



File No.: GM-DP-2023.1 &
GM- DVP-2023.2

DATE OF MEETING: November 26, 2024

TO: Gambier Island Local Trust Committee

FROM: Ian Cox, Planner 2
Northern Team

SUBJECT: Concurrent Development Variance Permit & Development Permit Applications
Applicant: Stephen Delane
Location: West Bay Road, Gambier Island; PID 013-387-031
BLOCK 62 DISTRICT LOT 1297 PLAN 2848

RECOMMENDATIONS

1. That the Gambier Island Local Trust Committee approve issuance of GM-DP-2023.1 with the condition that the development is in accordance with the Riparian Areas Protection Regulation Detailed Assessment Report by Cascade Environmental Ltd. attached to and forming part of the development permit.
2. That the Gambier Island Local Trust Committee deny issuance of GM-DVP-2023.2.

REPORT SUMMARY

The Gambier Island Local Trust Committee (LTC) is asked to consider two concurrent applications: Development Variance Permit (DVP) GM-DVP-2023.2 and Development Permit (DP) GM-DP-2023.1. The joint applications seek to facilitate new residential development on the subject property (**Attachment 1a & 1b**). The Applications are in response to Bylaw Enforcement file, GM-BE-2023.2, for preparatory land works within Development Permit Area DPA 3 - Riparian Areas (the DPA) commenced without a permit. Staff recommends that the LTC issue the DP based on the development plans, recommendations, mitigation measures, monitoring, and reporting as provided in the *Riparian Areas Protection Regulation (RAPR) Detailed Assessment Report* by Cascade Environmental (the *RAPR Report*, or Report) in **Attachment 2**. The professional report has been reviewed and accepted by the Province of BC under the *RAPR* legislation, with the development plans found on page 14 of the Report.

Staff does not recommend issuing the DVP, as the variance requests for the buildings and structures as submitted by the applicant in the site plan (**Attachment 1b**) are inconsistent with the plans included in the *RAPR* Report.

BACKGROUND

The property is a 0.32 hectare undeveloped lot within DPA 3 on Gambier Island, containing two permanent non-fish-bearing streams and a roadside ditch. As identified in the *RAPR* Report, the presence of three watercourses on the lot and their respective 15.0 meter setbacks from the natural boundary under the Gambier Island Land Use Bylaw No. 86 (LUB), presents challenges to developing the lot for the uses allowed under its Settlement Residential – SR zoning; particularly the siting of the principal residence and septic system. The Applicants are requesting

reductions to 10.0 metres, 5.4 metres, and 2.0 metres from the 15.0 metre setback to a watercourse as required by section 3.3(1) of the LUB and as detailed below in the Development Variance Permit section of this report.

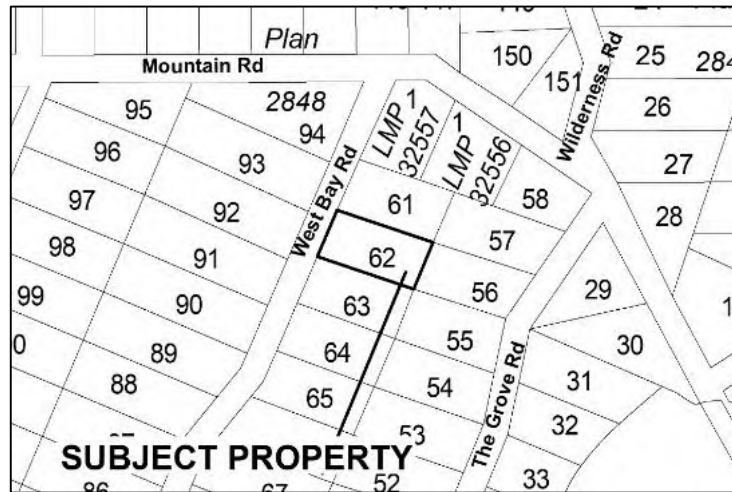


Figure 1 - Subject Property

The 15 metre LUB watercourse setback was in force prior to adoption of the Riparian Areas DPA 3 and continues to provide protection for water features that are not *RAPR*-applicable. In this case, the water features are considered *RAPR*-applicable per the QEP’s assessment, but have been given a reduced Streamside Protection and Enhancement Area buffer (SPEA) per the Report submitted in support of the DP application. The Report considers a principal residence, associated septic system, driveway and parking, all shown to be outside of the LUB 15 metre setback area (**Attachment 2**). The QEP Report meets the *RAPR* legislation as accepted by the Province of BC and ensures protection of the identified streams, provided the development is substantially in accordance with the plan and measures identified in the Report.

There is a discrepancy between the provincially accepted *RAPR* QEP Report plans and the most recent site plan as submitted by the applicant (**Attachment 2**); chiefly, there are more structures and in different locations on the plan than as included in the *RAPR* Report. The applicant is seeking variances for these additional structures. When local governments receive a notice of an accepted *RAPR* Report from the province, information is included which states that if development plans change, a new assessment and DP are required. For this reason, staff are recommending the LTC grant only the DP as it conforms with the Report (proposed DP in **Attachment 7**), and refuse the DVP which requests variances for siting of structures not considered in the Report.

ANALYSIS

Official Community Plan (OCP)

The OCP designates the subject property as Settlement Residential (SR) and within DPA 3 - Riparian Areas. The objectives for DPA 3 are as follows:

1. To protect the biological diversity and habitat values of riparian and aquatic ecosystems;
2. To protect the natural environment necessary to provide productive habitat for fish and other aquatic species, including both fish bearing and non-fish-bearing water features, and the adjacent land and vegetation; and
3. To minimize adverse impacts of land use practices on wildlife habitats and plant habitats in riparian areas.

Development approval information is required for non-exempt development activities within the DPA, in the form of a report submitted by a Qualified Environmental Professional (QEP) developed in accordance with the Guidelines under LUB section 9.3. The applicant has provided the required report.

Land Use Bylaw (LUB)

The property is zoned Settlement Residential (SR) in the LUB. Single family residential use and associated principal and accessory structures are permitted in the zone. The development (principal and accessory uses) as proposed in the *RAPR* Report and the most current site plan, complies with the LUB regulations except for section 3.3(1), which states that buildings and structures must be set back at least 15.0 metres from the natural boundary of a watercourse - the subject of the DVP application.

Development Permit

A Development Permit (DP) is required for works within DPA 3 that are not exempted under LUB section 9.3. As required, Development Approval Information in the form of a Detailed Assessment Report was prepared by Cascade Environmental, dated September 16, 2023, under the BC provincial *RAPR* and conducted using the provincial methodology. The SPEA, or buffer, for the watercourses determined by the QEP under the methodology, is calculated in the *RAPR* Report to be a 10.0 metre buffer from the top of bank for No-Name Creek # 1 and No-Name Creek #2, and 5 metres for the Roadside Ditch. The Report requires the stream channel and SPEA to be delineated by a land surveyor as shown in **Attachment 03**. Analysis of how the DP application and the Report meet the DPA 3 Guidelines is provided in **Attachment 4**.

Staff consider the proposed development **in the *RAPR* Report** to meet the DPA 3 Guidelines for riparian areas protection; requisite conditions aligning the permit with the mitigation and monitoring measures in the Report have been included in the draft permit (**Attachment 7**).

Development Variance Permit

The applicant is requesting the following reductions to the required 15.0 metre LUB minimum setback to watercourses for buildings and structures, in order to align with the identified SPEAs in the *RAPR* Report (**Attachment 8**):

- For the proposed septic system and woodshed accessory building: from 15 metres to a minimum of 5.0 metres;
- For a single family dwelling, yoga studio accessory building, art studio accessory building, and children's playhouse accessory building: from 15 metres to a minimum of 10.0 metres;
- For a residential driveway: from 15 metres to a minimum of 5.48 metres.

However, the only structures considered in the *RAPR* Report are the residence (single family dwelling), septic system, alternate driveway configuration, and driveway - described in section 1 on page 4 of the *RAPR* Report and shown in the map plan on page 14. The other structures are not considered. For this reason and as mentioned earlier in the report, staff do not recommend issuing the DVP. The *RAPR* Report shows the residence and associated development in compliance with the 15 metre LUB setback.

Intent of Regulations Being Varied

The 15 metre LUB setback is intended to protect watercourses, as defined in the bylaw, from the adverse impacts of development, both for aquatic and land-based flora and fauna. DPA 3 for Gambier Island was subsequently enacted to implement the BC provincial *RAPR* legislation. As such, protection for streams that are *RAPR*-applicable

is ensured through the DP application and *RAPR* assessment report processes. The 15 metre LUB watercourse setback now effectively ensures protection for water features that are not considered “streams” under the *RAPR* following an initial professional assessment. For *RAPR*-applicable streams – the case for the subject property watercourses - the specific siting of all development must be considered in a *RAPR* Report and conform to the final plan as included in that report. Therefore, granting a relaxation to the 15 metre LUB setback should be done in accordance with a development plan that contemplates specific siting for all buildings and structures.

Potential Impact of Granting the Variances

Granting a variance can create expectation in a community with regard to future requests of a similar nature. Variance requests consider the unique circumstances of a particular situation that may warrant the relaxation of specific zoning regulations. In reviewing DVP applications, the TLC should consider the each application on its own merits.

Notification

In accordance with the *Local Government Act (LGA)* and the Gambier Island Development Procedures Bylaw No. 50, notification of the DVP application was distributed to neighbouring property owners and tenants within 100 metres of the subject property on November 7, 2024 (**Attachment 5**). A notice was sent out earlier in the year but the application was not included on the intended LTC agenda due to an incomplete administrative step which has now been resolved. In response, two pieces of correspondence were received and distributed to the LTC for consideration, raising concerns about the work commenced without a permit and the impacts on water quality for neighbouring properties. Staff note that the applicant has provided a receipt of the Record of Sewerage System filed with Vancouver Coastal Health for a professionally designed septic system (**Attachment 6**).

A second re-notification has been completed because the required legislative time has elapsed since the original notice and the November 26, 2024 LTC business meeting. No correspondence was received prior to distribution of the second notification or at the time of writing. Any submissions received following the preparation of this staff report will form part of the public record and will be presented to the LTC for consideration during its regular business meeting on November 26, 2024.

First Nations | Archaeology

While the structures are not expected to impact provincially recorded archeological sites, the application is in proximity to a documented archeological site (within 200 metres) as indicated by the provincial Remote Access to Archaeological Data (RAAD) system. At the time the application file was opened, the applicant was provided with information on the Islands Trust Cultural Protocol and BC provincial Chance Find Procedures¹ that contain information about what actions must be undertaken if archaeological material is encountered during development. In such a case, all work must cease and the provincial Archaeology Branch contacted immediately. A *Heritage Conservation Act* permit may be required before further development is undertaken.

¹ [BC Provincial Chance Find Procedures, accessed at https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/report-a-find, November 12, 2024](https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/report-a-find)

Rationale for Recommendation

The *RAPR* Report prepared by Cascade Environmental sets out impact mitigation measures and monitoring requirements for the proposed development as shown in the report, which staff consider to meet the DPA 3 Guidelines and to be consistent with the intent and objectives of Gambier OCP policies.

Staff do not consider the DVP application to be consistent, because of the discrepancy between the requested variances and the scope of development as contemplated in the *RAPR* Report.

Therefore staff recommends the LTC issue the proposed DP presented in **Attachment 7** and deny the DVP, with example resolution wording found on page 1 of this report. This would only allow the development as contained in the *RAPR* Report to be commenced.

ALTERNATIVES

The LTC may issue or deny either of the permits. However, staff does not recommend issuing the DVP separately, because the rationale for granting it should be linked directly to the professional recommendations of a QEP contained in a *RAPR* Report that includes all proposed development. The LTC can consider the following alternatives to the recommendations:

1. Request additional information

The LTC can request additional information before making a decision and should describe the specific information needed. Recommended wording:

That the Gambier Island Local Trust Committee request additional information prior to making a decision on application GM-DP-2023.1 and/or GM-DVP-2023.2 in the form of [specify information required].

2. Issue the DVP

The LTC could choose to issue the DVP exercising its discretion, but should be aware that regardless of such an approval, the applicant would remain responsible for compliance with the provincial *RAPR* and would require a new QEP assessment report and DP or DP amendment application that includes all of the structures before commencing development. Staff do not recommend issuing DVPs that are conditional on the issuance of other permits such as DPs.

3. Deny both applications

The LTC may deny both applications and must state the specific reason(s) for denial, particularly in the case of the DP and why it does not consider the DPA Guidelines to have been met. Recommended wording:

That the Gambier Island Local Trust Committee deny application GM-DP-2023.1 and GM-DVP-2023.2 for the following reasons [specify reasons].

NEXT STEPS

Staff will issue GM-DP-2023.1 if the LTC chooses to approve it as recommended, or will proceed with alternate direction. If the DP is denied, the issue will be forwarded back to Islands Trust Bylaw Enforcement to address the DPA compliance matter. For clarity, the DP application is the mechanism identified by staff as a possible remedy to the bylaw contravention issue.

| | | |
|---------------|--------------------|-------------------|
| Submitted By: | Ian Cox, Planner 2 | November 12, 2024 |
|---------------|--------------------|-------------------|

| | | |
|--------------|--|-------------------|
| Concurrence: | Renée Jamurat, RPP MCIP, Regional Planning Manager | November 15, 2024 |
|--------------|--|-------------------|

ATTACHMENTS

1. Site Plan & Site Context
2. Cascade Environmental *RAPR* Report
3. Site Survey (Channel Flagging)
4. DPA 3 Guidelines
5. Statutory Public Notice
6. Septic System Design and Filing
7. Proposed DP
8. Proposed DVP

ATTACHMENT 01A – SITE CONTEXT

LOCATION

| | |
|-------------------|--------------------------------------|
| Legal Description | BLOCK 62 DISTRICT LOT 1297 PLAN 2848 |
| PID | 013-387-031 |
| Civic Address | West Bay Rd, Gambier Island |

LAND USE

| | |
|----------------------|--------------------------|
| Current Land Use | Vacant Lot (Residential) |
| Surrounding Land Use | Residential |

HISTORICAL ACTIVITY

| File No. | Purpose |
|--------------|--|
| GM-BE-2023.2 | Works commenced without a DP within DPA 3 – Riparian Areas |

POLICY/REGULATORY

| | |
|--------------------------------------|--|
| Official Community Plan Designations | Settlement Residential (SR) DPA3 – Riparian Areas |
| Land Use Bylaw | Settlement Residential (SR) |
| Covenants | None |
| Bylaw Enforcement | See above historic activity |

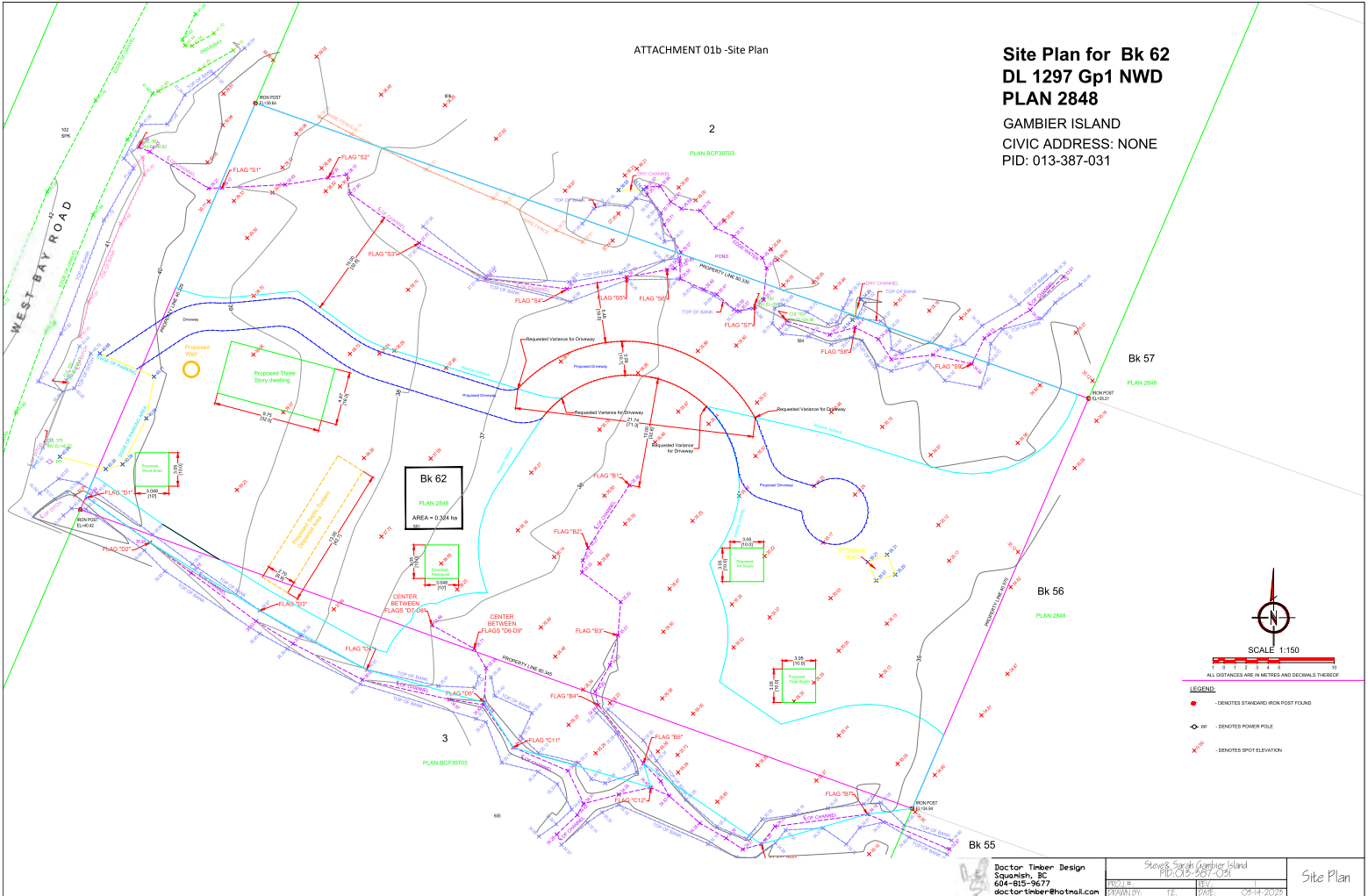
SITE INFLUENCES

| | |
|--|--|
| Islands Trust Conservancy | There are no ITC covenants or properties in the immediate area. Referral to ITC not required. |
| ITC Regional Conservation Plan (2018-2027) | The Regional Conservation Plan 2018-2027 estimated importance of habitat composition in the area of the subject property is Medium. This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan. |
| Species at Risk | Gambier LTC - SAR Critical Habitat, Marbled Murrelet The federal Recovery Strategy for the Marbled Murrelet states that activities likely to result in the destruction of Critical Habitat include: harvesting of suitable nesting habitat, road building, land clearing for urban development, and habitat modifications that result in increased predator concentrations. |
| Sensitive Ecosystems | Western hemlock - Douglas-fir - Oregon beaked moss, CWH, Very Dry Maritime, |
| Hazard Areas | Schedule E of the OCP does not indicate the subject property is within an area with a slope of 35% or greater. |
| Archaeological Sites | RAAD Mapping indicates the presence of registered archaeological sites within 200m of the subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is |

| | |
|--|--|
| | still a chance that the lot itself may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work. |
| Climate Change Adaptation and Mitigation | Tree removal would result in a loss of carbon storage and sequestration. |
| Shoreline Classification | Not Applicable |

