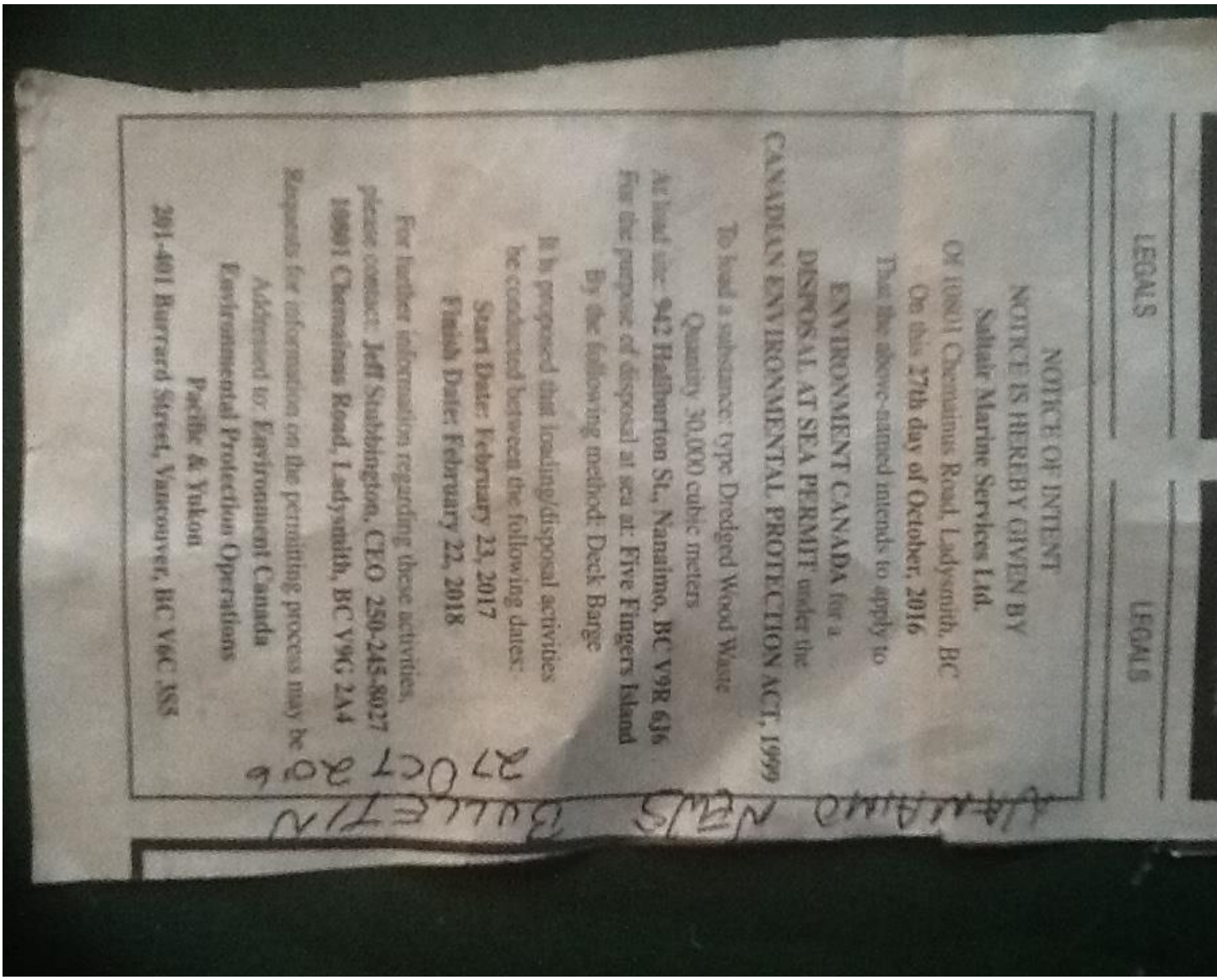
Gabriola Island Local Trust Committee
Regular Meeting Addendum

Date: November 10, 2016
Time: 10:15 am
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

			Pages
9.	CORRESPONDENCE	10:50 AM - 10:55 AM	
9.2	*Email dated November 8, 2016 from Wilf Caron regarding Ocean Dumping at Five Fingers Island*		*2 - 5*
10.	APPLICATIONS AND REFERRALS	10:55 AM - 1:00 PM	
10.4	GB-RZ-2016.1 Potlatch Properties and Pilot Bay Holdings - Staff Report		
10.4.1	*Late Item - Referral Response from Ministry of Forests, Lands and Natural Resource Operations (FLNRO)*		*6 - 8*
10.4.2	*Conceptual Lot Layout plans*		*9 - 12*
12.	LOCAL TRUST COMMITTEE PROJECTS	1:20 PM - 3:20 AM	
12.2	*Housing Options Review Project - Staff Report* DEFERRED TO A FUTURE MEETING		*13 - 40*

From: Wilf and Isabel caron [redacted]
Sent: Tuesday, November 08, 2016 10:27 AM
To: Gabriola Island Local Trust Committee
Subject: Fwd: Ocean Dumping Permit. Islands Trust Agenda

The alert for this issue was the legal notice of intent published in the Nanaimo News Bulletin dated 27 Oct. 2016. I was aware of dredged solids ocean dumping in Georgia Strait waters, but this application for a permit describes the substance as 30 thousand cubic metres of dredged wood waste. In other words, organic (not inorganic) waste. Material would be dumped at the Environment Canada designated site adjacent to Five Fingers Island near the city of Nanaimo on the shores the Georgia Strait.



LEGALS

NOTICE OF INTENT
NOTICE IS HEREBY GIVEN BY
Saltair Marine Services Ltd.
Of 10801 Chemainus Road, Ladysmith, BC
On this 27th day of October, 2016
That the above-named intends to apply to
ENVIRONMENT CANADA for a
DISPOSAL AT SEA PERMIT under the
CANADIAN ENVIRONMENTAL PROTECTION ACT, 1999
To load a substance: type Dredged Wood Waste
Quantity 30,000 cubic meters
At load site: 942 Haliburton St., Nanaimo, BC V9R 6J6
For the purpose of disposal at sea at: Five Fingers Island
By the following method: Deck Barge
It is proposed that loading/disposal activities
be conducted between the following dates:
Start Date: February 23, 2017
Finish Date: February 22, 2018
For further information regarding these activities,
please contact: Jeff Stubbington, CEO 250-245-8027
10801 Chemainus Road, Ladysmith, BC V9G 2A4
Requests for information on the permitting process may be
Addressed to: Environment Canada
Environmental Protection Operations
Pacific & Yukon
201-401 Burrard Street, Vancouver, BC V6C 3S5

LEGALS

Nanaimo News Bulletin
27 Oct 2016

In my career as a commercial fish harvester, I have observed, first hand, the impacts of wood waste on the marine environment. To me, this intent warranted further investigation.

The history of this designated disposal site as I interpret it, in the 1960's and 70's, a study was done for a single liquid effluent sewage outfall for the city of Nanaimo, in the Five Fingers Island area. That data was then used to form the basis for a solids dump site by Environment Canada. It has been in continuous use since then. It is designated a minor site with quantity limitations annually. Vancouver area dredgers are allowed to use the site described, permit by permit. If so exercised, that would certainly exceed the site limitations. Most identifiable dredged dumping in the area is from the Nanaimo estuary, and most of these have been in support of the wood fibre industry. This has been a constant for the last twenty years at least.

I have reviewed those permits and the description is usually, if not entirely, for dredging of silt, sands, and gravel and some woody material in the amount of 10 to 20 thousand cubic metres annually. This proposed permit is for 30 thousand cubic metres of "dredged wood waste".

In my conversation with a professional contract diver, he has observed first hand, at the dredge sites, that maybe 10% of the dredged material was inorganic and the rest wood waste. He also stated that the dredged areas would usually refill with wood waste in six months.

He has not dived on the dump site as it is over 200 feet in depth and an ROV would be needed to monitor the site.

Environment Canada is required to report to Parliament, on a prescribed timeline concerning its monitoring of all sites. As far as I have been able at determine, through their government archives, this has never been done. Though the permitting procedure takes note of the marine environment, fisheries culture and harvesting, DFO has absolved themselves of any responsibility addressing this issue and has no assignments for liaison. Of my concerns, I was invited by DFO to submit to them, by way of an "Internet discussion forum for reaction" despite the responsibilities of the Ministry under the principles of Ecosystem-Based Fisheries Management (EBM) and the Oceans Act!

Within this email are links to past permits with contained criteria. Others are studies by the Canadian Government, govt. contracted private consultations, U.S. Environmental Protection Agency, U.S. Corp of Engineers, Washington State Govt., N.O.A.A. and international financial institutions for the wood fibre industry. More research is ongoing.

Nanaimo Effluent Study

http://www.dfo-mpo.gc.ca/Library/54805.pdf

DISPOSAL AND MONITORING CRITERIA
http://publications.gc.ca/collections/collection_2014/ec/En40-573-1999-eng.pdf

PERMIT FEB 2016----FEB 2017
http://www.ec.gc.ca/lcpe-cepa/default.asp?lang=En&n=0015FB80-1

DFO STUDY IMPACT OF WOOD RESIDUE
http://www.dfo-mpo.gc.ca/Library/243104.pdf

DFO STUDY TOXICITY OF DREDGE SPOILS
http://www.dfo-mpo.gc.ca/Library/52667.pdf

STUDY OF BURRARD INLET DREDGED MATERIAL

https://www.for.gov.bc.ca/hfd/library/documents/bib69597.pdf

MGMT OF DREDGED MATERIALS..; US CORPS OF ARMY ENGINEERS / UNIV. OF WASHINGTON
https://fortress.wa.gov/ecy/publications/documents/0709096.pdf

U.S. EPA
https://www.epa.gov/ocean-dumping/dredged-material-testing-and-evaluation-ocean-disposal

WORLD BANK
http://www.ifc.org/wps/wcm/connect/9e558c00488556ebbaf4fa6a6515bb18/Final+-+Ports,+Harbors+and+Terminals.pdf?MOD=AJPERES

WORLD BANK
http://www.ifc.org/wps/wcm/connect/ce72a58048855ac48704d76a6515bb18/Final+-+Sawmills+and+MWP?MOD=AJPERES

The general consensus of these studies is that the harmful effects of ocean dumping of wood fibre are measurable and other methods of disposal should be explored and acted upon.

One statement that caught my attention was that Hemlock wood debris (which is a significant product of Coastal Forest Products, Nanaimo), is especially harmful to Pink salmon fry.

Millions of dollars have been spent on salmon enhancement in the Nanaimo area and estuary. Draw your own conclusions.

