

March 28, 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: Application to Amend the OCP and Rezone the Property at 1900 Stalker Road, Gabriola Island**

Further to our discussions with Islands Trust staff regarding the OCP and rezoning application for the above noted property, attached is the following information:

- Land use application form and checklist
- Summary letter
- Proposed Bare Land Strata Subdivision plan by Turner and Associates
- Environmental report by Aquaparian Environmental
- Archaeological report by Baseline Archeology
- Geotechnical report by Ryzuk Geotechnical Engineering
- Hydrogeological report by Waterline Resources
- Rationale for rezoning and OCP amendment (Attachment A)
- Islands Trust Policy Statement review (Attachment B)
- Contact with Snuneymuxw First Nations (Attachment C)
- Contact with Parks BC staff regarding proposed park dedication (Attachment D)
- Pre-application Community Information Meeting summary (Attachment E)
- Title search and Charges on Title
- Site disclosure statement

## **Proposed OCP and Rezoning Amendment**

We propose to amend the OCP from the current Resource (R) to Small Rural Residential (SRR) and the zoning from the current Resource (R) zoning to Small Rural Residential (SRR) or a site specific zoning. Providing these OCP and rezoning amendments are successful, an application will be submitted to MOTT for a three lot bare land strata subdivision, with common property located to the west and south of the proposed lots.

This 3.6 ha (8.9 acre) property was purchased by three families in 1970 and three cottages were built on the property in 1971. For the past 54 years, the property has been used by the three families and is now owned by the next generation of family members. The owners now wish to amend the OCP, rezone the property and apply for a three lot bare land strata subdivision. The owners wish to pursue the amendments noted that will allow each family to have ownership of one of the three bare land strata lots, while sharing the common property that would be adjacent to their three lots. One of the primary reasons the owners wish to pursue the amendments is that the current zoning only allows one single-family dwelling on the property and if a cabin was destroyed by fire, seismic event, etc. it could not be rebuilt without a rezoning.

Initially, the property owners had a discussion with Sonja Zupanec in 2017 regarding a future OCP and rezoning application. I was retained in 2020 to assist the owners in hiring consultants and preparing an OCP and rezoning application for submission to the Islands Trust. We have spoken with Sonja Zupanec a number of times regarding the application and on her suggestion we contacted the Snuneymuxw First Nations (SFN), BC Parks and held a community information meeting prior to making this application. Summaries of these meetings are included in attachments C, D and E of this application. Our first step in preparing the application was to retain an archaeological consultant to carry out the required archaeological reviews on the property. This archaeological review took an extended amount of time and has delayed our preparation of the OCP and rezoning application.

## **Property Description**

The 3.6 ha (8.9 acre) waterfront property is located directly north of Drumbeg Park. Three cottages of approximately 1100 ft.<sup>2</sup> each were built in 1971 and are owned by the next generation of the original owners of the property. The proposed use of the land will not change with the OCP and rezoning amendment and future subdivision, as the owners wish to continue to use the three cottages as they have done for the past 54 years. No new construction is planned on the property.

The legal description of the property is Lot 1, Section 4, Gabriola Island, Nanaimo District Plan 16560. The PID is 004-008-910.

The sewer drainfields are sketched in red on the attached survey plan prepared by Turner Surveying.

On the site plan prepared by Turner Surveying, the proposed common property on the south and west side of the property were chosen to address the locations of the three driveways and separation from Drumbeg Park. Common property along the waterfront was not pursued as there is limited distance between the waterfront and the three cabins.

In the Waterline Resources hydrogeological report, they provided an assessment of the nearby wells as proof of water for the OCP/rezoning application.

