



Gabriola Island Local Trust Committee Special Meeting Addendum

Date: November 16, 2017
Time: 6:30 pm
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Pages

3. COMMUNITY INFORMATION MEETING

3.1 *Presentation on Proposed Bylaw Nos. 292 and 293*

2 - 17



Gabriola Island
Local Trust Committee

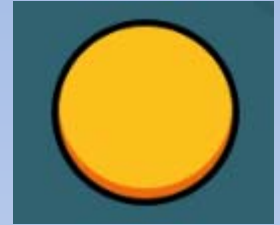
Welcome!

Housing Options Review Project

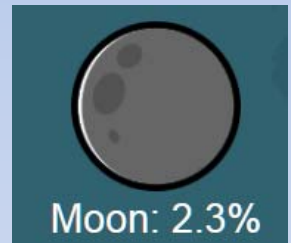
Tonight's Agenda:

- Presentation on Proposed Bylaws 292 (OCP) and 293 (LUB)
- **Public Q+A**
- **Public Hearing**
- LTC Consideration of Next Steps

**Wednesday
November 16, 2017**



Sunrise 7:28 am
Sunset 4:32 pm



Moon: 2.3%
Moonrise 5:18 am
Moonset 4:14 pm



High Tide 4:22 am
Low Tide 9:28 am
High Tide 3:16 pm
Low Tide 10:16 pm



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PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

- Nine proposed changes to the OCP
- Policy to enable secondary suites in lieu of accessory cottages
- Deleting several definitions



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PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

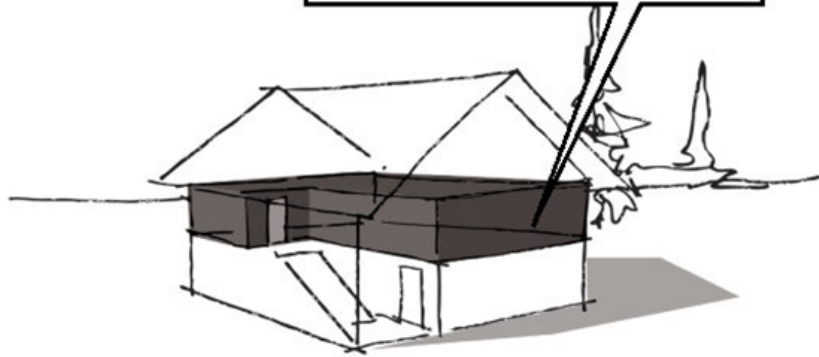
A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

- Over 30 proposed changes to the LUB;
- Regulations to permit secondary suites in lieu of accessory cottages;
- Allow home occupations accessory to any dwelling (to a total maximum floor area for the lot);
- Remove regulations prohibiting toilets and bathrooms and cooking facility in an accessory building;
- Allowing secondary suites on RR1 lots 2ha or larger.