The Five Fingers Island area is a Chinook salmon rearing area. The Five Fingers area is a herring spawning location (note the permit timing and herring spawn timing). The major net current flow (in other words the average flow over a period of months) is to the southeast past Entrance Island and the eastern shore of Gabriola Island to Thrasher Rock. The north western tidal flow is at least to the Winchelsea Islands to the north.

This area supports highly regulated First Nations, commercial and recreational harvesting for all species of salmon, prawns, shrimp, trawl fisheries, herring, crab, cod, clams and others, with diminishing returns. The unmonitored actions by Environment Canada and DFO of these ocean dump sites are the continuing death by a thousand cuts. The DFO mandate and instruction is to Do No Harm.

I have been in contact with and/or have received support from .....Howard Houle, RDN Gabriola Director; Melanie Mamoser, Islands Trust; Dr. Andrew Day, research director, Vancouver Aquarium; Dr. David Stone, oceanographer; Dr. Michael Mehta, VIU, kelp restoration program; Brian Banks, pres. Nanaimo Salmon Enhancement and Hatchery Society; Snuneymuxw First Nation, Fisheries, Lands and Resources director; Georgia Strait Alliance; Bob Meyers, fishing charter captain; Ed Singer, professional diver, Sundown Diving Ltd, Nanaimo; Derek Kilbourn, Gabriola Sounder newspaper, alerting him to the legal notice and of my general concerns. The staff representatives of both Sheila Malcolmson, MP, and Doug Routley, MLA, have been forwarded the legal notice of the dumping permit application. No comment as of yet. I was invited by Environment Canada Vancouver to submit my written and verbal concerns to a "hotline" and said concerns would be "triaged" for response. My concerns regarding the dumping , would be handled by DFO in much the same way.

The purpose of this note is to provide you with a digest of the issue. In addition it is to ask if you have any perspectives on the most promising approach that can be taken to halt the proposed dumping at the Five Fingers site and provide suggestions on how responsible agencies can be persuaded to take a more sustainable approach to the disposal of toxic material. Finally are there areas of expertise that you could contribute?

It would be greatly appreciated if I could have your response by 17th November 2016

Regards, Wilf Caron (Lt. RCNR, fishing master, retired)

From: "Barroso, Sylvia L FLNR:EX" <Sylvia.Barroso@gov.bc.ca>
Date: November 9, 2016 at 4:18:36 PM PST
To: 'Rob Milne' <rmilne@islandstrust.bc.ca>
Cc: "Lapcevic, Pat FLNR:EX" <Pat.Lapcevic@gov.bc.ca>
Subject: RE: Bylaw Referral - Bylaw Nos. 289 and 290 Spruce Road and Church Road

Dear Rob,

Thank you for the opportunity to comment on the Gabriola Island Local Trust Committee Bylaws 289 and 290.

I have reviewed the materials provided on the Islands Trust website, including the draft bylaws, staff reports from May 2, 2016, July 11, 2016 and September 8, 2016, and associated materials (Q&A on application GB-RZ-2016.1 (Potlatch), February 16, 2016 letter from Brian Henning, Williamson & Associates, regarding community benefits and development concepts, Toth and Associates bio-inventory report, and Madrone Environmental Services Archaeological Overview Assessment).

A completed Bylaw Referral Form is attached.

It is understood that in September 2016 the Gabriola Island Local Trust Committee requested that a hydrologic assessment be completed on behalf of the proponent to assess the impacts of the proposed development on groundwater quality and quantity, and surface water collection, storage and drainage. Considering that our interests in particular lie within this area, I would request that FLNRO have further opportunity to provide comment when this report becomes available.

Sincerely,

Sylvia Barroso, MSc, PGeo
Regional Hydrogeologist

Ministry of Forests, Lands and Natural Resource Operations
Water Protection Section, West Coast Region
2080A Labieux Rd Nanaimo BC V9T 6J9
Ph: (250) 751-3265 Fax: (250) 751-3103
Email: sylvia.barroso@gov.bc.ca

BYLAW REFERRAL FORM
RESPONSE SUMMARY

☐ **Approval Recommended for Reasons Outlined Below**

☑ **Approval Recommended Subject to Conditions Outlined Below**

☐ **Interests Unaffected by Bylaw**

☐ **Approval Not Recommended Due to Reasons Outlined Below**

FLNRO Water Protection review of the proposal has focussed on aspects that are likely to influence the quality and quantity of groundwater, for human use, as well as ecological needs within interconnected groundwater-surface water systems.

Gabriola Island is dependent on limited groundwater resources accessed from wells as a primary source of potable water. Inclusion of the donor lands within a regional park has potential positive benefits towards the protection of the groundwater recharge area up-gradient of Hoggan Lake and adjacent properties bordering Northumberland Channel.

Within the receiving lands, protection of both the quality and quantity of groundwater through best management practises should be considered in all land uses and activities. Examples:

-Site design should minimize overall impervious surface area, excessive runoff and promote onsite drainage via bioengineered swales and depression features;

-Road salt application during winter periods should be minimized, where possible. Site runoff should receive adequate treatment following best management practices such as oil water separation, to reduce concentrations of hydrocarbons, PAH's and other constituents that may pollute surface or groundwater sources;

-Adherence to recommendations within the Riparian Areas Regulation Assessment Report with respect to protection of the Streamside Protection and Enhancement Area surrounding Mallet Creek during site development, construction and occupation phases;

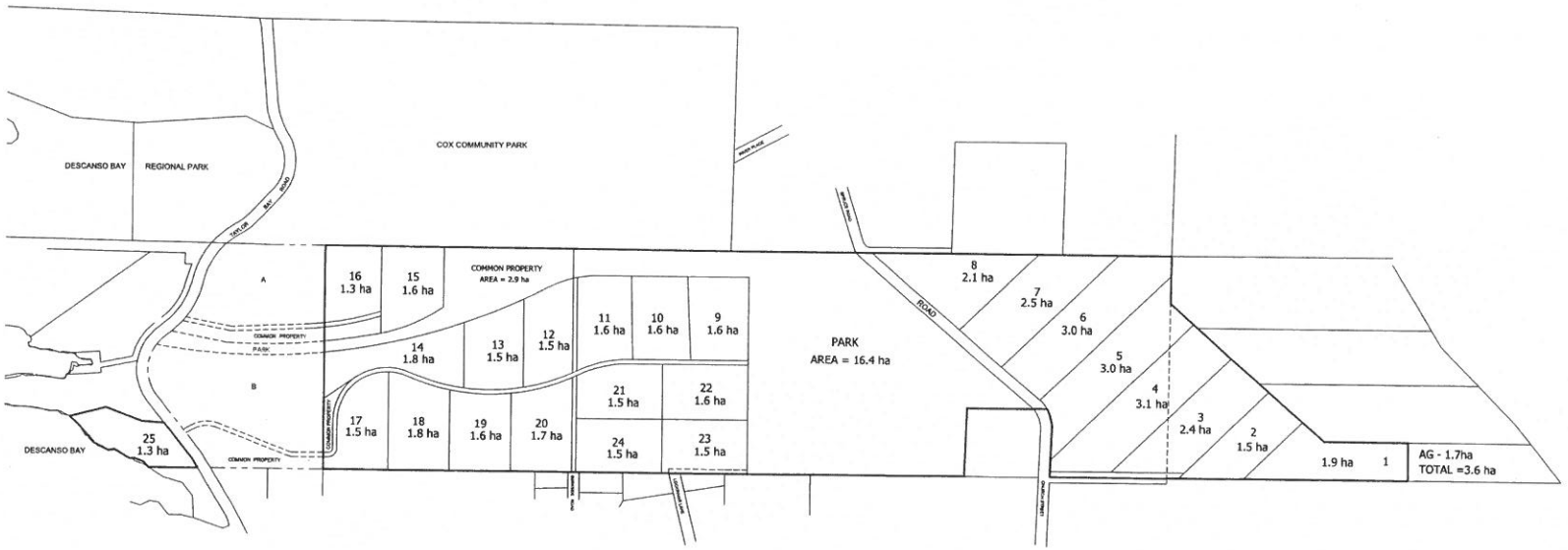
-Utilization of rainwater capture, low water use irrigation practices and xeriscaping to reduce overall exterior water use on the developed lands;

-In particular on the coastal parcel east of Taylor Bay Rd (PID 027-939-782) the siting and number of onsite wells required for provision of potable water should consider vulnerabilities to saltwater intrusion and compliance with Water Sustainability Act, S. 58 (well operation) (i.e. utilizing best practices such as minimum setbacks from the foreshore, augmentation or enhancement of water supplies using alternate sources such as rainwater collection).

Gabriola Island Local Trust Area	289 (OCP) and 290 (LUB)
(Island)	(Bylaw Number)
Sylvia Barroso	Regional Hydrogeologist
(Signature)	(Title)
November 9, 2016	Water Protection, West Coast Region, Ministry of Forests, Lands and Natural Resource Operations
(Date)	(Agency)

SPRUCE TO CHURCH
MALLETT CREEK
DENSITY TRANSFER

CONCEPTUAL LOT
LAYOUT



NOVEMBER 09, 2016

NO.	DATE	REVISION
3E	MAY 02, 2013	FIRST ISSUE
2E	NOVEMBER 17, 2015	ADD PROPERTY TO THE EAST AND REVISE LOT LAYOUT
1E	NOVEMBER 09, 2016	REVISE COMMON PROPERTY AND PARK

