



**GAMBIER ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

**REGULAR BUSINESS MEETING
OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE**

held at 10:30 AM on Thursday, July 5, 2012
at Gambier Island Community Centre,
Andy's Bay Road, Gambier Island, BC

LATE ITEMS, ADDITIONS

**AMENDMENTS/ADDITIONS
TO ITEMS:**

14. LOCAL TRUST COMMITTEE PROJECTS

- 14.1 GM-LUB-2011.2 (Associated Islands Land Use Bylaw Review Project)
 - 14.1.1 Staff Report dated June 29, 2012
 - 14.1.2 Draft Associated Islands Land Use Bylaw dated July 2012
 - 14.1.3 Draft Letter and Agenda

17. REPORTS

- 17.4 June 2012 Expense Report - *attached*



STAFF REPORT

Date: June 29, 2012

File No.: GM-LUB-2011.2
(Associated Islands
LUB)

To: Gambier Island Local Trust Committee
For meeting of July 5, 2012

From: Sonja Zupanec
Island Planner
Northern Team

Copy: Chris Jackson, Regional Planning Manager, Northern Team

**Re: Draft Land Use Bylaw for the Gambier Associated Islands (within the
Sunshine Coast Regional District)**

THE PROPOSAL:

The purpose of this report is to: 1) introduce the Draft Associated Islands Land Use Bylaw (LUB); 2) provide an overview of the upcoming July 2012 consultation sessions; 3) outline next steps in the Land Use Bylaw Review Process and 4) request direction from the LTC.

DRAFT LAND USE BYLAW - VERSION JULY 2012:

Attached is a copy of the draft land use bylaw for the associated islands. The initial draft has been developed in consultation with several land owners and is consistent with the Associated Islands Official Community Plan and Project Charter. Text highlighted in yellow is pending further consultation with affected landowners. Map schedules will be labeled and inserted in time for the community information meetings.

The key highlights of the draft LUB include:

- i. Seven customized residential zones regulating use, density, siting and subdivision of the island properties;
- ii. Zoning for parkland, private conservation and marine conservation;
- iii. Provisions for sleeping cabins in accessory buildings on residential lots;
- iv. Incorporation of all Land Use Contract (LUC) provisions and site specific zones where applicable;
- v. Additions and modifications to several key definitions including 'structure'; agriculture; 'guest house' and 'small scale wind turbine'.

The attached table of "Zone Comparisons for the Associated Islands" tabulates the existing SCRD zoning provisions for islands within the SCRD, compared to the new draft provisions proposed in the LUB.

PUBLIC CONSULTATION:

Further work is required to complete the draft LUB, in consultation with property owners and residents. The LTC has endorsed two community information meetings in July to consult with island property owners and residents in Sechelt and West Vancouver. The attached notices and draft agenda are for LTC review prior to distribution. Staff proposes to notify property owners and residents by mail and webposting of the meeting dates. Staff is requesting that the LTC review the draft LUB and request any changes or additions by resolution. A copy of the revised draft LUB will be posted to the website and hard copies made available at the meetings.

NEXT STEPS:

The LTC will review the input received by members of the public over the summer and reconvene in September to consider staff recommendations. Staff recommends early referrals to the Islands Trust Bylaw Enforcement division, SCRD planning staff and First Nations be sent as soon as possible. Proposed amendments to the draft LUB will be presented to the LTC in September 2012. The LTC can then decide if it wishes to proceed with consideration of first reading at the October 25, 2012 LTC meeting. A public hearing can be scheduled in early 2013. This is consistent with the Project Charter timeline endorsed by the LTC in April 2012.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee:

1. Direct staff to amend the draft Associated Islands Land Use Bylaw (GM-LUB-2011.2) with changes deemed appropriate by the LTC and post the July 2012 draft LUB to the Gambier LTC webpage;
2. Endorse the notice and agenda for the Community Information Meetings on July 13 and 20, 2012 and request staff to notify residents and property owners of the upcoming meeting by mail and webposting;and
3. Request early referral of the July 2012 Draft Associated Islands Land Use Bylaw to the Islands Trust Bylaw Enforcement division, Sunshine Coast Regional District and adjacent First Nations.

