



Islands Trust

Lasqueti Island Local Trust Committee

COMMUNITY SURVEY - AGING AT HOME ON LASQUETI ISLAND THE USE OF GUEST CABINS, TEMPORARY USE PERMITS, & SECONDARY SUITES – JULY & AUGUST 2017

Introduction:

This survey is a result of the implementation phase of the Aging at Home on Lasqueti Island project, a top priority of the Lasqueti Island Local Trust Committee (the LTC). Islands Trust Staff will use the information gathered from this survey to make recommendations to the LTC on potential amendments to the Lasqueti Island Official Community Plan and/or Land Use Bylaw.

For background information and an up-to-date history on the Aging at Home project (staff reports, presentations etc.) please visit the Islands Trust website at:

<http://islandstrust.bc.ca/islands/local-trust-areas/lasqueti/projects-initiatives/aging-at-home-implementation-project/>

This survey has been developed based on the direction of the LTC at their April, May and June 2017 regular business meetings.

Survey Information:

There are many reasons why Lasquetians might seek options when it comes to the use of their guest cabins, regardless of whether or not their cabin guests are considered “paying guests”. Some examples include:

- To permit a caregiver or a family member to reside in a separate dwelling to assist with one’s health concerns for a short or long term;
- To have a family living on the property to help with one’s ongoing property maintenance and needs (processing firewood, farming, child care etc.);
- To allow for a senior to supplement their retirement income by living in their smaller guest cabin while renting out their larger principal dwelling to a family for residential use;
- To reduce one’s feelings of isolation by having others living full-time with them on the same property;
- Etc...

The Lasqueti Island Local Trust Committee (the LTC) is interested in obtaining further public feedback about the potential uses of Guest Cabins because of the countless scenarios that “Aging at Home” Lasquetians might need to use their Guest Cabins for in the future.

Instructions:

The survey will be in circulation from **Friday, July 7 – Monday, August 7, 2017**. **Results of the survey will be analyzed and then shared publicly at the regular LTC business meeting on Monday, September 18, 2017.**

The survey should take approximately 10-15 minutes to complete, and may also be completed online at:

<https://www.surveymonkey.com/r/KW2TLZR>

****Completed surveys will be received until 4 pm on Monday, August 7, 2017****

Thank you for sharing your feedback. Completed surveys can be returned to any of the following:

<p>Trustee Susan Morrison smorrison@islandstrust.bc.ca 250-333-8589</p>	<p>Trustee Timothy Peterson tpeterson@islandstrust.bc.ca 250-607-7094</p>	<p>Islands Trust Northern Office 700 North Road Gabriola Island, BC V0R 1X3 lasquetiplanner@islandstrust.bc.ca Fax: 250.247.7514</p>
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PART A: GUEST CABIN USE

The current definition of **Guest Cabin** in the Lasqueti Island Land Use Bylaw (LUB) means:
“a **stand-alone, detached building** used for the accommodation of **non-paying guests** of the occupants of a dwelling on the same parcel.”

The existing regulations prohibit the use of guest cabins for residential use and were intentionally developed in 2005 to allow for non-commercial visitor accommodation without potentially increasing the density of the island.

An excerpt of the current Guest Cabin regulations in the Lasqueti LUB:

3.8. Guest Cabins and Temporary Use of Recreational Vehicles

- (1) Storage of a travel trailer, mobile home, bus, vessel or other recreation vehicle on a lot, provided such is not actively used for human habitation or any overnight accommodation is permitted.
- (2) A travel trailer, mobile home, bus, vessel or other recreation vehicle is considered and may be used as a dwelling unit on any lot where a single family dwelling is a permitted building provided that it complies with residential density calculations in accordance with section 3.9
- (3) Where permitted, a travel trailer, mobile home, bus, vessel or other recreation vehicle may be used in place of a guest cabin on a lot for non-commercial accommodation provided that the floor area does not exceed 56 square metres (602.7 square feet).
- (4) A guest cabin shall not exceed 56 square metres (602.7 square feet) in floor area.**
- (5) A guest cabin is not a dwelling and not to be actively used for long term rental accommodation purposes.**
- (6) A guest cabin may only be used as a commercial short-term rental of less than 30 days provided the appropriate Commercial 3 zoning is in place.**

