



Islands Trust

**GABRIOLA ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

**REGULAR BUSINESS MEETING
OF THE GABRIOLA ISLAND LOCAL TRUST COMMITTEE**
held at 10:15 AM on Thursday, July 17, 2014 at the Women's Institute,
476 South Road, Gabriola Island, BC

LATE ITEMS, ADDITIONS

**AMENDMENTS/ADDITIONS
TO ITEMS:**

- 14. LOCAL TRUST COMMITTEE PROJECTS**
- 14.2 Housekeeping Bylaw Amendments
 - 14.2.1 Memorandum dated July 15, 2014 – *attached*



Memorandum

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Date July 15, 2014 File Number 6500-20 Housekeeping
 To Gabriola Island Local Trust Committee Bylaw Amendments
 From Courtney Simpson
 Regional Planning Manager
 Northern Office
 Re Housekeeping Bylaw Amendments

The purpose of this memorandum is to provide a status update on the housekeeping bylaw amendments project.

The LTC received a preliminary report on a project to make a number of minor “housekeeping” bylaw amendments to the Official Community Plan (OCP) and Land Use Bylaw (LUB). This project is second on the Top Priorities list after the Gabriola Planning Area OCP Review, but the Local Trust Committee (LTC) has directed that its priority is after the climate change implementation sub-topic of the OCP review.

Staff has been in discussion with the Mapping Department about updating the old mylar maps for the OCP land use designation map and development permit area (DPA) map. Updating old mylar (non-digital) maps is time consuming and cumbersome, and we are looking to convert to digital version for all of our maps when possible. We have determined that changing the development permit area map to digital is not advisable due to the current DP-6 Escarpment Areas mapping. This mapping is from a 1990 provincial soil survey, and was transcribed by hand onto the mylars from relatively low resolution mapping. At the time this was the state of the art for steep slope mapping but was never meant to be digitized due to its relatively low resolution. Staff recommends not converting the old mylar DPA map to digital until such time as the new steep slopes mapping from 2012, or a revision thereof, is used to amend DP-6. Although this is not currently on the work program, a review of DP-6 is recommended by staff at some point in the future for a number of reasons, including the ability to map the DPA with a high degree of accuracy on a digital map.

The other OCP amendments on the housekeeping list are minor. As such, staff recommends this project is limited to only a bylaw to amend the LUB.

Attached is the table of housekeeping amendments previously presented, with the comments from the LTC at the March meeting recorded. Staff continues to work on this project when there is time available from other higher priority projects for the Gabriola LTC.

Attachments:

1. Table of Housekeeping Amendments



Islands Trust
Gabriola Island Local Trust
Committee

Table of Housekeeping Amendments to Gabriola Island Land Use Bylaw & Official Community Plan

July 2014

Land Use Bylaw Amendments:

Issue / Topic Area	Regulation Citation	Description	LTC comment March 2014
Shooting Range / Gabriola Rod, Gun & Conservation Club	D.2.4.1 <i>R zone</i> F.1 <i>Definitions</i>	Add definition of “shooting range” (Resolution GB-083-2012) Italicize “shooting range” in Resource zone regulations	
	D.2.2.2 <i>F zone</i> D.2.4.2 <i>R zone</i>	Reference to shooting range in F zone in error (D.2.2.2) should be deleted and moved to R zone (D.2.4.2.a.ii)	
Clubhouse definition / Gabriola Golf Course	D.2.1.2 <i>AG zone</i> F.1 <i>Definitions</i>	‘Clubhouse’ permitted as accessory to the golf course, the definition of ‘clubhouse’ refers only to Yacht Clubs – amend definition.	The golfcourse clubhouse has a much broader use than yacht club outstations.
Home Occupations	B.3.2.1.k <i>permitted home occupation uses</i>	“such as” leaves room for ambiguity in regard to what a permitted instructional class in personal skills is, consider amending wording of item “k” in list.	
Limited milling and planing	D.2.2.1.i <i>F zone</i> D.2.2.1.b.iii D.2.2.2.a.ii	Forestry (F) is the only zone in which “limited milling and planing of timber grown on the same lot” is a permitted accessory use. Would LTC like to permit in other zones (e.g. Resource)?	
	D.2.2.2.a.ii <i>F zone</i> D.2.3.2.a.ii <i>FWR1 zone</i>	Limited milling and planing as an accessory use and portable sawmills as a permitted building / structure are inconsistent with Forestry as a permitted principal use, as forestry is defined as an activity excluding the processing of wood products. Also portable sawmills are a permitted building / structure only in the Forestry and Forestry/Wilderness Recreation zone.	