ATTACHMENT 01b - Site Plan

**Site Plan for Bk 62
DL 1297 Gp1 NWD
PLAN 2848**
GAMBIER ISLAND
CIVIC ADDRESS: NONE
PID: 013-387-031



SCALE 1:150
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF

LEGEND:

- - DENOTES STANDARD IRON POST FOUND
- RP - DENOTES POWER POLE
- X - DENOTES SPOT ELEVATION

| | | | |
|---|--|---|-----------|
| Doctor Timber Design Squamish, BC 604-813-9677 doctor-timber@hotmail.com | Steve & Sarah Gambier Island PID: 013-387-031 | SHEET # 1 TOTAL SHEETS 1 DATE: 02-14-2023 | Site Plan |
|---|--|---|-----------|

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Protection Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date 2024-09-16

I. Primary QEP Information

| | | | |
|----------------|------------------------|--------------|---|
| First Name | Candace | Middle Name | |
| Last Name | Rose-Taylor | | |
| Designation | R.P.Bio. | Company: | Cascade Environmental Resource Group Ltd. |
| Registration # | 2826 | Email | crosetaylor@cerg.ca |
| Address | 3-1005 Alpha Lake Road | | |
| City | Whistler | Postal I/Zip | V8E 0H5 Phone # 604-938-1949 |
| Prov/state | BC | Country | Canada BC Country |

II. Secondary QEP Information (use Form 2 for other QEPs)

| | | | |
|----------------|------------------------|--------------|---|
| First Name | Ken | Middle Name | |
| Last Name | McNamara | | |
| Designation | R.P.Bio. | Company: | Cascade Environmental Resource Group Ltd. |
| Registration # | 3330 | Email: | info@cerg.ca |
| Address | 3-1005 Alpha Lake Road | | |
| City | Whistler | Postal I/Zip | V8E 0L9 Phone # |
| Prov/state | BC | Country | Canada |

III. Developer Information

| | | | |
|------------|-----------------|-------------|-------------------------|
| First Name | Sarah | Middle Name | |
| Last Name | Cumming | | |
| Company | | | |
| Phone # | 1- 778 319 7450 | Email: | sarah.cumming@gmail.com |
| Address | PO Box 894 | | |
| City | Squamish | Postal/Zip | V8B 0A6 |
| Prov/state | BC | Country | Canada |

IV. Development Information

| | | | |
|--------------------------|---|-----------------------|---|
| Development Type | Construction: Residential | | |
| Area of Development (ha) | 0.048 | Riparian Length (m) | 180 |
| Lot Area (ha) | 0.32 | Nature of Development | New Development |
| Proposed Start Date | October 2024 | Proposed End Date | Nov 2025 |

V. Location of Proposed Development

| | | | |
|----------------------------------|--|----------|----------------|
| Street Address (or nearest town) | 62 West Bay Road | | |
| Local Government | Islands Trust Regional District | City | Gambier Island |
| Stream Name | No Name Creeks 1 & 2 and a roadside ditch leading to No Name Creek 2 | | |
| Legal Description (PID) | Lot 62, Plan VAP2848, (PID: 013-387-031) | Region | South Coast |
| Stream/River Type | Stream | DFO Area | 2 |

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

| | | | | | | | |
|----------------|--------------------------------------|----|----|-----------|-------|----|----|
| Watershed Code | None, both creeks lead to Howe Sound | | | | | | |
| Latitude | 49° | 27 | 44 | Longitude | -123° | 25 | 22 |

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed. Insert that form immediately after this page.

II. Additional QEP Information

| | | | | |
|----------------|------------------------|------------|--|----------------------|
| First Name | Vicki | | Middle Name | |
| Last Name | Legris | | | |
| Designation | R.P.Bio. | | Company: Cascade Environmental Resource Group Ltd. | |
| Registration # | 2834 | | Email: vlegris@cerg.ca | |
| Address | 3-1005 Alpha Lake Road | | | |
| City | Whistler | Postal/Zip | V8E 0H5 | Phone # 604 938 1949 |
| Prov/state | BC | Country | Canada | |

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Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

Sarah Cumming wishes to develop the lot located at Lot 62 West Bay Road (Map 1), on Gambier Island, BC (Block 62, VAP2848, PID 013-387-031). The development will consist of a family dwelling with septic field and parking. As the property is intersected by three watercourses (two No Name Creeks and a roadside ditch) Cascade Environmental Resource Group Ltd (Cascade) was retained to conduct a riparian assessment as per the BC provincial Riparian Areas Protection Regulation (RAPR).

All lands within 30 m of a fish bearing watercourse, or watercourse that flows into fish bearing waters, within The Islands Trust, and are subject to a RAPR assessment per the Gambier Island (GI) Official Community Plan (OCP) Bylaw 73, 2001 and Land Use Bylaw 86, 2004. The objectives of the OCP are to “protect, terrestrial, aquatic and marine habitat” (Obj. 8.3 GI OCP). The bylaw is structured to enhance watercourse ecosystems such as stream corridors, lake or pond edges, wetlands, and other riparian areas and fish habitat, in accordance with the *Riparian Areas Protection Act*, and identify Streamside Protection and Enhancement Areas (SPEAs), also known as riparian buffer areas, which must remain free of development, including the disturbance of soils and vegetation. The Land Use Bylaw section 3.3.(1) also states “No building or structure shall be sited within 15 metres of the natural boundary of the sea, lake, wetland or watercourse”.

Watercourse Description

The subject property (49° 27' 44"N 123° 25' 21"W) has no dwelling, with small (S1) drainages on either side (No Name Creeks 1 & 2) and a roadside ditch along West Bay Road in the southwestern portion of Gambier Island.

No Name Creek 1 flows from west to east through the lot (Photos 1 & 2). During the site inspection on August 12th, 2022, the subject reach of No Name Creek 1 had an average wetted width of 1.57 m and maximum bank full width of 2.77 m (Photos 1 & 2). The average water depth was 0.2 m. The substrate was composed of gravels and organic fines. The creek had a low gradient ranging from 2% to 7%. The area of No Name Creek 1 included in this assessment had width ranges from 0.73 m to 2.77 m. The banks were shallow, steep, vegetated and approximately 0.25m to 0.5m. Some coarse woody debris (CWD) was present within the vegetated riparian area and, but no CWD occurred within the creek.

No Name Creek 2 flows north to southwest originating from ground water in the center of the subject property where it flows initially south before turning west at the lot boundary (Photos 3 to 5). The average water depth was 0.3 m. The substrate was composed of gravels and organic fines. The creek had a low gradient ranging from 3% to 4%. The area of No Name Creek 2 included in this assessment had width ranges from 1.20 m to 2.74 m. The banks were shallow, steep, vegetated and approximately 0.25 m to 0.5 m. Some coarse woody debris (CWD) was present within the vegetated riparian area and the creek.

The roadside ditch has no upslope water sources and collects road runoff to a ditch that flows along the southern property boundary and empties into No Name Creek 2 (Photos 6 to 8). The substrate was composed of gravels and organic fines. The ditch had a low gradient ranging from

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

1% to 3%. The area of the roadside ditch included in this assessment had width ranges from 1.27 m to 1.97 m.

Both creeks have very low potential for fish presence due to shallow, low flow water and limited habitat throughout each of the reaches. The ditch is unlikely to be able to sustain any fish presence; however, in the absence of a fish presence/absence survey the ditch status defaults to fish-bearing and it is designated a SPEA of 5 m.

Canopy cover was dominated by western hemlock (*Tsuga heterophylla*) with some western redcedar (*Thuja plicata*), Sitka Spruce (*Picea sitchensis*), and red alder (*Alnus rubra*), providing a crown closure of 10-15%. Understory vegetation included salmonberry (*Rubus spectabilis*), hardhack (*Spiraea douglasii*) and red elderberry (*Sambucus racemosa*). Ground cover comprised of bracken (*Pteridium spp.*) and sword (*Polystichum munitum*) ferns and mosses.

The function of the riparian area of both No Name Creeks includes sediment and nutrient control as well as habitat to several wildlife species. The riparian area provides habitat to numerous birds, mammal, and amphibian species, which utilize the area for drinking, cover, movement, forage, breeding, and preening areas. The SPEA for the watercourses on the site are shown in Map 2, along with the Land Use Bylaw riparian setbacks for No Name Creek 1 and 2 (the ditch is not considered a watercourse under the GI OCP).

An RAPR Assessment Report update was submitted for this property on April 4, 2024. Since the April 4 submission, the client has worked to remove the intrusion into the SPEA by eliminating all development from riparian setbacks. These changes are presented below and in Map 3.

The proposed development consists of a primary dwelling with deck and a septic field, parking is provided by an existing parking pad at the front/west of the property. A tree preservation fence will be constructed along the Island Trust setback or the SPEA, whichever is greater, to create a tree preservation zone. The Cascade QEP determined that the proposed development will not cause a harmful alteration, disruption or destruction of natural features, functions and conditions in the SPEA that support the life processes of protected fish.

Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development

| |
|--|
| |
|--|

2.1 Results of Detailed Riparian Assessment No Name Creek 1

Date: 2022-08-12

Description of Water bodies involved (number, type)

No Name Creek 1

| | |
|-------------------|----------|
| Stream | X |
| Wetland | |
| Lake | |
| Ditch | |
| Number of reaches | 1 |
| Reach # | 1 |

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

| | Channel Width(m) | Gradient (%) |
|------------------------|------------------|--------------|
| starting point | 1.57 | 5 |
| upstream | 0.89 | |
| | 0.73 | |
| downstream | 1.37 | |
| | 0.87 | |
| | 1.52 | |
| | 2.22 | 5 |
| | 2.22 | |
| | 2.77 | |
| | | |
| | | 4 |
| Total: minus high /low | 14.16 | |
| mean | 1.57 | |
| Channel Type | X | |
| | R/P | C/P |
| | | S/P |

I, Ken McNamara, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act* ;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Site Potential Vegetation Type (SPVT)

| | Yes | No |
|---|-----|----------|
| SPVT Polygons | | X |
| Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes | | |
| I, <u>Ken McNamara</u> , hereby certify that: | | |
| a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; | | |
| b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ; | | |
| c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and | | |
| d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. | | |

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Polygon No:
 SPVT Type LC SH TR

Method employed if other than TR

Polygon No:
 SPVT Type LC SH TR

Method employed if other than TR

Polygon No:
 SPVT Type

Method employed if other than TR

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No: **1** If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) **10.0**
 Litter fall and insect drop ZOS (m) **4.71**
 Shade ZOS (m) max **10.0**

South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

Segment No: If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m)
 Litter fall and insect drop ZOS (m)
 Shade ZOS (m) max

South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

I, Ken McNamara hereby certify that:
 a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
 b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;
 c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Nine measurements were only taken due to the shortness of the creek; therefore, no upper and lower values were eliminated in the calculation of the mean stream width.

2.2 Results of Detailed Riparian Assessment No Name Creek 2

Date: 2022-08-12

Description of Water bodies involved (number, type)

No Name Creek 2

| | |
|-------------------|---|
| Stream | X |
| Wetland | |
| Lake | |
| Ditch | |
| Number of reaches | 1 |
| Reach # | 1 |

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

| | Channel Width(m) | Gradient (%) | |
|------------------------|------------------|--------------|--|
| starting point | 2.48 | 4 | I, <u>Ken McNamara</u> , hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; ; f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ; g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. |
| upstream | 2.74 | | |
| | 1.20 | | |
| | 1.48 | | |
| downstream | 2.20 | | |
| | 1.98 | | |
| | 2.70 | 1 | |
| | 1.36 | | |
| | 2.28 | | |
| | | | |
| | | 3 | |
| | | | |
| Total: minus high /low | 18.42 | | |
| mean | 2.05 | | |
| Channel Type | R/P | C/P | S/P |
| | X | | |

Site Potential Vegetation Type (SPVT)

| | Yes | No | |
|---------------|-----|----|---|
| SPVT Polygons | | X | Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Ken McNamara</u> , hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> . f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> . g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. |
| Polygon No: | | | Method employed if other than TR |
| | LC | SH | TR |

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SPVT Type

Polygon No:
LC SH TR

SPVT Type

Method employed if other than TR

Polygon No:
SPVT Type

Method employed if other than TR

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No: **1** If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) **10.0**

Litter fall and insect drop ZOS (m) **6.15**

Shade ZOS (m) max **10.0** South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

Segment No: **2** If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) **10.0**

Litter fall and insect drop ZOS (m) **6.15**

Shade ZOS (m) max **10.0** South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

I, Ken McNamara hereby certify that:
 e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
 f) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;
 g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Nine measurements were only taken due to the shortness of the creek adjacent to the subject property; therefore, no upper and lower value was eliminated in the calculation of the mean stream width.

2.3 Results of Detailed Riparian Assessment – Ditch

Date:

Description of Water bodies involved (number, type)

| | |
|-------------------|-------------------------------------|
| Stream | <input type="text"/> |
| Wetland | <input type="text"/> |
| Lake | <input type="text"/> |
| Ditch | <input checked="" type="checkbox"/> |
| Number of reaches | <input type="text" value="1"/> |
| Reach # | <input type="text" value="1"/> |

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

| | Channel Width(m) | Gradient (%) |
|------------------------|------------------------------------|----------------------------------|
| upstream | <input type="text" value="1.71"/> | <input type="text" value="1"/> |
| | <input type="text" value="1.32"/> | <input type="text"/> |
| | <input type="text" value="1.40"/> | <input type="text"/> |
| | <input type="text" value="1.27"/> | <input type="text"/> |
| starting point | <input type="text" value="1.97"/> | <input type="text"/> |
| | <input type="text" value="1.47"/> | <input type="text" value="2"/> |
| | <input type="text" value="1.70"/> | <input type="text"/> |
| | <input type="text" value="1.70"/> | <input type="text"/> |
| downstream | <input type="text" value="1.47"/> | <input type="text"/> |
| | <input type="text" value="0.78"/> | <input type="text" value="3"/> |
| | <input type="text"/> | <input type="text"/> |
| Total: minus high /low | <input type="text" value="14.79"/> | <input type="text"/> |
| mean | <input type="text" value="1.48"/> | <input type="text"/> |
| Channel Type | <input type="text" value="R/P"/> | <input type="text" value="C/P"/> |
| | <input type="text"/> | <input type="text" value="S/P"/> |

I, Ken McNamara, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Site Potential Vegetation Type (SPVT)

| | Yes | No | |
|--|----------------------------------|-------------------------------------|---|
| SPVT Polygons | <input type="text"/> | <input checked="" type="checkbox"/> | Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes |
| Polygon No: <input type="text" value="1"/> | <input type="text" value="LC"/> | <input type="text" value="SH"/> | <input type="text" value="TR"/> |
| | Method employed if other than TR | | |

I, Ken McNamara, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

SPVT Type

Zone of Sensitivity (ZOS) and resultant SPEA

| | | | | | | | | | | | | | | |
|---|---|-------------|--|--|--|----|---|-----|--|--|--|--|--|--|
| Segment No: | 1 | | | | | | If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons | | | | | | | |
| LWD, Bank and Channel Stability ZOS (m) | 2.0 | | | | | | | | | | | | | |
| Litter fall and insect drop ZOS (m) | 2.0 | | | | | | | | | | | | | |
| Shade ZOS (m) max | 2.0 | | | | | | South bank | Yes | X | | No | | | |
| Ditch | Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow) | | | | | | | | | | Manmade channel collecting runoff from West Bay Road with no other upland inputs. | | | |
| Ditch Fish Bearing | Yes | X - Unknown | | | | No | | | If non-fish bearing insert no fish bearing status report | | | | | |
| SPEA maximum | 5.0 | | | | | | (For ditch use table3-7) | | | | | | | |

I, Ken McNamara, hereby certify that:

- I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Riparian Areas Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;
- I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

