

**From:** Sonja Zupanec  
**Sent:** Tuesday, September 26, 2023 3:06 PM  
**To:** Gabriola Island Local Trust Committee  
**Cc:** Stephen Baugh; webposting  
**Subject:** FW: To the LTC RE: Gabriola Ferry Terminal proposal  
**Attachments:** GAB-TDP-SK111b (new berth).pdf; GAB-TDP-SK110a (existing ferry berth).pdf; newimage.pdf

**Importance:** High

FYI, public correspondence received regarding GB-RZ-2023.1 (BC Ferries). It will be posted to the website under correspondence.

**Sonja Zupanec, RPP, MCIP**

Island Planner, Northern Office, Islands Trust  
T 250.247.2211

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**From:** Don Elkington [REDACTED]  
**Sent:** Tuesday, September 26, 2023 3:03 PM  
**To:** Sonja Zupanec <[szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)>  
**Subject:** To the LTC RE: Gabriola Ferry Terminal proposal  
**Importance:** High

**Amendment Application**

**Applicant/Agent: British Columbia Ferry Services Inc/John Steil, Stantec Consulting Location: DISTRICT LOT 2058 NANAIMO DISTRICT AS SHOWN ON PLAN VIP75537 (PID 025-798-090); and LOT A SECTION 20 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP75538 (PID 025-798-103)**

**To the LTC Members:**

We are the owners of 2 properties that border the foreshore of the Gabriola Ferry Terminal and water lease. Both of these properties are on Taylor Bay Road, 671 and 677. Both of these properties shorelines are directly impacted by the changes in the proposed zoning that have been applied for by British Columbia Ferry Services Inc / John Steil Consulting.

The application does not address nor has the staff identified the issues, as listed, that will arise as a result of this application that directly impacts our properties.

I had extensive communication with Steve Mayall, Senior Project Manager, Terminal Construction, British Columbia Ferry Services Inc. and the Manager of Public Affairs & FACs Strategy & Community Engagement of British Columbia Ferry Services Inc. from November 2020 – January 15th 2021. Lengthy phone calls and emails regarding the

proposed planning of a new berth for the new Island Class Ferries and how this new berth would impact my home and property in the future. These discussions were pointed to my previous concerns going back to 2017-2018 when I communicated with Bruce Green and John Steil about the same issues.

I had questions written all the way back to the public engagement in 2017 with no replies from the design team or BC Ferries at that in-house meeting. Mr. Steil replied to me after that time, as whomever had that roll from BC Ferries had stepped down and never did reply to my emails.

At that time I stated these proposed changes to the new terminal and new berth as presented would damage my property and further, the enjoyment of our future well-being with these changes for a new Terminal. Speaking to John Steil, I addressed why this is a BIG issue as our custom home was design built below ground level, chiselled down into the rock very low, to ensure visually that standing on the main floor of our home, the Ferry and Terminal is eliminated from sight. We have a very large investment with the two properties and at the time of purchase in May 2016, as a new build plus GST, there was no disclosure of any change to the terminal. The planning continues without consultation to the stakeholders it would affect, the residential properties that border this area, therefore, we need to be consulted immediately.

The impact of extending the water lease out further into the Descanso Bay and thereby pushing out a newly positioned Ferry berth by what looks like 30 - 40 meters extending the ramp seaward, means that the Ferry itself will be too close to my shore line and further, parked directly along side of our home, which will have a direct impact on our privacy, property value, peaceful living; a nuisance really and I want protection against being unlawfully annoyed and disturbed in the enjoyment of my land and home in this proposed development.

The planners of this designed Terminal and berth did not account for the affect of the existing terminal and the Ferries docking berth presently, versus the new plan for this change on our home and properties, the neighbours to the North.

In terms of our future land value, the harm to the use of my property (and the value reduction) should be calculated within their proposal should it be allowed. By the imposition and alteration of where this new Ferry will berth, the new proposed extension to the water lease, a parking lot, zoning to allow retail sales, lighting for this new parking lot and of course the ramp and new berth, will all dramatically decrease the value of our investment and home. Further our privacy, as we would have a constant direct view of the terminal and an actual Ferry parked next to us from every bedroom window, kitchen and living room. Further, with the proposed long ramp and by pushing the berth seaward, so would the Ferry passengers be looking directly into our home. I am also very concerned with the noise, vibration, fumes from diesel trucks to vehicles idling in the parking lot and as I said artificial lighting both from the new terminal and berth to the Ferry, lit up all night which will be right on our doorstep.

Yes when we purchased this brand new home in May of 2016 we were aware of the terminal. We didn't object to having a BC Ferry terminal as a neighbour. I do however have a massive objection to the proposal now which will ruin the quite and peaceful residential home we have invested heavily in.

It should be noted when the Ferry is in berth overnight (silent hours), we don't experience any noise/lighting effects at all presently, but with this proposed orientation change, we will have all of the issues I am now pointing out including the Ferries lights, no privacy and noise all night long in every bedroom, kitchen, office and our living room.

Dear LTC

On page 170 of the IT report there is a photo dated 2018/08/18 which is the "Terminal Development Proposed Water lot Expansion". This is not the correct Conceptual Layout as it was changed in 2021 with my personal input by the Senior Project Manager, Terminal Construction at that time. I attach two drawings to this email, one is the existing berth and one drawing of the proposed new berth with last change I have been made aware of.

Additionally with the foreshore of my 2 properties being so close there is safety issues, environmental impact, (our bank is not solid rock), a direct impact to my water lease and dock as the proposed change in zoning is too close to us and further may allow for an expansion to even a marina in the future.

