



Gabriola Island Local Trust Committee Special Meeting Addendum

Date: November 8, 2017
Time: 7:30 pm
Location: Gabriola Arts & Heritage Centre
476 South Road, Gabriola Island, BC

Pages

3. COMMUNITY INFORMATION MEETING

3.1 *Housing Options Review Project Presentation*

2 - 24



Gabriola Island
Local Trust Committee

Welcome!

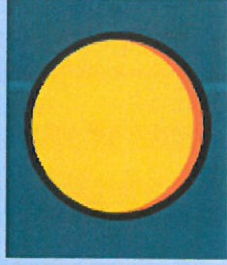
Community Information Meeting

for the

Housing Options Review Project

- Tonight's Agenda:**
- Presentation on Proposed Bylaws 292 (OCP) and 293 (LUB)
 - Public Input and Q+A
 - Adjournment ~ 8:00 pm

Wednesday
November 8, 2017



Sunrise 7:15 am
Sunset 4:43 pm

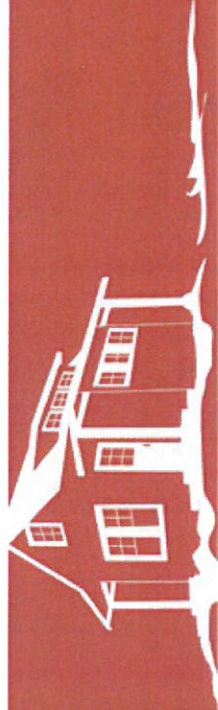


Moon: 81.3%

Moonset 12:04 pm
Moonrise 9:18 pm



High Tide 9:16 am
Low Tide 2:45 pm
High Tide 7:00 pm



- **Objective and Scope of the Project**
- **Consultation**
- **Proposed Bylaws**
- **Next Steps**
- **Your Comments and Questions**



Objective and Scope

- OCP and LUB amendments to allow secondary suites in lieu of accessory cottages on lots over 2ha in size in a wider variety of configurations, including ALR land;
- Review temporary dwelling regulations;
- Review water requirements at the time of subdivision; and
- Review role of staff and LTC in supporting community led housing initiatives.

Housing Options Review Project - PHASE 1 Charter v 2.0

Gabriola Island Local Trust Committee

Date: April 28, 2017

Purpose To increase opportunities for a wider range of housing options on Gabriola Island by reviewing relevant Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations.

Background The Local Trust Committee (LTC) began a discussion on affordable/attainable housing options with planning staff and the Advisory Planning Commission in 2015. The LTC identified a housing options review project on Gabriola Island as a top priority for the remainder of the 2014-2018 term.

Objectives

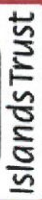
- Explore mechanisms to strengthen and build effective working relationships with existing community groups, agencies and the Regional District of Nanaimo to support housing options for Gabriola Island.
- Review targeted OCP policies and LUB regulations to increase housing options on Gabriola.

In Scope

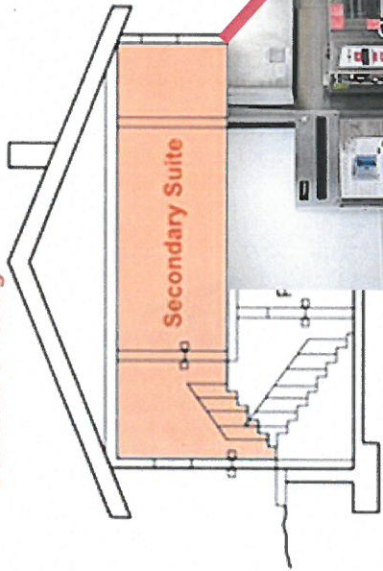
- Review of secondary suites for residential lots in lieu of accessory cottages and on ALR land.
- Review of temporary dwelling regulations.
- Review subdivision proof of water requirements.
- Review of role of staff and LTC in supporting community led housing initiatives.

Out of Scope

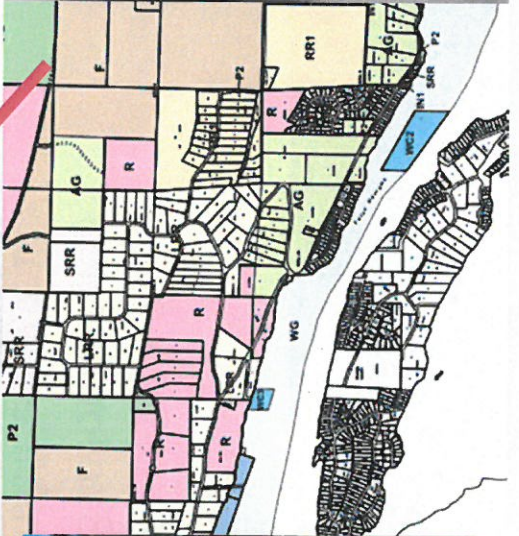
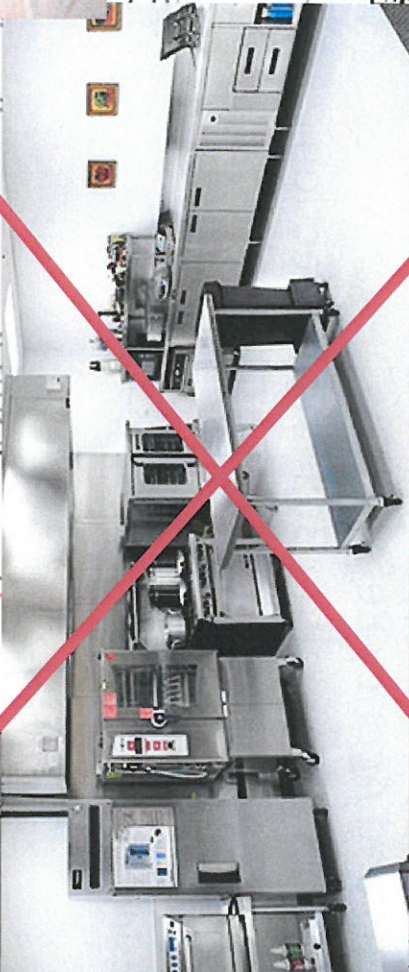
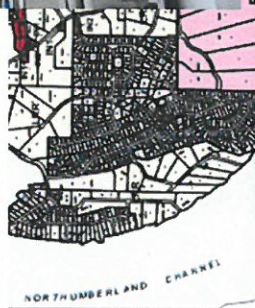
- Update and enhance the Gabriola Housing Needs Assessment based on 2016 census data and community consultation.
- Develop new DP area for water conservation.