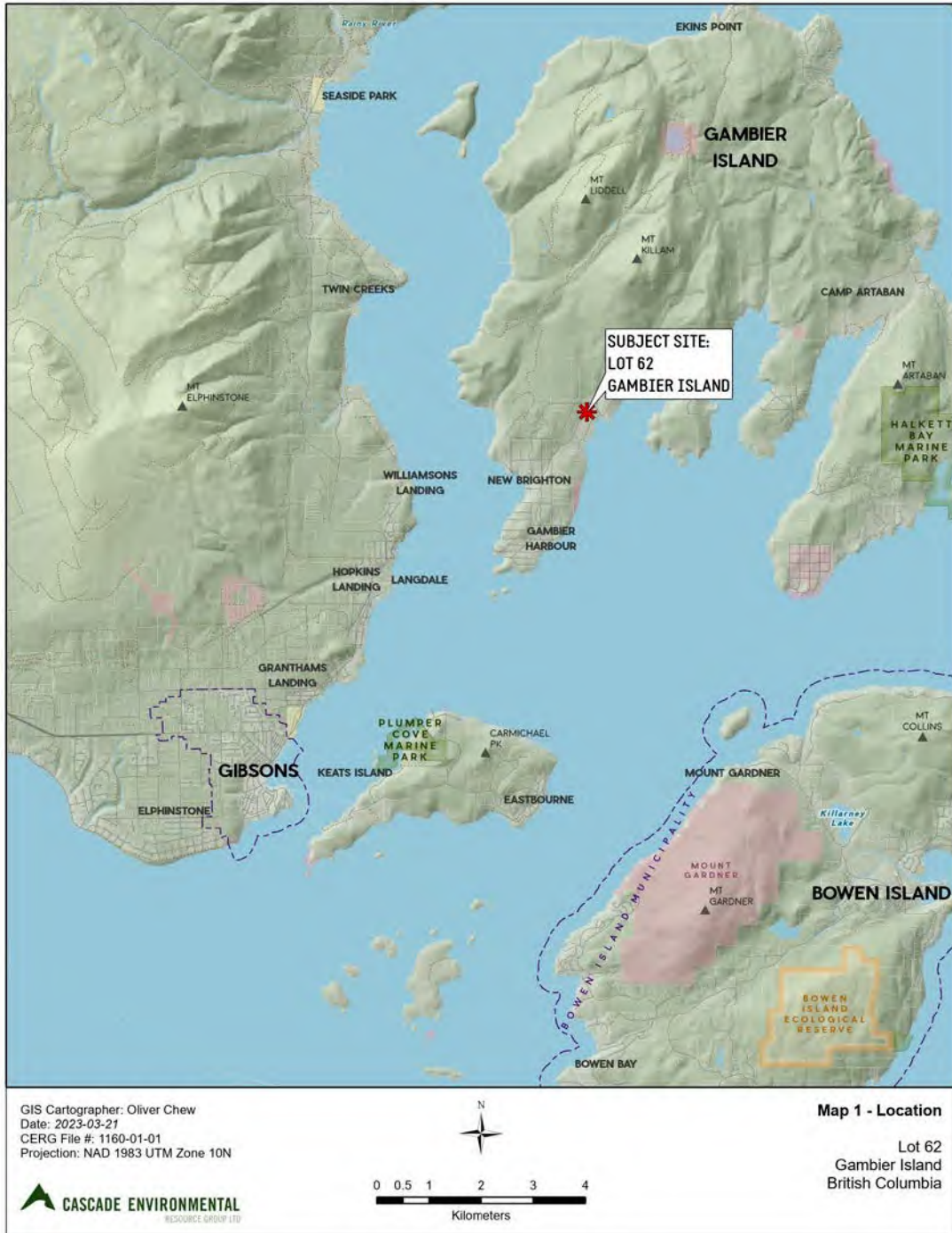
Comments

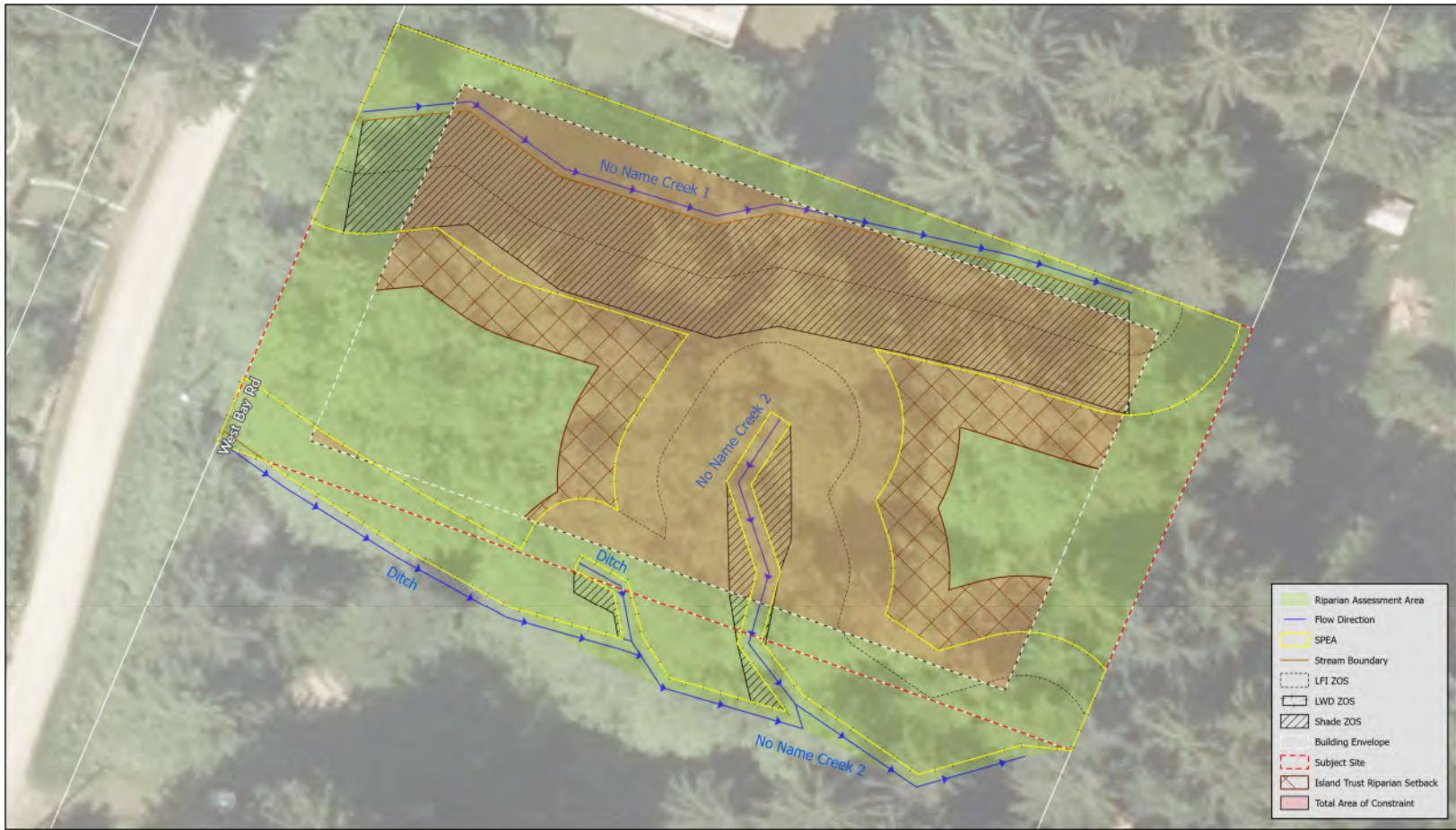
The ditch is likely non-fish bearing; however, in the absence of a fish-bearing status report, the ditch defaults to fish-bearing status and the SPEA minimum setback is 5.0 m from top of bank.

Section 3. Site Plan

Site Plan

Map 1. Location Map





Map 2 - Riparian Assessment

Lot 62
Gambler Island
British Columbia

GIS Cartographer: Nicola Church
Date: 8/12/2024
CERG File #: 1160-01-01
Projection: NAD 1983 UTM Zone 10N

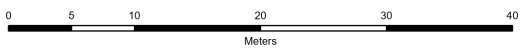




Map 3 - Proposed Development

Lot 62
Gambler Island
British Columbia

GIS Cartographer: Nicola Church
Date: 8/12/2024
CERG File #: 1160-01-01
Projection: NAD 1983 UTM Zone 10N



Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your “return” button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

| | |
|---|---|
| 1. Danger Trees | √ |
| <p>A danger tree assessment was conducted on August 12th, 2022, by <u>Ken McNamara</u> of Cascade (Danger Tree Assessor # P1615). No danger trees were identified.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> i) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; j) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 2. Windthrow | √ |
| <p>A windthrow assessment was included as part of the danger tree assessment above, with an expected 40-65 km/hr wind speed. No windthrow hazards were observed.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 3. Slope Stability | √ |
| <p>The subject site has a low gradient and no indicators of slope instability were observed.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 4. Protection of Trees | √ |
| <p>Prior to development, the proponent will install tree protection fencing along the <i>tree protection zone</i> (TPZ) as guided by a QEP. The TPZ fencing will be installed on the SPEA or the Islands Trust setback, whichever is greater. The Islands Trust setback will act as an additional TPZ to protect SPEA trees. No trenching may occur through the roots of SPEA trees, no paving may occur around SPEA trees, no parking may occur under SPEA trees, and no pollutants may contaminate the soil around SPEA trees.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 5. Encroachment | √ |
| <p>Prior to development the SPEA must be staked by a BC Land Surveyor and temporary fencing (e.g. sediment fencing) must be installed along this boundary before construction. The proponent may also wish to install temporary signage along the SPEA boundary to aid in communication with contractors.</p> | |

FORM 1

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| | |
|--|---|
| <p>The RAPR requires permanent demarcation of the SPEA boundary for the Unknown Creeks 1 & 2 and the ditch upon completion of construction to prevent encroachment. Two options are recommended for the subject property, including (1) fence or (2) vegetation with signage identifying the area beyond as a SPEA.</p> | |
| <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |
| 6. Sediment and Erosion Control | √ |
| <p>Prior to commencement of the proposed development, sediment fencing will be installed along the TPZ boundary where required. This fence will need to be inspected after heavy rainfall events, maintained when necessary. The SPEA must not be used to filter sediment laden water and sediment laden water cannot be discharged into the ditch or underground storm sewer, as these are connected to fish bearing waters. To prevent any runoff of sediment during construction, all stockpiles of soil on the subject site are to be covered with plastic or geo-textile, or be surrounded by sediment fencing. The sediment fencing along the SPEA boundary will also protect the waterways from any runoff and should be maintained until exposed soils have been re-vegetated. All exposed soils should be replanted and/or seeded as soon as possible following completion of the works.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |
| 7. Stormwater Management | √ |
| <p>The stormwater from the roof, foundation, driveway and perimeter storm drainage of the proposed development will be directed to ground infiltration points located outside any of the SPEAs. No drainage will be flowing from the site to the SPEA. Turbid water and other deleterious substances must not be discharged into watercourses or ditches. Water must be bio-filtered on site via one or more infiltration pits as advised by a QEP.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |
| 8. Floodplain Concerns (highly mobile channel) | √ |
| <p>The subject property is not within any historic floodplain and no floodplain concerns from upland creeks and ditches were observed. Both creek channels appeared small, well established, and stable.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |

Section 5. Environmental Monitoring

Attach text or document files explaining the monitoring regimen Use your "return" button on your keyboard after each line. It is suggested that all document be converted to PDF *before* inserting into the PDF version of the assessment report. Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

Environmental monitoring for the proposed works is required. It is the proponent's responsibility to inform the QEP of the commencement date for development, starting with land clearing, and to ensure that all construction activities comply with the requirements of the RAPR.

Once informed of commencement, the QEP will schedule site visits accordingly. Environmental monitoring will include a site visit at the start of project construction to ensure that staking and fencing of the SPEA boundary is complete. Additional site visits will be made by the QEP periodically throughout construction to ensure that the measures to protect the SPEA have been implemented and maintained. A follow-up visit will also be made upon completion of construction so that the QEP can prepare a report to submit to the BC Ministry of Water, Land and Resource Stewardship (WLARS) RAPR notification system website database and the Islands Trust.

Should any development activities be non-compliant with the requirements detailed in this report, the attached RAR forms, the *Riparian Areas Protection Regulation*, the provincial *Water Sustainability Act* or the federal *Fisheries Act*, the non-compliant activities will be reported to the proponent, WLARS and Fisheries and Oceans Canada (DFO) through the RAPR Notification System, and the Islands Trust.

Section 6. Photos



Photo 1: Looking west at Flag S1 on No Name Creek 1. August 12th, 2022.



Photo 2: Looking west at Flag S8 on No Name Creek 1. August 12th, 2022.

FORM 1

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Photo 3: Looking north at Flag C 11 on No Name Creek 2. August 12th, 2022.



Photo 4: Looking downstream/ south at Flag B1 on No Name Creek 2, August 12th, 2022.

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Photo 5: Looking downstream/ south at Flag B8 on No Name Creek 2, August 12th, 2022.



Photo 6: Looking south at the roadside ditch on the left of the photo on Lot 62, August 12th, 2022.

FORM 1

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Photo 7: Looking downstream/ south at Flag B1 on No Name Creek 2, August 12th, 2022.



Photo 8: Looking downstream/ south at Flag B1 on No Name Creek 2, August 12th, 2022.

Section 7. Professional Opinion

Qualified Environmental Professional opinion on the development proposal’s riparian assessment.

Date

1. I/We Candace Rose-Taylor (R.P.Bio #2826) Ken McNamara (R.P.Bio #3330) and Vicki Legris (R.P.Bio. #2834)

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*,
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer Sarah Cumming, which proposal is described in section 3 of this Assessment Report (the “development proposal”),
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister’s manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) the site of the proposed development is subject to undue hardship, (if **applicable, indicate N/A otherwise**) and
- b) the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

Submission Instructions

Riparian Areas Protection Regulation – Qualified Environmental Professional – Assessment Report RAR-QEP-AR

Forms you will need to complete are

- Form 1 which has the database information, the description of the fisheries resources, development site plan, measures to protect and maintain the SPEA, and environmental monitoring.
- Form 2, if more QEPs are part of the project team.
- Either Form 3 the detailed assessment form(s) or Form 4 simple assessment form(s) which is for the results of the riparian assessment (SPEA width). Use enough copies of the form to complete the assessment of the site.
- Form 5 is the photo form(s). Duplicate for additional photos.

NB: Refer to Part 4 of the RAPR and the Technical Manual for detailed instructions on the information required for completing the Assessment Report.

A complete Riparian Assessment Report based on the template forms must be converted to a *single* Portable Document Format PDF file prior to uploading onto the Notification System.

The Assessment Report must be submitted complete with all information specified and posted to the notification system to be reviewed by the province. Upon approval notification will be provided to the local government.

Tips for working with MS Word Template Forms

Using the forms

- Before beginning, print a hard copy of the form and the guidance files for reference
- Open the template
- Enter data into the shaded fields on the form
- Use TAB to move from one field to another; SHIFT-TAB to go in reverse
- Text and digital photos may be inserted from other applications
- The amount of text that can be entered in each box is limited and cannot be changed by the user; boxes with date information, for example, require input like: yyyy-mm-dd.

Saving the completed form

- Assign name to the completed form
- Save a word document (*.doc file)
- Do not overwrite the Template (*.dot file) with your completed form
- If you do overwrite the template, you can download a new copy from this web site

ATTACHMENT 03 - Survey

**TOPOGRAPHIC SURVEY PLAN
OF FEATURES ON Bk 62 DL
1297 Gp1 NWD PLAN 2848**

GAMBIER ISLAND
CIVIC ADDRESS: NONE
PID: 013-387-001



SCALE 1:150
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

- LEGEND:**
- - DENOTES STANDARD IRON POST FOUND
 - ◆ - DENOTES POWER POLE
 - X - DENOTES SPOT ELEVATION

DATUM:
ELEVATIONS ARE GEODETIC
CONTOUR INTERVAL: 1.0 METRES

PROPERTY:
PROPERTY BOUNDARIES SHOWN ARE DERIVED FROM FIELD SURVEY.
OBJECTS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE SURVED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TO VISIBLE EXTERIOR SURFACES IN LBS (SEE REMARKS).



