

September 17, 2025

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

Email: [sbaugh@islandstrust.bc.ca](mailto:sbaugh@islandstrust.bc.ca)

Dear Steven Baugh, Planner

**Re: 1900 Stalker Road, Gabriola Island - Application to Amend the OCP and Rezone the Property – Additional Information to Support the Application**

Further to our OCP and rezoning application March 28, 2025, our site meeting June 7, 2025 and the meeting I had with Sonja Zupanec and you on July 16, 2025, we have prepared additional information that we discussed in our meetings. We wish to amend the OCP and rezone the property, with the goal of making a future application for three lot bare land strata subdivision. Attached is the following information for your review:

**Property History from 1970 – 2025**

The property owners have provided the attached history of the property from the time it was purchased by the families in 1970, until today. The owners wish to keep the property for future generations of the families, continue to be involved in the Gabriola community and as part of the proposed amendments, they propose to register a covenant that keeps the property substantially in its current form, for the enjoyment of future generations of the families.

**Proposed Covenant Conditions**

Further to our discussions with staff, the owners are proposing to register a covenant on the property as a condition of the OCP and zoning amendments. A copy of the proposed covenant conditions is attached.

**Seward  
Developments  
Inc.**

**toby.seward@shaw.ca  
250-713-6595  
1820 Argyle Avenue, Nanaimo, B.C., V9S 3K7**

## **Copies of Electrical and Sewer Disposal Permits from 1971-1972**

As requested, attached is correspondence regarding approval of electrical and sewer disposal permits for construction of the three cottages, starting in 1971. In discussions with RDN staff, they advised that no building permits were required in 1971 for construction of the three cottages, as only electrical and sewage disposal permits were required at the time of construction.

## **Proposed Site Visit with Gabriola Local Trust Committee Members and Islands Trust Chair**

As discussed, we request that a site meeting be scheduled with the two Gabriola Local Trust Committee (LTC) members, the Islands Trust Chair (if available), Islands Trust staff and one or two representatives of the property owners. This meeting would be scheduled to allow Islands Trust members to view the property and receive information from Islands Trust staff regarding the proposed amendments, if required. Property owner representatives would attend the site meeting to observe, but not participate in discussions about the application, unless requested.

## **Amended Survey Plan**

As requested, Turner Surveyors have prepared an amended survey plan that includes all buildings on site (attached).

Please advise if the additional information provided in this letter addresses the points that were discussed in our June 7 and July 16, 2025 meetings or if any additional information is required.

Yours truly



Toby Seward  
Seward Developments Inc

cc Property Owners

**Seward  
Developments  
Inc.**

**toby.seward@shaw.ca  
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1820 Argyle Avenue, Nanaimo, B.C., V9S 3K7**

September 17, 2025

1900 Stalker Road, Gabriola

### Proposed Covenant Conditions

Proposed conditions to be included in a restricted covenant that will be registered on the property title as a condition of final approval of the OCP/rezoning. The six attached conditions would be submitted to the Islands Trust staff, with actual wording of the covenant conditions determined by your lawyer and the Islands Trust lawyer during the OCP/rezoning process.

- 1.) The sizes of the three existing cabins is limited to the size of the existing building footprints, plus up to an additional 20% area of the existing building footprints.
- 2.) The proposed park dedication on the south side of the property, adjacent to Drumbeg Park, as shown on the Turner and Associates land survey dated October 12, 2023, will be transferred to BC Parks as a condition of final approval of a future three lot bare land strata subdivision that will be submitted to the Ministry of Transportation and Transit (MoTT), after successful completion of the OCP and rezoning.
- 3.) The property owners will work with the Gabriola Land and Trails Trust (GalTT) and BC Parks to remove the broom in the proposed park dedication area and the adjoining 3.0m north of the proposed park dedication area.
- 4.) When the broom is removed, the property owners will work with BC Parks to identify a method to delineate the new park boundary from the property owner's private property.
- 5.) A tree and vegetation protection area will be identified in the proposed common areas adjacent to the west and south property lines as shown on the Turner and Associates survey, which the exception that trees and vegetation can be removed to address fire smarting the property, dangerous trees, servicing requirements for driveway access for emergency vehicles/delivery vehicles, hydro lines, utilities, wells, sewer disposal systems, etc.
- 6.) Limit outbuilding construction to what currently exists on site, with the exception of proposed Lot B as shown on the Turner and Associates survey, which will be permitted to construct one additional outbuilding up to the size of existing outbuildings on proposed lots A and C.

B.C. HEALTH BRANCH

P.H.136  
(1967)

APPROVAL FORM - SEWAGE DISPOSAL SYSTEM  
(SCHEDULE "C")

Penetanguishene, B.C.