CONCEPTUAL SUBDIVISION LAYOUT

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

SPRUCE TO CHURCH
MALLETT CREEK
DENSITY TRANSFER

CONCEPTUAL LOT
LAYOUT

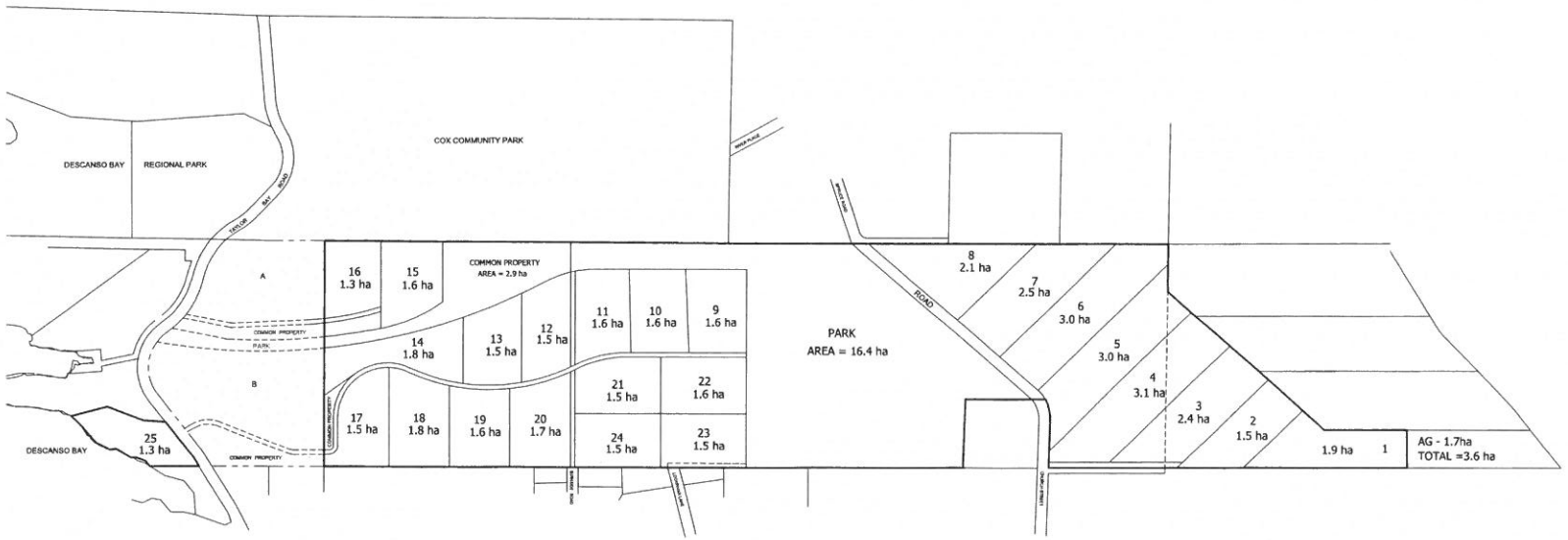
NOVEMBER 09, 2016

CONCEPTUAL SUBDIVISION LAYOUT

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

SPRUCE TO CHURCH
MALLETT CREEK
DENSITY TRANSFER

CONCEPTUAL LOT
LAYOUT



NOVEMBER 09, 2016

NO.	DATE	REVISION
00	MAY 05, 2015	FIRST ISSUE
01	NOVEMBER 17, 2015	ADD PROPERTY TO THE EAST AND REVISE LOT LAYOUT
02	NOVEMBER 09, 2016	ADJUST COMMON PROPERTY AND PARK

CONCEPTUAL SUBDIVISION LAYOUT

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

SPRUCE TO CHURCH
MALLETT CREEK
DENSITY TRANSFER

CONCEPTUAL LOT
LAYOUT

NOVEMBER 09, 2016

NO.	DATE	REVISION
02	NOV 09, 2015	FIRST ISSUE
01	NOVEMBER 17, 2015	ADDED NEW LAND LOT AND COMBINED LOT LAYOUT.
00	NOVEMBER 09, 2016	ADJUST LOTPOW PROPERTY AND NEW.

CONCEPTUAL SUBDIVISION LAYOUT

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

STAFF REPORT

File No.: GB-6500-20 Housing Options Review Project

DATE OF MEETING: November 10, 2016

TO: Gabriola Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Northern Office

SUBJECT: Housing Options Review Project – Results of Community Survey

RECOMMENDATION

1. **That the Gabriola Island Local Trust Committee request staff to prepare draft amending bylaws for LTC consideration prior to public consultation, which enable the option for a secondary suite on a lot 2 hectares or larger, in lieu of an accessory cottage, with the following draft parameters:**
    a. **The maximum size of a secondary suite to be 968 square feet or 40% of the habitable floor area of the principal dwelling (whichever is less); and**
    b. **The maximum size of an accessory cottage to be increased from 700 square feet to 968 square feet; and**
    c. **The secondary suite to be permitted either within the principal residence; attached to the principal residence; or above a non-residential building; and**
    d. **For those lots within the Agricultural Land Reserve, a secondary suite to be permitted within the principal residence or above a non-residential building.**
2. **That the Gabriola Island Local Trust Committee request staff to bring forward further information on the regulatory issues and considerations related to the permanent use of a custom built tiny homes on a chassis for consideration by the LTC.**

REPORT SUMMARY

The purpose of this report is to provide a summary of the November 10, 2016 planner presentation to the Local Trust Committee (LTC) on the results of the housing options review project community survey.

ANALYSIS

Consultation:

Planning staff has reviewed the results of the community survey and the written responses received to date (Attachments 1 and 2). The Advisory Planning Commission (APC) members met on October 18, 2016 as a working group with planning staff to review the results and discuss land use planning implications of the various housing options presented. Generally, the discussion with the APC was consistent with the general trends presented in the survey responses:

- Significant concerns about the use of a recreational vehicle or travel trailer as a permanent dwelling;
- Support for allowing a custom built tiny home on a chassis to be used as a permanent dwelling (principal or accessory);

- Support for a secondary suite in lieu of accessory cottages on lots 2 hectares or larger;
- Support for a secondary suite above an existing non-residential building on land in the Agricultural Land Reserve (ALR); and
- Support for secondary suites to be limited in size to a maximum of 968 square feet or 40% of the habitable floor area of the principal dwelling.

Staff will be providing a detailed presentation to the LTC on November 10, 2016 on each of the topics of the community survey as well as the planning implications considered in formulating the staff recommendation.

Rationale for Recommendation:

There is strong community support for increased flexibility for property owners with lots 2 hectares or larger to consider the option of constructing a secondary suite or an accessory cottage. Staff supports proceeding with drafting amending bylaws to permit a secondary suite in lieu of an accessory cottage on lots 2 hectares or larger as per the recommendation included on Page 1 of the report.

ALTERNATIVES

1. **Request further information**

   The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

   Resolution:

   "That the Gabriola Island Local Trust Committee request that staff prepare an analysis of issues related to secondary suites being permitted in lieu of accessory cottages on lots 2 hectares or larger."

2. **Receive for information**

   The LTC may receive the report for information at this time.

NEXT STEPS

Staff will prepare draft bylaws and a supplemental staff report for the LTC's consideration for the January 2017 regular business meeting of the LTC.

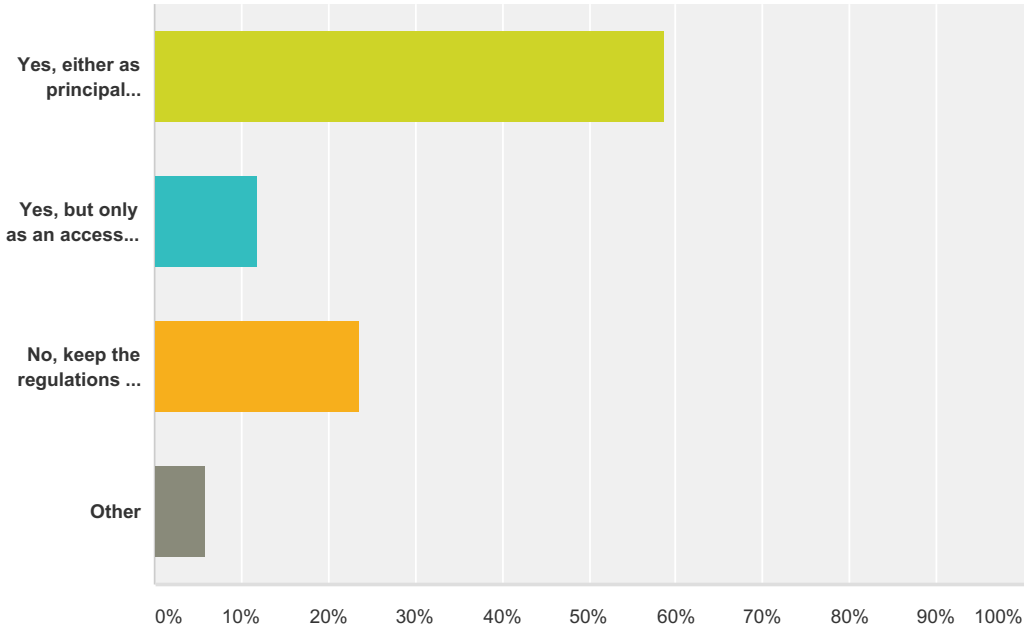
Submitted By:	Sonja Zupanec, RPP Island Planner	October 31, 2016
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	October 31, 2016

ATTACHMENTS

1. Summary of survey data
2. Summary of written responses to survey questions

Q1 TOPIC A: The following two questions are specific to the Local Trust Committee's interest in reviewing the existing temporary dwelling regulations to permit the permanent use of a recreational vehicle, travel trailer, or a tiny home on a chassis, on a lot where a single family dwelling use is permitted, WITHOUT any increase in density on the lot.The Gabriola Island Land Use Bylaw does not permit a travel trailer, recreational vehicle, or custom-built tiny home on a chassis to be used as a permanent dwelling EXCEPT for: a) temporary use with a valid RDN building permit to build a permanent residence; or b) a maximum of 90 days per calendar year. Do you support amending the bylaw to permit permanent use of such a structure as a dwelling on any lot where single family dwelling use is permitted?