DATE: 2022-02-11 BY: SC

REVISION: [triangle symbol]

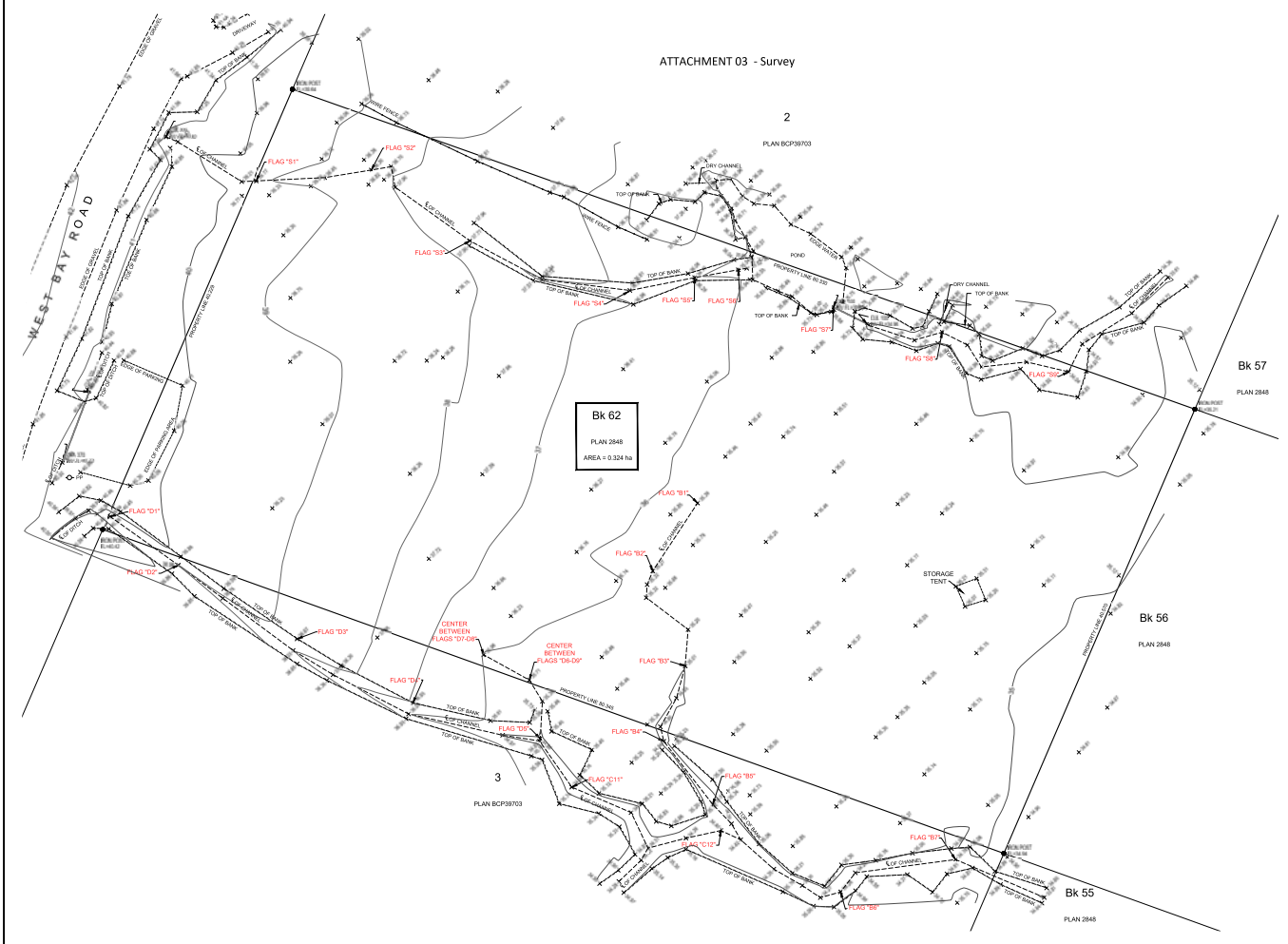
THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR USE THIS INFORMATION IN ANY MANNER WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGE THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. CERTIFIED CORRECT

THIS DAY OF _____ 2022

JAMES SAU B.C.L.S.
FIELD SURVEY COMPLETED ON SEPTEMBER 14, 2022
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

18324 P24-33



J:\SHARED\DRIVER\BILLS\0650\140-0\GIS\GIS FOLDER\140-01-CY-02-WEST BAY ROAD-GAMBIER ISLAND\140-02-DRAWING\22\101-00-TOPOGRAPHIC ASBULL\140-02-02.DWG

ATTACHMENT 04 – DEVELOPMENT PERMIT AREA GUIDELINES

DPA3 – RIPARIAN AREAS

| Part 2 Guidelines | Complies | Planner Comments |
|---|----------|--|
| <p>(k) A Qualified Environmental Professional (QEP) experienced in riparian, stream or wetland ecology must be retained to inspect the development site, identify the location of watercourses and wetlands, and prepare a report that includes recommendations on the location and width of riparian buffers that will maintain the biological integrity of the riparian area and associated watercourses and wetlands. The report may be combined with the initial report described above the Part 1 Guidelines.</p> | yes | <p>In the Detailed RAPR Assessment Report (Report) by Cascade Environmental, dated April 2023, the QEP identifies “No-Name Creek #1”, “No-name Creek #2” and a roadside ditch on the property and includes provincially required mitigation and monitoring measures included as DP conditions.</p> <p>The QEP assesses “No-Name Creek #1” and “No-Name Creek #2” to have SPEA/buffer of 10 metres and the roadside ditch a 5 metre buffer they consider sufficient for the site.</p> |
| <p>(l) The QEP’s report must clearly describe the context and inherent value of the riparian area and associated watercourse or wetland and identify mitigation measures that ensure the long- term protection of the specified buffer from any nearby development activities. Mitigation measures should include (but not be limited to):</p> <p>(i) erosion control during ground disturbance activities to minimize the potential for sediment transportation;</p> <p>(ii) protection of critical tree root zones;</p> <p>(iii) protection of riparian buffers from potential blow-down of trees associated with any increases in exposure to wind;</p> <p>(iv) management of deleterious substances brought onto the land for the purpose of development activities;</p> <p>(v) proper management of storm water from any impermeable surfaces; and</p> <p>(vi) prevention of encroachment into the riparian buffer (e.g. through the implementation of temporary construction-phase and/or long term fencing/signage).</p> <p>The mitigation measures may be included as conditions of the development permit.</p> | yes | <p>In the Report the QEP includes recommends mitigation measures that address (i) through (vi), to maintain water quality and to mitigate any impacts to the watercourses.</p> <p>Prior to development the SPEA must be staked by a BC Land Surveyor and temporary fencing (ie. sediment fencing) must be installed along this boundary before construction.</p> <p>The recommended mitigation and monitoring measures have been included as conditions of the draft Development Permit.</p> |
| <p>(m) A QEP should assess and report on the status of the riparian area and watercourse or wetland with regards to biological integrity and should note the occurrence of invasive species (both plant and</p> | yes | <p>QEP describes presence of Himalayan blackberry (<i>Rubus armeniacus</i>), Common Burdock (<i>Arctium L.</i>), Hounds Tongue (<i>Cynoglossum officinale</i>),</p> |

| | | |
|---|------------|---|
| <p>animal) where applicable. Wetlands should be classified as either bog, fen, marsh, swamp, shallow water or wet meadow. The QEP should also assess for and report on any previous disturbance or constraints imposed on the riparian area and associated watercourse or wetland (e.g. wetland infilling, channelization, bank destabilization, vegetation removal or dam construction) and recommend appropriate restoration where necessary. Where restoration is recommended, prescriptive replanting plans should be included in the QEP's report. Prescriptive invasive species removal, long-term management and disposal methods should also be included in the QEP's report where appropriate.</p> | | <p>English Holly (<i>ilex aquifolium</i>), Morning Glory (<i>Ipomoea purpurea</i>) and Canada Thistle (<i>Cirsium arvense</i>) extending from West Bay Road to the upper portions of the subject property. Locations were flagged in the field.</p> <p>The QEP identifies both creeks have very low potential for fish presence due to shallow, low flow water and limited habitat throughout each of the reaches and the ditch has no way of sustaining any fish presence. The function of the riparian area of both No Name Creeks includes sediment and nutrient control as well as habitat to several wildlife species. The riparian area provides habitat to numerous birds, mammal, and amphibian species, which utilize the area for drinking, cover, movement, forage, breeding, and preening areas.</p> <p>QEP provides management techniques for invasive spread but not replanting or restoration. Requires on-site monitoring by QEP during development to ensure RAPR is followed.</p> |
| <p>(n) The QEP's assessment of the riparian area and associated watercourse or wetland should describe habitat suitability for rare elements including species at risk, provincially red or blue listed plants, animals and ecosystems. The QEP should also report on any documented occurrences of rare elements noted in relevant databases, such as the provincial Conservation Data Centre, and note any confirmed observations of rare elements encountered during the inspection of the site.</p> | <p>yes</p> | <p>No rare or listed/Species at Risk were identified.</p> |
| <p>(o) In addition to assessing the general integrity and condition of the riparian area and associated watercourse or wetland, the QEP should assess for any specific habitat attributes such as wildlife trees, raptor nests, coarse woody debris abundance/distribution (influencing terrestrial foraging/security habitat values for amphibians), and amphibian breeding habitat potential, especially for rare species.</p> | <p>yes</p> | <p>The Report describes canopy cover and understory, and general function of riparian habitat as providing for numerous birds, mammal, and amphibian species, which utilize the area for drinking, cover, movement, forage, breeding, and preening areas and includes development monitoring measures.</p> |
| <p>(p) The QEP's report should also include appropriate measures for addressing hazard tree management in or nearby the riparian buffer, if applicable. Tree management must be undertaken in such a way that it decreases any potential impacts to the riparian area. Appropriate measures such as topping to remove dangerous tree stems and/or pruning to remove dangerous tree limbs should be considered. Any tree stems and/or large limbs should be left in the riparian area.</p> | <p>yes</p> | <p>A separate danger tree and wind throw assessment by Cascade was conducted revealing no concerns within the riparian buffers. The Report includes buffering measures for tree protection.</p> |
| <p>(q) The QEP should consider recommending the establishment of specific buffers that limit</p> | <p>yes</p> | <p>Prior to development, the SPEA and matching tree protection zone (TPZ) will be flagged out by a QP.</p> |

| | | |
|---|------------|--|
| <p>construction activities adjacent to permanent riparian buffers, where necessary to protect the integrity of riparian habitat (e.g. establishing critical root zones around trees where excavations are to be avoided).</p> | | <p>The proponent must install a combination of silt fencing and/or tree protection fencing along the TPZ as guided by a QEP.</p> <p>The RAPR and Report require permanent demarcation of the SPEA boundary for the Unknown Creeks 1 & 2 and the ditch upon completion of construction to prevent encroachment. Two options are recommended for the subject property, including (1) fence or (2) vegetation with signage identifying the area beyond as a SPEA.</p> |
| <p>(r) Any work within the watercourse or wetland (e.g. culverts or bridges) should be done in a way that avoids any negative changes to surface or subsurface hydrology and maintains pre-existing connectivity throughout the watercourse or wetland.</p> | <p>yes</p> | <p>QEP requires sediment fencing be installed along the SPEA boundary. This fence will need to be inspected after heavy rainfall events, maintained when necessary.</p> <p>The storm water from the roof, foundation, driveway and perimeter storm drainage of the proposed development will be directed to ground infiltration points located outside any of the SPEAs.</p> |
| <p>Guidelines 9.3 (s) through (v) are for proposed subdivisions – n/a to this application</p> | | |



ATTACHMENT 05 - Public Notice

Notice
GM-DVP-2023.2

GAMBIER ISLAND LOCAL TRUST COMMITTEE

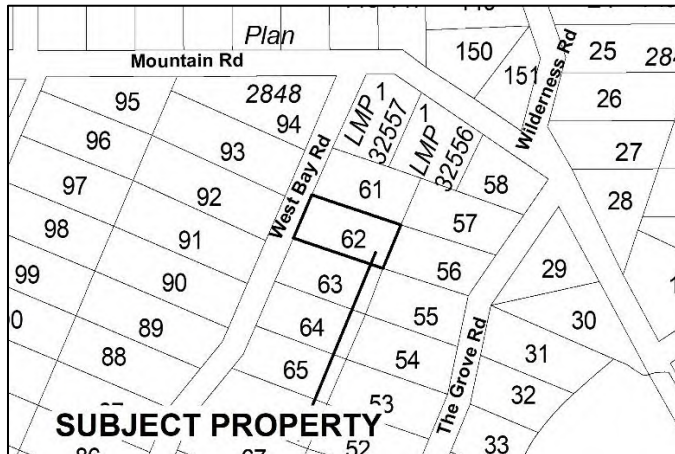
NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Gambier Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit. The proposed permit would vary the Gambier Island Land Use Bylaw No. 86, 2004 by reducing the required 15 metre setback to a *watercourse* to a minimum of:

- 10.0 metres and 5.4 metres from two unnamed creeks; and
- 2.0 metres from a roadside ditch;

to accommodate a proposed Single Family Dwelling and associated Septic System, Art Studio, Yoga Studio, Playhouse, Wood Shed, and residential driveway.

The works are within Development Permit Area 3 – Riparian Areas, for Gambier Island. The owner must also successfully obtain a Development Permit from the Gambier Local Trust Committee, for which a Detailed Assessment Report carried out by a Qualified Environmental Professional under the provincial *Riparian Areas Protection Regulation* is required. The development permit and development variance permit will be considered together in a combined staff report to the Gambier Local Trust Committee.

The property is located on West Bay Road and is legally described as BLOCK 62 DISTRICT LOT 1297 PLAN 2848 (PID: 013-387-031). The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 700 North Road, Gabriola Island, BC V0R 1X3 between the hours of 8:30 a.m. to 4:00 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing November 12, 2024 and continuing up to and including November 25, 2024.

Enquiries or comments should be directed to Ian Cox, Planner 2, at (250) 247-2207, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: northinfo@islandstrust.bc.ca before 4:30 pm, November 25, 2024.

The Gambier Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during its Electronic Regular Meeting-Zoom Webinar starting at 10:00 am on November 26, 2024.

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

Nadine Mourao, Deputy Secretary

PROPOSED



Islands Trust

GAMBIER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT NO. GM-DVP-2023.2

TO: Sarah Cumming & Stephen Delane

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

BLOCK 62 DISTRICT LOT 1297 PLAN 2848
PID: 013-387-031

2. Pursuant to Section 498 of the *Local Government Act*, the *Gambier Islands Land Use Bylaw No. 86, 2004* is varied as follows:

1. PART 3 GENERAL REGULATIONS, Section 3.3 Siting and Setback Regulations, Subsection 3.3(1) “No building or structure shall be sited within 15 metres of the natural boundary of the sea, lake, wetland or watercourse...”; is varied:

- To reduce the setback for a Single Family Dwelling from 15.0 metres to 10.0 metres;
- To reduce the setback for a residential Septic System from 15.0 metres to 2.0 metres;
- To reduce the setback for a Yoga Studio (residential accessory building) from 15.0 metres to 10.0 metres;
- To reduce the setback for an Art Studio (residential accessory building) from 15.0 metres to 10.0 metres;
- To reduce the setback for a children’s Playhouse (residential accessory building) from 15.0 metres to 10.0 metres; and
- To reduce the setback for a Wood Shed (residential accessory building) from 15.0 metres to 2.0 metres; and
- To reduce the setback for a residential driveway from 15.0 metres to 5.4 metres.

3. The proposed development shall be consistent with **Schedule “A” – Site Plan** attached to and forming part of this permit. This permit is not a Building Permit or a Siting and Use Permit, and does not remove any obligation on the part of the permittee to comply with all other requirements of the Gambier Islands Land Use Bylaw No. 86, 2004 including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

PROPOSED

AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS XX DAY OF XX, 202X.

Deputy Secretary, Islands Trust

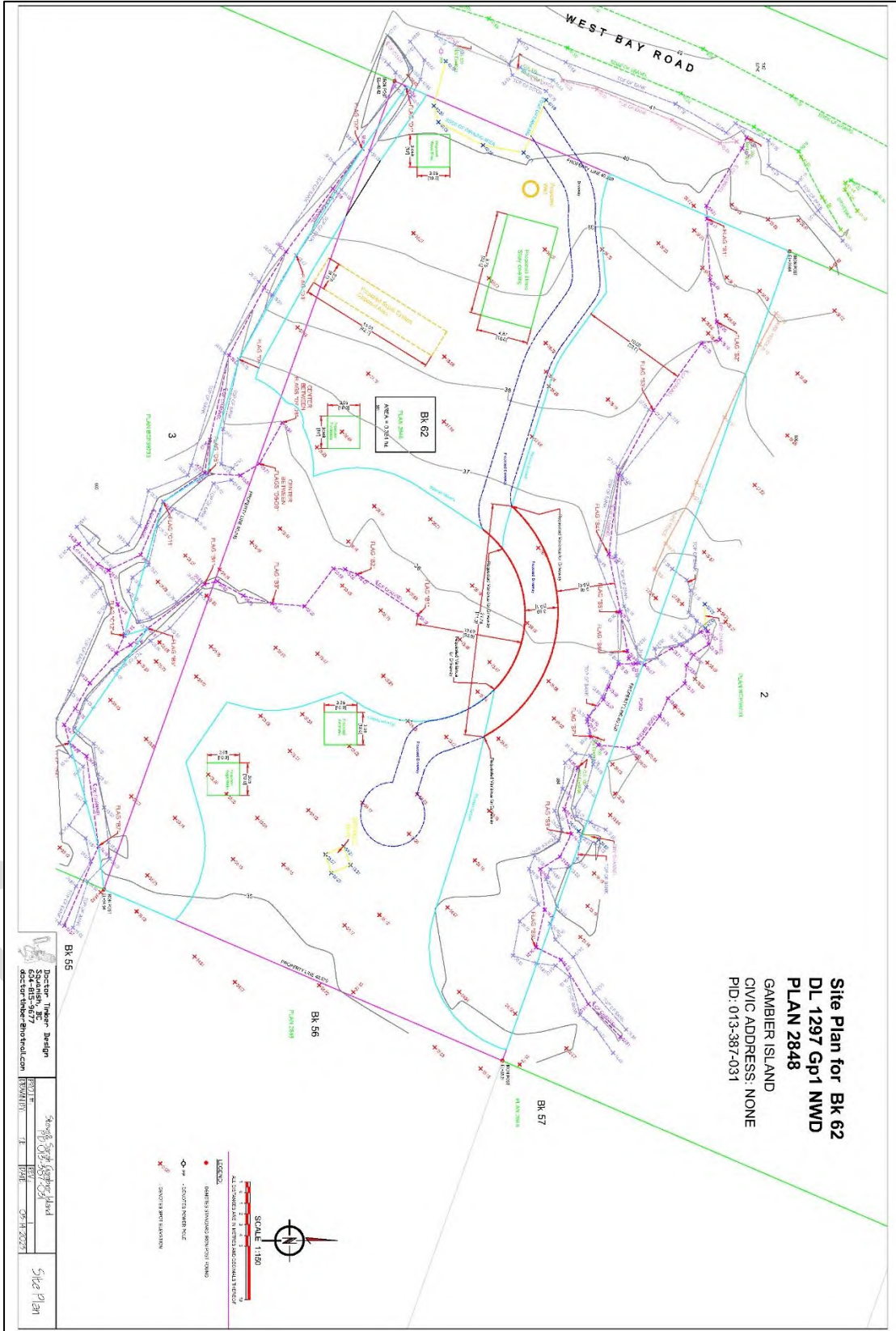
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX, 202X, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
GM-DVP-2023.2
Schedule "A" – Site Plan



ATTACHMENT 6 - Septic System



HEALTH PROTECTION

RECEIPT OF RECORD OF SEWERAGE SYSTEM

This receipt acknowledges that the Health Authority has received a completed Record of Sewerage System for the following location:

RECEIPT NUMBER FOR RSS FILING FEE: 1139

TAX ASSESSMENT ROLL NUMBER: 746.02051.000

AUTHORIZED PERSON: COREY SMITH

CIVIC ADDRESS: WEST BAY ROAD, GAMBIER ISLAND

LEGAL DESCRIPTION: DL 1297, BLK 62, VAP 2848

EFFECTIVE DATE: JANUARY 31, 2023

Please note that the system work must be completed and a Letter of Certification filed with the Health Authority within two years of the effective date noted.

