

From: Paul Milley [REDACTED]
Sent: Wednesday, September 29, 2021 10:24 AM
To: Joshua Lepin
Cc: Dan Rogers; David Connop; Ian Grant; Jaime Dubyna; Kate-Louise Stamford; Sonja Zupanec
Subject: Re: Question submission for Gambier Special Meeting

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Further to Josh's points below,
I recently looked at the site plan for our lot 74 of DL696. It is hard to read but the side lot lines look to be about 25 meters long. If we must set back 15 meters that leaves 10 meters to the back lot line. If we must inset 3 meters from the back line we have a structure that is 7 meters wide at most with no room to adjust the building location. With the current setback from the water at 7.5 meters we would have about 15 meters or 50 feet of depth to work with.
It's easy to suggest an application for variance but that just layers on a whole new level of bureaucracy that is not necessary.
Josh's suggestion makes much better sense for our community.
Paul Milley

On Wed, Sep 29, 2021 at 9:50 AM Joshua Lepin [REDACTED] wrote:

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)

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Paul Milley
Grandfather