Answered: 418 Skipped: 10

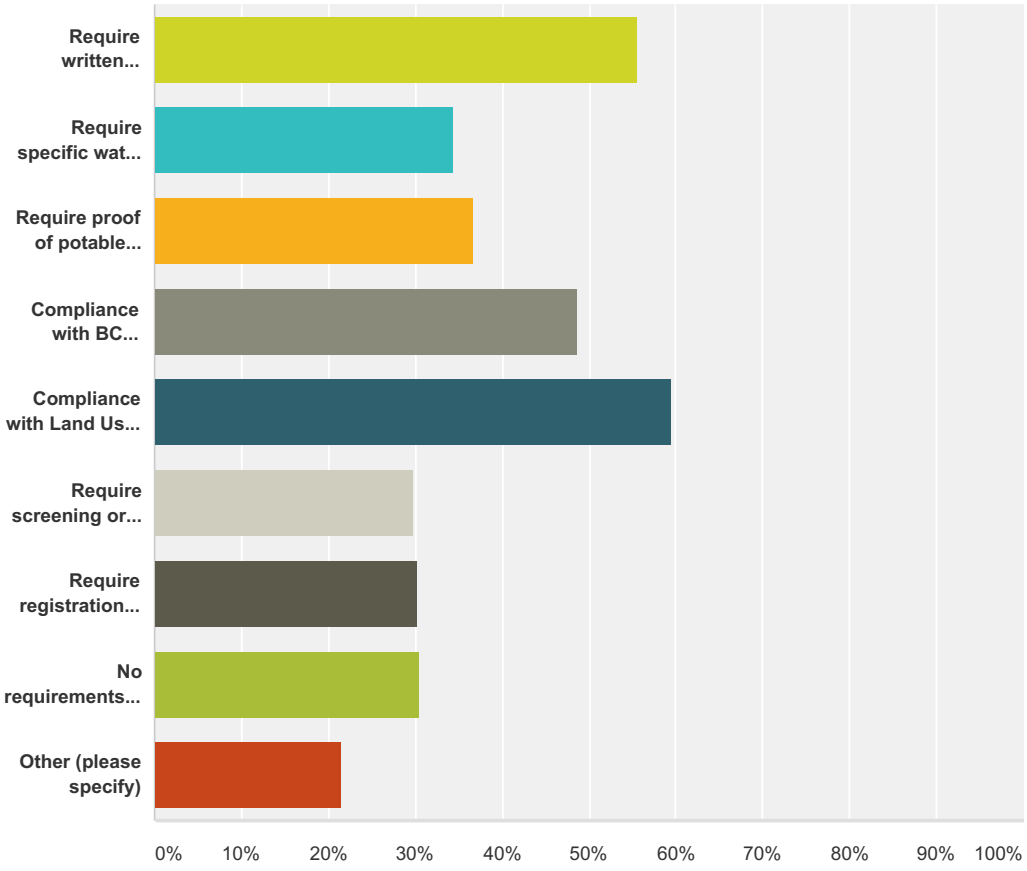


Answer Choices	Responses	
Yes, either as principal dwelling or an accessory cottage where permitted.	58.61%	245
Yes, but only as an accessory cottage where permitted.	11.96%	50

No, keep the regulations as they are allowing temporary use only.	**23.68%**	99
Other	**5.74%**	24
Total		**418**

Q2 Which of the following should be addressed to permit a travel trailer, recreational vehicle or other unique dwellings for permanent residential use (check all that apply):

Answered: 409 Skipped: 19

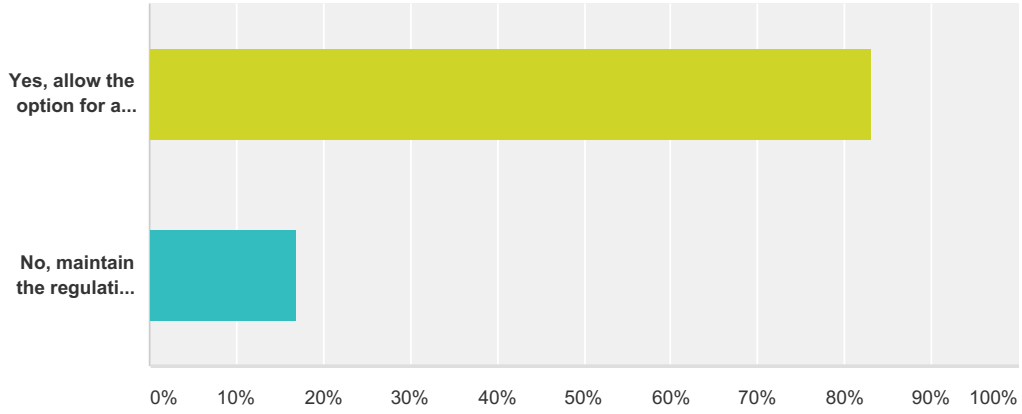


Answer Choices	Responses
Require written verification of septic system capacity and connectivity.	55.50% 227
Require specific water conservation measures.	34.47% 141
Require proof of potable water.	36.67% 150
Compliance with BC Building, Fire and Safety Codes or equivalent standards (i.e. CSA).	48.66% 199
Compliance with Land Use Bylaw regulations (ie. siting, setbacks, height, and lot coverage).	59.41% 243
Require screening or other measures to address appearance/aesthetic concerns.	29.83% 122

Require registration of a restrictive covenant on title to ensure that a travel trailer, recreational vehicle or other movable dwelling is removed once the residential use ceases.	**30.32%** 124
No requirements as long as the use complies with the siting, setbacks and permitted density of the zone.	**30.56%** 125
Other (please specify)	**21.52%** 88
Total Respondents: 409	

Q3 TOPIC B: The following four questions are specific to the Local Trust Committee's interest in reviewing the option for secondary suites to be built on lots over 2 hectares (4.94 acres) in size where accessory cottages are permitted (permit one secondary suite OR one accessory cottage). The Gabriola Island Land Use Bylaw currently permits one accessory cottage (up to a maximum of 700 square feet) on lots over 2 hectares (4.94 acres) in size in several residential zones. Do you support amending the bylaw to permit either a secondary suite OR an accessory cottage on appropriately zoned lots over 2 hectares (4.94 acres) in size?

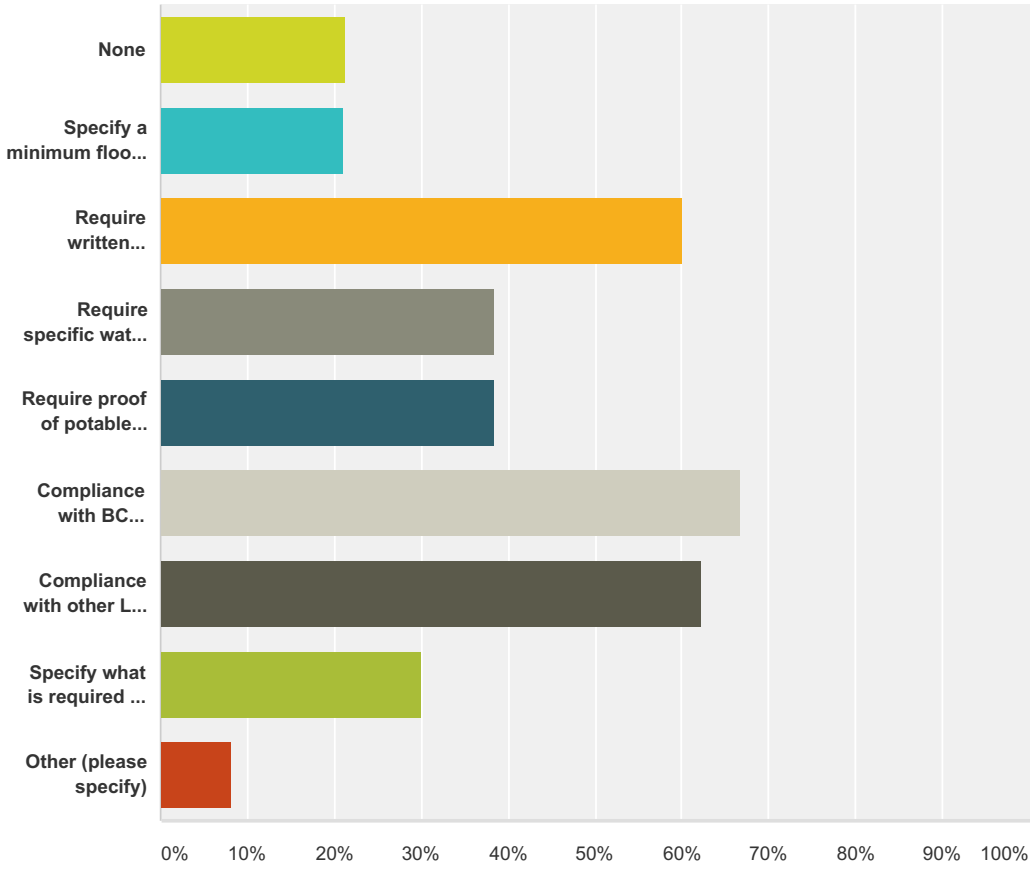
Answered: 412 Skipped: 16



Answer Choices	Responses	
Yes, allow the option for a suite or accessory cottage.	83.01%	342
No, maintain the regulations as they are permitting onlyan accessory cottage.	16.99%	70
Total		412

Q4 What provisions should be considered if secondary suites are to be allowed in lieu of accessory cottages? Check all that apply:

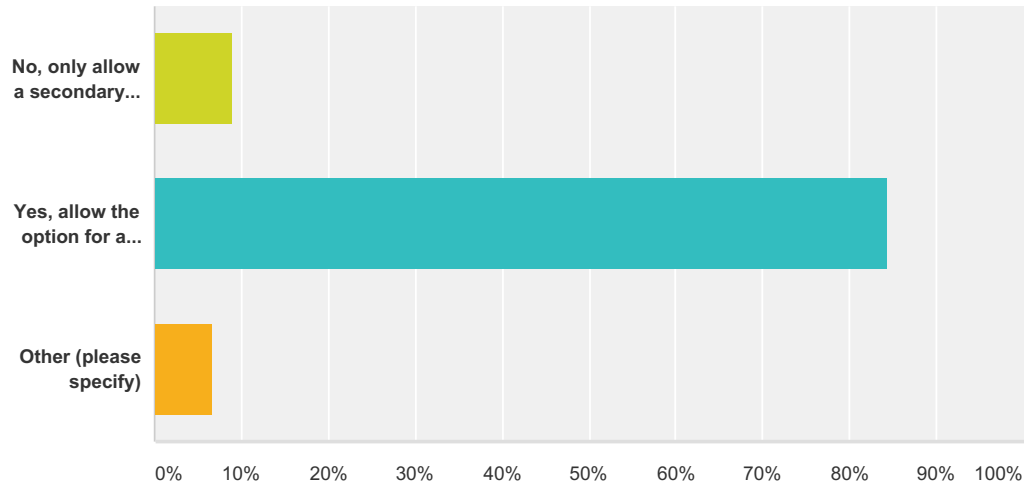
Answered: 418 Skipped: 10



Answer Choices	Responses	
None	**21.29%**	89
Specify a minimum floor area not just a maximum floor area.	**21.05%**	88
Require written verification that septic system can handle extra occupants.	**60.05%**	251
Require specific water conservation measures.	**38.52%**	161
Require proof of potable water.	**38.52%**	161
Compliance with BC Building, Fire and Safety Codes.	**66.75%**	279
Compliance with other Land Use Bylaw regulations (ie. siting, setbacks, height, and lot coverage).	**62.20%**	260
Specify what is required for the suite to be considered attached to principal dwelling (e.g. shared wall space).	**30.14%**	126
Other (please specify)	**8.13%**	34
Total Respondents: 418		

Q5 Do you support amending the bylaw to allow for the option of a secondary suite (in lieu of an accessory cottage) to be located within the principal dwelling (main house) OR above a non-residential building (e.g. garage, barn, workshop etc.) ?