Prepared and Submitted by:



June 29, 2012

Sonja Zupanec, MCIP

Date

Attachments:

1. Associated Islands Zone Comparison Table
2. Draft Notice and Agenda for July 2012 Community Information Meetings

3. Draft Associated Islands Land Use Bylaw
4. Draft Land Use Bylaw Zoning maps

Gambier Associated Islands Zone Comparisons

<i>SCRD Bylaw 96</i>	<i>Applies to Island(s)</i>	<i>Bylaw 96 Provisions</i>	<i>Proposed Zoning</i>	<i>Proposed Provisions</i>
A-1	Echo, Tiki, Turnagain Jack Tolmie	-residence, domestic industry - animals, agriculture, campsite -outdoor recreation, drive-in theatre, airport, civic use, public service -2 dwellings per parcel; -10 acre minimum lot size for subdivision	RR1	-dwelling, home occupation -accessory uses and buildings -2 dwellings per lot on Turnagain; one dwelling per lot on Echo and Jack Tolmie (unless services in place then 2 dwellings per lot); Tiki three dwellings per lot.
A-4	North and South Thormanby; Trail Islands; Merry and Franklin Islands; portions of Anvil Island; Pophams; Hermit; Mickey, Ragged Islands	-residence, domestic industry - animals, agriculture, campsite -outdoor recreation, drive-in theatre, airport, civic use, public service; logging and timber removal; civic use -2 dwellings per parcel -10 acre minimum lot size for subdivision	RR1	-dwelling, home occupation -accessory uses and buildings -agriculture -recreation uses -2 dwellings per lots greater than 4 ha; 1 dwelling for all lots smaller than 4 ha -10 acre average
A-4	Vaucroft North Thormanby and East Trail	-residence, domestic industry - animals, agriculture, campsite -outdoor recreation, drive-in theatre, airport, civic use, public service; logging and timber removal; civic use -2 dwellings per parcel -10 acre minimum lot size for subdivision	SRR	-dwelling, home occupation -accessory uses and buildings -agriculture -recreation uses -one dwelling per lot -SRR(a) allows 2 dwellings for Lot 17 East Trail
A-4 (LUC)	Worlcombe	-residence, domestic industry, public assembly, civic use, public service, accessory -7 dwellings (six not to exceed combined floor area of 2000 sq.ft); one lodge -3 accessory buildings per residence -10 acre minimum	RR6 and PC	-7 dwellings; -accessory uses and buildings -recreation uses -private conservation

Gambier Associated Islands Zone Comparisons

<i>SCRD Bylaw 96</i>	<i>Applies to Island(s)</i>	<i>Bylaw 96 Provisions</i>	<i>Proposed Zoning</i>	<i>Proposed Provisions</i>
A-4 (LUC) Buccaneer Bay		-residence, domestic industry, public assembly, civic use, public service, accessory -63 dwellings with floor area definition and restrictions -3 accessory buildings per dwelling -5 boathouses total sqft 175 each -one motor vehicle storage building	RR2	-63 dwellings -accessory uses and buildings -recreation uses -private conservation -maximum 5 boathouses
A-5	DL 2081 South Thormanby	-residence, domestic industry - animals, agriculture, campsite, logging, civic use, public service use -1 dwelling per 2 ha	RR1(c)	-7 dwellings -agriculture -accessory uses and buildings -recreation uses
A-6	Pasley and Roderick Islands	-residence, guest house, caretaker residence -accessory buildings and structures, public service -1 residence per 3.33 ha -1 guest house per 3.33 ha -1 caretaker residence	RR5 and PC	-61 dwellings -accessory uses -recreational uses
A7	Lot 2 DL 845 Anvil Island (Columbia Clay Holdings)	-residence, domestic industry, accessory buildings and structures, public service -1 residence per 3.8 ha	RR4	-8 dwellings -accessory uses -recreation uses
A9	DL 845 Anvil Island (Anvil Island Resort Ltd)	-residence, domestic industry, accessory buildings and structures, public service -1 residence per 6.23 ha	RR3	-11 dwellings -accessory uses -recreational uses
PI2	DayBreak Point Bible Camp, Anvil Island	-private assembly, public assembly, residence, civic use, public service	PI1	-private institutional camp; caretaker residence; dormitories; employee accommodation



Islands Trust

GAMBIER ISLAND LOCAL TRUST COMMITTEE

Visit Our Website:

www.islandstrust.bc.ca

Contact us:

northinfo@islandstrust.bc.ca

SPECIAL MEETING TO HOLD A COMMUNITY INFORMATION MEETING

4:00 PM to 6:00 PM

AT

**THE GLENEAGLES COMMUNITY CENTRE
6262 MARINE DRIVE, WEST VANCOUVER, BC**

FRIDAY, JULY 13, 2012

This is a Special Meeting to hold a Community Information Meeting for the Gambier Associated Islands Land Use Bylaw Review Project to introduce the July 2012 draft Land Use Bylaw and solicit input on the draft regulations for land and water areas.