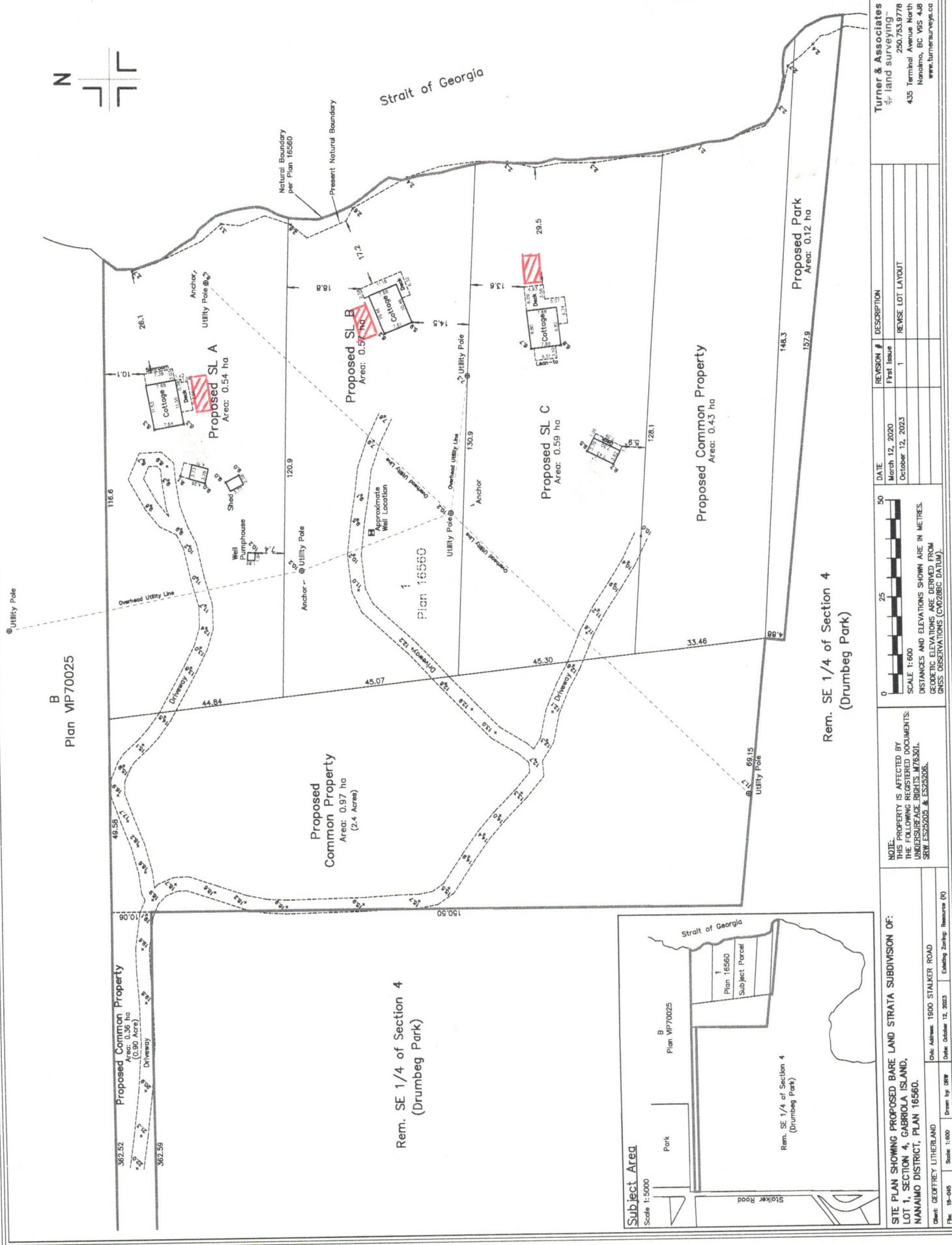
We understand that once the Islands Trust receives our application, they will advise us on the application fee requirements. Please advise if you require additional information to support this OCP and rezoning application.

Yours truly

Toby Seward  
Seward Developments Inc

cc: Property Owners

SEPTIC TANK & DRAINFIELD LOCATIONS NOT IN RED



## Attachment A

### 1900 Stalker Road, Gabriola Island, OCP/Rezoning Application

#### Rationale for OCP and Rezoning Amendments

**OCP** - The current OCP designation is Resource (R) and the proposed new OCP designation is Small Rural Residential (SRR).

The surrounding properties are generally used as residential, other than Drumbeg Park to the south, which is designated Parks (P). Five properties to the north are designated as Agricultural (AG) and properties to the west are designated as Large Rural Residential (RR) and Small Rural Residential (SRR).

The fundamental principle of the OCP is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of residents of the Trust Area and of the province generally. The OCP has a number of environmental goals, including to preserve the unique natural environment and the natural beauty of the Gabriola Planning area, to recognize the provincial and national significance of the unique social and physical diversity, to encourage a good stewardship and prepare for the impacts of climate change.