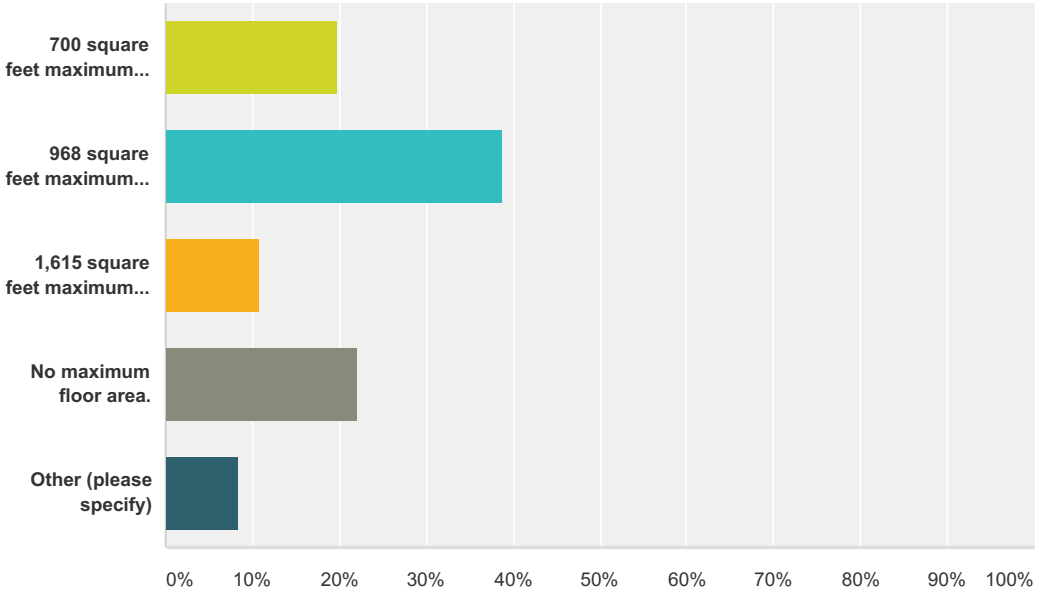
Answered: 416 Skipped: 12



Answer Choices	Responses	
No, only allow a secondary suite within the principal dwelling.	8.89%	37
Yes, allow the option for a secondary suite to be within the principal dwelling OR above a non-residential building.	84.38%	351
Other (please specify)	6.73%	28
Total		416

Q6 What is the maximum floor area that should be allowed for a suite above a non-residential building ? (Note the BC Building Code has a maximum floor area of 90 m2 or 968 square feet for secondary suites within dwellings).

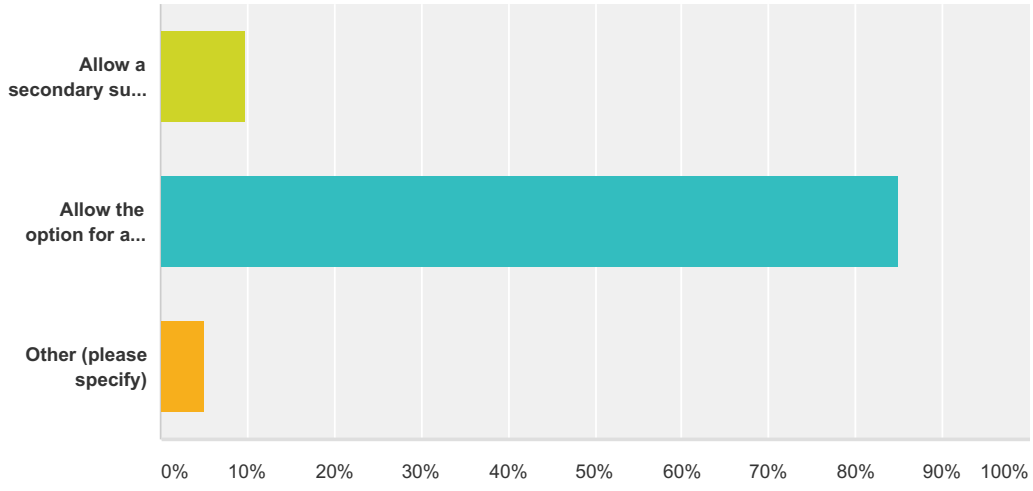
Answered: 417 Skipped: 11



Answer Choices	Responses	
700 square feet maximum floor area which is the same for accessory cottages in several residential zones.	**19.90%**	83
968 square feet maximum floor area which is the same for secondary suites in the BC Building Code.	**38.85%**	162
1,615 square feet maximum floor area which is the maximum floor space for a home occupation on lots over 2 ha.	**10.79%**	45
No maximum floor area.	**22.06%**	92
Other (please specify)	**8.39%**	35
Total		**417**

Q7 TOPIC C: The following two questions are specific to properties on Gabriola Island within the provincial Agricultural Land Reserve (ALR). The Gabriola Island Land Use Bylaw currently permits secondary suites only within a principal dwelling in the 'Agriculture' (AG) zone on lots over 2 hectares (4.94 acres) in size within the ALR, whereas the provincial Agricultural Land Commission allows suites to be located either within a principal dwelling or above an existing accessory (non-residential) building such as a barn, workshop or garage). Do you support amending the bylaw to permit the option for a secondary suite to either be located within a principal dwelling OR above a non-residential building (e.g. garage, barn, workshop etc.), on lots over 2 ha in size in the ALR/AG zone?

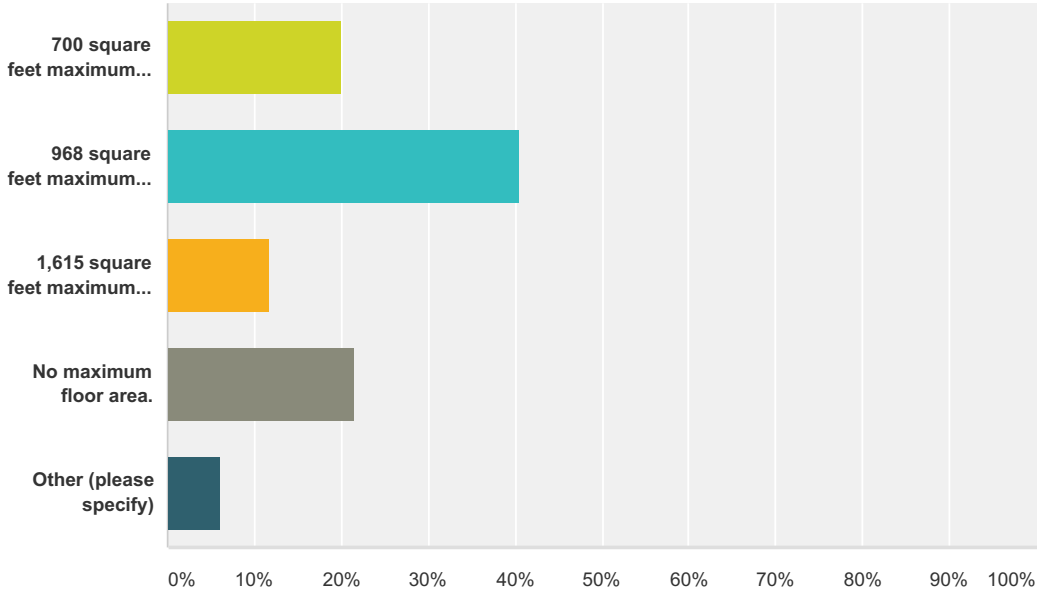
Answered: 415 Skipped: 13



Answer Choices	Responses	
Allow a secondary suite only within the principal dwelling.	9.88%	41
Allow the option for a secondary suite to be within the principal dwelling OR above a non-residential building.	85.06%	353
Other (please specify)	5.06%	21
Total		415

Q8 What is the maximum floor area that should be allowed for a suite above a non-residential building on lands in the ALR? (Note the BC Building Code has a maximum floor area of 90 m2 or 968 square feet for secondary suites within dwellings).

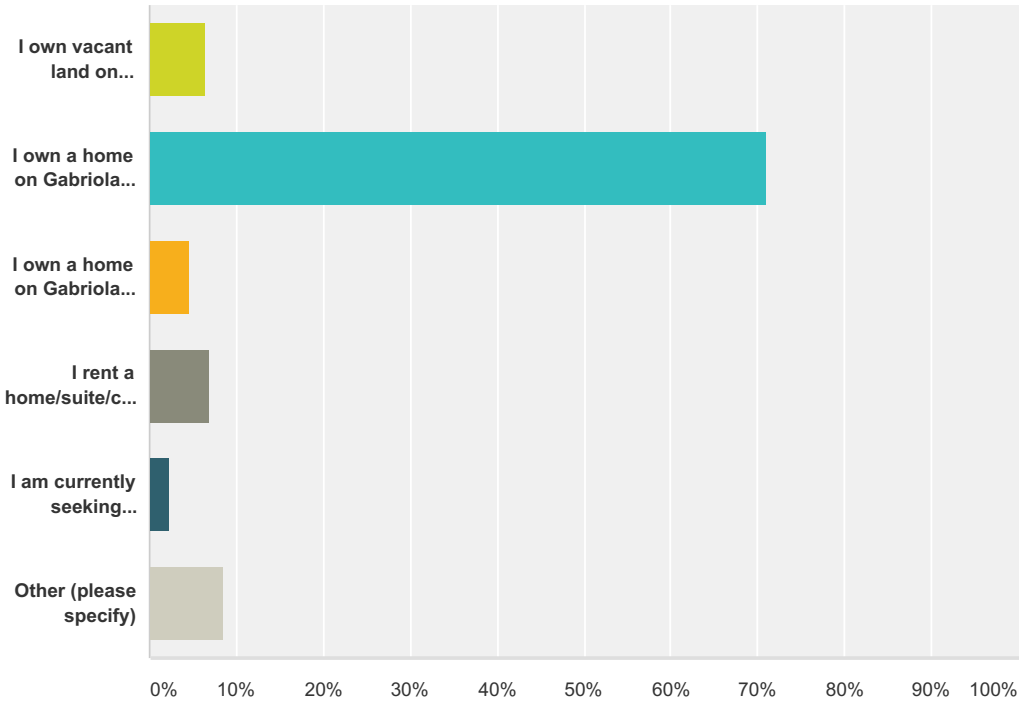
Answered: 412 Skipped: 16



Answer Choices	Responses	
700 square feet maximum floor area which is the same for accessory cottages in other zones.	**20.15%**	83
968 square feet maximum floor area which is the same for secondary suites in the BC Building Code.	**40.53%**	167
1,615 square feet maximum floor area which is the maximum floor area for a home occupation.	**11.65%**	48
No maximum floor area.	**21.60%**	89
Other (please specify)	**6.07%**	25
Total		**412**