Gabriola Island Local Trust Committee



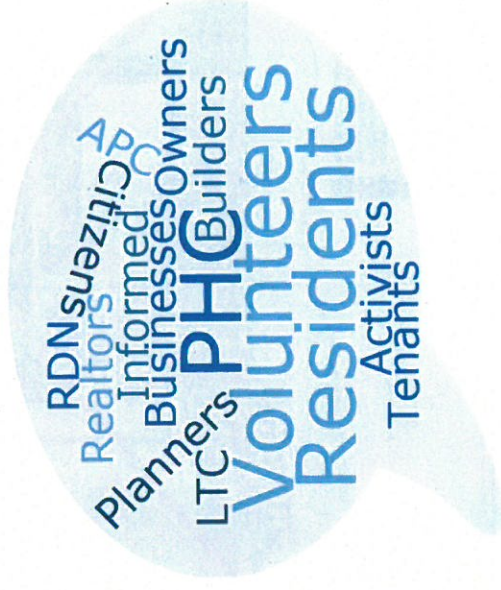
The image is a composite. The left side features a line drawing of a building with a gabled roof and a central entrance. The text 'Principal Dwelling' is written vertically on the facade. The right side shows a photograph of a modern building with a red diagonal line drawn across it, possibly indicating a comparison or a specific architectural feature.



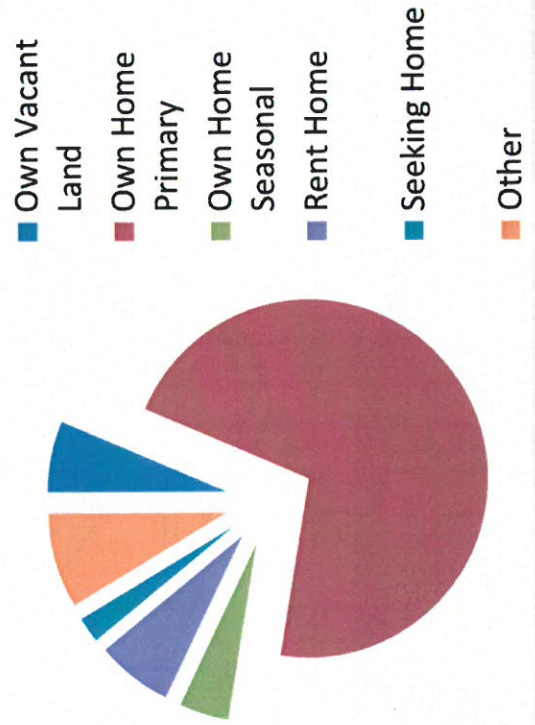


Consultation

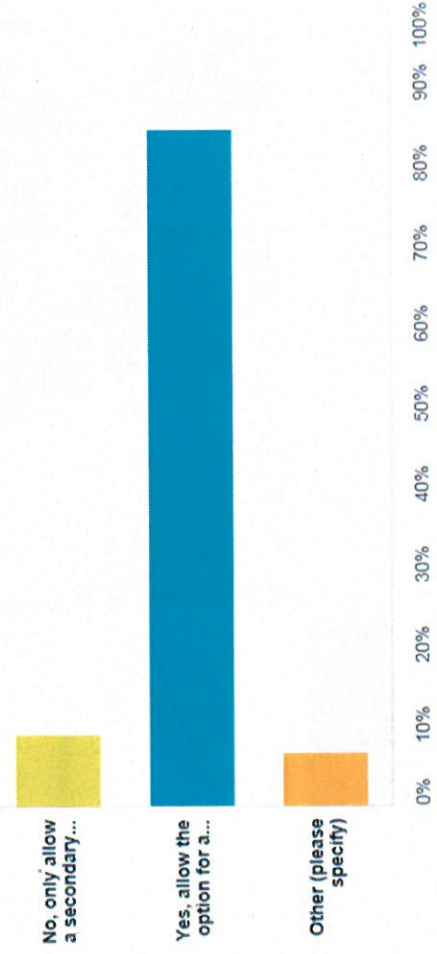
- Advisory Planning Commission x 4
- Community Survey (428 respondents)
- Community Information Meeting x 3
- First Nations and Agency Referrals
- Regional District of Nanaimo Building Inspection
- Land Title and Survey Authority of British Columbia



Residency



Answered: 416 Skipped: 12





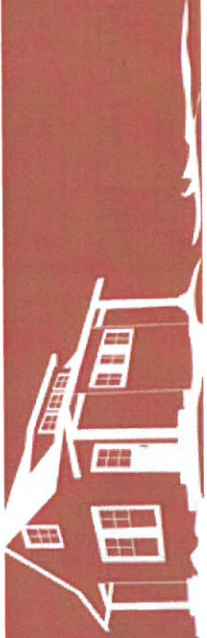
Gabriola Island Local Trust Committee

- Advisory Planning Commission review of attainable housing options report
- Advisory Planning Commission prioritization of attainable housing strategies
- LTC endorsement of project charter and direction to staff on community survey
- Survey results compiled; CIM held
- LTC direction on draft bylaws
- Proposed Bylaw 292 (OCP)
- Proposed Bylaw 293 (LUB)
- CIM and Public Hearing