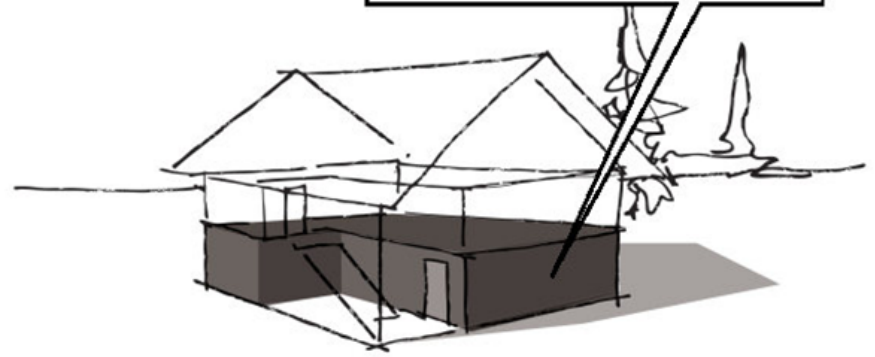


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A. SECONDARY SUITE ABOVE
MAIN FLOOR OF A
SINGLE DETACHED DWELLING

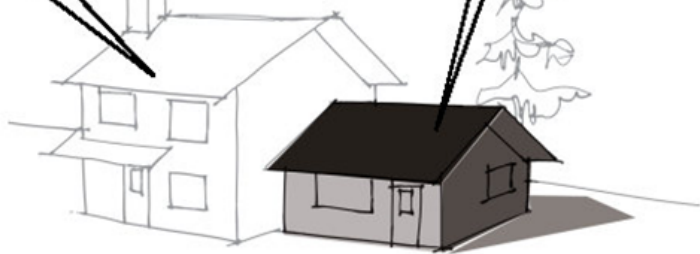


B. SECONDARY SUITE BELOW
MAIN FLOOR OF A
SINGLE DETACHED DWELLING



C. SECONDARY SUITE ATTACHED TO A
SINGLE DETACHED DWELLING

PRINCIPAL DWELLING



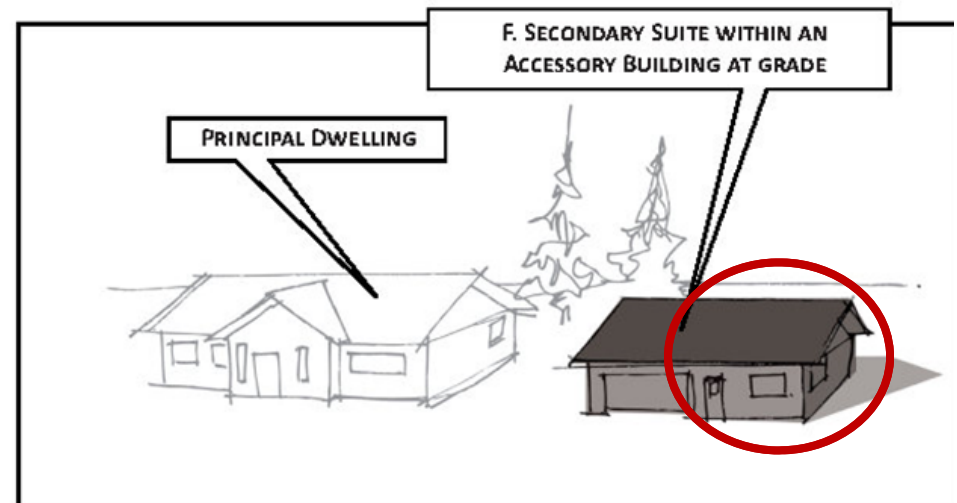
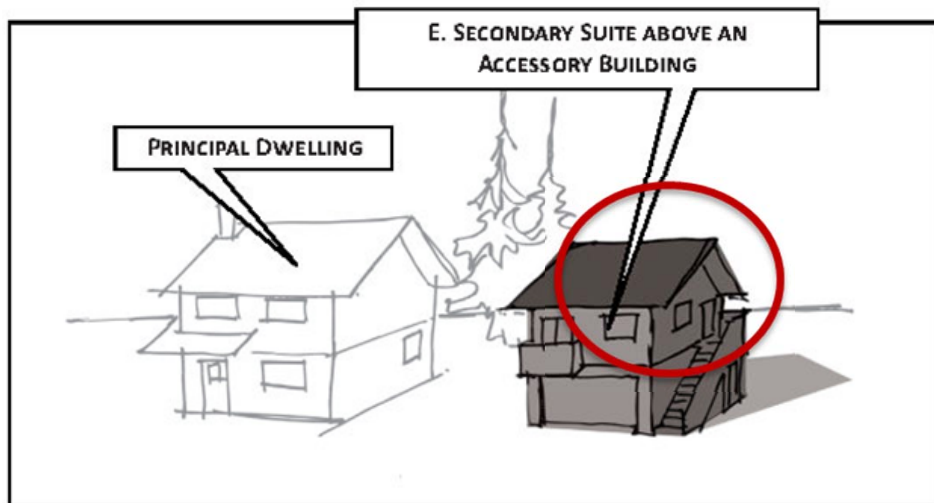
D. SECONDARY SUITE DETACHED
AT GRADE

PRINCIPAL DWELLING





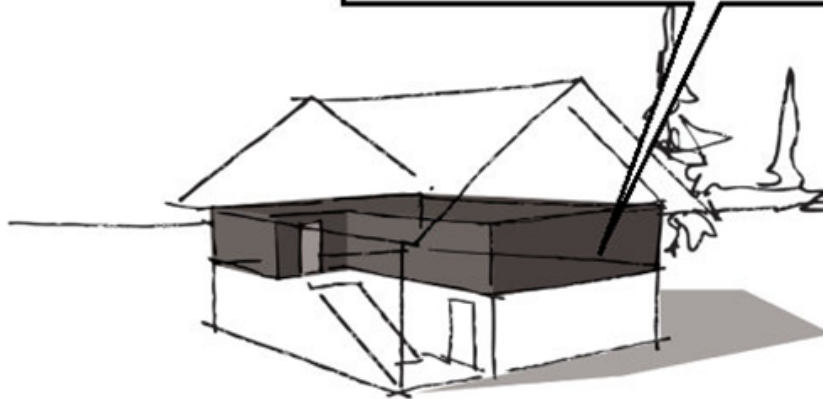
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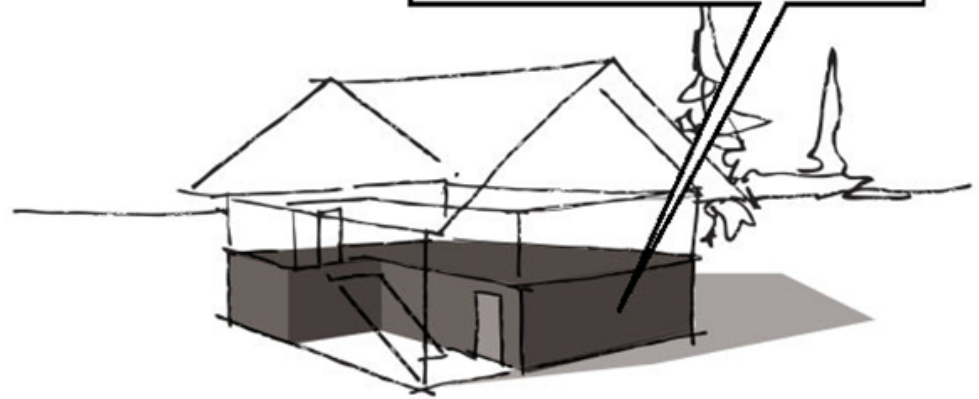