Q9 The Gabriola Island Local Trust Committee is interested in building and strengthening relationships with community groups and government agencies to support affordable and attainable housing options on Gabriola. Please select all the statements which are applicable to you:

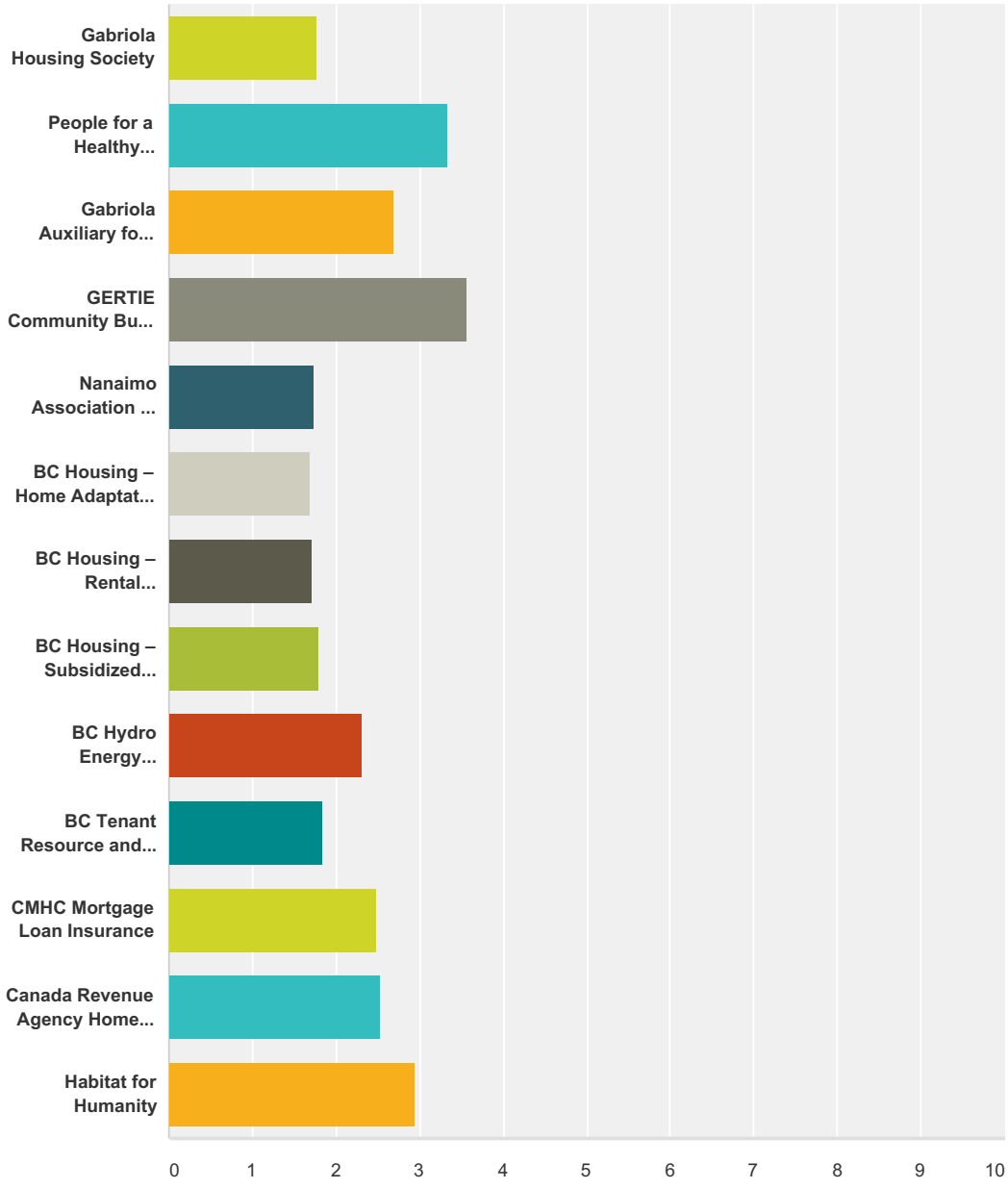
Answered: 418 Skipped: 10



Answer Choices	Responses	
I own vacant land on Gabriola Island.	6.46%	27
I own a home on Gabriola Island which is my primary residence.	71.05%	297
I own a home on Gabriola Island which is my temporary/seasonal residence.	4.55%	19
I rent a home/suite/cottage on Gabriola Island as my permanent residence.	6.94%	29
I am currently seeking permanent accommodation on Gabriola Island.	2.39%	10
Other (please specify)	8.61%	36
Total		**418**

Q10 How familiar are you with the following group/agency/program (scale of 1 - 5) with 1 being least familiar and 5 being most familiar?

Answered: 411 Skipped: 17



	1 - Least familiar	2- Somewhat familiar	3- Familiar	4- Very Familiar	5- Most Familiar	Total	Weighted Average
Gabriola Housing Society	**53.08%** 207	**26.92%** 105	**12.82%** 50	**4.36%** 17	**2.82%** 11	390	1.77
People for a Healthy Community (PHC Gabriola)	**7.34%** 29	**20.25%** 80	**24.81%** 98	**26.08%** 103	**21.52%** 85	395	3.34

Gabriola Auxiliary for Island Health Care Society	**24.05%** 95	**22.03%** 87	**25.82%** 102	**16.46%** 65	**11.65%** 46	395	2.70
GERTIE Community Bus (Gabriola Environmentally Responsible Trans-Island Express)	**5.05%** 20	**11.87%** 47	**28.28%** 112	**30.30%** 120	**24.49%** 97	396	3.57
Nanaimo Association of Community Living	**59.36%** 222	**19.79%** 74	**12.03%** 45	**5.08%** 19	**3.74%** 14	374	1.74
BC Housing – Home Adaptation for Independence	**65.34%** 247	**13.76%** 52	**9.79%** 37	**8.73%** 33	**2.38%** 9	378	1.69
BC Housing – Rental Assistance Program	**59.46%** 220	**19.73%** 73	**11.62%** 43	**7.57%** 28	**1.62%** 6	370	1.72
BC Housing – Subsidized Housing	**58.29%** 218	**17.65%** 66	**12.57%** 47	**9.09%** 34	**2.41%** 9	374	1.80
BC Hydro Energy Conservation Assistance Program	**33.33%** 126	**25.93%** 98	**22.22%** 84	**12.70%** 48	**5.82%** 22	378	2.32
BC Tenant Resource and Advisory Centre	**55.71%** 205	**19.02%** 70	**13.32%** 49	**9.24%** 34	**2.72%** 10	368	1.84
CMHC Mortgage Loan Insurance	**32.63%** 123	**22.02%** 83	**20.16%** 76	**15.38%** 58	**9.81%** 37	377	2.48
Canada Revenue Agency Home Buyer Tax Credit	**33.60%** 128	**18.90%** 72	**19.95%** 76	**16.01%** 61	**11.55%** 44	381	2.53
Habitat for Humanity	**14.25%** 55	**24.35%** 94	**28.76%** 111	**18.39%** 71	**14.25%** 55	386	2.94

Housing Options Review Project Community Survey – Written Responses

Q.1 Do you support amending the bylaw to permit permanent use of a travel trailer/recreation vehicle/tiny home on a chassis as a dwelling on any lot where single family dwelling use is permitted?

Q.1 Comments supporting change

- yes, provided it complies w/ bylaw B6.3.1
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- Yes, we need housing and we need it now! Families are in crisis because of the lack of suitable, attainable housing.
- Yes, either as principal dwelling or an accessory cottage, provided building code regulations are followed and appropriate water/septic compliance is in place.
- Yes, either as principal or accessory, so long as care is taken to ensure some reasonable level of tidiness and upkeep.

Q.1 Comments supporting only tiny homes on a chassis

- Yes only for small custom home on chassis
- No to rec vehicles and travel trailers, but open to considering option of custom buiilt home on a chassis.
- I would be ok with a tiny home on a chassis as either a principal dwelling or an accessory cottage but not a travel trailer or recreational vehicle.
- permit tiny homes only for permanent use
- Yes but for Tiny homes only.

Q.2 Which of the following should be addressed to permit a travel trailer, recreational vehicle or other unique dwellings for permanent residential use (check all that apply):

Q.2 Comments Re: No Changes to Existing Regulations

- None of the above, Do we want more of this look on Gabriola. I don't think so. Complaints have been made to Islands Trust to no avail to clean up this lot.
- No to trailers and etc.
- No extra density, preserve Gabriola as a low population, rural island!!
- No to vehicles as homes.
- No travel trailer, no motorhomes, No, No, No.There are already too many trailersw used as permanent dwellings. But the Trust Bylaw Officer does not do his job of enforcing our Bylaws.
- Do not continue to erode the rural nature of Gabriola Island.
- We are against turning Gabriola into traiiler park or a social housing project!
- Nothing to be addressed, as I answered "no" to QA1. !A2 is misleading as you do not provide a choice to suport a "no" response to the previous quesetion. This may negate or lessent the validy of Question A2 responses
- Just said "No". Where is the box for just plain NO to permanent "tiny mobile" structures
- We need better/more value for the tax dollars too little services, too much overhead, for profit and no reporting transparancy of how money is spent - Sad
- N/A because of answer of Question A1 is NO. Other comments: Find the jobs first - If no jobs, not need to supply housing opportunities for people who can't support themselves on Gabriola. No increawe of density on an Island which has already the highest concentration of density per sq km as already zoned.
- Should not be used as permanent dwelling.
- None checked as I do not agree with recreational vehicles being used as permanent residences
- If our Trustees proceed with making such unwelcomed changes then Islands Trust must compensate all landowners whose property values will pulmet if they choose to turn the island into a mass of subdivisions that resemble trashy trailer parks, because such changes will lead to a drop in property values.for all those who have dveloped their properties and estabished their homes here.
- DO NOT ALLOW SUCH DWELLINGS. PERIOD
- Leave it as it is now
- If the structure is moveable, it should only follow the RV-type regulations.
- Keep law as is.
- no use of such vehicles for permanent residential use
- Keep the existing regulations exactly as they are and do not permit travel trailers or recreational vehicles or "other unique" dwellings as a permitted use of residential property.
- Travel Trailers and Recreational Vehicles should NOT be considered for permanent residential use.

