



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date:	November 8, 2017
Location:	Gabriola Arts & Heritage Centre 476 South Road, Gabriola Island, BC
Members Present	Laura Busheikin, Chair Melanie Mamoser, Local Trustee Heather O'Sullivan, Local Trustee
Staff Present	Sonja Zupanec, Island Planner Lisa Millard, Recorder
Others Present	There were approximately eleven members of the public and one member of the media in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 6:30 pm. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. WELCOME AND INTRODUCTIONS

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING

3.1 Housing Options Review Project Presentation

Planner Zupanec gave a power point presentation and highlighted the following:

- The objective and scope of the project and the consultation process to date.
- This is an attainable housing project and not an affordable housing project, which will be looked at as a separate issue.
- Many lots are currently permitted to have a home occupation operating from the property; however, the accessory buildings used for this purpose are not allowed to have kitchen or bathroom facilities.
- A summary of Bylaw No. 292 which will entail amendments to the Official Community Plan (OCP), and Bylaw No. 293 which will entail amendments to the Land Use Bylaw (LUB).

- The various configurations of secondary suites on properties outside of the Agricultural Land Reserve (ALR) that would be permitted should the bylaws be amended.
- One secondary suite per lot, with a maximum size of 968 square feet, or 40% of the floor area of the primary dwelling (which ever is less) will be permitted.
- Suites located on properties within the ALR may only be located within an existing primary dwelling or existing accessory building as per Agricultural Land Commission (ALC) regulations.
- There will be no restriction on who can occupy suites on properties within the ALR.
- Secondary suites can not be use for less than a one month period.
- A covenant restricting a secondary suite from being registered at the land title office as a building strata subdivision will be required to be registered by the property owner and said covenant can be discharged by the consent of the Local Trust Committee (LTC).

3.2 Public Questions and Answers

The following comments were made, and questions asked:

- Currently a manufactured home is considered a temporary dwelling. If they become an option for a secondary suite this results in a potential increase to the number of dwellings allowed on a property within the ALR.
- The Q and A document indicates that farm status is not required for a secondary suite which conflicts with ALC statements as posted on the ALC website.
 - Planner Zupanec indicated that they have requested clarity from the ALC on this but will double check that the information she has is accurate.
- There will now be an allowance for bathrooms and kitchens in accessory buildings and property owners are allowed to have up to three accessory buildings. This results in the potential for three additional bathrooms and kitchens per property.
- There is potential to create illegal substandard housing if bathrooms and kitchens are allowed in accessory buildings which do not have the same building standards as residential buildings.
- Why would one need a regular kitchen, rather than a commercial kitchen, in an accessory building if it is being used for a home based business?
 - Trustees noted that if an individual is going to create illegal substandard housing then it is unlikely they would allow the legality of a kitchen or bathroom to affect their decision to do so and that Bylaw Enforcement Officers can enforce incorrect use. It was also noted there would be multiple instances in which a bathroom is necessary for customers and not all food products produced for sale are required to be made in a commercial kitchen.
- There should be one standard for proof of water and septic disposal regardless of whether the building is used for accessory purposes or a suite.
 - Trustees clarified that flexibility on septic regulations is not being considered.
- Are Trustees considering a land trust, or tiny home area?
 - Trustees stated that this is not under consideration.
- Will third reading of the bylaws occur after the November 16, 2017 Public Hearing closes?

- Trustees noted that the Public Hearing is a meeting so they could consider third reading at that time; however, it is typically their preference to first consider what has been said at the hearing.
- When will affordable housing and short term rentals be discussed?
 - Trustees indicated that affordable housing will be discussed in phase two of the project while short term vacation rentals are not on the projects list.
- If the LTC wishes to address housing attainability and affordability then density must also be addressed.
 - Trustees noted that they are not dealing with density as part of this project but are attempting to create new options for secondary housing within the constraints of the OCP.
- Covenants are not extinguishable and the only way they can be removed is by court action. The covenant being put in place does not affect density and only affects an individual purchasing bare land. If a primary and secondary residence are built on the land this is still two dwellings if subdivided by the *Strata Act*.
 - Planner Zupanec stated that under the building *Strata Act* a property owner can file plans with the Land Title Office and sell the house and the suite as separate properties. The covenant will prevent real estate development through subdivision. She noted that a covenant can be discharged through the local government and does not require court action.
- Is a water operators license required if a property only has one well and a secondary suite is built?
 - Planner Zupanec indicated that a water system is two or more connections and once that criteria is met there are regulations that become applicable.

3.3 Proposed Bylaws

3.3.1 Proposed Bylaw No. 292

The changes to this bylaw were referenced in the opening presentation.

3.3.2 Proposed Bylaw No. 293

The changes to this bylaw were referenced in the opening presentation.

4. ADJOURNMENT

By general consent the meeting was adjourned at 7:50 pm.

Laura Busheikin, Chair

Certified Correct:

Lisa Millard, Recorder