2015

2016

2017

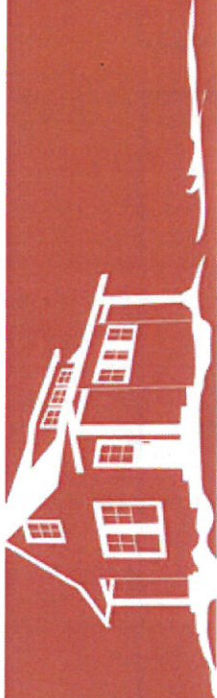


PROPOSED

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 definitions
- Phase II review of all affordable housing (multi-dwelling and single family)



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

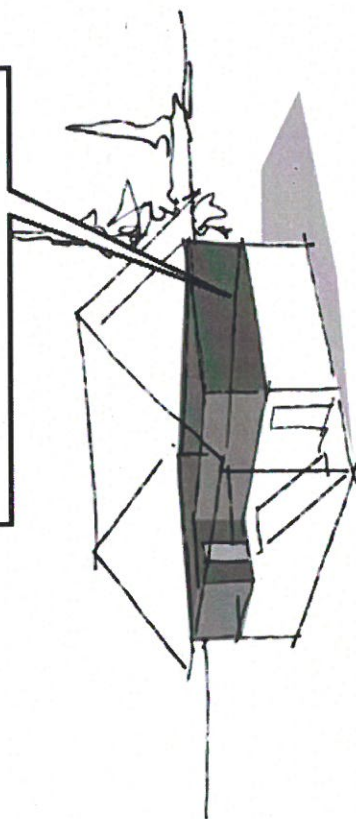
- Over 30 proposed changes to the LUB
- Regulations to permit secondary suites in lieu of accessory cottages;
- Allow home occupations accessory to any dwelling (to a total maximum floor area for the lot);
- Remove regulations prohibiting toilets and bathrooms and cooking facility in an accessory building;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