Q.2 General Comments:

- Gabriola should have legal rental suites the same as Nanaimo. tiny custom built homes should be permitted. Waster should be first consideration all new homes should have fifteen thousand gallons systems (basement) and steel roofs for water collection.
- We need to encourage people to build smaller houses that are not too large for the aveage family. The tiny house done right is a good alternative for families who cannot afford large, overbuilt homes. There seems to be more support for wealthy people to build huge homes. How are we addressing affordable housing built well?
- Proof that it is on private property adn not on the publlic roadside. We had an example paqrked in front of our door for months and no one apparently had the authority to order it moved. No one should have temporary or permanent use of the shoulder for their residence. Also, no outhouses, which is different than requiring septic systems. OTHER COMMENTS: Open the way to well-thought out options like tiny

houses, granny suites, etc. for the benefit of seniorsw as well as young people/renters..

- Seconddry suites should be allowed on all properties regardless of size
- Islands Trust originally gave verbal approval for my carriage house. Said carriage house was build and Islands Trust changed bylaw so carriage house would not be permitted. Cost me $57,000 to build to lock up. Did not continue till finished as no point to do so. Lost a lot of money.
- I feel that there should be a provision to increase density specifically for multi-family housing in the same way there is provision to increase density for seniors and special needs.
- We have a stand alone cabin with bathroom that someone cold utilize. If there was a provision for granny suites on lots over .5 acres, it would be comfortaqble for 1 or 2 persons.
- I think that government should revisit having co-ops as a means of creating affordable housing. Such a housing co-op could be carefully built with its own water (rainwater) and septic system using the latest methods. Solar energy panels could help reduce hydro costs. The Federal government, the province and Local Islands Trust and CRD need to partner and make it happen.
- Living space above commercial space should be encouraged.

- The limit of one residence per commercial area should be removed "live over" a store has been a long tradition, and works because the responsible people are present. Starting a 'tent city' is expensive!
- A trailer under a properly built carport (trailer on one side, deck on another) is a cost effective, not unsightly and heat conserving method of using trailer, and the trailer will last longer. OTHER COMMENTS: Large lots (>4.96 acres/2 ha) should be permitted to have 2 or even 3 homes to a combined maximum footage of, say, 6,000 sq ft. thius wouold avoid the present situation of 700 sq ft max cottages and encourage families to encourage families to pool resources.
- Support secondary suites and mini-houses for those in need. Not large lots for multi-millionaires in exchange for an emergency right of way to phase 4 (bribery, in effect).
- What I find perplexing: I can have any number of roommates (as far as I know) share my house and living quarters without legal restrictions on water, sewer, etc. but separate suite4s need all this legal oversight??
- I believe affordable housing on Gabriola is very scarce and that the Island Trust shoujld allow secondary suites in principal dwellings or within a non-residential building or an accessory cottage under 90 m2 onproperties over 1 ha not just over 2 ha. Thank you for consulting with the residence of Gabriola Island on this issue.
- ?? indicated on compliance and registration items. ? means I am unsure or lack information.
- I'm happy to support all these initiatives, adn the work of the Trust to figure out details.
- I do not know the implications of the choices offered so it is difficult to answer. Limit unoccupied monster homes.
- LTC shouold be bolder and allow these on smaller lot paqrcels, albeit with restrictions for health and safety reasons
- Thank you. YOu are doing a very difficult job well. I appreciate what you do!
- I believe that it is time to allow secondary suites that are legal adn compliant with BC Building Code, Fire and SAfety Codes in residential properties less than 2 ha in area.
- We are new to the Gabriola community although we have had our property for 20 years adn have visited many times. Going forwarde we will be much more active in teh community as we make Gabriola our home
- Good survey! But the by-law/by-law officer/complaint-driven system is destructive of community and leads to the "wink/wink, nod/nod" method of circumventing the regulations. there are other ways of dealing with community safety and sharing of resources "i.e. the principle/guidelines/elders tribunal approach). Islands Trust need this conversation! P.S.1. Leaving the question of affordable housing only to the private sector is dangerous. We need public options. 2. The issue is not only density. The issue is also footprint and consumption of resources.
- Someone might want to consdider the mental health benefits of shared space, whether in same blding

or on property. Mental and physical improvement studies show vast benefits to individuals and community as well as huge financial savings with elders remainng in their homes as a result of having proimity to others. We should require new builds to offer secondary accomodation and give credits to home owner for doing so. Issues of density/septic are old smoke screens used to keep the island a segregated community, off limits and out of reach of the young, marginalized or simply those who cannot afford to purchase and live here.

- I appreciate the work and effort being put into this review. Even if no changes are effected, I will trust that all input was fairly considered
- This is targeting low income islanders

Q.2 Comments re: Unsightly premise/derelict vehicles:

- No more than one trailer so the derelicts have to be removed
- compliance with safe garbage storage and removal
- any unsightly dwellings repaired or removed
- We elect trustees to preserve and protect the rural nature of this island - not to incrementally increase density and junk it up with trailer and other unlightly dwellings. enforce existing by-laws. Too many people are living permanently in trailers. This is no acceptable. The by-law officer can see the trailers when he drives around the island but does nothing about these OBVIOUS violations. Time to do his job!
- None of the above, Do we want more of this look on Gabriola. I don't think so. Complaints have been made to Islands Trust to no avail to clean up this lot.
- my neighbor had a trailer 4 years or longer - no sewage hook-up, no wter, no hydro. It was a filthy eyesore.

Q.2 Comments re: Services and Approvals:

- The usual comment re: allowing compostable toilets and rock pits for grey water - yes, because young families (or some old) can't meet the septic approval costs ($25K or more). Research other jurisdictions that have become more flexible with septic requirements and determine what works and whaqt design standards are required for alternative toilets and grey water management.
- Occupancy permit should be required following inspection adn approval by a bulding inspector. Occupancy permit should be time limited eg 6 months or 1 year. Gabriola has little opportunity for unskilled workers to find permanent employment and the IT should not be developing projects that encourage people to come to the island for cheap accomodation.
- Require compliance with permitted density of the zone
- A maximum number of residents in total. Or other health dept sapproved septic disposal system
- NO requirements
- This should be allowed on all lotse with sufficient septic system capcity.
- I would like to development permits based on the carrying capacity of the lots (septic system, well/cisterns) rather than on the size of the lot. The current system discriminates against owneres of lots smaller than 2 hectares. I would also like to see I.T. support innovative and unusual creative designs, whenever feasible.
- Our family home housed up to 8 family members when we were raising our family and caring for elderly parents. Now we have the same size home, same septic field, off road parking etc but we are not allowed a secondary suite in a house which is too big for 2 people and is therefore underutilized potential housing. We have plenty of room for a secondary suite. In a society with a lack of affordable housing I cannot understand this unreasonable distinction between lot sizes and secondary suites. A community is people and all people need affordable housing
- composting toilet should be allowed

- septic, potable water, etc are, of couorse, important. I do not believe, however, that more by-laws are the way to deal with this.
- Allow where approved holding tanks are in place for Pump and Haul
- The septic could be substituted by a composting toilet.
- add anything else that is required if it's approved and others considerations become obvious
- Allow use of composting toilets
- Many homes, even with wells, purchase potable water, so adding a requirement for proof of potable water would be highly restrictive.
- Fire and Safety codes YES, but whether all current building codes are appropriate or necessary is a different question.
- Compliance with Fire and Safety Codes, not necessarily BC Building code.
- 1)Consider having architectural design guidelines to ensure homes are complementary for the dominant natural beauty and ensure integration with surrounding community. eg, List of finishes/materials types. 2) Consider requiring foundation for tiny home - truly a home vs attracting more transient rentals on vacant (owned) land.
- these structures have a very limited lifespan when not maintained. Some form of standard has to be applied to maintain their livability. There is already a sizeable population living in substandard recreational buildings on Gabriola. I
- Require either verification of septic system capacity and connectivity, or verification of alternate systems like a compostable toilet.
- Holding tank Pump and Haul in place
- Approved septic holding tanks
- Specific requirements to address noise from generators. Ie: limited hours like in campgrounds. Or require a permanent electrical connection for the trailer.
- They must also adhere to bylaw B6.3.1 for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited.
- Support the use of composting toilets as the cost of a septic system could be more than the total construction costs of a "Tiny Home"
- Rainwater should be allowedd for potable source if single use
- All verifications are subject to review if the property owner changes.
- The issue of abuse, compliance, maintenance and inspection are so complex and potentially costly that it may not be wise to pursue this course.
- Allow the use of composting toilets, building code is too restrictive
- Requiring a septic system contradicts the goal of making housing "affordable". A new septic costs appromixately $24,000. Most people making minimum wage or with low incomes cannot afford this. There are other acceptable safe alternatives to septics such as composting or incinerating toilets.
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- I presume this is for a tiny home or RV etc. as home rather than a conventional home (not in addition to). Items above such as potable water should be the same, regardless of nature of building (e.g. well or buy water etc.)
- Re: remove when res use ceases: a renter should be allowed to stay if the home is sold and simply transfers ownership.
- Not to be used for short term accomodation
- Re: septic - alternatively using greywater re-use and composting toilets. Alternative methods to treat grey and black water.

- Require proof of acceptable toilet and grey water treatment (e.g. composting toilet and grey water treatment system)
- Allow composting toilets. Composting toilet technology has come a long way and is approved for use in many of the jusrisdictions. It would be something that would open up more affordable and SUSTAINABLE options on Gabriola
- septic system connectivity or greywater and composting toilet.
- Must be minimum lot size to qualify of at least 2 ha.
- No requirements, period.
- composting toilet options should be considered. Re: requirement to move trailer/etc. once not residing - can prop still be sold to others with trailer on prop? If not, I disagree

Q.3 Do you support amending the bylaw to permit either a secondary suite OR an accessory cottage on appropriately zoned lots over 2 hectares (4.94 acres) in size?