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A. SECONDARY SUITE ABOVE
MAIN FLOOR OF A
SINGLE DETACHED DWELLING



B. SECONDARY SUITE BELOW
MAIN FLOOR OF A
SINGLE DETACHED DWELLING



E. SECONDARY SUITE ABOVE AN
ACCESSORY BUILDING

PRINCIPAL DWELLING





Secondary Suite Regulations

B.6.3.1 Secondary suites are a permitted accessory use in the SRR, LRR, F, R, RR1, AG zones on lots 2.0 hectares (4.94 acres) or larger;

B.6.3.2 On land outside the Agriculture Land Reserve a maximum of one (1) secondary suite is permitted per lot in a configuration consistent with Figure 1;

B.6.3.3 The maximum permitted floor area for a secondary suite located wholly within or attached to a single family dwelling is 90 square metres (968 square feet) or 40% of the floor area of the dwelling, whichever is less; OR

B.6.3.4 The maximum permitted floor area for a secondary suite detached from a single family dwelling; or within an accessory building is 90 square metres (968 square feet);

B.6.3.5 Secondary suites are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited unless authorized by a temporary use permit;



Secondary Suite Regulations

B.6.3.6 A secondary suite must not be located within a manufactured home or multiple family dwelling;

B.6.3.7 For lands outside of the ALR, a secondary suite shall not be permitted on a lot unless the owner of the lot, has registered a restrictive covenant under Section 219 of the *Land Title Act* in favour of the Gabriola Island Local Trust Committee:

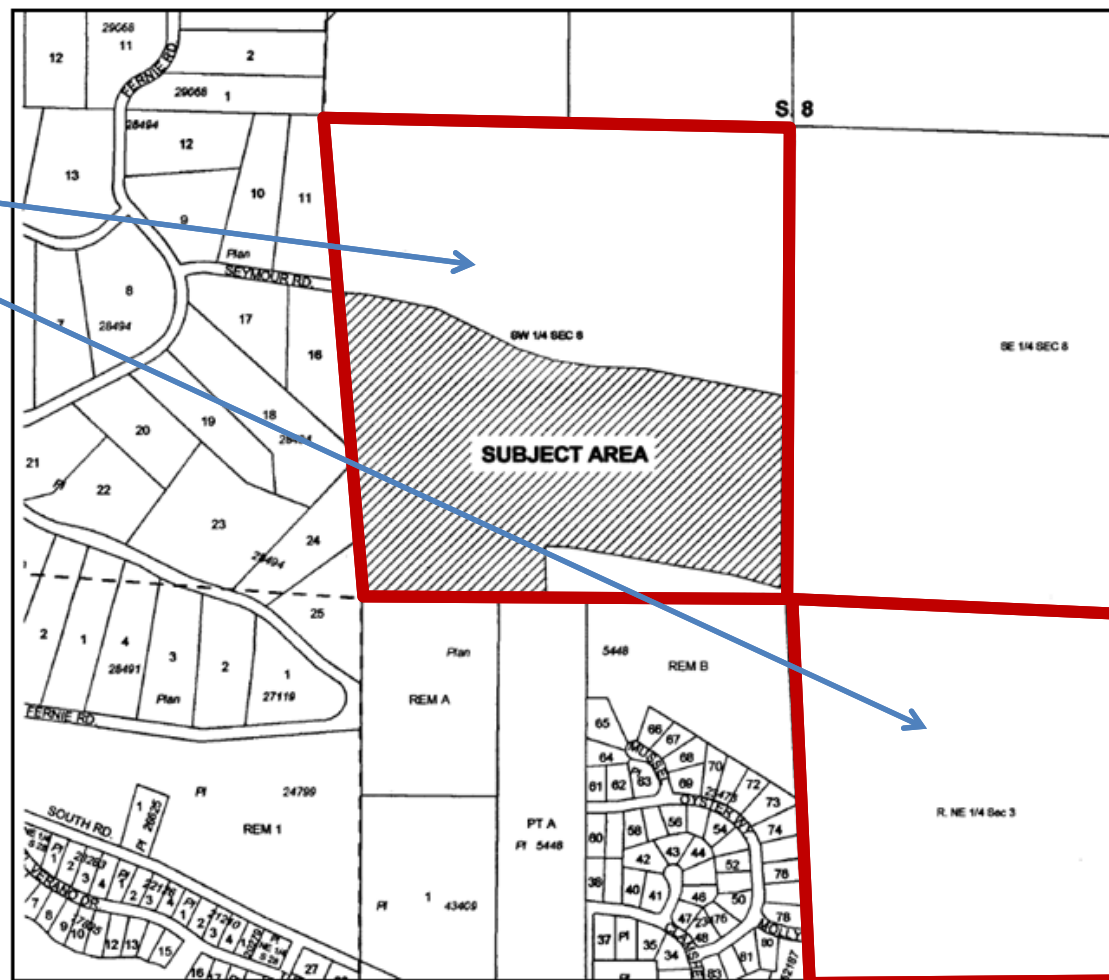
- a. prohibiting the registration of a strata plan under the *Strata Property Act* or *Land Title Act* which would result in the secondary suite being a separate lot; and
- b. limiting the number of dwellings permitted on the lot to two, including the principal dwelling.