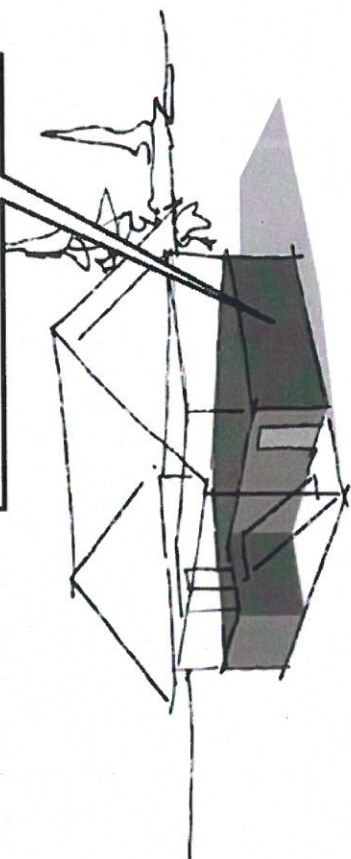
Islands Trust

Gabriola Island Local Trust Committee

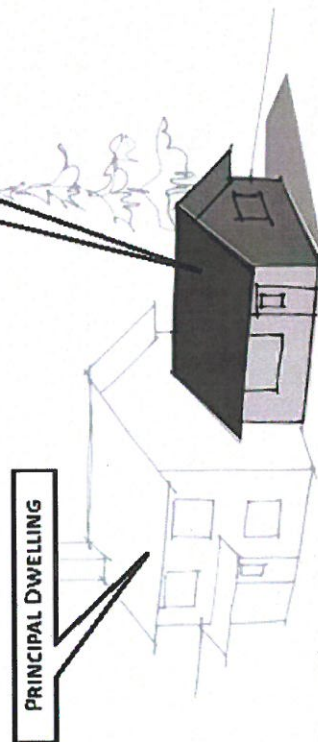
A. SECONDARY SUITE ABOVE
MAIN FLOOR OF A
SINGLE DETACHED DWELLING



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

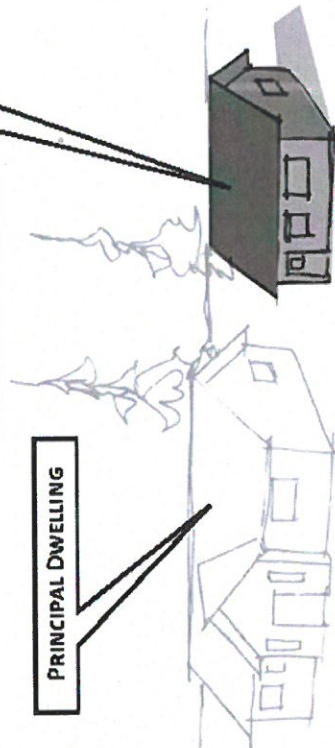


C. SECONDARY SUITE ATTACHED TO A
SINGLE DETACHED DWELLING

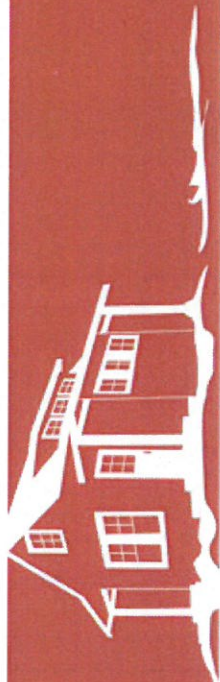


PRINCIPAL DWELLING

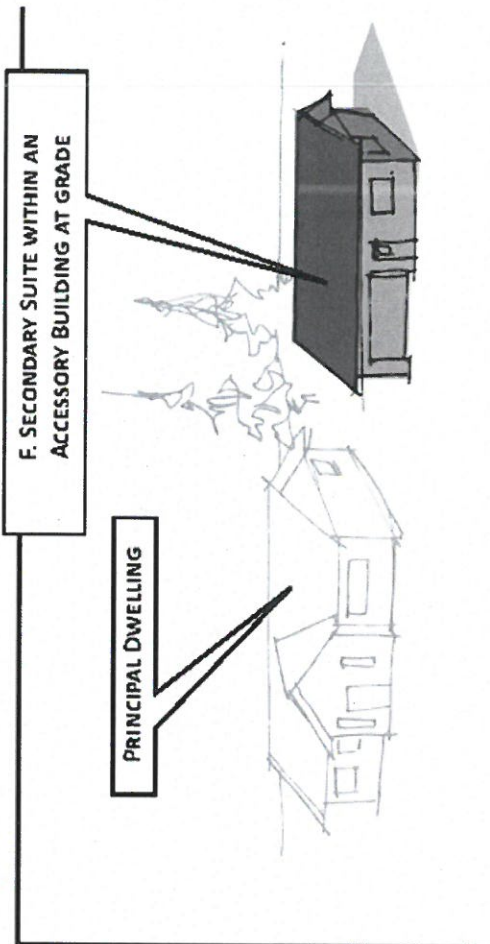
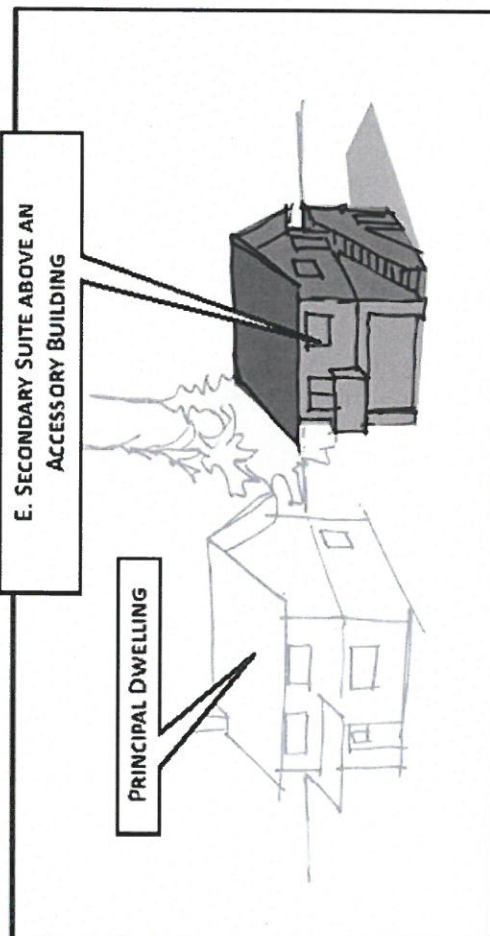
D. SECONDARY SUITE DETACHED
AT GRADE