On pages 190 and 191 titled BYLAW No 316 Plan No.1 and Plan No. 2 the Subject area of the water lease encroaches closer to my property than discussed in January 2021 and additionally filling in the bay to create a parking holding lot means that this fill-in is extremely close to one of my properties. Additionally on pages 197-199 F.10 DP Ferry Terminal; there is mention at F.10.3.3 regarding exterior lighting and the keywords, light pollution in the vicinity; well we are the vicinity and the Ferry is very lit up as is the berth right now, this change will really hurt us.

Please reach out with any questions and please consider the impact of these changes.

*Don and Carolyn Elkington*



FILE: \\Terminal Construction\Active Drawings\30-Hanemicholska\_TDP\Cad\Project\Waterlot\_Expansion\Drawings for Slava\CAD-TDP-SK110.dwg PLOT DATE: November 24, 2020 11:10:12 AM



FOR REFERENCE ONLY.  
 NOT TO BE USED FOR  
 ENGINEERING OR DESIGN.

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A	REVISED DOCK LOCATION	20/11/24	DS	F			
REVISIONS		Y/M/D	BY	REVISIONS		Y/M/D	BY


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 DRAWN BY: DS DESIGN BY: \_\_\_\_\_  
 DATE: 2020/11/19 CHECKED BY: \_\_\_\_\_  
 FILE No.: 30-TDP SCALE: 1:500  
 PAGE SIZE: A1 (841x594mm)



GABRIOLA	
TERMINAL DEVELOPMENT PROPOSED WATERLOT EXPANSION	
PLAN VIEW	DRAWING No.: GAB-TDP-SK110 <small>CANCEL PRINTS BEARING EARLIER REVISION</small>

FILE: \\Terminal Construction\Active Drawings\3D-Modeling\3D-Model\Expansion\Drawings for Sierra\GAB-TDP-SK111.dwg PLOT DATE: January 13, 2021 12:06:32 PM



REVISIONS	Y/M/D	BY	REVISIONS	Y/M/D	BY
E			J		
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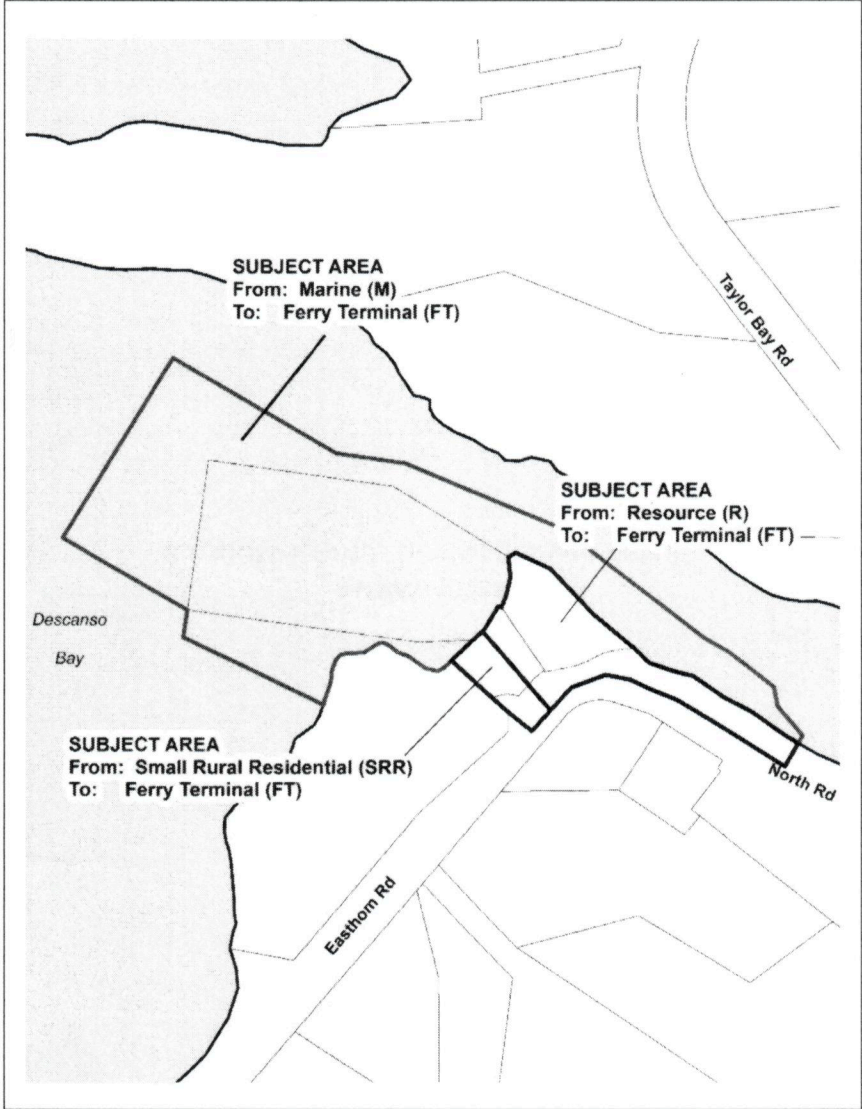

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GABRIOLA	
<b>TERMINAL DEVELOPMENT          PROPOSED WATERLOT EXPANSION &amp; NEW BERTH</b>	
PLAN VIEW	DRAWING No.: GAB-TDP-SK111 <small>CANCEL PRINTS BEARING EARLIER REVISION</small>

GABRIOLA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 316

Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 316

Plan No. 2