EXPIRY DATE: JANUARY 31, 2025



**RESOLUTE
SEPTIC SERVICES**

Resolute Septic Services Ltd.
13338 Sunshine Coast Hwy
Madeira Park, BC, V0N2H1
604 989 5673
resolutesepticservices@gmail.com

Date: January 30, 2023

Sewerage System Design

Client and property Information:

Sarah Cumming and Stephen Delane
(Street # undetermined) West Bay Rd, Gambier
Block 62, DL 1297
VAP 2848
PID: 013-387-031
Folio: 746.02051.000

Scope of this report:

This report constitutes a design for a *residential sewerage system* for the above address, as set out by the Applied Science Technologists and Technicians of British Columbia, hereinafter ASTTBC. This design has been prepared according to the standards of the *Sewerage System Standard Practice Manual Version 3*.

Proposed wastewater system:

Daily design flow is 1000 L/day.

Type 1 effluent with pressure distribution to a raised seepage bed.

Septic Tank

Us Canwest RKS1000LP/2, or equivalent

Dose Chamber

Use Canwest RKP300LP

Pump

Liberty FL50 series, or equivalent.

Minimum pump requirements: 42 gpm @30' head.

System Controls

Use Rhombus EZ series simplex control panel.

Treatment Field

Pressure distribution demand dose to be used to a **seepage bed 2.7 m wide x 13 m long, using 3 distribution laterals.**

Installers shall refer to construction details and diagrams following.

Site Information:

Total parcel size: .79 acres.

Potable Water Source: well

Topography: The proposed dispersal system alignment is on contour, with an approximate 5-10% slope perpendicular to the bed centerline.

Site and Soils Evaluation

Brown sand structureless to 100cm,
100cm + seasonal high water

Vertical separation to limiting condition based on the soil analysis is **100 cm.**

Design Rationale

Based on the vertical separation, a pressure dosing system was chosen over a gravity dispersal system. To maintain required vertical separation for the purpose of proper treatment with pressure dosing, a raised seepage bed was chosen.

Design Calculations and Specifications

Source

Wastewater flows and strength stipulate that there will be no garburators, water softening devices or unusual usage. Design presumes *typical residential sewage* not exceeding the following:

cBOD5 (mg/L) 290-560

TSS (mg/L) 175-400

Oil and grease (mg/L) 35-60

Daily Design Flow (DDF)

DDF was chosen from the standard tables for a declared 2-bedroom house. No unusual flows were declared.

DDF from tables: **1000L/day**

Hydraulic Loading Rate (HLR)

The hydraulic loading rate was chosen based on type 1 effluent being applied to sand with favourable structure.

HLR from tables: **30L/day/m²**

Area of Infiltrative Surface (AIS)

Minimum area of infiltrative surface is $DDF \div HLR = 1000 \div 30 = 33.3$, rounded up to **34 m²**

Linear Loading Rate (LLR)

The LLR is chosen based on the slope, vertical separation, loamy sand soil type and permeability rate. LLR from the tables is 90L/day/m.

The **minimum system length** is therefore, $DDF \div 100 = 1000 \div 90 = 11.11\text{m}$.

Dispersal Field Size

$AIS \div 2.7\text{m bed width (chosen to suit 3 laterals over spacing requirements)} = 34 \div 2.7 = 12.59\text{m}$, checked against the minimum system length from the LLR is sufficient, so rounded up system length of **13 m** is chosen.

Dispersal field size: **2.7m x 13m**

Dispersal System Layout

Use a **2.7m x 13m bed = 35.1 m²**, which exceeds the minimum required AIS. Use three laterals spaced 90 cm on centre, at 45 cm from each bed edge. The total length of laterals will be **39m**.

Number of Orifices

Based on the SPM standard of .56 m²/orifice, AIS 34 ÷ .56 = 60.71 or **61** minimum orifices.
61 ÷ 3 laterals = **21 orifices / lateral**.

Orifice Spacing

Total length of laterals 39 m ÷ 63 orifices = .61 m, rounded down to **60 cm**, starting and ending 30cm from each end of the lateral.

Orifice size

Use 3/16" orifices at 2.5ft of squirt height.

Dosing volume

Laterals are to be kept full to minimize dose volume, while maintaining higher than the minimum percentage of dose delivered at full pressurization.

Use micro dosing to achieve maximum treatment in unsaturated soil.

Minimum doses/day from SPM table II-10 is **8 doses**, therefore, 1000L/day ÷ 8 = max 125 L doses.

Alarm Reserve volume:

Provide maximum available reserve.

Float Switch Settings

Set float switches to provide for above volumes.

Construction Specifications

***See illustrations below**

Raised Seepage Bed

Scarify the dispersal area bottom before placing the bed. Place **two 4" pvc observation ports**, with ½" holes drilled around the circumference to a height of 15cm to allow entry of effluent, 5cm into the infiltrative surface, 15cm from each outer lateral. Provide a flanged bottom to prevent accidental retraction. Level the minimum bed area and size (**13m x 2.7m**) with c33 sand. Bed must be level to within 1.25cm side to side, and no greater than 5cm in 30m along its length.

Place a level bed of washed and screened pea gravel (less than 1% by weight passing through sieve 200), at 2.7m x 13m, on top of the levelled sand to a minimum depth of 15cm.

Resolute Septic Services Ltd., **Sewerage System Design** cont. Date: January 30, 2023

Place three 13m 1 ½” pvc schedule 40 laterals, 90 cm on centre, and 45cm from either edge of the bed, with a 2” end manifold, reducing to 1 ½” isolation valves for each lateral. Using two 45 deg. elbows per lateral, extend the ends of the laterals vertically and cap with cleanout caps.

Drill 3/16” holes, all facing up, or at 12 o’clock orientation, at 60cm on centre, to provide 21 orifices per lateral, a total of 63 orifices, starting and ending approx. 30cm from each end of the laterals.

Construct the manifold of 2” pvc schedule 40, using side by side tees, extending the manifold beyond the last lateral horizontally, and raised with a swept 90 or two 45 deg. elbows, and cap with a 2” threaded cleanout cap.

Install orifice shields on all orifices.

Provide lawn box access for the cleanouts and the isolation valves.

Place a minimum of 5 cm of pea gravel over the laterals and the orifice shields.

Cover the pea gravel with geotextile (landscape fabric) of a lightweight, non-woven, non-water repellent nature.

Cover the landscape fabric with a minimum of sand, and cap the bed with native soil of loamy sand, to a depth of at least 15cm, graded out to at least 60 cm beyond each bed edge. Assure positive drainage and minimize visual impact of the bed in the landscape. Establish or ensure the owner establishes suitable vegetative cover over the seepage bed.

Septic Tank

Use Canwest RKP1000LP/2 tank, or equivalent, placed level in the excavation to ensure at least a 2% fall from the sewer line to the tank.

Ensure through riser height that lids are at finished landscaped grade.

Equip the outlet of the tank with a 4” Simtech stf-110 effluent filter, or equivalent.

Ensure against settling or tank movement by using pea gravel or bedding sand in the bottom of the excavation.

Add water to the tank before backfilling to further reduce risk of movement during backfilling.

Ensure against settling of the inlet and outlet pipes by using appropriate backfill in excavation trenches, suitably compacted, or use pea gravel beneath the pipes to the full depth of the excavation.

Ensure against tank flotation if conditions warrant, by draining the tank excavation appropriately, or anchoring the tank according to the manufacturer’s specifications.

Ensure that the tank and the pipes connections to the tank are watertight. Provide a test for water tightness by plugging the inlet and outlet and filling the tank with water into the riser column, marking and testing for water tightness after 24 hours to a maximum leakage rate of 0.1% of volume.

Resolute Septic Services Ltd., **Sewerage System Design** cont. Date: January 30, 2023

Ensure a maximum of 10mm or 3/8" coarse aggregate size in bedding for all pipes, to a depth of 25 mm under, and 75 mm over piping.

All piping shall conform to CAN/CSA 8181.1, 8181.2, 8182.1, 8182.2 standards.

Pump Chamber

Canwest pump chamber RKP300 polyethylene dose chamber.

Ensure excavation elevation allows for a minimum 1% fall from the outlet of the septic tank.

Ensure pump chamber float wires and pump power wire passes through conduit that allows easy extraction of wires for future maintenance, without the need for splicing between the pump chamber and the control panel.

Ensure through riser height that lids are at finished landscaped grade.

Ensure against settling or tank movement by using pea gravel or bedding sand in the bottom of the excavation.

Add water to the tank before backfilling to further reduce risk of movement during backfilling.

Ensure against settling of the inlet and outlet pipes by using appropriate backfill in excavation trenches, suitably compacted, or use pea gravel beneath the pipes to the full depth of the excavation.

Ensure against tank flotation if conditions warrant, by draining the tank excavation appropriately, or anchoring the tank according to the manufacturer's specifications.

Ensure that the tank and the pipes connections to the tank are watertight. Provide a test for water tightness by plugging the inlet and outlet and filling the tank with water into the riser column, marking and testing for water tightness after 24 hours to a maximum leakage rate of 0.1% of volume.

Ensure a maximum of 10mm or 3/8" coarse aggregate size in bedding for all pipes, to a depth of 25 mm under, and 75 mm over piping.

All piping shall conform to CAN/CSA 8181.1, 8181.2, 8182.1, 8182.2 standards.

Pump and Pump Controls

Use a **Liberty FL50 ½ HP 115v** pump with a **Rhombus EZ series simplex control panel**. Install the control panel on the side of the house, within sight of the pump chamber, at least 90 cm off the ground.

Install the 2" pvc schedule 40 force main with a threaded union and valve, accessible to within 15 cm of the lid for ease of maintenance and future removal.

Install a 2" check valve in the vertical portion of the force main at a height of 90 cm from the pump chamber bottom with a 3/16" hole drilled immediately below it to prevent air lock of the system.

Resolute Septic Services Ltd., **Sewerage System Design** cont. Date: January 30, 2023

Include a 3/8" poly rope attached to the pump for ease of removal.

Install a float hanger with stainless hardware and weighted floats. Do not attach floats to the force main.

Install float switches to provide max. 125 L doses, with 45 L at a minimum between pump on, and alarm on.

Ensure that pump off float allows for pump to remain immersed in effluent.

Ensure the max. reserve volume allowable by the volume of the pump chamber between alarm on, and max volume of chamber.

Electrical

All electrical work to be done by a certified electrical contractor to applicable codes, but including the specifications herein as applicable to sewerage system standards.

Provide two separate 115v circuits, one for the pump and one for the control panel and alarm, using the control panel as a junction box for hardwiring of pump, with control floats wired to the appropriate terminals inside the panel.

Rhombus panel to be placed at least 90 cm from the ground on the outside of the building, within sight of the pump chamber.

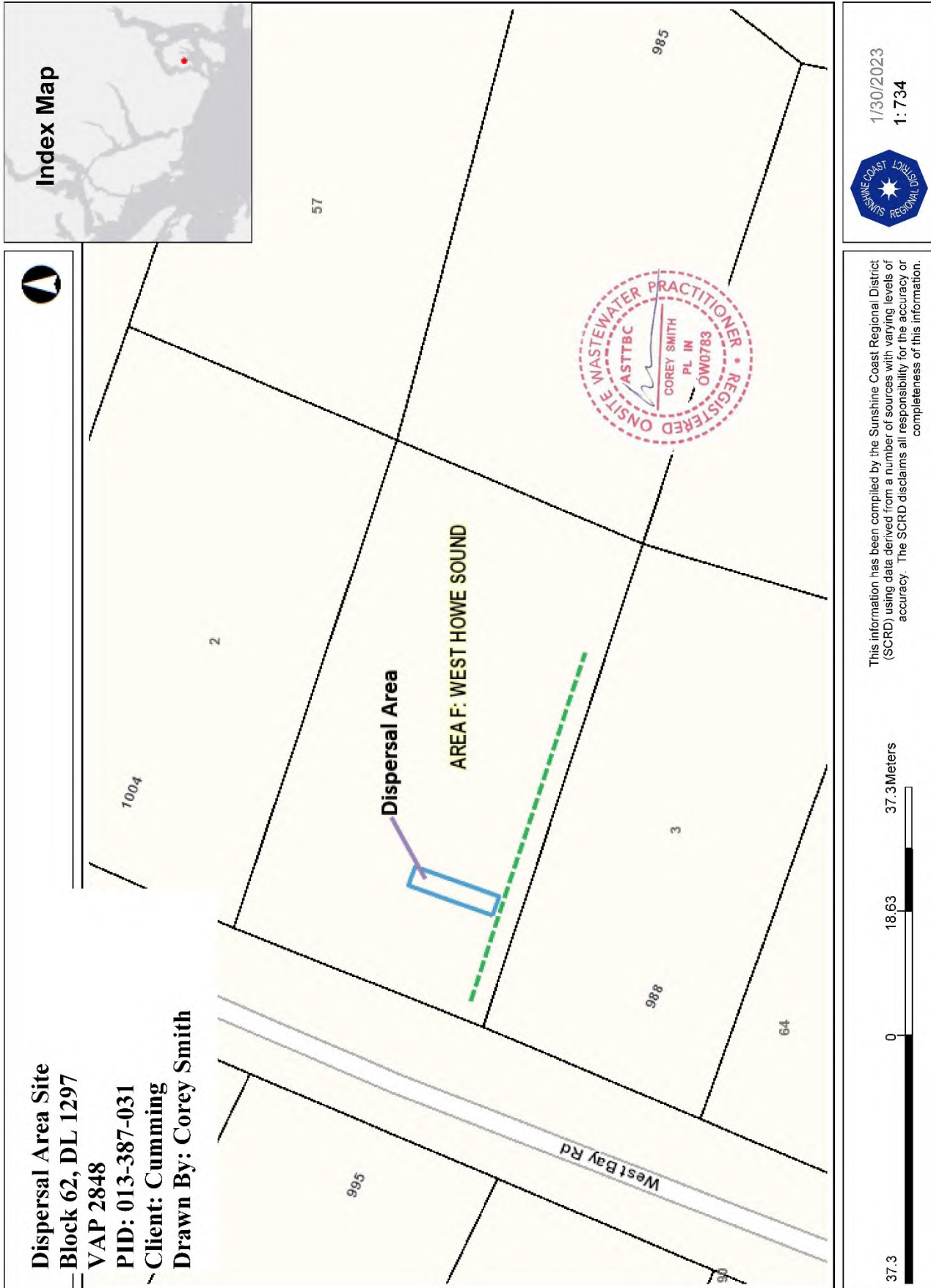
Ensure conduit allows for ease of removal of wires in the future. Conduits must be sealed to prevent intrusion of gases into the control panel. No electrical connections or junctions shall be used inside the pump chamber.

System Commissioning

Flush the force main with clean water using the effluent pump by closing all lateral isolation valves and opening the force main cleanout.

Replace the force main cleanout and flush each lateral individually by removing the cleanout cap and opening the individual valve for each lateral. Repeat for all laterals, ensuring that only the isolation valve for the lateral being flushed is open.

Perform a squirt test of the entire system (all laterals at once) to ensure squirt height and distribution. Adjust flow to each lateral to ensure even distribution.



Dispersal Area Site
 Block 62, DL 1297
 VAP 2848
 PID: 013-387-031
 Client: Cumming
 Drawn By: Corey Smith



Index Map



1/30/2023
 1-734

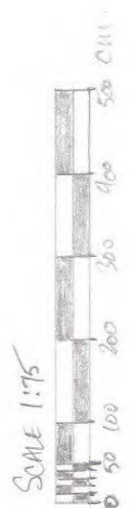
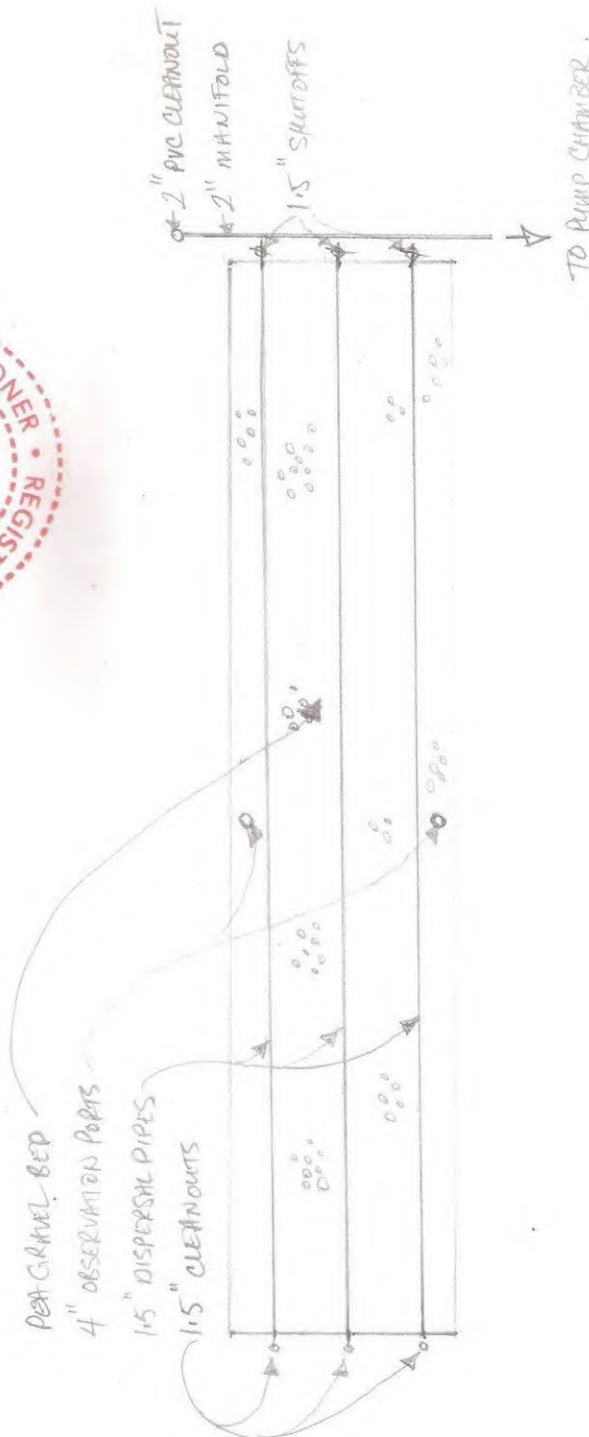
This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.

