the lab Surcharges will be applied

Project Name: Alley Enterprises Date Required:

SPECIAL INSTRUCTIONS:
Return Cooler ☐ Ship Sample Bottles (please specify) ☐
LPO# 03-P-23073
INVOICE# 03-010242

	Sample Identification (Sample Location &/or Description)	Sample Location (eg. Tap, Wellhead)	Date/Time Sampled (24hr)	Samples from a Drinking Water Source? Y/N	Does source supply multiple households? Y/N	Are individuals drinking this water? Y/N	Are you on a boil water advisory? Y/N	Drinking Water Scan	Home Safety Scan	Total Metals Scan including Hardness & Hg	Total Coliform and E. Coli			Report Drinking Water Criteria DWG17
1	Pre Cistern		840	Y	Y	Y	Y	✓						X
				N	N	N	N							
2				Y	Y	Y	Y							X
				N	N	N	N							
3				Y	Y	Y	Y							X
				N	N	N	N							
4				Y	Y	Y	Y							X
				N	N	N	N							
5				Y	Y	Y	Y							X
				N	N	N	N							

PLEASE CIRCLE | ANALYSIS REQUESTED PLEASE SELECT BELOW

Sample Collection

For determining drinking water quality, samples should be representative of the water that will be consumed, therefore, we suggest sampling at the kitchen tap. However, other sampling locations may be used to determine pre-treatment water quality or for troubleshooting purposes.

1. Remove aerator/screen from faucet
2. Let the water run for 5 minutes.
3. Label the bottle with your name, date and time you are taking the sample.
4. Fill all bottle(s) provided. Take care not to touch the inside of the bottle or underside of cap.
5. Cap the sample and place it in fridge or small cooler with icepack.

Remember: It is important that you do not contaminate the sample as you handle the container. Wash your hands before you start and be careful not to touch the rim of the bottle or the inside of the cap.

DON'T:

Don't rinse or boil any bottle you receive from the lab.

Don't let the sample sit out overnight, please refrigerate.

Don't freeze the sample.

Sample Transportation & Delivery

1. Samples should arrive at the laboratories (Courtenay or Victoria) within 24 hrs of sampling. Ship samples between Monday and Thursday to avoid lab scheduling conflicts.
2. The sample should be kept cool during transit (<8°C - refrigerated or packed on ice).
3. Fill out the Chain of Custody (COC) form beside these instructions and submit with the sample. Incomplete or missing COC's will result in delays impacting turnaround time and the lab's ability to proceed with time sensitive tests.
4. Delivery Options:
   Personally deliver samples to Courtenay or Victoria
   Overnight shipping: If you ship a sample on the same day that it was collected you can use an overnight courier.
   Same day shipping: Available in some areas. Please contact the lab for details.

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgement and acceptance of our terms available at http://www.bvlabs.com/terms-and-conditions

Print name and sign			Print name and sign			Laboratory Use Only					
*Relinquished By:	Date (yy/mm/dd):	Time (24 hr):	Received By:	Date (yy/mm/dd):	Time (24hr):	Time Sensitive	Temperature on Receipt (°C):	Custody Seal	Yes	No	N/A
Bryan Richardson	22/08/29	1038	[signature]	22/08/30	0900	☐	A) 13 B) 16 C) 15	Present?	☐	☒	☐
							Just sampled & rec'd on ice: ☐	Intact?	☐	☐	☒

*IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS AND SAMPLES ANALYZED OUTSIDE REGULATORY GUIDELINES.

COC-1035

ice packs: yes, melted