The Residential Land Use section of the OCP includes objectives to ensure that subdivision design is consistent with the rural character of Gabriola and require new development to be supported by adequate sewer disposal systems.

It is recognized that development of a new OCP for Gabriola is underway, with a target completion date in late 2025 or early 2026. It is understood that the fundamental principles of the current OCP will be included in the new OCP, with discussion about how to maintain those principles, while possibly increasing the allowable density.

The rationale for the proposed OCP amendment for this property is that if the OCP and rezoning are successful, followed by subdivision approval for a three lot bare land strata, the use of the three cottages that have existed on the property since 1971 will not change, other than each cottage will be located on a separate strata lot.

The principles and objectives of the OCP noted above and outlined in the Attachment B, Islands Trust Policy Statement included in this application will continue to be met, as the three families who own the property wish to keep each of the proposed three lots for use by current and future generations of the families. The families have no development plans for the property and the OCP amendment would be consistent with the surrounding residential use.

**Zoning** - The current zoning is Resource (R) and the proposed new zoning is Small Rural Residential (SRR) or a site specific zoning that would allow for a future subdivision into three bare land strata lots.

The surrounding properties are generally used as residential, other than Drumbeg Park to the south, which is zoned Parks 1 (P1), Provincial and Regional Park. Five properties to the north are zoned agricultural (AG) and the properties to the west are zoned Small Rural Residential (SRR) and Large Rural Residential (LRR).

The three cabins were constructed in 1971 and pre-date the creation of the Islands Trust in 1974 and the subsequent Islands Trust zoning bylaws. The proposed rezoning to Small Rural Residential (SRR) would not entirely meet the zoning bylaw requirements for subdivision, which require a minimum average lot area of 2.0 ha (4.94 acres) and a minimum lot area of 0.5 ha (1.24 acres). As the property is 3.6 ha (8.9 acres), the average lot size would be 1.2 ha (2.96 acres), less than the required 2.0 ha (4.94 acres). The smallest of the proposed three lots would be 0.54 ha (1.33 acres) which would comply with the SRR zoning bylaw requirements for lot size.

## Attachment B

### 1900 Stalker Road, Gabriola Island, OCP/rezoning Application

#### Islands Trust Policy Statement

The Islands Trust objective is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of BC

The guiding principles of the Islands Trust include;

- The primary responsibility of the Islands Trust Council to provide leadership for preservation, protection, and stewardship of amenities, environment, and resources of the Trust Area
- The Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area
- The Trust Council will seek information from a broad range of sources in its decision-making process, recognizing the importance of local knowledge in this regard
- The Trust Council believes that to achieve the Islands Trust objective, the rate and scale of growth and development in the Trust Area may be carefully managed and may require limitation
- Trust Council believes that open, consultative public participation is vital to effective decision making for the Trust Area
- Trust Council will implement a plan for advancement of the Policy Statement as part of its annual budget process, and the Executive Committee of the Trust Council will report to Council on progress in achieving the goals of the Policy Statement

The proposed OCP and rezoning amendments, plus the proposed future bare land strata subdivision are consistent with the Trust Area guiding principles as follows;

- The owners are making application for the proposed amendments to allow for the three cabins that have been in place on the property since 1971 to be each situated on a separate bare land strata lot. The owners have no development plans for the property, as they wish to maintain the cabins for their current and future generations use.
- The owners are fully committed to preserving and protecting the environment. As part of the proposed amendments, an environmental consultant has provided a report on identification and preservation of the environmental features of the property.
- A hydrogeological report has been undertaken to assess protection of the aquifer and ground water on the property, plus a geotechnical report has been completed to assess ground conditions, slope stability, erosion and sea level rise.
- An archaeology report has been completed to ensure protection of archaeological matter on the property. Contact has been made with the Snuneymuxw First Nations (SFN) regarding the proposed application and the archaeological consultant hired for the project has been in contact with SFN representatives and staff at the provincial archeology branch regarding their assessment of the property.
- A community information meeting was held to inform neighbouring property owners of the proposed amendments. A response from one of the neighbours was that they hoped to see the area remain for single-family dwelling use, which is consistent with the owner's plans.
- Representatives of BC parks have been contacted, as the Stalker Road property shares a property line with Drumbeg Park to the south. BC Parks have confirmed they will work with the Islands Trust and owners regarding a possible dedication of a strip of land to be added to Drumbeg Park.
- Correspondence has been received from the Gabriola Land and Trails Trust (GaLTT) regarding scotch broom infestation. The Stalker Road property owners have removed a considerable amount of scotch broom from their property and plan to follow up with GaLTT and BC Parks on the removal.