3.9. Dwellings and Guest Cabins Per Lot

- (1) Unless otherwise regulated in this Bylaw, any upland lot is permitted to have one dwelling.
- (2) Unless otherwise regulated in this Bylaw, the following number of dwellings are permitted per lot:
 - (a) Subdivision District A: one (1) dwelling per four (4) hectares (9.88 acres) of lot area.
 - (b) Subdivision District B: one (1) dwelling per eight (8) hectares (19.76 acres) of lot area.
 - (c) Subdivision District C: one (1) dwelling per 65 hectares (160.61 acres) of lot area.
- (3) For each permitted dwelling, a guest cabin not exceeding 56 square metres (602.7 square feet) in floor area is permitted.**
- (4) For the purpose of calculating density, six (6) tenting sites are considered equivalent to one dwelling density

1. Would you be in support of changing LUB regulation 3.8(5) above, in order to permit ***Guest Cabins to be used as dwellings for long-term residential accommodation*** (i.e. but ***not*** for short-term vacation rental use)?
 - a. No
 - b. Yes
 - c. It depends (*please explain*):

2. As excerpted above, the LUB currently permits *Guest Cabins* to be a maximum floor area of 56 sq. m (602.7 sq. ft) – regulations 3.8(4) and 3.9(3).
Please select the ***maximum floor area*** of a Guest Cabin that you would support:
 - a. No change in size - 56 sq. m (602.7 sq. ft) – size of average Studio/Bachelor-sized apartment
 - b. 65 sq. m (699.7 sq. ft) – size of average 1-Bedroom apartment
 - c. 90 sq. m (968.8 sq. ft) – size of average 2-Bedroom apartment
 - d. Other:

3. Would you be in support of changing LUB regulations to allow a secondary suite in a residence?
 - a. No
 - b. Yes
 - c. It depends (*please explain*):

PART B: TEMPORARY USE PERMITS

Temporary Use Permits (TUPs):

- When the LUB does not permit a specific use (e.g. Short Term Vacation Rental in a residential area), a TUP can be used to permit that use to occur temporarily in a specific area. More information is available in our TUP Guide here: <http://islandstrust.bc.ca/media/342643/05tupapplicationguide.pdf>
- The LTC can specify the general conditions of the permit, and the temporary amount of time they can occur before expiring (e.g. for up to three years, with ability to renew for up to another three years), for a maximum of six years.
- The LTC can also set the TUP application fees. The current fee for a commercial or industrial TUP on Lasqueti Island is \$770, with a renewal fee of \$165.
- The average length of time between applying for and issuing a TUP varies on a number of factors (including proposal complexity, next upcoming LTC meeting date etc.), but can take 6-8 weeks.

4. Would you be in support of using TUPs to temporarily permit the residential use of *Guest Cabins*?
- a. No
 - b. Yes
 - c. It depends (*please explain*):

PART C: SECONDARY SUITES IN THE AGRICULTURAL RESERVE

5. Would you be in support of permitting Secondary Suites in the Agricultural Land Reserve on Lasqueti Island? (*Note: Secondary Suites are a permitted form of housing in the Agricultural Land Reserve but may be regulated or prohibited by local zoning.*)
- a. No
 - b. Yes
 - c. It depends (*please explain*):
6. Would you be in support of amending the Land Use Bylaw to establish an Agricultural zone which includes all lands within the Agricultural Land Reserve?
- a. No
 - b. Yes
 - c. It depends (*please explain*):

7. Please share with us any other thoughts or considerations you may have on the topic of using Guest Cabins, Secondary Suites and/or Temporary Use Permits on Lasqueti Island (use back of this survey, or add pages as necessary):

Privacy & Use of Data:

This survey complies with the Personal Information Protection Act which guarantees that information you provide is anonymous and remains confidential. Data will only be used for the purposes of formulating recommendations to the Lasqueti Island Local Trust Committee.

Please be aware, however, that IP addresses are collected by Survey Monkey itself, and these IP addresses and other information collected will be stored on Survey Monkey's servers located outside of Canada. This survey is voluntary and a response is encouraged, not required. Please do not provide any third-party information (i.e. talk about others) in your responses to the survey.

Note: The results of this anonymous survey will be transcribed and will form part of the public record.