**Signed by Jacquie Hill
Deputy Secretary**

OPEN TO THE PUBLIC



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SPECIAL MEETING TO HOLD A COMMUNITY INFORMATION MEETING

6:00 PM to 8:00 PM

AT

**ST. HILDA'S BY THE SEA ANGLICAN CHURCH
5838 BARNACLE STREET SECHELT, BC**

FRIDAY, JULY 20, 2012

This is a Special Meeting to hold a Community Information Meeting for the Gambier Associated Islands Land Use Bylaw Review Project to introduce the July 2012 draft Land Use Bylaw and solicit input on the draft regulations for land and water areas.

**Signed by Jacquie Hill
Deputy Secretary**

OPEN TO THE PUBLIC



**A NOTICE OF SPECIAL BUSINESS MEETING OF THE GAMBIER ISLAND LOCAL TRUST COMMITTEE
TO HOLD A COMMUNITY INFORMATION MEETING
REGARDING GM-LUB-2011.2 (ASSOCIATED ISLANDS LAND USE BYLAW REVIEW PROJECT)
4:00 PM , FRIDAY, JULY 13, 2012
AT THE GLENEAGLES COMMUNITY CENTRE
6262 MARINE DRIVE, WEST VANCOUVER, BC**

AGENDA

- | | | |
|----|--|---|
| 1. | CALL TO ORDER | <i>*Approx.
Time*</i>
4:00 pm |
| 2. | APPROVAL OF AGENDA | |
| 3. | OPENING REMARKS FROM THE CHAIR | |
| 4. | GM-LUB-2011.2 (ASSOCIATED ISLANDS LAND USE BYLAW
REVIEW PROJECT)
Introduction of the July 2012 Draft Associated Islands Land Use
Bylaw and Input on the Draft Regulations for Land and Water
Areas | |
| 5. | PUBLIC COMMENTS AND QUESTIONS | |
| 6. | ADJOURNMENT | 6:00 pm |



Islands Trust

**GAMBIER ASSOCIATED ISLANDS
LAND USE BYLAW No. __, 2012**

DRAFT FOR COMMENT

Consolidation as of: ____, 200__

Note: Marginal "Comments" in italics are explanatory and are not intended to form part of the Bylaw

Draft for Comment: July 2012

This draft has been prepared by Islands Trust staff based on the Islands Trust LUB template, draft OCP policies, project terms of reference, and community input received to date.

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DRAFT

Revision Date	Revision Title	Revised Pages/Sections	Revision Level

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DRAFT

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PART 1 INTERPRETATION

1.1 Definitions

Comments

"accessory" in relation to a use, building or structure means incidental, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot and within the same zone, or, if the accessory use, building or structure is located on the common property in a bare land strata plan, on a strata lot in that strata plan.

*Standard Islands Trust bylaw definition
Modified from bylaw 96*

"agriculture" means the use of land for the growing, rearing, harvesting, or production of agricultural plants, crops, livestock and other farm animals on land-based areas.

Keats LUB

"Approving Officer" means the Approving Officer for the Gambier Associated Islands Area appointed pursuant to the *Land Title Act*.

Standard Islands Trust bylaw definition

"boathouse" means a building or structure that is located on the land-based portion of a waterfront residential lot, and that is used to house small boats, and equipment or items associated with sports, moorage and boating activities.

*Keats LUB, modified based on
Passage island input.*

"breakwater" means a protective structure, bottom-founded or floating, and extending below the foreshore, designed to provide protection for a harbour, anchorage, docks, a shoreline or the adjacent upland from wave action by influencing the movement of water and/or deposition of materials.

*North Pender Associated
Islands LUB*

"building" means a roofed structure, but does not include a mobile home or recreational vehicle, used or intended to be used for supporting or sheltering any use or occupancy.

*Standard Islands Trust bylaw
definition, modified to exclude
mobiles.*

"commercial" means occupied with or engaged in an activity or enterprise for the purposes of generating personal, professional, or business income for an individual, proprietorship, partnership, or corporation, and not including activities and enterprises engaged in by non-profit organizations, government agencies, public service utilities, or public services.