## Attachment C

### 1900 Stalker Road, Gabriola Island, OCP/Rezoning Application

#### Contact with Snuneymuxw First Nations (SFN)

Owen Grant of Baseline Archaeology (Baseline) was hired in September, 2021 to carry out a Preliminary Field Reconnaissance (PFR) and thereafter an Archeological Impact Assessment (AIA) on the property. Baseline made application to the Archeology Branch for a permit in October, 2021. The provincial Archeology Branch forwarded a letter to SFN Chief and Council on January 31, 2022 advising that Baseline had applied for a Heritage Inspection Permit.

Desiree Thomas, Lands Clerk at the SFN provided a response to the Archeology Branch February 23, 2022 regarding their referral and advised on their Snuneymuxw Referral Management Policy, which requires an application and fee borne by the applicant.

We initially made contact with the Desiree Thomas in February 2022 regarding the application and followed up with a letter to her on February 28, 2022. In addition to the letter, we included the SFN referral checklist, map of the area, proposed subdivision and a \$750 application fee as they requested.

Derrick Manson from the SFN participated as part of the field personnel, along with Baseline Archaeology staff, who completed the field review of the property. In Baseline's AIA report dated January 2023, they acknowledged Derrick Manson and Desiree Thomas from the SFN for their assistance with this project.

Copies of correspondence with the SFN and Archeology Branch are attached.

2022- February-28

Snuneymuxw First Nation  
668 Centre Street  
Nanaimo, BC, V9R 4Z4

Attention: Desiree Thomas, Lands Clerk

Dear Desiree Thomas

Re: Snuneymuxw First Nation Referral Management Checklist – 1900 Stalker Road, Gabriola

Attached is a copy of the referral checklist, map of the area and the proposed subdivision and an application fee.

I am representing the three families who own this property, in their application to the Islands Trust for an OCP/rezoning amendment, that if successful, will allow for a future three lot bare land strata subdivision.

The owners wish to confirm that there is no proposed work or development as part of this application, as the three families who are the applicants, each already have their own cottage on the property and are wishing to maintain the existing natural habitat.

Owen Grant, Baseline Archeological Services, Courtenay, has applied for an Archeological Impact Assessment permit from the Archeology Branch, after his company completed a Preliminary Field Reconnaissance on the property last summer.

Please advise if there is any additional information you require regarding the checklist we have completed for this property.

Yours truly

  
Toby Seward  
Seward Developments Inc  
[toby.seward@shaw.ca](mailto:toby.seward@shaw.ca)  
250-713-6595



## Snuneymuxw First Nation Referral Management Checklist

### Part 1 – Details of Referral (to be completed by referring ministry/agency)

Date Received: 2022-MARCH-03 External file no.(s):

Referring ministry/agency: RDN

Name of contact and contact details: Toby Seward Seward Developments Inc.  
toby.seward@shaw.ca, 250-713-6595

Type of permit, authorization or tenure: OCP/REZONING AMENDMENT

Name of applicant/proponent: Toby Seward

Contact details: AS ABOVE

New application Yes  No  Renewal or extension Yes  No

General location: 1900 STACKER ROAD, GABRIOLA ISLAND

Overview map received Yes  No  Site specific map received Yes  No

Ministry Deadline for initial response:

### Part 2 – Administration

Is the referral package complete with all documents, maps, studies, and other supporting information necessary to effectively review the application?

Yes  No

### Part 3 – Background

- A. Does the application recognize an understanding of the existing Treaty Rights of 1854?
- B. Does the applicant show a willingness to adapt their standard approach to respect the interests held by Snuneymuxw First Nation?

### Part 4 – Engagement with Snuneymuxw First Nation

a. Has the applicant or proponent made an attempt to meet with SFN government prior to applying for a permit within SFN traditional territory? Yes  No

#### **Part 5 – Consultation by Crown**

a Does the potential for adverse impacts exist if the permit, authorization or tenure is granted?

Yes  No  To Aboriginal title. If yes, attach details.