37.3 Meters

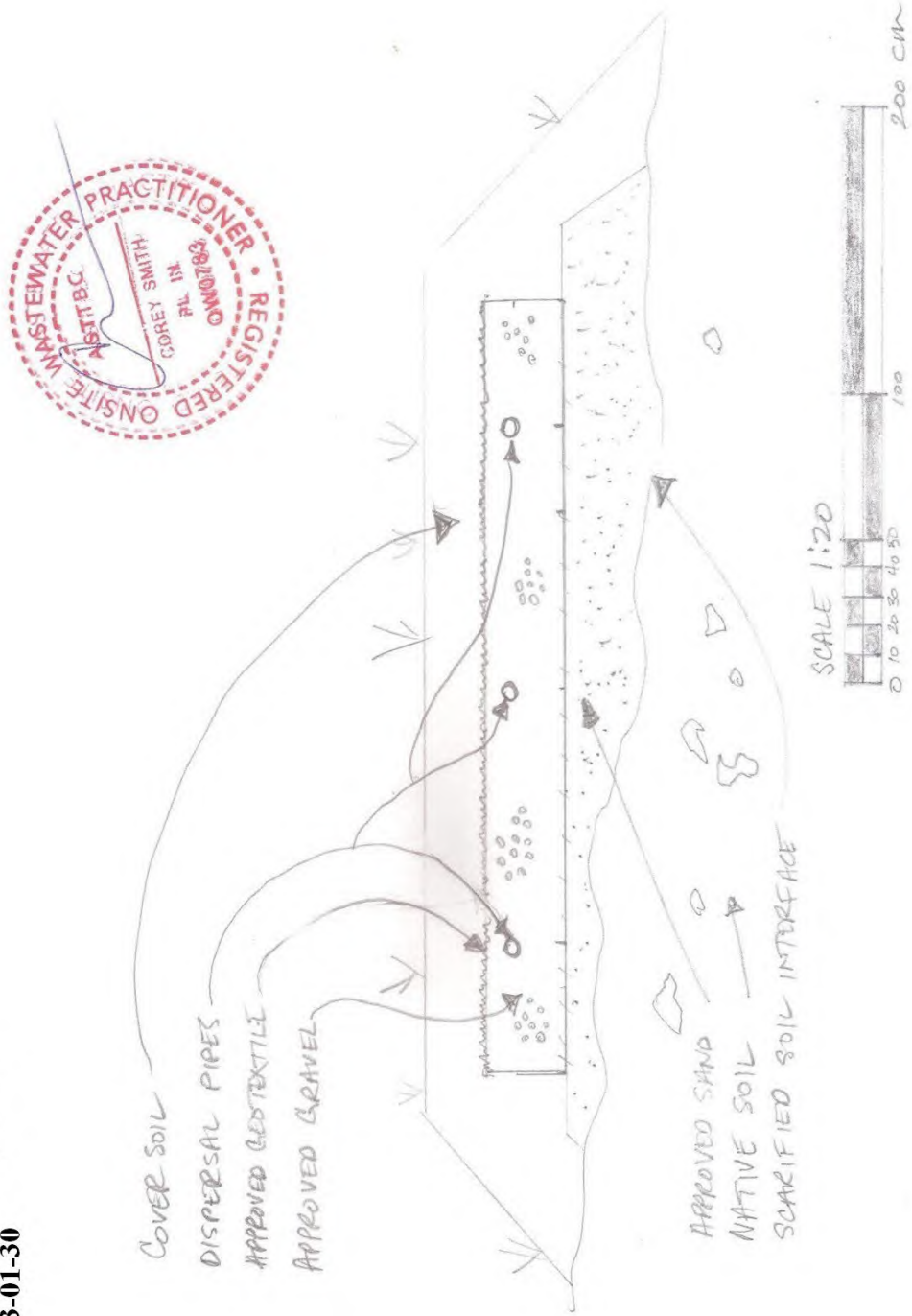


37.3

Dispersal System Detail
Block 62, DL 1297
VAP 2848
PID: 013-387-031
Client: Cumming
Drawn By: Corey Smith
2023-01-30



Dispersal System Elevation
Block 62, DL 1297
VAP 2848
PID: 013-387-031
Client: Cumming
Drawn By: Corey Smith
2023-01-30



Resolute Septic Services Ltd., **Sewerage System Design** cont. Date: January 30, 2023
This design was performed by Corey Smith, ROWP, director, Resolute Septic Services Ltd.



PROPOSED

**GAMBIER ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
GM-DP-2023.1**

To: Sarah Cumming & Stephen Delane

1. This Development Permit (the “Permit”) applies to the land described below:

BLOCK 62 DISTRICT LOT 1297 PLAN 2848
(PID: 013-387-031)

2. The permit is authorized in accordance with the following schedules attached to and forming part of this permit, as signed and dated by the Deputy Secretary of Islands Trust:

Schedule “A” *Riparian Areas Protection Regulation (RAPR) Detailed Assessment Report by Cascade Environmental Resource Group Ltd. (September 16, 2024)*

Schedule “B” *Site Survey (Channel Flagging) by Bennett Land Surveying Ltd. (September 21, 2022)*

3. The permit is subject to the following conditions:

3.1 No development, including vegetation or tree removal, shall take place in the specified area of the subject lot within Development Permit Area 3 – Riparian Areas, except in accordance with the Cascade Environmental *RAPR* Detailed Assessment Report attached as Schedule “A”, including but not limited to section 4, Measures to Protect and Maintain the SPEA as detailed in the following subsections 3.2 – 3.6.

3.2 Protection of Trees

Prior to development, the proponent will install tree protection fencing along the *tree protection zone* (TPZ) as guided by a QEP. The TPZ fencing will be installed on the SPEA or the Islands Trust setback, whichever is greater. The Islands Trust setback will act as an additional TPZ to protect SPEA trees. No trenching may occur through the roots of SPEA trees, no paving may occur around SPEA trees, no parking may occur under SPEA trees, and no pollutants may contaminate the soil around SPEA trees.

3.3 Encroachment

Prior to development the SPEA must be staked by a BC Land Surveyor and temporary fencing (i.e., sediment fencing) must be installed along the boundary before construction. The proponent may also wish to install temporary signage along the SPEA to aid in communication with contractors.

The RAPR requires permanent demarcation of the SPEA boundary for Unknown Creeks 1 & 2 and the ditch upon completion of construction to prevent encroachment. This may be accomplished by one of two options: (1) fence or (2) vegetation with signage identifying the area beyond as a SPEA.

3.4 Stormwater Management

The stormwater from the roof, foundation, driveway and perimeter storm drainage of the proposed development will be directed to ground infiltration points located outside of the SPEAs. No drainage will be flowing from the site to the SPEA. Turbid water and other deleterious substances must not be discharged into watercourses or ditches. Water must be bio-filtered on site via one or more bio-filtration pits as advised by a QEP

3.5 Sediment and Erosion Control

Prior to commencement of the proposed development, sediment fencing will be installed along the TPZ boundary where required [by the QEP]. This fence will need to be inspected after heavy rain events, maintained when necessary [as directed by the QEP]. The SPEA must not be used to filter sediment laden water and sediment laden water cannot be discharged into the ditch or underground storm sewer, as these are connected to fish bearing waters. To prevent any runoff of sediment during construction, all stockpiles of soil on the subject site are to be covered with plastic or geo-textile, or be surrounded by sediment fencing. The sediment fencing along the SPEA boundaries will also protect the waterways from any runoff and should be maintained until exposed soils have been revegetated. All exposed soils must be replanted and/or seeded as soon as possible following the works.

3.6 Environmental Monitoring

Environmental monitoring for the proposed works is required. It is the proponent's responsibility to inform the QEP of the commencement date for the development, starting with land clearing, and to ensure that all construction activities comply with the requirements of the RAPR.

Once informed of commencement, the QEP will schedule site visits accordingly. Environmental monitoring will include a site visit at the start of project construction to ensure that staking and fencing of the SPEA boundary is complete. Additional site visits will be made by the QEP periodically throughout construction to ensure that the measures to protect the SPEA have been implemented and maintained. A follow-up visit will also be made upon completion of construction so that the QEP can prepare a report to submit to the BC Ministry of Water, Land, and Resource Stewardship (WLARS) RAPR notification system website database and the Islands Trust.

Should any development activities be non-compliant with the requirements detailed in this report, the attached RAPR forms, the Riparian Areas Protection Regulation, the provincial *Water Sustainability Act*, or the federal *Fisheries Act*, the non-compliant activities will be reported to the proponent, WLARS and Fisheries and Oceans Canada (DFO) through the RAPR Notification System, and the Islands Trust.

4. All development on the property shall take place in the specified areas of the subject lot in accordance with Schedules "A" and Schedule "B".
3. Any further development within designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.
4. The area described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.
5. This permit does not relieve the applicant from complying with the provisions of the Gambier Island Land Use Bylaw unless varied by this Permit.



PROPOSED

5.1 This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Gambier Island Land Use Bylaw No. 86, 2004 and to obtain other approvals necessary for completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF MONTH, 2026.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, 2026, THIS PERMIT AUTOMATICALLY LAPSES.



PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE

GM-DP-2023.1

SCHEDULE 'A'

Riparian Areas Protection Regulation (RAPR) Detailed Assessment Report by Cascade Environmental Resource Group Ltd.

(Begins on next page)

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Protection Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date 2024-09-16

I. Primary QEP Information

| | | | |
|----------------|------------------------|--------------|---|
| First Name | Candace | Middle Name | |
| Last Name | Rose-Taylor | | |
| Designation | R.P.Bio. | Company: | Cascade Environmental Resource Group Ltd. |
| Registration # | 2826 | Email | crosetaylor@cerg.ca |
| Address | 3-1005 Alpha Lake Road | | |
| City | Whistler | Postal I/Zip | V8E 0H5 Phone # 604-938-1949 |
| Prov/state | BC | Country | Canada BC Country |

II. Secondary QEP Information (use Form 2 for other QEPs)

| | | | |
|----------------|------------------------|--------------|---|
| First Name | Ken | Middle Name | |
| Last Name | McNamara | | |
| Designation | R.P.Bio. | Company: | Cascade Environmental Resource Group Ltd. |
| Registration # | 3330 | Email: | info@cerg.ca |
| Address | 3-1005 Alpha Lake Road | | |
| City | Whistler | Postal I/Zip | V8E 0L9 Phone # |
| Prov/state | BC | Country | Canada |

III. Developer Information

| | | | |
|------------|-----------------|-------------|-------------------------|
| First Name | Sarah | Middle Name | |
| Last Name | Cumming | | |
| Company | | | |
| Phone # | 1- 778 319 7450 | Email: | sarah.cumming@gmail.com |
| Address | PO Box 894 | | |
| City | Squamish | Postal/Zip | V8B 0A6 |
| Prov/state | BC | Country | Canada |

IV. Development Information

| | | | |
|--------------------------|---|-----------------------|---|
| Development Type | Construction: Residential | | |
| Area of Development (ha) | 0.048 | Riparian Length (m) | 180 |
| Lot Area (ha) | 0.32 | Nature of Development | New Development |
| Proposed Start Date | October 2024 | Proposed End Date | Nov 2025 |

V. Location of Proposed Development

| | | | |
|----------------------------------|--|----------|----------------|
| Street Address (or nearest town) | 62 West Bay Road | | |
| Local Government | Islands Trust Regional District | City | Gambier Island |
| Stream Name | No Name Creeks 1 & 2 and a roadside ditch leading to No Name Creek 2 | | |
| Legal Description (PID) | Lot 62, Plan VAP2848, (PID: 013-387-031) | Region | South Coast |
| Stream/River Type | Stream | DFO Area | 2 |

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

| | | | | | | | |
|----------------|--------------------------------------|----|----|-----------|-------|----|----|
| Watershed Code | None, both creeks lead to Howe Sound | | | | | | |
| Latitude | 49° | 27 | 44 | Longitude | -123° | 25 | 22 |

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed. Insert that form immediately after this page.

II. Additional QEP Information

| | | | | |
|----------------|------------------------|------------|--|----------------------|
| First Name | Vicki | | Middle Name | |
| Last Name | Legris | | | |
| Designation | R.P.Bio. | | Company: Cascade Environmental Resource Group Ltd. | |
| Registration # | 2834 | | Email: vlegris@cerg.ca | |
| Address | 3-1005 Alpha Lake Road | | | |
| City | Whistler | Postal/Zip | V8E 0H5 | Phone # 604 938 1949 |
| Prov/state | BC | Country | Canada | |

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Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

Sarah Cumming wishes to develop the lot located at Lot 62 West Bay Road (Map 1), on Gambier Island, BC (Block 62, VAP2848, PID 013-387-031). The development will consist of a family dwelling with septic field and parking. As the property is intersected by three watercourses (two No Name Creeks and a roadside ditch) Cascade Environmental Resource Group Ltd (Cascade) was retained to conduct a riparian assessment as per the BC provincial Riparian Areas Protection Regulation (RAPR).

All lands within 30 m of a fish bearing watercourse, or watercourse that flows into fish bearing waters, within The Islands Trust, and are subject to a RAPR assessment per the Gambier Island (GI) Official Community Plan (OCP) Bylaw 73, 2001 and Land Use Bylaw 86, 2004. The objectives of the OCP are to “protect, terrestrial, aquatic and marine habitat” (Obj. 8.3 GI OCP). The bylaw is structured to enhance watercourse ecosystems such as stream corridors, lake or pond edges, wetlands, and other riparian areas and fish habitat, in accordance with the *Riparian Areas Protection Act*, and identify Streamside Protection and Enhancement Areas (SPEAs), also known as riparian buffer areas, which must remain free of development, including the disturbance of soils and vegetation. The Land Use Bylaw section 3.3.(1) also states “No building or structure shall be sited within 15 metres of the natural boundary of the sea, lake, wetland or watercourse”.

Watercourse Description

The subject property (49° 27' 44"N 123° 25' 21"W) has no dwelling, with small (S1) drainages on either side (No Name Creeks 1 & 2) and a roadside ditch along West Bay Road in the southwestern portion of Gambier Island.

No Name Creek 1 flows from west to east through the lot (Photos 1 & 2). During the site inspection on August 12th, 2022, the subject reach of No Name Creek 1 had an average wetted width of 1.57 m and maximum bank full width of 2.77 m (Photos 1 & 2). The average water depth was 0.2 m. The substrate was composed of gravels and organic fines. The creek had a low gradient ranging from 2% to 7%. The area of No Name Creek 1 included in this assessment had width ranges from 0.73 m to 2.77 m. The banks were shallow, steep, vegetated and approximately 0.25m to 0.5m. Some coarse woody debris (CWD) was present within the vegetated riparian area and, but no CWD occurred within the creek.

No Name Creek 2 flows north to southwest originating from ground water in the center of the subject property where it flows initially south before turning west at the lot boundary (Photos 3 to 5). The average water depth was 0.3 m. The substrate was composed of gravels and organic fines. The creek had a low gradient ranging from 3% to 4%. The area of No Name Creek 2 included in this assessment had width ranges from 1.20 m to 2.74 m. The banks were shallow, steep, vegetated and approximately 0.25 m to 0.5 m. Some coarse woody debris (CWD) was present within the vegetated riparian area and the creek.

The roadside ditch has no upslope water sources and collects road runoff to a ditch that flows along the southern property boundary and empties into No Name Creek 2 (Photos 6 to 8). The substrate was composed of gravels and organic fines. The ditch had a low gradient ranging from

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

1% to 3%. The area of the roadside ditch included in this assessment had width ranges from 1.27 m to 1.97 m.

Both creeks have very low potential for fish presence due to shallow, low flow water and limited habitat throughout each of the reaches. The ditch is unlikely to be able to sustain any fish presence; however, in the absence of a fish presence/absence survey the ditch status defaults to fish-bearing and it is designated a SPEA of 5 m.

Canopy cover was dominated by western hemlock (*Tsuga heterophylla*) with some western redcedar (*Thuja plicata*), Sitka Spruce (*Picea sitchensis*), and red alder (*Alnus rubra*), providing a crown closure of 10-15%. Understory vegetation included salmonberry (*Rubus spectabilis*), hardhack (*Spiraea douglasii*) and red elderberry (*Sambucus racemosa*). Ground cover comprised of bracken (*Pteridium spp.*) and sword (*Polystichum munitum*) ferns and mosses.

The function of the riparian area of both No Name Creeks includes sediment and nutrient control as well as habitat to several wildlife species. The riparian area provides habitat to numerous birds, mammal, and amphibian species, which utilize the area for drinking, cover, movement, forage, breeding, and preening areas. The SPEA for the watercourses on the site are shown in Map 2, along with the Land Use Bylaw riparian setbacks for No Name Creek 1 and 2 (the ditch is not considered a watercourse under the GI OCP).

An RAPR Assessment Report update was submitted for this property on April 4, 2024. Since the April 4 submission, the client has worked to remove the intrusion into the SPEA by eliminating all development from riparian setbacks. These changes are presented below and in Map 3.

The proposed development consists of a primary dwelling with deck and a septic field, parking is provided by an existing parking pad at the front/west of the property. A tree preservation fence will be constructed along the Island Trust setback or the SPEA, whichever is greater, to create a tree preservation zone. The Cascade QEP determined that the proposed development will not cause a harmful alteration, disruption or destruction of natural features, functions and conditions in the SPEA that support the life processes of protected fish.

Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development

| |
|--|
| |
|--|

2.1 Results of Detailed Riparian Assessment No Name Creek 1

Date: 2022-08-12

Description of Water bodies involved (number, type)

No Name Creek 1

| | |
|-------------------|----------|
| Stream | X |
| Wetland | |
| Lake | |
| Ditch | |
| Number of reaches | 1 |
| Reach # | 1 |

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

| | Channel Width(m) | Gradient (%) |
|------------------------|------------------|--------------|
| starting point | 1.57 | 5 |
| upstream | 0.89 | |
| | 0.73 | |
| downstream | 1.37 | |
| | 0.87 | |
| | 1.52 | |
| | 2.22 | 5 |
| | 2.22 | |
| | 2.77 | |
| | | |
| | | 4 |
| Total: minus high /low | 14.16 | |
| mean | 1.57 | |
| Channel Type | X | |
| | R/P | C/P |
| | | S/P |

I, Ken McNamara, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act* ;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Site Potential Vegetation Type (SPVT)

| | Yes | No |
|---|-----|----------|
| SPVT Polygons | | X |
| Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes | | |
| I, <u>Ken McNamara</u> , hereby certify that: | | |
| a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; | | |
| b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ; | | |
| c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and | | |
| d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. | | |

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Polygon No:
 SPVT Type LC SH TR

Method employed if other than TR

Polygon No:
 SPVT Type LC SH TR

Method employed if other than TR

Polygon No:
 SPVT Type LC SH TR

Method employed if other than TR

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No: **1** If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) **10.0**
 Litter fall and insect drop ZOS (m) **4.71**
 Shade ZOS (m) max **10.0**

South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

Segment No: If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m)
 Litter fall and insect drop ZOS (m)
 Shade ZOS (m) max

South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

I, Ken McNamara hereby certify that:
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 b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;
 c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Nine measurements were only taken due to the shortness of the creek; therefore, no upper and lower values were eliminated in the calculation of the mean stream width.

2.2 Results of Detailed Riparian Assessment No Name Creek 2

Date: 2022-08-12

Description of Water bodies involved (number, type)

No Name Creek 2

| | |
|-------------------|---|
| Stream | X |
| Wetland | |
| Lake | |
| Ditch | |
| Number of reaches | 1 |
| Reach # | 1 |

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

| Channel Width(m) | | Gradient (%) | |
|------------------------|-------|--------------|--|
| starting point | 2.48 | 4 | I, <u>Ken McNamara</u> , hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; ; f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ; g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. |
| upstream | 2.74 | | |
| | 1.20 | | |
| | 1.48 | | |
| downstream | 2.20 | | |
| | 1.98 | | |
| | 2.70 | 1 | |
| | 1.36 | | |
| | 2.28 | | |
| | | | |
| | | 3 | |
| Total: minus high /low | 18.42 | | |
| mean | 2.05 | | |
| Channel Type | R/P | C/P | S/P |
| | X | | |

Site Potential Vegetation Type (SPVT)

| | Yes | No | |
|---------------|-----|----|---|
| SPVT Polygons | | X | Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Ken McNamara</u> , hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> . f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> . g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. |
| Polygon No: | | | Method employed if other than TR |
| | LC | SH | TR |

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

SPVT Type

Polygon No:
LC SH TR

SPVT Type

Method employed if other than TR

Polygon No:
SPVT Type

Method employed if other than TR

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No: **1** If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) **10.0**

Litter fall and insect drop ZOS (m) **6.15**

Shade ZOS (m) max **10.0** South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

Segment No: **2** If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons

LWD, Bank and Channel Stability ZOS (m) **10.0**

Litter fall and insect drop ZOS (m) **6.15**

Shade ZOS (m) max **10.0** South bank Yes No

Ditch Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)

Ditch Fish Bearing Yes No If non-fish bearing insert no fish bearing status report

SPEA maximum 10.0 (For ditch use table3-7)

I, Ken McNamara hereby certify that:
 e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
 f) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;
 g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Nine measurements were only taken due to the shortness of the creek adjacent to the subject property; therefore, no upper and lower value was eliminated in the calculation of the mean stream width.

2.3 Results of Detailed Riparian Assessment – Ditch

Date:

Description of Water bodies involved (number, type)

| | |
|-------------------|-------------------------------------|
| Stream | <input type="text"/> |
| Wetland | <input type="text"/> |
| Lake | <input type="text"/> |
| Ditch | <input checked="" type="checkbox"/> |
| Number of reaches | <input type="text" value="1"/> |
| Reach # | <input type="text" value="1"/> |

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

| | Channel Width(m) | Gradient (%) |
|------------------------|------------------------------------|--------------------------------|
| upstream | <input type="text" value="1.71"/> | <input type="text" value="1"/> |
| | <input type="text" value="1.32"/> | <input type="text"/> |
| | <input type="text" value="1.40"/> | <input type="text"/> |
| | <input type="text" value="1.27"/> | <input type="text"/> |
| starting point | <input type="text" value="1.97"/> | <input type="text"/> |
| | <input type="text" value="1.47"/> | <input type="text" value="2"/> |
| | <input type="text" value="1.70"/> | <input type="text"/> |
| | <input type="text" value="1.70"/> | <input type="text"/> |
| downstream | <input type="text" value="1.47"/> | <input type="text"/> |
| | <input type="text" value="0.78"/> | <input type="text" value="3"/> |
| | <input type="text"/> | <input type="text"/> |
| Total: minus high /low | <input type="text" value="14.79"/> | <input type="text"/> |
| mean | <input type="text" value="1.48"/> | <input type="text"/> |
| Channel Type | R/P <input type="text"/> | C/P <input type="text"/> |
| | S/P <input type="text"/> | |

I, Ken McNamara, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Site Potential Vegetation Type (SPVT)

| | Yes | No | |
|---------------|---|-------------------------------------|---|
| SPVT Polygons | <input type="text"/> | <input checked="" type="checkbox"/> | Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes |
| Polygon No: | <input type="text" value="1"/> | | I, <u>Ken McNamara</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation. |
| | LC <input type="text"/> | SH <input type="text"/> | TR <input type="text"/> |
| | Method employed if other than TR <input type="text"/> | | |

SPVT Type

Zone of Sensitivity (ZOS) and resultant SPEA

| | | | | | | | | | | | | | | |
|---|---|-------------|--|--|--|----|---|-----|--|--|--|--|--|--|
| Segment No: | 1 | | | | | | If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons | | | | | | | |
| LWD, Bank and Channel Stability ZOS (m) | 2.0 | | | | | | | | | | | | | |
| Litter fall and insect drop ZOS (m) | 2.0 | | | | | | | | | | | | | |
| Shade ZOS (m) max | 2.0 | | | | | | South bank | Yes | X | | No | | | |
| Ditch | Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow) | | | | | | | | | | Manmade channel collecting runoff from West Bay Road with no other upland inputs. | | | |
| Ditch Fish Bearing | Yes | X - Unknown | | | | No | | | If non-fish bearing insert no fish bearing status report | | | | | |
| SPEA maximum | 5.0 | | | | | | (For ditch use table3-7) | | | | | | | |

I, Ken McNamara, hereby certify that:

- I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Riparian Areas Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer Sarah Cumming;
- I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

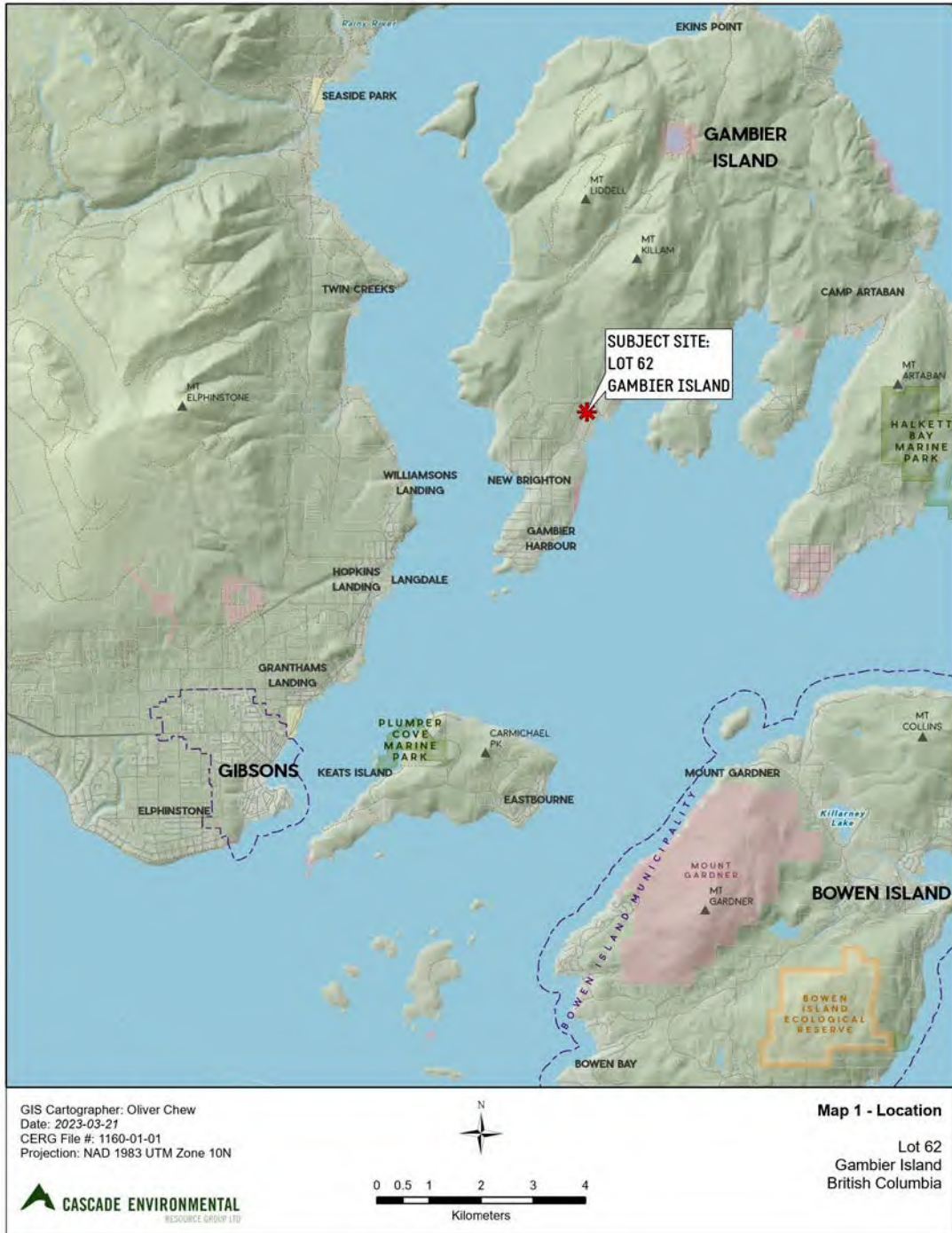
Comments

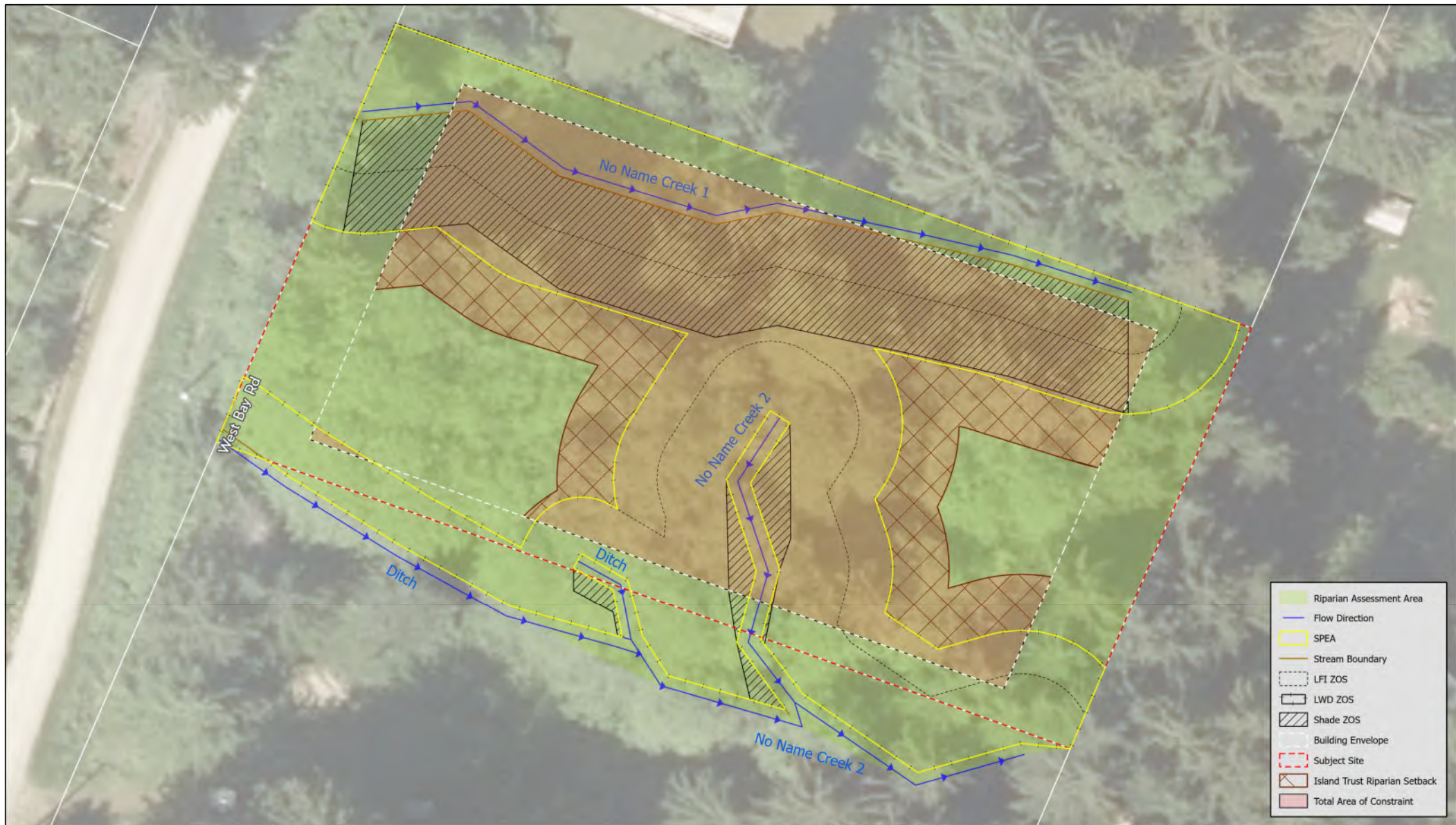
The ditch is likely non-fish bearing; however, in the absence of a fish-bearing status report, the ditch defaults to fish-bearing status and the SPEA minimum setback is 5.0 m from top of bank.

Section 3. Site Plan

Site Plan

Map 1. Location Map



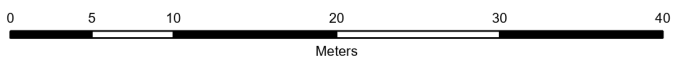


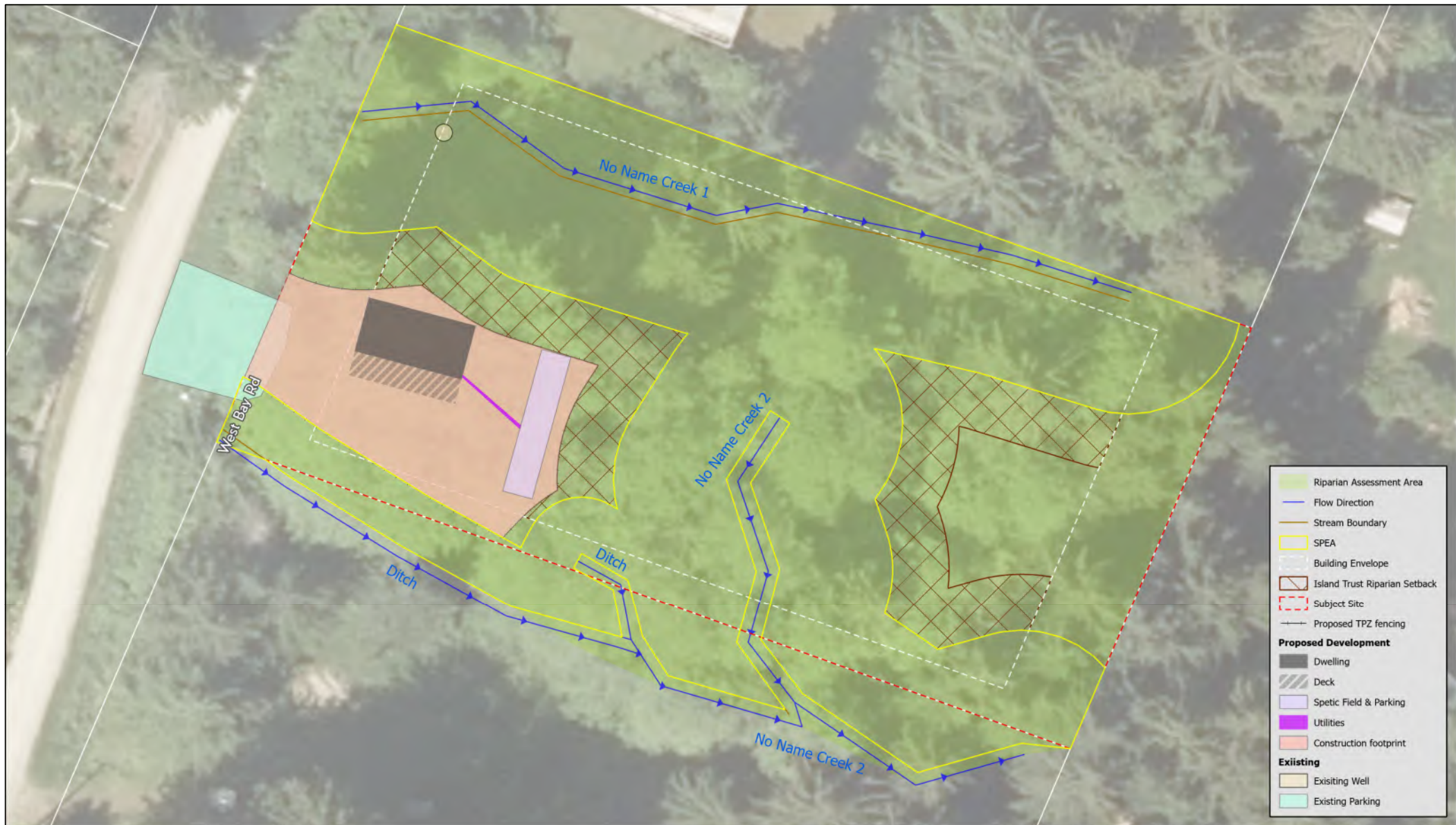
- Riparian Assessment Area
- Flow Direction
- SPEA
- Stream Boundary
- LFI ZOS
- LWD ZOS
- Shade ZOS
- Building Envelope
- Subject Site
- Island Trust Riparian Setback
- Total Area of Constraint