PRINCIPAL DWELLING

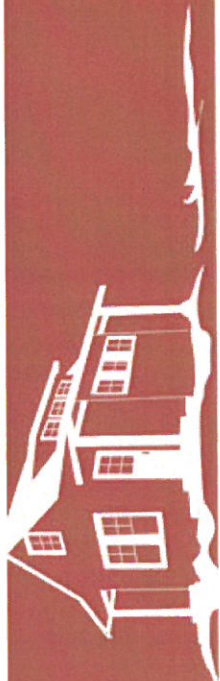


Gabriola Island Local Trust Committee



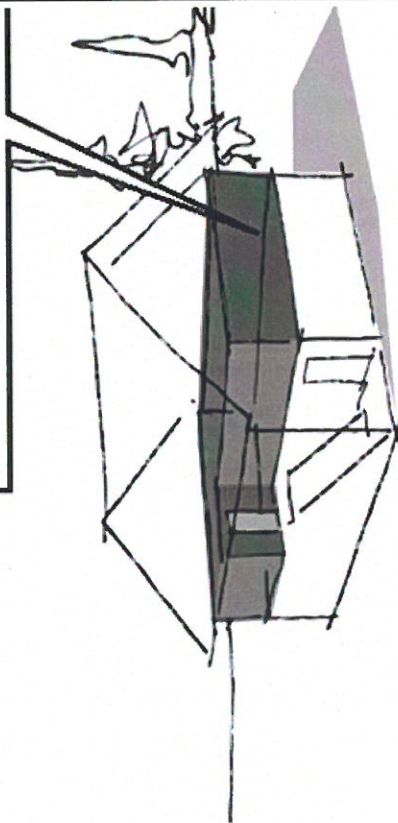


Islands Trust

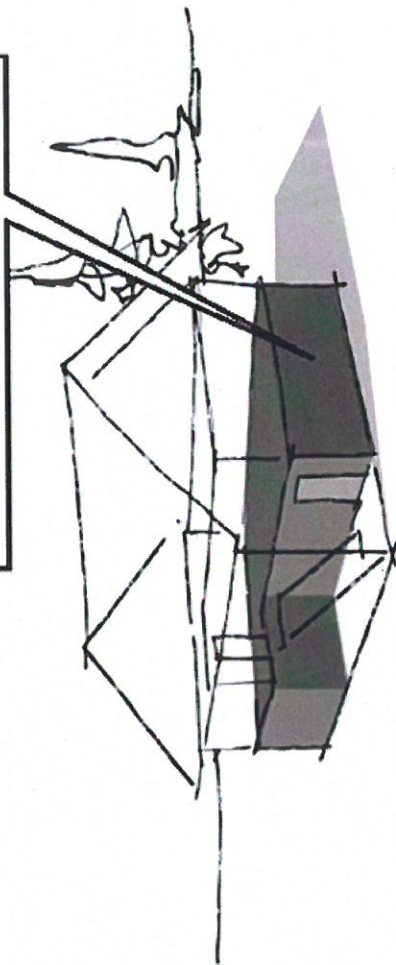


Gabriola Island Local Trust Committee

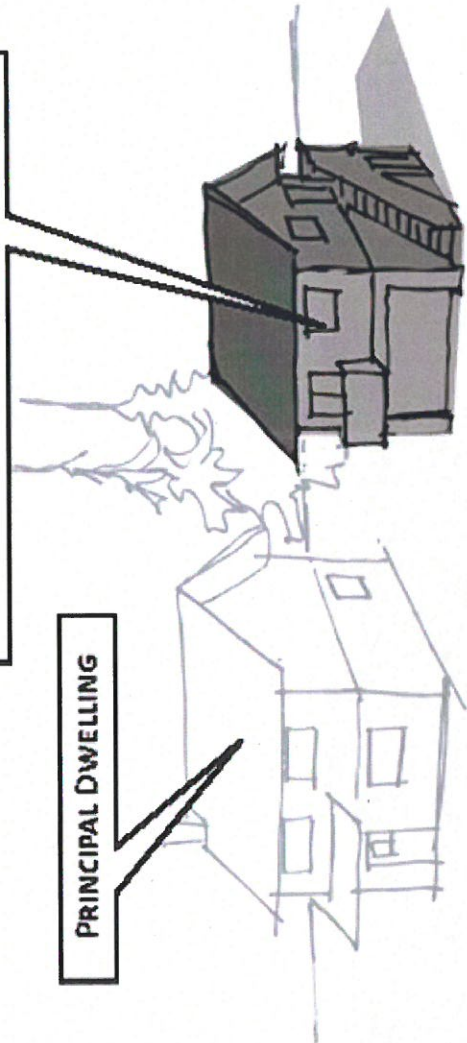
A. SECONDARY SUITE ABOVE
MAIN FLOOR OF A
SINGLE DETACHED DWELLING



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



E. SECONDARY SUITE ABOVE AN
ACCESSORY BUILDING



PRINCIPAL DWELLING



Gabriola Island Local Trust Committee

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;

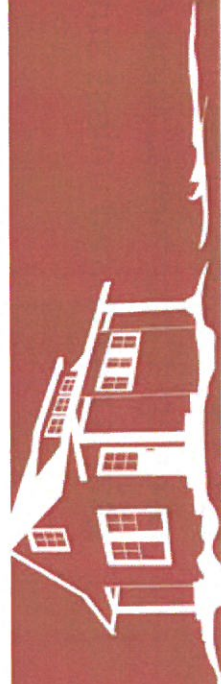
B.6.3.2 On land outside the Agriculture Land Reserve a maximum of one (1) secondary suite is permitted per lot in a configuration consistent with Figure 1;

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

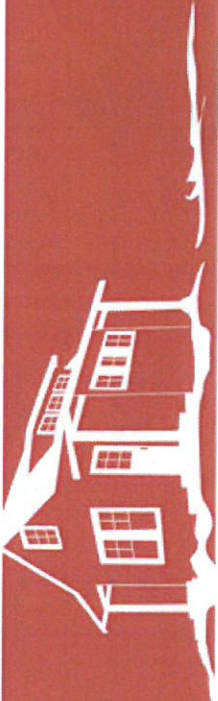


Secondary Suite Regulations

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.

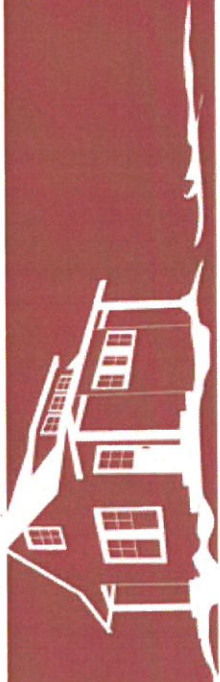


Gabriola Island Local Trust Committee

GRANT OF SECTION 219 COVENANT

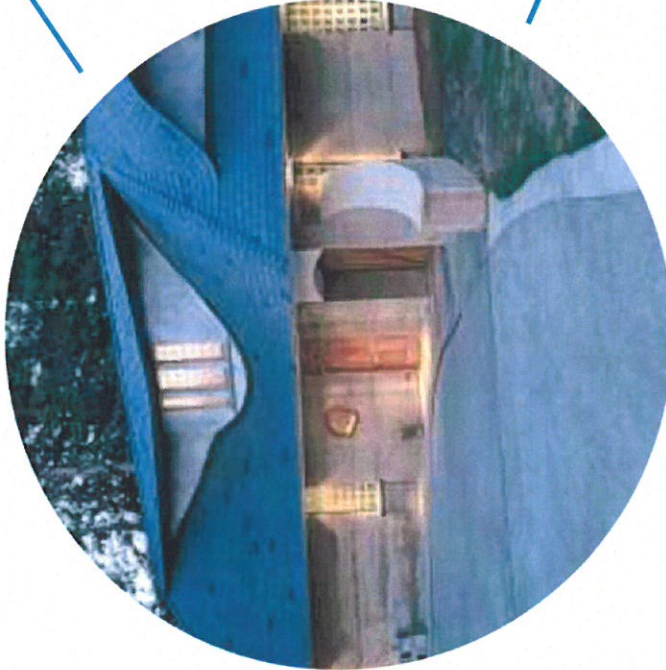
The Owner covenants with the Local Trust Committee that:

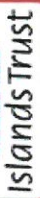
- (a) the Lands shall not be subdivided by subdivision plan under the *Land Title Act*, by a strata plan or bare land strata plan under the *Strata Property Act*, or in any other manner, that creates a separate parcel for the secondary suite located on the Lands; and
- (b) if the Lands are not designated as being within the Agricultural Land Reserve, there shall be no more than two dwellings permitted on the Lands, including the principal dwelling.