Yes  No  To the right to hunt as formerly. If yes, attach details.

Yes  No  To the right to carry on fisheries as formerly. If yes, attach details.

Yes  No  To other Aboriginal rights. If yes, attach details.

Yes  No  To heritage/archaeological resources. If yes, attach details.

#### Contact

Please submit this information in full to Snuneymuxw First Nation's Lands Clerk at  
[landsclerk@snuneymuxw.ca](mailto:landsclerk@snuneymuxw.ca)

**\*Referrals will only be reviewed once all attached information has been received.**



January 31, 2022

File: 21A0639

To Chief and Council:

**Re: Application 21A0639 for Inspection Permit**

Mr. Owen Grant has applied for a Heritage Inspection Permit (application enclosed), pursuant to section 12.2 of the *Heritage Conservation Act*, to conduct an Archaeological impact assessment of 1900 Stalker Road, Gabriola Island for the proposed rezoning of the property from private land to bare land strata within the boundary of DgRw-23. Through this letter, the Province is initiating consultation with your Nation regarding this application.

If approved, this application will authorize Archaeological Impact Assessments (AIAs) within the permit application area. AIAs are information-gathering studies to identify and assess potential impacts to archaeological sites and make management recommendations to support land-use decisions. This permit does not authorize any development activities (e.g., timber-harvesting).

The Province is aware of your Nation's established or claimed Aboriginal rights and/or title or treaty rights ("Aboriginal Interests") in the proposed permit area and that this application has the potential to impact these Interests. The Province recognizes that the information available to us is not conclusive or exhaustive; therefore, any additional information about your Aboriginal Interests and how they may be impacted by this application is welcome.

The enclosed application describes the proposed area to be assessed, potential impacts associated with the assessment activities, information about the study area, and the proposed archaeological methods. In addition to pedestrian survey, subsurface testing, and artifact collection, this application allows for archaeological methods which may include, but are not limited to, systematic data recovery, or machine-assisted inspections, which may result in more invasive impacts to protected sites. The applicant may have provided goals and objectives, and approaches in the application which are outside the scope of HCA permitting.

Please note, the applicant may distribute Nols during the review period, before a decision has been made whether to issue this permit.

If you have any comments on this proposed application, please advise in writing by **March 17, 2022**, clicking the linked email address and copying in the subject line provided below:

**ArchPermitApp@gov.bc.ca**

**Subject Line: Attn: Kira Kristensen – Comments on Application 21A0639**

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**Ministry of Forests,  
Lands, Natural Resource  
Operations and Rural Development**

**Archaeology Branch**

**Phone:** (250) 953-3334  
**Fax:** (250) 953-3340

**Mailing Address:**

**PO Box 9816 Stn Prov Govt  
Victoria BC, V8W 9W3**

**Website:** <http://www.for.gov.bc.ca/archaeology/>    **Email:** [ArchPermitApp@gov.bc.ca](mailto:ArchPermitApp@gov.bc.ca)

Your review and response is requested within this time period to ensure the Province is able to consider any information you provide in the decision making process for this application. If you require additional time to respond, due to COVID-19 or other considerations, please let us know as soon as possible.

The following will support your review of this proposed application:

- Permit application with maps attached
- Spatial data
- Other relevant documents (e.g., Shared Engagement Records, as appropriate)

Please advise if you require additional information to support your review of the proposed application.

The decision regarding the proposed application will consider all concerns and comments provided to the Archaeology Branch:

- Should you identify concerns regarding potential adverse impacts to Aboriginal Interests that could result from the activities proposed under this permit, please identify the specific interest, nature of the impact(s), and possible accommodations.
- Note that any comments regarding proposed archaeological methods and other proposed accommodations may be forwarded to the permit applicant(s) for input as well.

We recognize that the COVID-19 pandemic is shifting organizational priorities and is affecting the capacity of First Nations to engage in consultation activities. Consequently, except in emergency situations, we have extended all referral periods by a minimum of **15 days**.

Where possible, we will further extend timelines on consultations that involve non-urgent files or decisions. The applicant has indicated that the proposed application, however, relates to Covid-19 Essential Services.