Map 2 - Riparian Assessment

Lot 62
Gambier Island
British Columbia

GIS Cartographer: Nicola Church
Date: 8/12/2024
CERG File #: 1160-01-01
Projection: NAD 1983 UTM Zone 10N



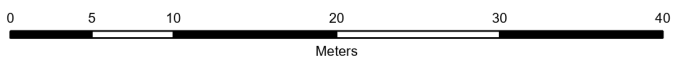


- Riparian Assessment Area
- Flow Direction
- Stream Boundary
- SPEA
- Building Envelope
- Island Trust Riparian Setback
- Subject Site
- Proposed TPZ fencing
- Proposed Development**
- Dwelling
- Deck
- Spetic Field & Parking
- Utilities
- Construction footprint
- Existing**
- Existing Well
- Existing Parking

Map 3 - Proposed Development

Lot 62
Gambier Island
British Columbia

GIS Cartographer: Nicola Church
Date: 8/12/2024
CERG File #: 1160-01-01
Projection: NAD 1983 UTM Zone 10N



Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your “return” button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

| | |
|---|---|
| 1. Danger Trees | √ |
| <p>A danger tree assessment was conducted on August 12th, 2022, by <u>Ken McNamara</u> of Cascade (Danger Tree Assessor # P1615). No danger trees were identified.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> i) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; j) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 2. Windthrow | √ |
| <p>A windthrow assessment was included as part of the danger tree assessment above, with an expected 40-65 km/hr wind speed. No windthrow hazards were observed.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 3. Slope Stability | √ |
| <p>The subject site has a low gradient and no indicators of slope instability were observed.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 4. Protection of Trees | √ |
| <p>Prior to development, the proponent will install tree protection fencing along the <i>tree protection zone</i> (TPZ) as guided by a QEP. The TPZ fencing will be installed on the SPEA or the Islands Trust setback, whichever is greater. The Islands Trust setback will act as an additional TPZ to protect SPEA trees. No trenching may occur through the roots of SPEA trees, no paving may occur around SPEA trees, no parking may occur under SPEA trees, and no pollutants may contaminate the soil around SPEA trees.</p> <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation. | |
| 5. Encroachment | √ |
| <p>Prior to development the SPEA must be staked by a BC Land Surveyor and temporary fencing (e.g. sediment fencing) must be installed along this boundary before construction. The proponent may also wish to install temporary signage along the SPEA boundary to aid in communication with contractors.</p> | |

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

| | |
|---|---|
| <p>The RAPR requires permanent demarcation of the SPEA boundary for the Unknown Creeks 1 & 2 and the ditch upon completion of construction to prevent encroachment. Two options are recommended for the subject property, including (1) fence or (2) vegetation with signage identifying the area beyond as a SPEA.</p> | |
| <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |
| 6. Sediment and Erosion Control | √ |
| <p>Prior to commencement of the proposed development, sediment fencing will be installed along the TPZ boundary where required. This fence will need to be inspected after heavy rainfall events, maintained when necessary. The SPEA must not be used to filter sediment laden water and sediment laden water cannot be discharged into the ditch or underground storm sewer, as these are connected to fish bearing waters. To prevent any runoff of sediment during construction, all stockpiles of soil on the subject site are to be covered with plastic or geo-textile, or be surrounded by sediment fencing. The sediment fencing along the SPEA boundary will also protect the waterways from any runoff and should be maintained until exposed soils have been re-vegetated. All exposed soils should be replanted and/or seeded as soon as possible following completion of the works.</p> | |
| <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u> ;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |
| 7. Stormwater Management | √ |
| <p>The stormwater from the roof, foundation, driveway and perimeter storm drainage of the proposed development will be directed to ground infiltration points located outside any of the SPEAs. No drainage will be flowing from the site to the SPEA. Turbid water and other deleterious substances must not be discharged into watercourses or ditches. Water must be bio-filtered on site via one or more infiltration pits as advised by a QEP.</p> | |
| <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |
| 8. Floodplain Concerns (highly mobile channel) | √ |
| <p>The subject property is not within any historic floodplain and no floodplain concerns from upland creeks and ditches were observed. Both creek channels appeared small, well established, and stable.</p> | |
| <p>I, <u>Ken McNamara</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Sarah Cumming</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p> | |

Section 5. Environmental Monitoring

Attach text or document files explaining the monitoring regimen Use your "return" button on your keyboard after each line. It is suggested that all document be converted to PDF *before* inserting into the PDF version of the assessment report. Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

Environmental monitoring for the proposed works is required. It is the proponent's responsibility to inform the QEP of the commencement date for development, starting with land clearing, and to ensure that all construction activities comply with the requirements of the RAPR.

Once informed of commencement, the QEP will schedule site visits accordingly. Environmental monitoring will include a site visit at the start of project construction to ensure that staking and fencing of the SPEA boundary is complete. Additional site visits will be made by the QEP periodically throughout construction to ensure that the measures to protect the SPEA have been implemented and maintained. A follow-up visit will also be made upon completion of construction so that the QEP can prepare a report to submit to the BC Ministry of Water, Land and Resource Stewardship (WLARS) RAPR notification system website database and the Islands Trust.

Should any development activities be non-compliant with the requirements detailed in this report, the attached RAR forms, the *Riparian Areas Protection Regulation*, the provincial *Water Sustainability Act* or the federal *Fisheries Act*, the non-compliant activities will be reported to the proponent, WLARS and Fisheries and Oceans Canada (DFO) through the RAPR Notification System, and the Islands Trust.

Section 6. Photos



Photo 1: Looking west at Flag S1 on No Name Creek 1. August 12th, 2022.



Photo 2: Looking west at Flag S8 on No Name Creek 1. August 12th, 2022.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Photo 3: Looking north at Flag C 11 on No Name Creek 2. August 12th, 2022.



Photo 4: Looking downstream/ south at Flag B1 on No Name Creek 2, August 12th, 2022.

FORM 1

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Photo 5: Looking downstream/ south at Flag B8 on No Name Creek 2, August 12th, 2022.



Photo 6: Looking south at the roadside ditch on the left of the photo on Lot 62, August 12th, 2022.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Photo 7: Looking downstream/ south at Flag B1 on No Name Creek 2, August 12th, 2022.



Photo 8: Looking downstream/ south at Flag B1 on No Name Creek 2, August 12th, 2022.

Section 7. Professional Opinion

Qualified Environmental Professional opinion on the development proposal's riparian assessment.

Date

1. I/We Candace Rose-Taylor (R.P.Bio #2826) Ken McNamara (R.P.Bio #3330) and Vicki Legris (R.P.Bio. #2834)

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*,
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer Sarah Cumming, which proposal is described in section 3 of this Assessment Report (the "development proposal"),
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) the site of the proposed development is subject to undue hardship, (if **applicable, indicate N/A otherwise**) and
- b) the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Submission Instructions Riparian Areas Protection Regulation – Qualified Environmental Professional – Assessment Report RAR-QEP-AR

Forms you will need to complete are

- Form 1 which has the database information, the description of the fisheries resources, development site plan, measures to protect and maintain the SPEA, and environmental monitoring.
- Form 2, if more QEPs are part of the project team.
- Either Form 3 the detailed assessment form(s) or Form 4 simple assessment form(s) which is for the results of the riparian assessment (SPEA width). Use enough copies of the form to complete the assessment of the site.
- Form 5 is the photo form(s). Duplicate for additional photos.

NB: Refer to Part 4 of the RAPR and the Technical Manual for detailed instructions on the information required for completing the Assessment Report.

A complete Riparian Assessment Report based on the template forms must be converted to a *single* Portable Document Format PDF file prior to uploading onto the Notification System.

The Assessment Report must be submitted complete with all information specified and posted to the notification system to be reviewed by the province. Upon approval notification will be provided to the local government.

Tips for working with MS Word Template Forms

Using the forms

- Before beginning, print a hard copy of the form and the guidance files for reference
- Open the template
- Enter data into the shaded fields on the form
- Use TAB to move from one field to another; SHIFT-TAB to go in reverse
- Text and digital photos may be inserted from other applications
- The amount of text that can be entered in each box is limited and cannot be changed by the user; boxes with date information, for example, require input like: yyyy-mm-dd.

Saving the completed form

- Assign name to the completed form
- Save a word document (*.doc file)
- Do not overwrite the Template (*.dot file) with your completed form
- If you do overwrite the template, you can download a new copy from this web site



PROPOSED

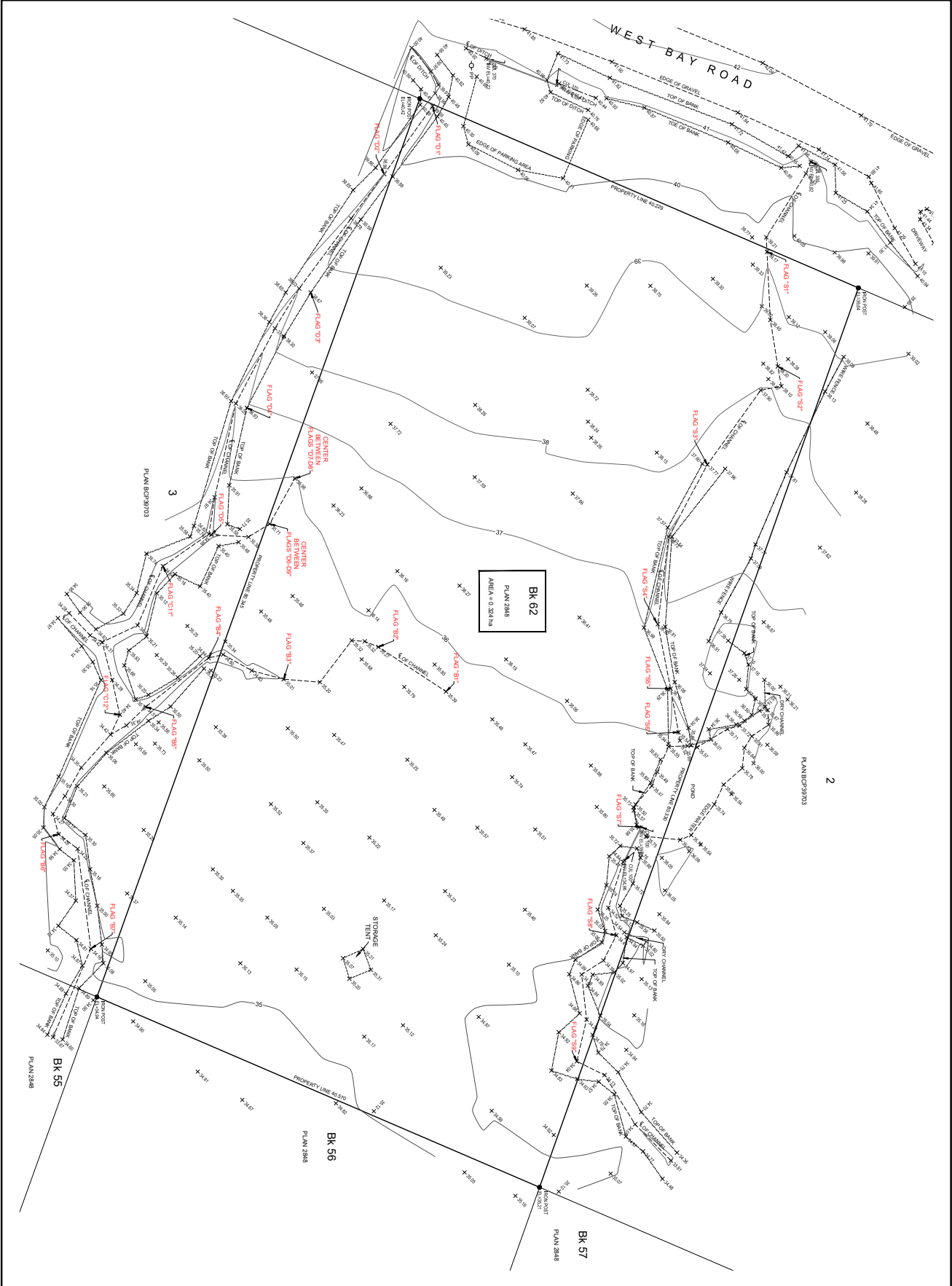
GAMBIER ISLAND LOCAL TRUST COMMITTEE
GM-DP-2023.1

SCHEDULE 'B'

Site Survey (Channel Flagging) by Bennett Land Surveying Ltd.

(Begins on next page)

J:\PROJECTS\GABRIEL ISLAND\TOPOGRAPHIC SURVEY\BK 62\BK 62 - WEST BAY ROAD, GABRIEL ISLAND\TOPOGRAPHIC SURVEY\BK 62\TOPOGRAPHIC SURVEY PLAN 2848.DWG



**TOPOGRAPHIC SURVEY PLAN
OF FEATURES ON BK 62 DL
1297 Gp1 MWD PLAN 2848**

GABRIEL ISLAND
CIVIC ADDRESS: NONE
PID: 013-387-031

LEGEND:

- - DENOTES STAKED POINT NOT FOUND
- - DENOTES BENCH MARK
- - DENOTES SPOT ELEVATION

SCALE 1:150

REVISION:

| NO. | DATE | BY | REVISION |
|-----|------------|----|------------------|
| 1 | 2023/05/31 | SP | ISSUE FOR PERMIT |

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY AND DOES NOT INDICATE THE LOCATION OF ANY FEATURES THAT ARE NOT VISIBLE TO THE SURVEYOR. PROPERTY OWNERS SHOULD BE ADVISED THAT ANY FEATURES NOT SHOWN ON THIS PLAN ARE NOT NECESSARILY ABSENT. THE LOCATION OF ANY FEATURES NOT SHOWN ON THIS PLAN SHOULD BE DETERMINED BY OTHER MEANS. THE LOCATION OF ANY FEATURES NOT SHOWN ON THIS PLAN SHOULD BE DETERMINED BY OTHER MEANS.

PROPERTY:

PROPERTY OWNERS SHOULD BE ADVISED THAT ANY FEATURES NOT SHOWN ON THIS PLAN ARE NOT NECESSARILY ABSENT. THE LOCATION OF ANY FEATURES NOT SHOWN ON THIS PLAN SHOULD BE DETERMINED BY OTHER MEANS.

LAND SURVEYING CONSULTANTS LTD.
 641 PUNAWAKA RD, CHERRYTON, VIC, 3091
 (03) 9422 1100 | WWW.LANDSURVEYINGCONSULTANTS.COM.AU


DATE: 2023/05/31
BY: SP

THIS DRAWING IS THE PROPERTY OF LAND SURVEYING CONSULTANTS LTD. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF LAND SURVEYING CONSULTANTS LTD. IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF LAND SURVEYING CONSULTANTS LTD. IS STRICTLY PROHIBITED.

FIELD WORK COMPLETED ON SEPTEMBER 14, 2022
 THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED
 BY THE SURVEYOR

ATTACHMENT 8 - Proposed DVP

PROPOSED

| | |
|--|---|
|  <p>Islands Trust</p> | <p style="text-align: center;">GAMBIER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT NO. GM-DVP-2023.2</p> |
|--|---|

TO: Sarah Cumming & Stephen Delane

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

BLOCK 62 DISTRICT LOT 1297 PLAN 2848
PID: 013-387-031

2. Pursuant to Section 498 of the *Local Government Act*, the *Gambier Islands Land Use Bylaw No. 86, 2004* is varied as follows:

1. PART 3 GENERAL REGULATIONS, Section 3.3 Siting and Setback Regulations, Subsection 3.3(1) "No building or structure shall be sited within 15 metres of the natural boundary of the sea, lake, wetland or watercourse... "; is varied:

- To reduce the setback for a Single Family Dwelling from 15.0 metres to 10.0 metres;
- To reduce the setback for a residential Septic System from 15.0 metres to 2.0 metres;
- To reduce the setback for a Yoga Studio (residential accessory building) from 15.0 metres to 10.0 metres;
- To reduce the setback for an Art Studio (residential accessory building) from 15.0 metres to 10.0 metres;
- To reduce the setback for a children's Playhouse (residential accessory building) from 15.0 metres to 10.0 metres; and
- To reduce the setback for a Wood Shed (residential accessory building) from 15.0 metres to 2.0 metres; and
- To reduce the setback for a residential driveway from 15.0 metres to 5.4 metres.

3. The proposed development shall be consistent with **Schedule "A" – Site Plan** attached to and forming part of this permit. This permit is not a Building Permit or a Siting and Use Permit, and does not remove any obligation on the part of the permittee to comply with all other requirements of the Gambier Islands Land Use Bylaw No. 86, 2004 including use and density, and to obtain other appropriate approvals necessary for completion of the proposed development.

PROPOSED

AUTHORIZING RESOLUTION PASSED BY THE GAMBIER ISLAND LOCAL TRUST COMMITTEE THIS XX DAY OF XX, 202X.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX, 202X, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

PROPOSED

GAMBIER ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
GM-DVP-2023.2
Schedule "A" – Site Plan