INSPECTION

THIS IS TO CERTIFY THAT THE SEPTIC TANK AND GROUND ABSORPTION SYSTEM ON:

Lot 2 - Shallow Rd - Tabularia Dr.  
Mr. Johnson

HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS GOVERNING SEWAGE  
DISPOSAL.

Archibald

for MEDICAL HEALTH OFFICER





COPY

P. O. Drawer 1500, Nanaimo, B. C.

501-415.1

26 March, 1971.

Dr. O. K. Litherland,  
1940 Lonsdale Avenue,  
North Vancouver, B. C.

Dear Dr. Litherland:

This will confirm the results of our meeting on Gabriola Island regarding supply of electricity for three home to be constructed on part of Lot 1, Section 4.

The existing line may be used with the addition of a 30' service pole set between Lots 2 and 3. Cost of this work is \$230.00. A rough sketch showing the present power line and planned additions is enclosed.

Temporary construction service, if needed, will be available for \$20.00.

Bill Goodsir of Canadian Log Structures will be sending us blueprints for each of the cottages so that we may calculate heater sizing and annual cost of operation.

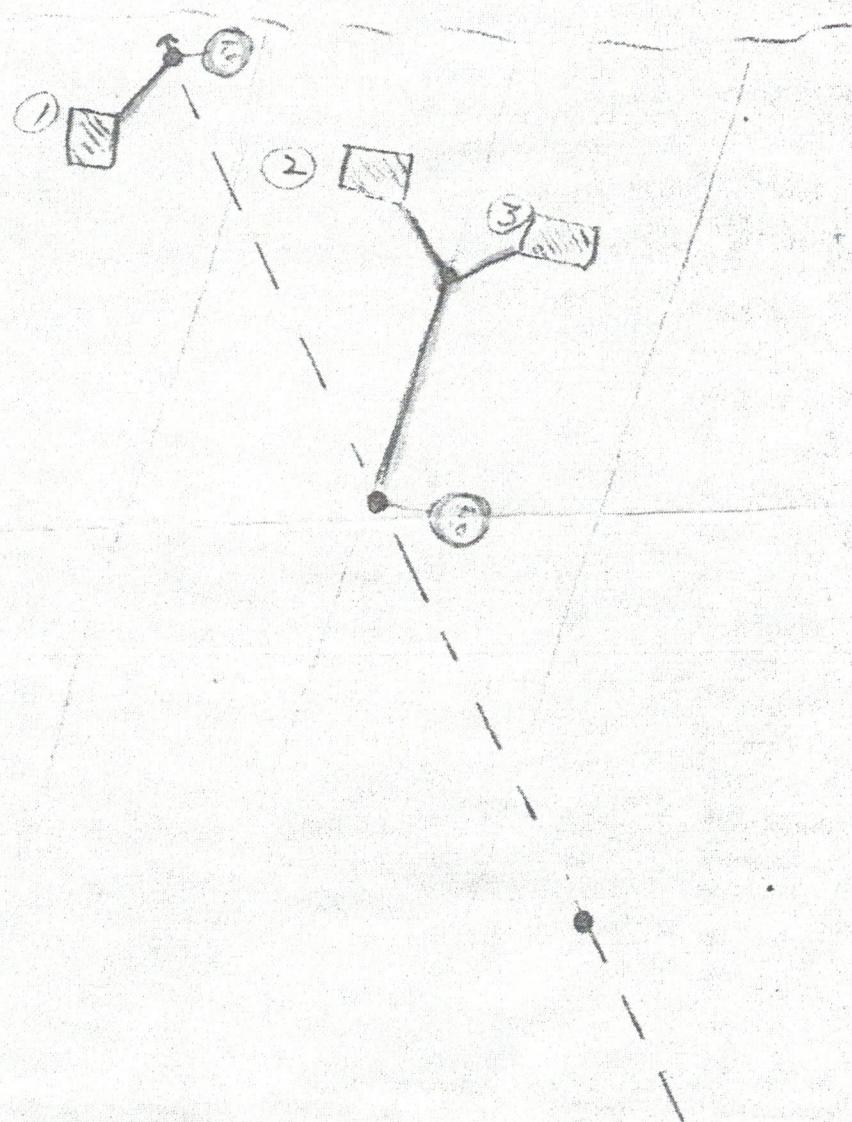
Please contact our office if we may be of further assistance.

Yours sincerely,

*J. H. Mitchell*  
J. H. Mitchell,  
Sales Representative.

*Copy DR Cookson*  
JHM/fmf

Pacific  
Oceans



- EXISTING
- NEW WORK

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

DES.	DATE	APPROVALS				
DES. CH.						DATE
DR.						
DR. CH.						
SCALE: <i>N.J.S.</i>	MICROFILMED					
SHEET OF	DWG. NO.			R.		