The Branch feels it is critical and in the public interest to move forward with the consultation on this application. In these circumstances, we ask that if you can, please provide your response to the Branch by **March 17, 2022** to support the decision-making process for this application. Please let us know as soon as possible if the Branch can support your review of this application, or if you need additional time to respond, due to COVID, flooding or other circumstances. The Province proposes to proceed to decision shortly after this date.

If you have any questions about the Archaeology Branch permitting process in general, please don't hesitate to contact me.

Sincerely



Nathan Friesen  
Permitting & Assessment Supervisor  
NF/jgf/Encl.

pc: Mr. Owen Grant

*Material contained in this referral may be confidential and should be delivered only to the addressee. If all pages are not received, please call 250-953-3334*

**From:** Desiree Thomas [Desireet@snuneymuxw.ca](mailto:Desireet@snuneymuxw.ca)   
**Subject:** HIP 21A0639  
**Date:** February 23, 2022 at 10:33 AM  
**To:** Archaeology Permit Applications FLNR:EX [ArchPermitApp@gov.bc.ca](mailto:ArchPermitApp@gov.bc.ca)  
**Cc:** [toby.seward@shaw.ca](mailto:toby.seward@shaw.ca), [dforbes@baselinearchaeological.ca](mailto:dforbes@baselinearchaeological.ca)

DT

Good afternoon,

Thank you for the Referral information regarding *Heritage Inspection Permit application 21A0639* for 1900 Stalker Road, Gabriola Island. Please see the receipt letter attached as confirmation of Snuneymuxw intention to participate in this referral. Snuneymuxw has developed and implemented the Snuneymuxw Referral Management Policy, a right-recognition approach to administering requests for Snuneymuxw consent and/or comments for various activities within Snuneymuxw Territory. This approach is consistent with the solemn constitutional obligations under the Snuneymuxw Treaty of 1854. This approach includes a fee structure as part of the referral policy. Due to the high volume of referrals submitted to Snuneymuxw First Nation, the fee structure assists Snuneymuxw to move through the treaty process in an efficient manner. This referral is subject to \$750 admin referral fee. SFN expects that these costs to be borne by the applicant(s). Fees are due as soon as possible, and a formal SFN invoice can be provided upon request. Cheques can be made out to Snuneymuxw First Nation, Attn: HIP 21A0639 and sent to 668 Centre Street, Nanaimo BC, V9R 4Z4.

**Desiree Thomas**  
Lands Clerk  
668 Centre Street, Nanaimo BC, V9R 4Z4  
EMAIL: [desireet@snuneymuxw.ca](mailto:desireet@snuneymuxw.ca)  
PHONE: 250-824-1351

**Snuneymuxw First Nation**  
668 Centre Street, Nanaimo BC, V9R 4Z4  
TEL: 250-740-2300/1-888-636-8789  
Fax: 250-753-3492  
Web: <http://www.snuneymuxw.ca>

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**Snuneymuxw First Nation**  
668 Centre St., Nanaimo, B.C. V9R 4Z4  
Tel: 250-740-2300 / 1-888-636-8789  
Fax: 250-753-3492  
Web: <http://www.snuneymuxw.ca>

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# Snuneymuxw

First Nation

[www.snuneymuxw.ca](http://www.snuneymuxw.ca)

February 22, 2022

To whom it may concern,

**RE: Heritage Inspection Permit # 21A0639- 1900 Stalker Road, Gabriola Island**

This letter is to notify your organization that Snuneymuxw First Nation (SFN) has received the above captioned referral. In order to properly review referrals including determining completeness of the referral package, we require a minimum of 60 days ("Review Period") from February 22, 2022. Our Nation receives a high volume of referrals on a daily basis, and we appreciate your patience.

On December 23, 1854, SFN entered into a Treaty with the Governor of the Colony, Sir James Douglas, representing the Crown at Nanaimo Harbour. The Snuneymuxw people have a Nation-to-Nation relationship with Canada and a Government-to-Government relationship with British Columbia. The Treaty of 1854 is a Treaty within section 35 of the *Constitution Act, 1982* and protects the land, marine, aquatic and harvesting rights of the members of the Nation individually and as a whole. The position of Snuneymuxw, based on the Treaty of 1854, is that consent of the Nation is required before any exploration, development, permit or approval granted in relation to the traditional territory of the Snuneymuxw people.

If you require further information about the 1854 Treaty, the inherent and Aboriginal rights of the Snuneymuxw First Nation, or the traditional use and occupation of our territories and waters, please provide us with specific requests in writing.

