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September 15, 2010

Our File No.: 10202

Islands Trust, Northern Office
700 North Road,
Gabriola Island, B.C.
V0R 1X3

**Re: Site for Urgent Care Medical Clinic and related Personal Care Facilities
at Church Street; Bylaw Amendment Application**

Please find enclosed our application package to amend the Gabriola Island Official Community Plan and Land Use Bylaws to create an Urgent Care Medical Clinic and related Personal Care Facilities on a 4.1 acre site at the north end of Church Street on Gabriola Island. The land owner, Potlatch Properties Ltd., Dr. Bob Rooks, is donating the site and has authorized the Gabriola Health Care Foundation (GHCF) to make all applications necessary to create the appropriately zoned site. The GHCF has appointed Williamson & Associates Professional Surveyors as their agent for the applications.

The package includes:

1. Recent title search and copy of reservation on title;
2. Site plan showing the proposed 4.1 acres and adjacent road dedication; one full sized print and three reduced copies;
3. Copy of report prepared by the GHCF of the "Proposed Community Owned Urgent Care Medical Clinic and related Personal Care Facilities"
4. Questionnaire from Open House, Spring 2009;
5. Preliminary Building design plans;
6. Site review for a Medical Clinic prepared by the GHCF;
7. Letters of support from the Community;
8. Islands Trust Application Form;
9. Authorization on application from Potlatch Properties Ltd.;
10. Authorization of agency from GHCF;
11. Cheque for fees;

The enclosed information details the need for a permanent urgent care medical clinic and personal care facilities, the development of and community ownership of the clinic and facilities through the Gabriola Health Care Foundation and Society, the site selection process and reasoning of the GHCF for selecting this site and the community meetings and consultations undertaken over the past 3 years.

Page 1 of 3



The proposed clinic and facilities will improve the health care for the whole community and coincides with many other Gulf Islands which already have a community owned clinic or are pursuing the same goals. The Gabriola Medical and Urgent Care Clinic is recognized as an institutional use in the Gabriola OCP. This application is to create a permanent community owned site for the clinic and facilities. One of the two objectives of institutional uses in the Official Community Plan is to meet the needs of the local community. The creation of the clinic will allow for the provision of community centred quality health care to an ever increasing population.

With respect to Climate Change and Greenhouse Gas emission reduction, the site is directly adjacent to institutionally zoned land containing the B.C. Ambulance Society station, the proposed helicopter pad and the fire hall and therefore should assist in reducing the travel of the emergency vehicles during trips for patient care. The central location of the clinic and proximity to the village should allow for reducing the number of car trips for patients and clinic staff by combining other village related activities with a medical related activity. Depending on required site grading, permeable parking surfaces may be pursued, although rain garden storm water management design utilizing vegetated swales and retention ponds can accompany hard surface parking. Building design, noted in the paragraph below, will include rainwater catchment, restricting building footprint as much as possible and passive solar design and orientation.

The on-site development will include the clinic building, rainwater collection cistern, surface parking, in ground sewage disposal and a drilled water well. Enclosed are preliminary building plans for a facility prepared a few years ago prior to the site selection. The proposed site topographically may allow for a building design incorporating a level entry main level with a lower walkout basement level so that many of the functions that do not involve patients can be placed on a lower level so as to reduce the building footprint while still keeping the overall profile as low as possible.

The percolation testing is presently underway on the site. A copy of the proposed sewage disposal area will be forwarded when it is completed. We note that a subdivision application will be submitted concurrently with the bylaw amendment application once the percolation test is received. We are advised that preliminary test holes suggest there will be ample natural soils, both suitable and to depth, for field installation.

Access to the site will be provided by dedicating an extension of Church Street adjacent to the easterly boundary of the proposed lot.

For clarification, this bylaw amendment application and the concurrent subdivision application to the Ministry of Transportation & Infrastructure are to facilitate the donation of the land and dedication of the extension of Church Street adjacent to it. The application does not include any conditions or requests for the remainder of the 80 acre parcel. Specific to this donation, there can be no conditions, covenants, additional dedications, easements or statutory right of ways required from or that will encumber the remaining portion of the 80 acre parent parcel. It will remain as is.



Regarding the application fees, we understand that upon request the Gabriola Island Local Trust Committee may consider providing a contribution of up to 50% of the application fees. We hereby make that request.

Our clients are eager to get this application moving forward and have undertaken a tremendous amount of community consultation and fund raising in order to make the clinic a reality. Should you require any additional information or wish to meet to discuss this further please let us know.

Yours truly,

Williamson & Associates Professional Surveyors

Brian S. Henning, B.C.L.S

Cc GHCF, Attention: Brenda Fowler and Harvey Graham
Potlatch Properties Ltd., Attention: Dr. Bob Rooks

