

Date: August 29, 2012

File No.: GM-LUB-2011.1
(Associated Islands
LUB Review)

To: Gambier Island Local Trust Committee
For meeting of September 20, 2012

From: Sonja Zupanec
Island Planner

Copy: Chris Jackson, Regional Planning Manager, Northern Team

Re: Proposed Land Use Bylaw – Associated Islands within the SCR D

THE PROPOSAL:

This report summarizes comments and suggested revisions to the July 2012 draft Land Use Bylaw (LUB) from select early agency referrals, residents, property owners and staff. The Local Trust Committee may consider revisions to the draft Land Use Bylaw at this time and provide direction to staff on preferred options for advancement of the draft bylaw.

AGENCY REFERRALS:

A copy of the July 2012 draft LUB was forwarded to the Islands Trust Bylaw Enforcement division and the Sunshine Coast Regional District Planning (SCR D) department for early referral and comments. The SCR D planning staff advised that the draft bylaw supports existing uses as they pertain to SCR D interests. A formal referral of the draft bylaw to the SCR D Board will be required 30 days prior to consideration of first reading. The Islands Trust Bylaw Enforcement Coordinator was referred a copy of the July 2012 draft LUB and identified no major omissions or changes.

Twenty-two First Nations were sent letters in May 2012 notifying them of the review process and the link to the draft documents. To date no comments have been received on the draft LUB.

INPUT ON DRAFT LAND USE BYLAW:

Two Community Information Meetings on the July 2012 draft Land Use Bylaw were held in July. West Vancouver on July 13, 2012 and in Sechelt on July 20, 2012. Eighteen members of the public attended. A compilation of written public comments has been included in the meeting agenda for LTC review.

The attached table outlines the nature of written and verbal public comments received to date on the draft LUB and the proposed edits to be considered by the Local Trust Committee. The table does not outline several revisions based on internal staff review for grammar, punctuation, spelling, style and administrative accuracy. These revisions have been noted by staff and will be

corrected in time for the release of the next draft bylaw. Written correspondence received to date regarding the July 2012 draft have been attached for reference.

NEXT STEPS:

The LTC is being asked to endorse a number of revisions to the July 2012 draft land use bylaw. Based on the resolution of the September 20 business meeting, staff can prepare the revised September 2012 draft LUB and have it posted to the website before the end of the month. A referral to the SCR D Board is strongly recommended to comply with the requirements of the Letter of Understanding, as the LTC will be asked to consider first reading at their next business meeting. Staff will also prepare and present recommendations at the next meeting pertaining to a moratorium on development applications while the legislative bylaw review is in process. This proposed timeline for next steps coincides with the Project Charter endorsed by the LTC in April 2012.

RECOMMENDATION:

THAT .the Gambier Island Local Trust Committee:

1. Endorse the proposed amendments to the draft land use bylaw for the Associated Islands for the purpose of preparing the draft for first reading as outlined in the staff report dated September 7, 2012;
2. Refer a copy of the revised draft land use bylaw to the Sunshine Coast Regional District Board for review prior to consideration of first reading; and
3. Post a copy of the September 2012 revised land use bylaw on the Gambier webpage of the Islands Trust website under 'Latest News' for public review.



September 7, 2012

Sonja Zupanec, MCIP, RPP
Island Planner

Date

Concurred in by:

Chris Jackson

September 2012

MCIP, RPP
Regional Planning Manager

Date

Attachment:

1. Draft LUB Revisions Worksheet