

From: Joshua Lepin [REDACTED]
Sent: Wednesday, September 29, 2021 9:50 AM
To: Jaime Dubyna; Sonja Zupanec; Dan Rogers; Kate-Louise Stamford
Cc: Paul Milley; Ian Grant; David Connop
Subject: Question submission for Gambier Special Meeting
Attachments: KEATS ISLAND 7.5M AND 15M SETBACKS.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kate-Louise, Dan, Jamie and Sonya,

I hope to be on the Special Meeting Zoom call this evening to discuss proposed Bylaw 153 and 154, but may be in transit for part of the call so wanted to submit my questions ahead of time.

You are all very familiar with DL696 and the most recently created Lot 2 which encompasses the leaseholder lots. After a detailed review of the current leaseholder building placements, the proposed change in setbacks from 7.5m to 15m would affect ALL existing structures on waterfront lots within Lot 2.

All waterfront leasehold lots within Lot 2 (with the exception of 3 lots) have a total lot size less than 700m² with most lots sized less than 500m². When these lots were originally created, it was modelled after a traditional building lot size in Vancouver (50' x 100'). Due to the grade of the land on the shoreline, buildings were developed where it was feasible to do so within the size of the lot.

If the proposed foreshore building setbacks were changed to 15m, every existing waterfront cabin within Lot 2 would require a DVP to rebuild. I understand that many lots in the Gambier trust area are much larger and can afford multiple building site locations, but unfortunately that is not the case for Lot 2 of DL696 due to the relatively small size of each lot (<700m²).

Please refer to the attached Lidar maps that show the impact of current (7.5m) and proposed (15m) foreshore setbacks relative to the existing building structures within Lot 2.

My questions/request for change options in the proposed bylaw 153 & 154:

- 1) Given the limited building sites for smaller pre-existing waterfront lots in the region, can the proposed setback change of 15m be removed from Bylaw 153 & 154?
- 2) Given the limited building sites for smaller pre-existing waterfront lots on Lot 2, can the proposed setback change to 15m be removed for Lot 2 from Bylaw 153 & 154?
- 3) Can Bylaw 153 & 154 include a clause that the 15m foreshore development setback only be applied for lot sizes greater than 700m², retaining the existing 7.5m setback requirement for lot sizes under 700m²?

I hope to be able to join the call tonight, and great catching up with Dan and Kate-Louise at Sandy Beach last week!

Cheers,

Joshua Lepin

Management Consultant for the Convention of Baptist Churches of British Columbia (land owner of DL696 and Lot 2)



7.5m SETBACK FROM HWL

15m SETBACK FROM HWL

7.5m SETBACK FROM HWL

15m SETBACK FROM HWL

7.5m SETBACK FROM HWL

15m SETBACK FROM HWL

no.	date	revision	chk'd	no.	date	revision	chk'd
1	SEP.28.2021	DRAFT SUBDIVISION PLANS	BWG				

client	CONVENTION OF BAPTIST CHURCHES OF B.C.
project	KEATS ISLAND, B.C.