Gabriola Island Local Trust Committee

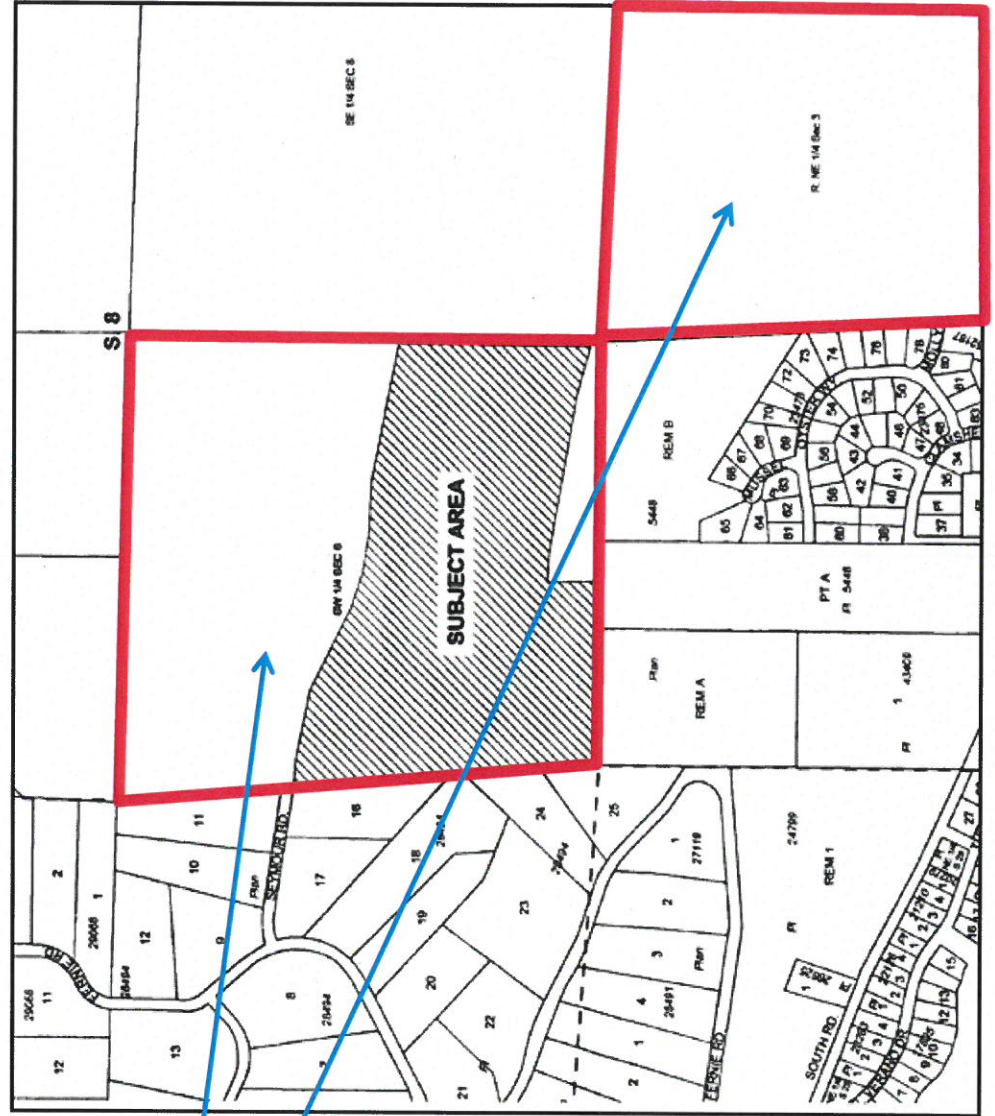
**For parcels in the ALR 2ha
or larger**





Schedule C – Map 14

(29.5 hectare, cross hatched portion of SW $\frac{1}{4}$ of Section 8, Gabriola Island, Nanaimo District)