Schedule C – Map 14

Lands referred to in Section D.2.6 of Schedule A
(29.5 hectare, cross hatched portion of SW ¼ of Section 8, Gabriola Island, Nanaimo District)

RR1 Zoning





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- b. *Buildings or structures* accessory to residential uses and *dwellings* are prohibited from containing toilets, bathrooms, and/or areas, equipment or infrastructure designed, used or intended to be used for the preparation and cooking of food.





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**For parcels in the ALR –
Agriculture Land Commission
Regulations 2016**



One single family
(principle) dwelling

One CSA manufactured home for
“immediate family” only; max. 1300 sqft;
no farm status required.



One secondary suite
wholly within a SFD; any
tenancy; no farm status
required.



Or one suite above an
“EXISTING” building max.
968 sqft for “one person
or a family” farm status
required.



What do the **CURRENT** Gabriola LUB regulations permit in the 'Agriculture (AG) Zone' for land in the ALR?



Lots 2ha or larger - one secondary suite wholly within a SFD; any tenancy; no farm status required; max. 40% floor area or 968 sqft whichever is less.



One single family (principle) dwelling



Lots 2ha or larger with farm status - one CSA manufactured home for "immediate family" or farmworkers only; max. 1300 sqft.



What are the **PROPOSED** Bylaw 293 regulations changes for the 'Agriculture (AG) Zone' for land in the ALR?



Lots 2ha or larger - one secondary suite wholly within a SFD; any tenancy; no farm status required; max. 40% floor area or 968 sqft whichever is less.



One single family (principle) dwelling

Or one suite above a building max. 968 sqft with no requirement for tenancy or farm status.



Lots 2ha or larger with farm status - one CSA manufactured home for "immediate family" or farmworkers only; max. 1300 sqft.



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What changes need to be considered by the LTC to be consistent with the ALC Act and Regulations?

accommodation means a single residential unit that may have more than one bedroom, but does not have more than one kitchen, and does not serve as the residence for more than one person or family.

In order to add an accommodation to an existing building, the parcel on which the structure is located must be operated as a farm and classified as a “farm” under the *Assessment Act*.



existing building means a building approved and constructed, or under construction, in accordance with the *ALCA* and Regulation.



LTC Options

After the close of the Public Hearing November 16, 2017:

- A. Consider third reading of either Bylaw 292 and/or 293 at the close of the hearing or at regular LTC meeting December 14, 2017; or
- B. Request staff prepare amendments to either bylaw that do not affect use or density for consideration of third reading; or
- C. Request staff bring back additional, new information in order to inform a decision about potential changes. This would trigger the need for an additional public hearing.
- D. Make substantive changes to either bylaw that require additional consultation/re-referrals or additional public hearing; or
- E. Proceed no further with either bylaw.



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Proposed Bylaw 292 (OCP) and 293 (LUB)

- Public Input and Q+A
- Public Hearing
- LTC Consideration of Next Steps

gabriolahousing@islandstrust.bc.ca