CREUS Engineering Ltd
Civil Engineers

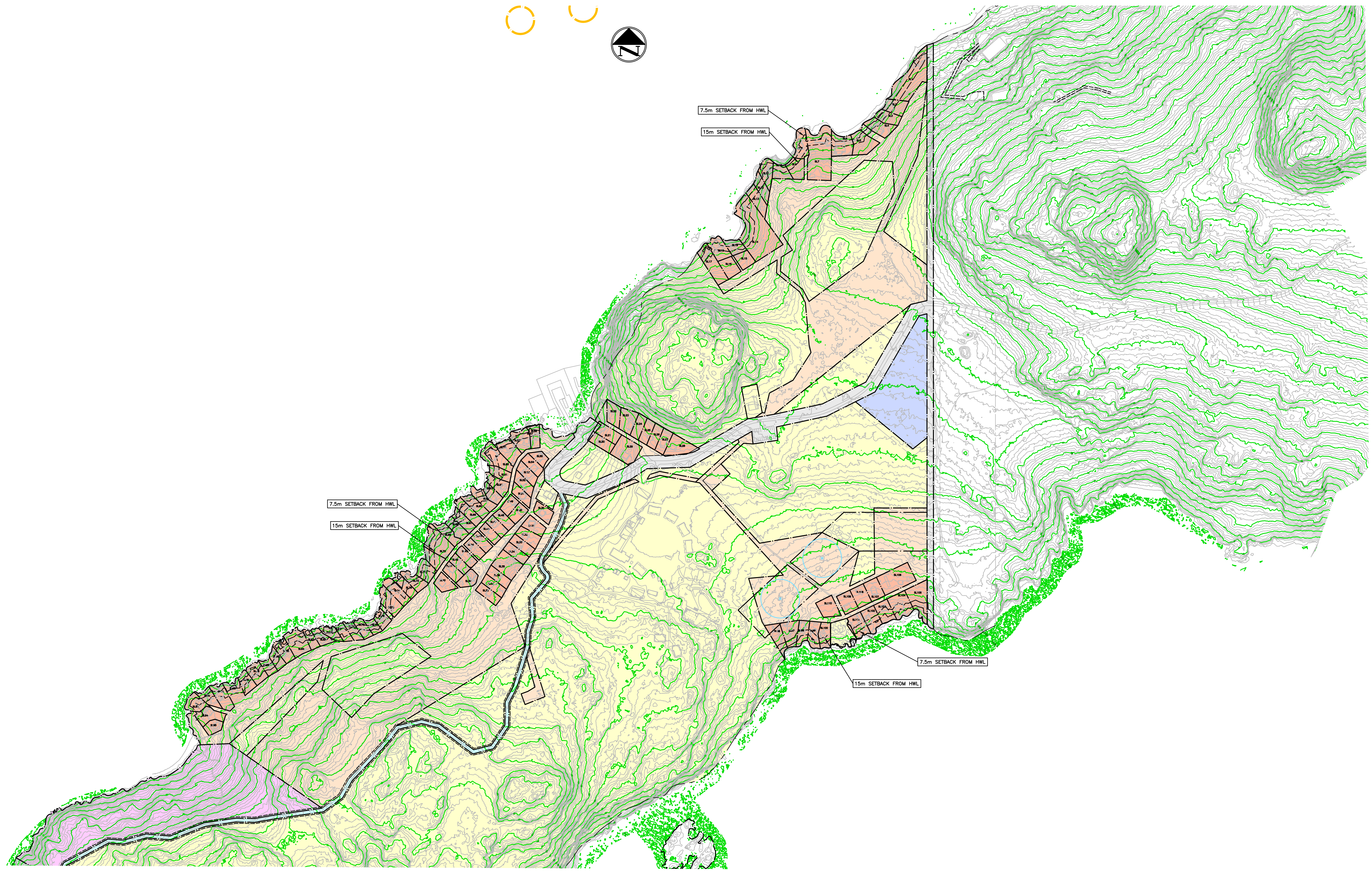
P: 604-987-9070 F: 604-987-9071
200 - 901 WEST 16TH ST NORTH VANCOUVER, BC V7P 1R2

www.creus.ca

COPYRIGHT RESERVED
THIS DRAWING AND
DESIGN ARE, AND AT ALL
TIMES REMAIN THE
EXCLUSIVE PROPERTY OF
CREUS ENGINEERING LTD.
AND CANNOT BE USED,
REPRODUCED OR
DISTRIBUTED WITHOUT
WRITTEN CONSENT.
© 2012 CREUS
ENGINEERING LTD.

approved	
designed by	K.B.H.
drawn by	A.G.C.
checked by	K.S.K.
date	APR.18.16

title		scales	
SUBDIVISION PLAN 7.5m vs. 15m SETBACK		hor:	1:2500
		vert:	-
drawing no.		rev.	
SUB-XX		1	



7.5m SETBACK FROM HWL
15m SETBACK FROM HWL

7.5m SETBACK FROM HWL
15m SETBACK FROM HWL

7.5m SETBACK FROM HWL
15m SETBACK FROM HWL

1	SEP.28.2021	DRAFT SUBDIVISION PLANS	BWG				
no.	date	revision	chk'd	no.	date	revision	chk'd

client
CONVENTION OF BAPTIST CHURCHES OF B.C.

project
KEATS ISLAND, B.C.

www.creus.ca

CREUS Engineering Ltd

Civil Engineers

P: 604-987-9070 F: 604-987-9071
200 - 901 WEST 16TH ST NORTH VANCOUVER, BC V7P 1R2

COPYRIGHT RESERVED
THIS DRAWING AND
DESIGN ARE, AND AT ALL
TIMES REMAIN THE
EXCLUSIVE PROPERTY OF
CREUS ENGINEERING LTD.
AND CANNOT BE USED,
REPRODUCED OR
DISTRIBUTED WITHOUT
WRITTEN CONSENT.
© 2012 CREUS
ENGINEERING LTD.

approved

designed by K.B.H.
drawn by A.G.C.
checked by K.S.K.
date APR.18.16

title
SUBDIVISION PLAN W/ CONTOURS
7.5m vs. 15m SETBACK

scales
hor: 1:2500 vert: -

file no.
13121

drawing no.
SUB-XX

rev.
1