RR1 Zoning

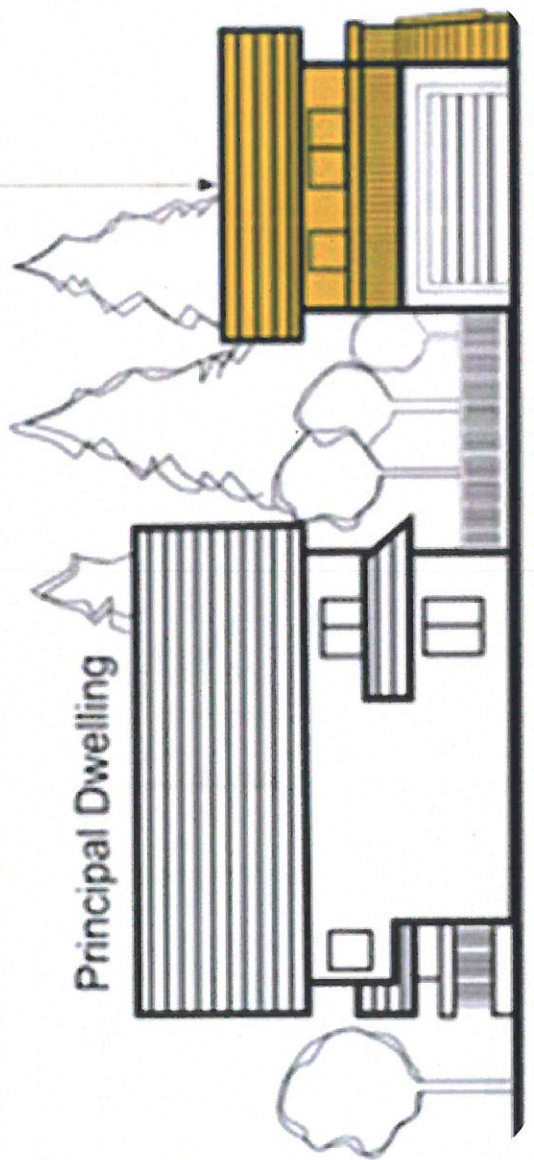


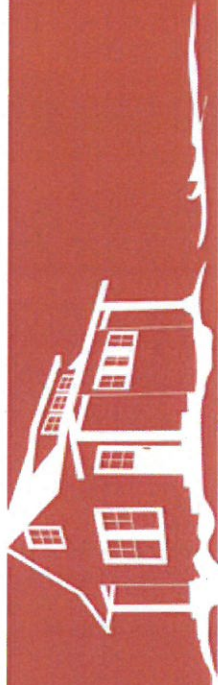
**How do you
implement these
changes?**

OCP
and
LUB

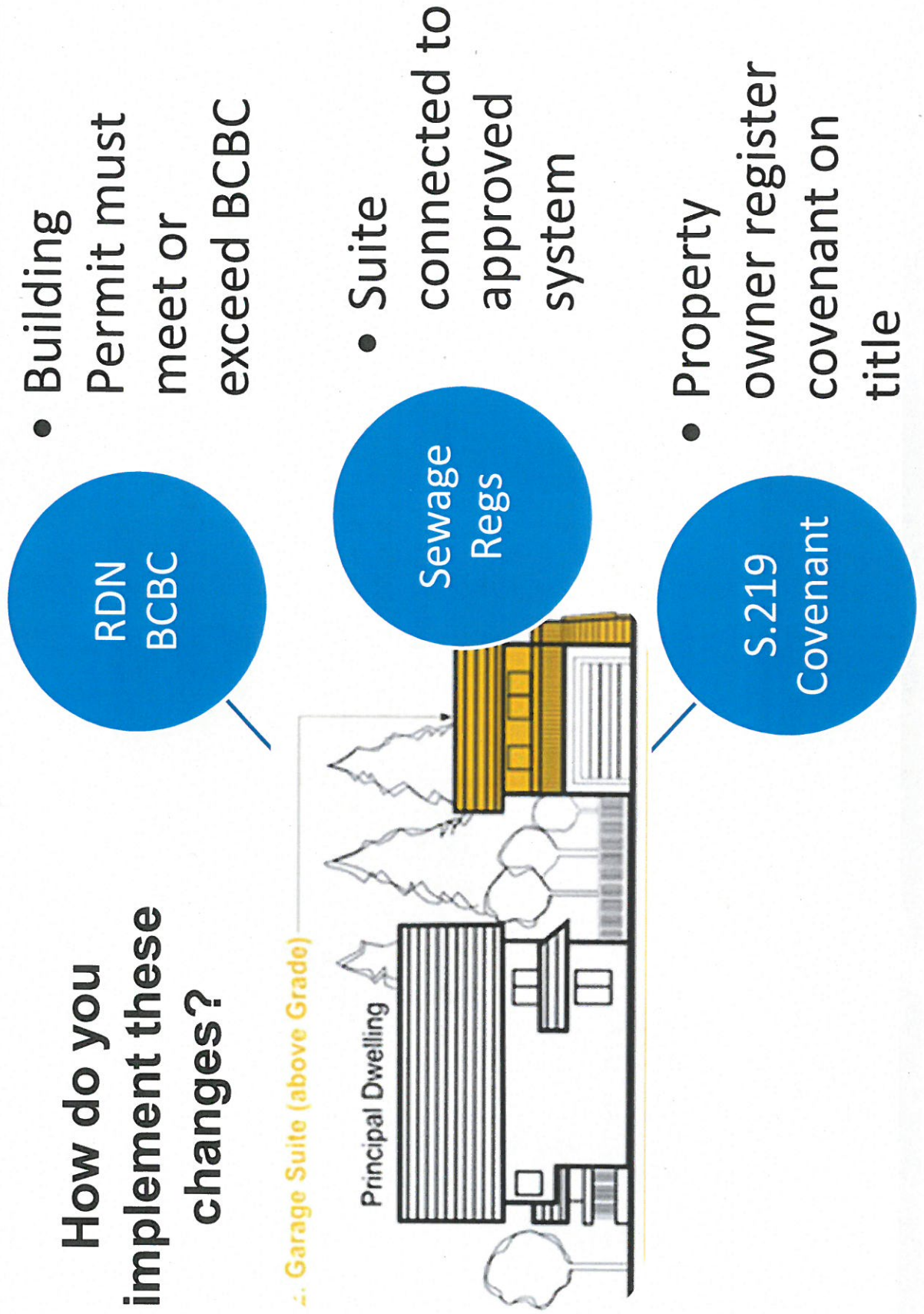
Garage Suite (above Grade)