Q.3 General Comments

- What about under 2 acres? Those who have more, get more.
- Also 700 sq ft - 900-1000 sq ft much more practical living space given that many don't have basements/storage. Some people have been able to "extend" the 700 sq ft rule creatively within lofts (not counted in footprint) but this does not accomodate the many individuals with mobility issues/seeking to age in place that may have difficulty with stairs.
- allow a seocndary cottage on land over 1/2 acre
- Size of cottage and house should be combined to allow catages of more than 700 sq ft
- I understood this was already a by-law - 700' or less
- Secondary suites that comply with current RDN regulations for secondary suites in areas designated R1
- Allow a secondary suite and accessory cottage or two if both 600 sq ft or under
- allow both suite and a cottage with proper septic
- secondary suite only. Note here: The survey does not allow further comments so I am putting them here: The secondary suite or timy home idea would work best where the bus runs.
- I would be in favour of secondary suites if they allowed low income residents permanent, stable, and safe housing, not for short term tourist rentals
- If it's your land.. One acre or less even n if you have room, n are willing, by law shouldn't prevent it. Housing crisis is serious and real. Mother in law type of suites should be allowed. The current situation is oppressive and ridiculous
- The number of people is more important than the number of buildings
- Allow the suites or cottages to be up to 1000 sq. ft.
- There should not be a minimum lot size. People need affordable housing, who cares if it is 2 acres or two hectares. Ridiculous.
- It would be too easy to slip in both a secondary suite plus an accessory cottage. As well, with a cottage, the septic fields will presumably be separate, whereas a secondary suite will be using the same septic field. Would that be problematic?
- Yes but in order to ensure the housing is affordable you need to cap rental limits. If you do not, these suites will simply become a way for richer people to use poorer disadvantaged people to help pay their mortgage. Ultimately, this results in more wealth disparity in the long-term.
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- as long as the suite or cottage is designated as a dwelling and not a short-term tourist rental
- I agree with OR. I do not agree with allowing both an accessory cottage and a secondary suite.
- It should be allowed on 1/2 acre lots.
- some lots under 2 acres are suitable and should be considered if they meet other requirements
- should also be allowed on smaller lots!
- Do not agree with lot size
- No suites

Q.4 What provisions should be considered if secondary suites are to be allowed in lieu of accessory cottages? Check all that apply:

Q.4 General Comments

- allow on all lots (residential)
- No enough information. I probably support any reasonable requirement
- Secondary suites are a good idea to help with low income residents of Gabriola.
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- I can add people to my home who are relatives with no requirements so why does a non relative make a difference
- Why is this being restricted to lots over 2 hectares. Housing is in desperate demand on Gabriola, and we should allow residences that meet these requirements on smaller lots.

Q.4 Comments on Servicing and Approvals

- require water conservation if well procudces insufficient volume and quality
- REgister secondary suites when used as rentals to track # of available rentals and # of users of H2O and septic
- Adhere to fire and safety codes. Some building codes are too strict.
- shouold be connected to the house
- maximum number of residents
- Do not overtax the septic system-many are already failing
- Should be connected to the house
- Specify number of people allowed on the property
- Not to be used for short term accomodation
- Alternative measures such as greywater re-use, composting toilets could be considered if septic system is not adequate.
- Allow for composting toilets, building code is too restrictive
- Must adhere to B3.6.1 e. and as they would likely have cooking facilities, cannot be used as Bed and Breakfast accommodation
- Minimum is a bad idea if you want tiny home options and the tiny home could be the main house and a secondary suite might actually be larger than the main house...would it then be the accessory/secondary?
- Support use of composting toilet
- Rainwater should be allowedd for potable source if single use
- Ensure adequate water supply for maximum occupancy.
- I presume on site parking is part of compliance with bylaw regs?
- As far as I know local governments are not able to legally allow secondary suites that do not comply with Building, Fire and Safety Codes without incurring liability, so why ask?
- Compliance with Fire and Safety codes (not building code due to limitations on maximum building size)

Q.4 Comments Not Supporting

- No secondary suites
- No suites
- No secondary suites

- no suite
- DO NHOT ALLOW SUITES. DO NOT ALLOW PARKING ON STREET SHOULDERS
- Too difficult to police so leave it alone
- Secondary suites raise the density without offset and should not be approved

Q.5 Do you support amending the bylaw to allow for the option of a secondary suite (in lieu of an accessory cottage) to be located within the principal dwelling (main house) OR above a non-residential building (e.g. garage, barn, workshop etc.) ?

Q.5 General Comments

- including various kinds of structures, even stores, commercial so it doesn't have to be done over again.
- Living above garage, workshop etc can be dangerous depending on the activity carried on in the garage or workshop
- subject to B2
- I support secondary suites either in the main dwelling or above a non residential building only if used for low income houseing not for short term tourist rentals.
- Yes, again lot size should not matter.
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- Option for either within or above, but also remove no toilet in accessory buildings rule
- Specify ONE OF: accessory bldg, carriage house OR secondary suite per 2 ha lot.
- I support apartments above stoes as well as in other non-residential building, whilst recognizing that some small density increase could be implied
- Allow Carriage Houses. Other places allow them.
- I think it can be anywhere; as a suite or standalone building as long as the total sq footage does not exceed the current 20% rule.
- A secondary suite above a non-residential building is called a carriage house. I support this only if the size is restricted to the same size as the cottages.
- This should not be restricted to lots of 2 hectares or more. As long as requirements are met, let's allow them on smaller lots, too. Housing is a crisis for many of our residents.

Q.5 Comments Not Supporting

- Again, we should not be increasing density without offsetsw such as reduction elsewhere through new park and or similar.
- No!
- No suites!!
- No suites
- No secondary suites
- no suite
- No, only allow cottage
- REDUCE DENSITY. NO SUITES, THANK YOU.
- I don't support either option. It is too open to abuse.
- Police what is going on now and leave the rules as they are
- I do not agree with allowing a secondary suite to be located anywhere outside of the permanent residence.
- no to both

Q.6 What is the maximum floor area that should be allowed for a suite above a non-residential building ? (Note the BC Building Code has a maximum floor area of 90 m2 or 968 square feet for secondary suites within dwellings).

Q.6 Comments not supporting

- Not an issdue as should not be allowed.
- No suites!!
- No to extra density. No suites!
- No suites. We have enough people and cars here.
- no suite
- no suite
- No secondary suite in non-residential bldg.
- I do not support this at all in any way, shape or form.
- No
- We don't agree with a suite above a garage, etc.
- NO SUITES.
- I don't support any of the options.
- No - keep the current regulations but POLICE IT
- I do not agree with allowing a secondary suite to be located anywhere outside of the permanent residence.

Q.6 General Comments

- Consider variance option for homeowners to apply for speciaql permit if preferred option is 968 sq ft so that laqrger spaces could still be entertained based on site specific features (eg. spetic/water supply)
- Would depend upon the size of the house or building
- 700 sq ft - max of how many people
- 700 sq ft - 968 sq ft depending. I woiulds support smaller sq footage too - eg 400 sq ft
- dangerous above a garage or shop
- 500 sq ft
- Maximums and minimums are not the issue. Affordable housing is the issue (as opposed to Air B&B).
- Tied to BC building code standards, regardless of current size limit. Do you mean "occupy" or a home business? Not clear
- allow for 100 square feet
- Has to be liveable for specified number of occupants - makes way more sense than an arbitrary floor space requirement. 450 square feet can be good for one person, e.g.
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- No maximum or minimum if you are also considering "tiny home" option
- If the purpose is to create affordable housing, suites larger than 968 sq ft will be too expensive, but many families say 700 sq ft is not large enough..
- The cottage and the secondary suite should be treated the same. 700 sq ft is very small for 2 people, let alone a family, if you take into consideration an entry vestibule, a utlility room, 2 bedrooms, a bath and kitchen/dining/living area. Don't leave this wide open - place some kind of suze restriction on it, but more like the 1,615 sq ft maximum.

- non of the Trusts business if there is a need and people are willing to live is small areas. A condo in a city can be well under 500 square feet
- not sure but probably the 968 as noted above

Q.7 Do you support amending the bylaw to permit the option for a secondary suite to either be located within a principal dwelling OR above a non-residential building (e.g. garage, barn, workshop etc.), on lots over 2 ha in size in the ALR/AG zone?

Q.7 Comments Not Supporting

- No!
- No suites!!
- No suites!
- No suites
- no suite
- No
- No, already allowance for subdivision in ALR
- DO NOT ALLOW EXTRA DENSITY ON THIS SMALL ISLAND. PERIOD.
- I don't support either option.
- no to both

Q.7 General Comments

- Unsure
- Allow secondary suite within principal dwelling and above non-residental building 2-3 suites 600 sq ft or under
- I think a 2 acre farm should be allowed secondary suite for help with farming
- Too many illegals going on so you need to control them before any decision is made to change it
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- Allow a secondary suite only within the principal dwelling, in lieu of an accessory cottage on lots (4.94 acres) in size.
- I think it can be anywhere; as a suite or standalone building as long as the total sq footage does not exceed the current 20% rule.
- I support this only if the size is restricted to the same size as a cottage.
- Let's do everything we can to get suitable housing that meets safety and sanitary requirements on our island. Lack of suitable housing is a huge source of stress and anxiety for many island residents.

Q.8 What is the maximum floor area that should be allowed for a suite above a non-residential building on lands in the ALR? (Note the BC Building Code has a maximum floor area of 90 m2 or 968 square feet for secondary suites within dwellings).

Q.8 Comments Not Supporting

- No suites!!
- No suites!
- No suites. No extra density. Its an island to be protected, not a city to be exploited.
- no suite
- No
- None
- We do not agree with secondary suites over accessory buildings
- No secondary suite in non residential bldg.
- DO NOT ALLOW SUITES. PERIOD.
- I don't support any of the options.
- Again, Police what is happening currently before making any changes
- I do not agree with allowing a secondary suite to be located anywhere outside of the permanent residence.

Q.8 General Comments

- We have lived on Gabriola for 25 yearsw. We owned 5 acres and built a home which we sold and moved to a sunnier location which is .90 acree 1400 sq ft home. The original owners did not build any accessory buildinges. all our neighbours have a home, accessory buildings and one suite for guests eith over their garages or as a separate building. they ahv e been grandfathered in. We have a small housde and family, grandchildfren who visit. It has been extremely frustrating that we are unable to build a guest room or suite for them to sty in. Our home is considered "custom" buldt as w3e have finsihed the house beautifully with wood, granite, beautiful bathrooms, etc. Any suite would be buit to code and aestheticlaly pleasing to match the main house. It is unfair that w3e are not allowed to build a suite or cottage for our family to visit. We are not talking about incresing density but juset space for visits - not rental. The bylaw impacting us is totally unfair given all teh neighbours having suites, cabins and guest spaces. It is really unfair that under 2 acres we are unable to do this. It forces people to sneak around or build montster houses for family.
- Would depend upon the size of the house or building
- 700 sq ft - max of how many people
- Whatever the area reasonably supports. I'm not sure about barns that support 2-3-4 suites. Water, septic, cars?
- Primary residence and vacant land
- AS per B4: follow BC building code or don't. We should not be able to pick and choose which parts of the code we choose to adopt. Either buy in or don't.
- allow 100 square feet
- See comment above on this issue - go by proposed occupancy rather than floor space.
- We need to find more ways for more attainable housing for young families/etc so that we can increase the number of working people in our population. Please reference the following two bylaws where appropriate to remind that short term accommodation use would not be appropriate: B.6.3.1. …for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited. B.3.6.1. Bed and Breakfasts. No additional set of cooking facilities may be provided for the bed and breakfast use.
- Only if the other is used