During the Review Period, SFN will review the referral package and if the package is incomplete, we will require further information from yourself, government, the proponent and/or a related party. However, if you have not heard from SFN within the Review Period does not equate to SFN support for this referral. Depending on the referral package and the impacts to SFN treaty rights, we may require more time to review and respond appropriately.

The Snuneymuxw First Nation, as a Treaty First Nation, takes the position that the consent of the Nation is required prior to any development impacting our lands and/or resources. In some cases, there may be mitigating or accommodation measures that the Snuneymuxw First Nation can consider or accept, but such arrangements must be the product of direct discussion and consent. The honour of the Crown in relation to our

lands, waters and peoples is a lawful obligation and is not waived by Snuneymuxw in any circumstance.

Once the application has been reviewed by your organization based on our requirements, please set up a phone call, virtual meeting, or in-person meeting to discuss next steps.

Please contact our Lands Clerk at [landsclerk@snuneymuxw.ca](mailto:landsclerk@snuneymuxw.ca) Monday – Friday between 8:00AM-4:00PM if you have any further questions.

Sincerely,

Lands Clerk  
Snuneymuxw First Nation  
668 Centre Street  
Nanaimo, BC V9R 4Z4

## Attachment D

### 1900 Stalker Road, Gabriola Island, OCP/Rezoning Application

#### Contact with BC Parks Regarding Proposed Park Dedication

Following exchange of emails, we set up a teams meeting call October 20, 2023 with Catherine Jacobson, Planning Section Head, West Coast, BC Parks and Bradley Lapham, Area Supervisor, BC Parks to discuss the proposed park dedication as part of the rezoning or future subdivision of the Stalker Road property.

In the call, we explained the history of the property and the plan for a future bare land strata subdivision. The subdivision would include a proposed dedication of a strip of land from the Stalker Road property to BC Parks, to be added to the adjacent Drumbeg Park property, as outlined on the survey plan from Turner Surveying.

Both Catherine Jacobson and Bradley Lapham said they were pleased to hear about the proposed dedication well in advance of the referral from the Island Trust or MOTT, as they usually don't hear of any proposed park dedication until much later in the rezoning or subdivision process. They advised the park dedication looked promising and would look forward to discussing the dedication in more detail at rezoning or subdivision stages. Bradley Lapham advised that he had recently been to Drumbeg Park and was aware that some park users may have been trespassing onto the Stalker Road property and wish to determine how best to address the trespass. He advised that the land acquisition coordinator for BC Parks would be involved in the process, if a dedication and associated boundary adjustment was formalized.

We advised them that we would look forward to working with BC Parks staff when the park dedication was further considered. They agreed that they would be happy to discuss the dedication with us when more information is available.

Previous to discussing the proposed dedication with BC Parks staff, we talked to the RDN Parks planner and she advised that Drumbeg Park was a provincial park, therefore any discussions on a dedication should be dealt with through BC Parks.

**Seward  
Developments  
Inc.**

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

## Attachment E

### 1900 Stalker Road, Gabriola Island, OCP/Rezoning Application

#### Community Information Meeting Summary

In advance of submitting a OCP and rezoning application, a pre-application community information meeting was held on October 21, 2023 to receive input from neighbourhood residents. The meeting was held at the boardroom at Page's Inn on Silva Bay, 3415 South Rd., Gabriola from 2.00 PM–4.00 PM

A month in advance of the meeting, we mailed out an information bulletins to 18 property owners who live nearby the Stalker Road property. At the meeting drawings of the proposed subdivision and feedback forms were made available.

At the meeting five of the property owners attended, as well as the owner's representative. Two neighbours attended the meeting and later provided a letter of support for the rezoning amendment. One feedback form was received from a neighbouring property owner, who saw no reason to oppose the application as long as there were no more than three dwellings and each dwelling was for a single family only. An email was received from another property owner, requesting a copy of the subdivision plan, which was forwarded to them. No further comments were received.

Throughout the 54 years that the families have owned the property, they have been part of the community and have established many friendships, which has resulted in a strong unreserved support for their proposal. During the families discussions with their neighbours, there has been no concerns raised regarding the proposed amendments.

A copy of the information bulletin and correspondence received from neighbours is attached.