Principal Dwelling



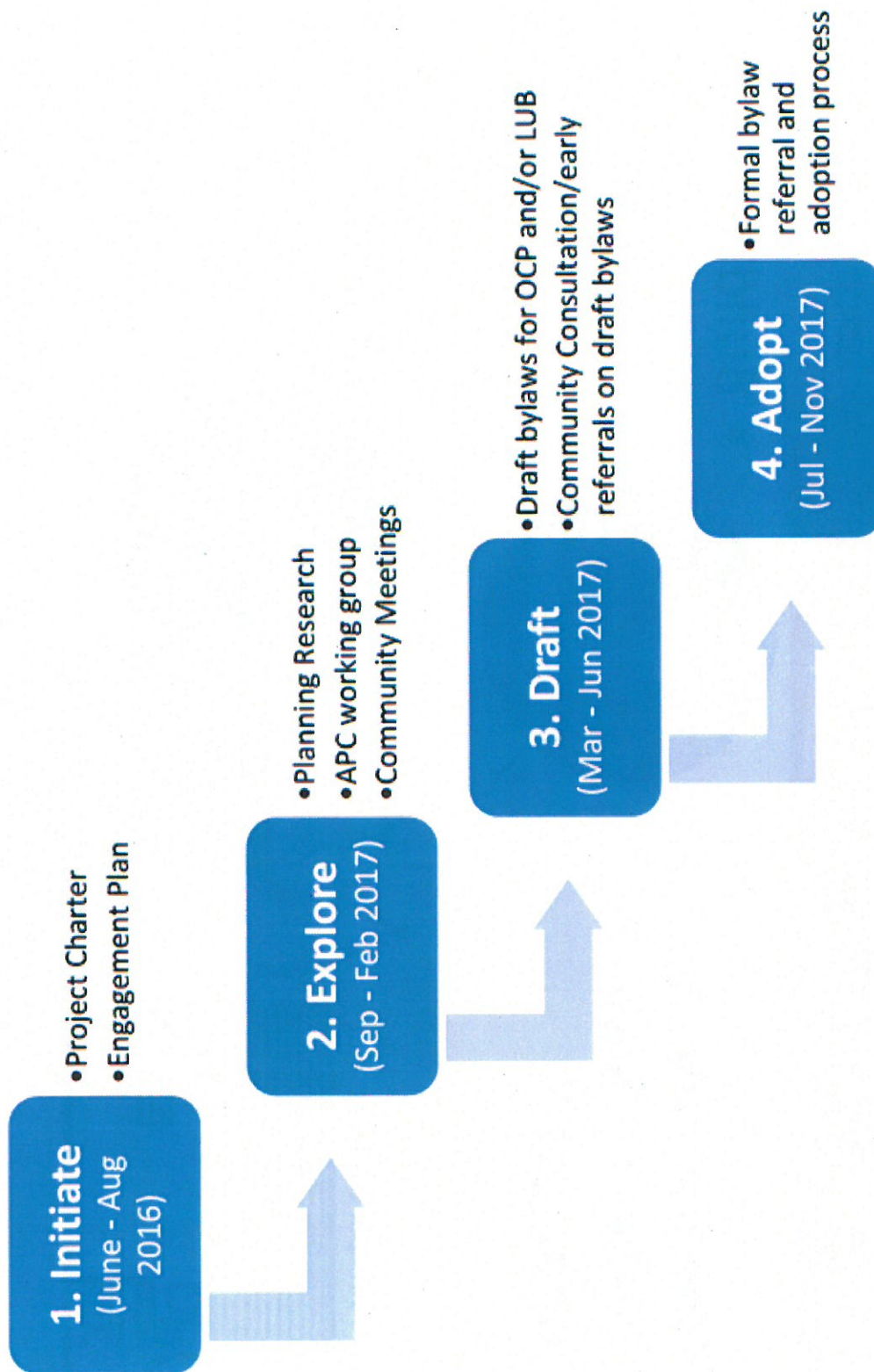


How do you implement these changes?





Gabriola Island Local Trust Committee

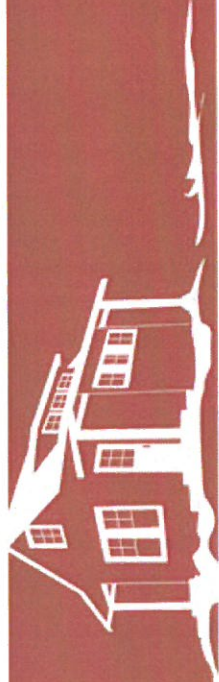




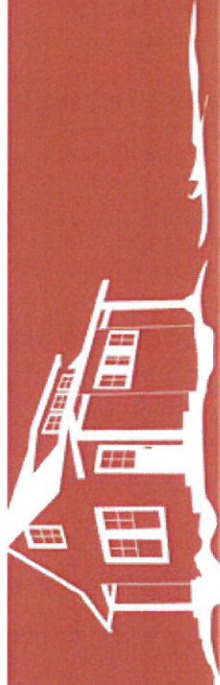
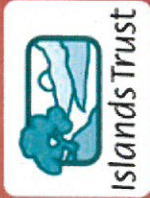
LTC Options

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

- A. Consider third reading at regular LTC meeting December 14, 2017; or
- B. Make changes to the bylaw that do not affect use or density; or
- C. Make substantive changes to either bylaw that require additional consultation/re-referrals or additional public hearing; or
- D. Proceed no further with either bylaw.



- Review of subdivision regulations to include proof of water requirements consistent with and implementing intent of the Water Sustainability Act.
- Report back to LTC on options to support community led housing initiatives.
- Receive Housing Needs Assessment for the Northern Islands (~March 2018).
- Develop Terms of Reference for Phase II of this project based on analysis of the Housing Needs Assessment.



Housing Options Review Project

Community Information Meeting
November 8, 2017

AGENDA

- Presentation on Proposed Bylaws 292 (OCP) and 293 (LUB)
- **Public Input and Q+A**
- Adjournment ~ 8:00 pm

gabriolahousing@islandstrust.bc.ca