Group moorage facilities	D.5.1.1.a.i & D.5.8.1.a.i	Permitted principal use “boat and seaplane moorage, dockage, and boat launching facilities used for non-commercial purposes and associated with residential uses” – clarify association with residential use, immediate upland versus anywhere on Gabriola.	
Setback elevation regulations for natural boundary of the sea and watercourses	B.2.1.1.a & B.2.1.4.c	These two references are contradictory – B.2.1.1.a states that “Despite all other siting references in this bylaw...”, which effectively negates the provision of B.2.1.4.c	
	B.2.1.1.a <i>Special Setbacks and Elevations</i> F.1 <i>Definitions</i>	According to the definition of ‘structure’, “ground level decks” are not considered structures and are not defined. Therefore, ground level decks may be constructed in setbacks, including the natural boundary of the sea setback, which may cause future problems for enforcement.	
	B.2.1.1 <i>Setbacks and Elevations from Watercourses and the Sea</i>	Review RDN Floodplain Bylaw for setback from the sea which has a more detailed regulation and consider amending LUB for clarity. This is a request from RDN Building Inspection.	
Signs	B.4 <i>Signs</i>	Signage in commercial and industrial zones references the number of signs “per business”. Should be clarified that the sign should be located on the same lot as the business.	B.4.3 already allows third party signs so more investigation is needed into the recommended housekeeping amendment.
Take Out Restaurants		Consider a definition of restaurant that allows take-out, and allowing food sales from trailers (not mobile) in commercial zones.	
Density regulations for split-zoned lots	C.3.1.2	Consider deleting C.3.1.2 as B.1.2.3 covers the issues of density on split zoned lots and having both in the bylaw creates confusion.	
Animals	D.1.2.1b <i>LRR</i>	SRR zoning permits “keeping of animals for the personal use of the resident or landowner” under b. iv, but LRR zone does not do so explicitly. This may be an oversight. Also consider adding a max # of animals/ lot or type of animals and whether they should be permitted with or without a resident.	The intent of the current bylaw provision is to allow keeping of animals for personal use on small lots and an expanded use to also allow animals to be raised for sale on larger lots

Vacation Home Rentals/renting dwellings for less than 30 days at a time	B.6.3.1; Definitions 'dwelling-single family,' 'dwelling unit,' and 'residence'	Section B.6.3.1 stipulates that cottages cannot be used for over night accommodation on less than a monthly basis for monetary gain, while the same prohibition for 'residence,' (connected to 'dwelling unit') is loosely found in the definition section and is not easily identified. It should be clarified that both all dwelling units including cottages are not for short term rental.	
Gabriola Island Recycling Organization (GIRO)	D.4.4 <i>IN1</i>	Consider need for retail sales as permitted use.	It was suggested that retail sales of used items only should be permitted.
Addition to ALR	Schedule B	As a result of GB-ALR-2009.3, area of land added to the ALR should be rezoned from LRR to AG, and redesignated in the OCP. PID 001-166-034 (Honeysuckle Lane)	
Gramatical issues	B.1.1.1.b	The following uses is"	
	C.3.1.1.a	"zones" should be "zone"	
	D.3.8.2.a.i	per lot area in this zone" in ambiguous in terms of pertaining to what area – consider deleting "area in this zone" or rewording to clarify the intended area	Grammar – D.3.2.a.i was flagged for staff to look into.
Italicization issues:		Go through whole document for consistency – anything defined in bylaw should be italicized	
Typos	B.1.1.2.b.v	remove line through Roman numeral "v"	
	D.1.3.2.a and D.1.3.3.e.i	"Schedule C, Plan 2" should be "Schedule C, Map 2"	
	D.2.2.1	formatting – "Principal Permitted Uses should read "a. Principal Permitted Uses"	D.2.2.1 It should stay as "Principal Permitted Uses" instead of "permitted principal uses" in order to stay in line with the rest of the bylaw.
	D.3.8.3.e.ii	second use of "tourist accommodation unit" in the sentence should be plural	
	D.4.4.1	Permitted principal use "community resource centre on lands shown on Schedule C, Map 12" reference is incorrect – this should be "Schedule C, Map 13"	
	D.5.7.2.a	"Docks" should be tabbed over from "l"	
	F.1	Commons accessory public assembly definition has typo: "removed from this place space" should be deleted.	
	Schedule B	Correct typo on legend of zones "LC3 – Local	

		Commercial”	
Requirement of a survey for DPs and DVPs	Part B - <i>General Regulations</i>	Gabriola LUB does not have a provision for requiring a survey for DPs or DVPs which is a standard provision in many LUB’s. Consider adding this requirement.	
Bylaw Enforcement	A.3.3.2 <i>Enforcement</i>	Update reference to bylaw violations with new bylaw enforcement policies	Requested staff provide more detail on recommended changes
Outdated legislation references	throughout	various	

Official Community Plan Amendments:

Issue / Topic Area	Regulation Citation	Description
Type	7.1	In land transportation policies a and b, error in referencing: figure 4 should be figure 5.
Update old mylar maps	OCP Schedules B&C	The land use designation and development permit area maps are created old “mylar” maps meaning that they predate GIS. In order to enable easier amendments and update the look, the mapping department has requested these are changed when a housekeeping bylaw opportunity arises.