## **1900 Stalker Road, Gabriola – Proposed Rezoning & Future Subdivision**

### **Pre-Application Community Information Meeting – October 21, 2023**

**Background** – The property owners plan to make an application to the Islands Trust to rezone their property at 1900 Stalker Road to allow for a future 3 lot subdivision. This 8.9 acre property was purchased by three families in 1970 and three cottages were built on the property in 1971. For the past 53 years, the property has been used by the 3 families and is now owned by the next generation of family members. The owners now wish to rezone the property, to allow each family to have their cottages on a separate lot, while sharing their common driveway. There is no development plan associated with this proposed application.

**Information Meeting** – In advance of submitting a rezoning application, the property owners are holding a Pre-Application Community Information Meeting, to receive input from neighbourhood residents. The meeting will be held:

**Saturday, October 21, 2023, 2.00 – 4.00 PM**

**Page's Inn on Silva Bay, Boardroom, 3415 South Road, Gabriola**

At the meeting, drawings of the proposed subdivision and feedback forms will be available. The owner's representatives will be in attendance at the meeting and will be available to provide information and answer questions.

At a later date, the Islands Trust will schedule a Public Hearing, which will allow area residents to provide feedback to the Islands Trust regarding the rezoning

If you were unable to attend the meeting and wish to provide feedback regarding the proposed rezoning, please email the attached feedback form as noted below.

**Contact/Questions** – If do you have any questions or require further information regarding the Pre-Application Community Information Meeting, please contact the owner's representative; Toby Seward, by email [toby.seward@shaw.ca](mailto:toby.seward@shaw.ca), or by telephone at 250-713-6595. Feedback forms can be emailed to the owner's representative. Please send feedback forms by October 30.

Re: Proposed Zoning Ammendment 1900 Stalker Road

We, Greg and Sharon Stephenson, living at 1840 Hyham Road are writing this brief note to support our neighbors in their request to subdivide their joint lot into three Parcels of land. We have been on our property for now 19 years and in that time have met with all the families that own the individual cabins, perhaps not all members . . . .

We can see no negative impact in the rezoning amendment and can see benefits for the 3 families, especially in case of fire, where, I believe present zoning regulations would only allow only the replacement of one residence on the land. The size of the lot at present, 8.9 acres, would I assume be divided equally and would give individual lots of sufficient size for their use as single family dwellings, with similar rights and restrictions.

If you need any further information or discussion, we can be reached here :

Greg- icelandr@gmail.com, 250.802.0041

Sharon - sharonlstephenson@gmail.com, 250.247.8888 or 250.616.7003



**Pre-Application Community information Meeting; October 21,  
2.00 - 4.00 PM, Page's Inn on Silva Bay, Gabriola**

**Proposed Rezoning Amendment: 1900 Stalker Road, Gabriola**

**Feedback Form**

Please provide your comments regarding the proposed rezoning at the above noted address. Feedback forms can be left at the meeting October 21, or emailed to [toby.seward@shaw.ca](mailto:toby.seward@shaw.ca) by October 30. Your comments will be forwarded to Islands Trust staff.

If the proposal simply means to approve  
3 homes only on the lot that has been (or will)  
be divided into 3 distinct lots then I  
see no reason to oppose the application  
Can we confirm 'No more' than 3 dwellings?  
Each dwelling single family only?

Contact Information (optional)

Name/Address Nancy Van Coeter

Phone/Email Address nancy@vankoeter.com

**From:** **Toby Seward** [toby.seward@shaw.ca](mailto:toby.seward@shaw.ca)  
**Subject:** Re: 1900 Stalker road, Gabriola  
**Date:** October 8, 2023 at 9:19 PM  
**To:** Bernadette Fischer [b.m.l.fischer@gmail.com](mailto:b.m.l.fischer@gmail.com)



Thank you for your email Bernadette. I will forward you an email this coming week of the plans that will be presented at the meeting.

Toby Seward

On Oct 6, 2023, at 12:53 PM, Bernadette Fischer <[b.m.l.fischer@gmail.com](mailto:b.m.l.fischer@gmail.com)> wrote:

Congratulations on the steps that have been taken.

Just inform us of the plans that will be presented at the meeting on October 21 by email preferably.

Thank you for informing us so far.

Best,

Bernadette & Michael Riedijk - Fischer



Sender notified by  
[Mailtrack](#)