*Standard Islands Trust bylaw
definition. Modified from
definition of "commerce" in
bylaw 96*

"commercial visitor accommodation" means a home occupation comprising the provision of temporary overnight sleeping accommodation and meals to paying guests for a period not to exceed seven days.

"community dock" means non-commercial boat mooring facilities which are owned, operated, and administered cooperatively by individuals, a non-commercial organization, or by a strata corporation, for the provision of boat moorage spaces to Bylaw Area residents, lot owners, and invitees, and for which user fees may be charged.

Keats LUB

"dock" means a marine-based structure, or set of structures, generally consisting of a pier or wharf, and may include a ramp, float, and supporting structures, which is used for the non-commercial mooring of vessels in

*North Pender Associated
Islands LUB (modified).*

Comments

association with the permitted use of the adjacent upland.

"dwelling" means a building used for residential purposes by a single household, containing sleeping and living areas plus a single set of facilities for food preparation and eating.

*Standard Islands Trust bylaw definition
Modified from Bylaw 96*

"fence" means a structure used as a barrier to separate, prevent escape or intrusion or mark a boundary and may include a gate, screen or freestanding wall.

Standard Islands Trust bylaw definition

"float" means a floating non-roofed structure that is used as a landing or moorage place for marine transport and which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor.

North Pender Associated Islands LUB

"floor area" means the sum of the horizontal areas of all storeys in a building, measured to the outer surface of the exterior walls, exclusive of any floor area occupied by a cistern used for the collection of rainwater for domestic use or fire protection, and exclusive of any space where a floor and a ceiling are less than 1.2 metres (4 feet) apart, and includes the floor area of balconies, decks, porches and similar projections fully enclosed by siding, glazing, screening or other materials. For certainty if a balcony, deck, porch or similar projection is not fully enclosed then the floor of such projections is excluded from any calculation of floor area.

Standard Islands Trust bylaw definition, with provision of wording confirming that fully enclosed decks (etc.) are considered floor area.

"frontage" means the length of that lot boundary which abuts a highway, other than a lane or a walkway, or an access route in a bare land strata plan.

Standard Islands Trust bylaw definition

"guest house" means a building containing sleeping and cooking facilities, which may or may not contain a toilet, sink, bathtub or shower, that is used or intended for use exclusively for the accommodation of persons who are non-paying guests of the owner of the principle residence or dwelling associated with the guest house on the site.

"height" means the vertical distance between the highest point of a building or structure and the average natural grade, being the average undisturbed elevation of the ground at the perimeter of the building or structure calculated by averaging the elevations at the midpoints of all the exterior walls. In the case of structures on the surface of water, average natural grade shall be the natural boundary for a building or structure fixed to the bed of the water and the watermark of any floating building or structure.

Standard Islands Trust bylaw definition. Structures on surface of water still addressed. Modified from definition of "ground level" in bylaw 96

"highway" includes a street, road, lane, bridge, viaduct and any other way open to the use of the public, but does not include a private right-of-way on private property.

Standard Islands Trust bylaw definition, from Highways Act. Modified from definition of "street" in bylaw 96

"home occupation" means a commercial use that is accessory to a permitted principal residential use on the same lot.

Standard Islands Trust bylaw definition. Modified from definition of "domestic industry" in bylaw 96.

Comments

“horticulture” means the use of land for the purpose of growing fruits, vegetables, plants or flowers.

Standard Islands Trust bylaw definition

“island” means land surrounded by water, and includes islets and rocks exposed above the natural boundary of the sea.

Standard Islands Trust bylaw definition

“landscape screen” means a visual barrier consisting of natural vegetation, trees, shrubs, fencing or a combination of those elements, broken only by necessary access ways for pedestrians and vehicles and serving to screen land uses from abutting land and highways.

*Standard Islands Trust bylaw definition.
Modified from bylaw 96*

“local trust committee” means the Gambier Island Local Trust Committee.

“lot” means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*.

*Standard Islands Trust bylaw definition.
Modified from bylaw 96*

“lot coverage” means the total horizontal area at grade of those portions of a lot that are covered by buildings and structures, exclusive of decks not exceeding 1.2 metres in height at any point, measured to the outermost perimeter of a building or structure, divided by the area of the lot, and expressed as a percentage.

Standard Islands Trust bylaw definition, modified to exclude ground level decks. Some definitions expand lot coverage to the drip line

“lot line” means the boundary of a lot as shown on a plan of survey registered with the BC Land Titles Office or is the boundary of a lot as is otherwise described as authorized by the *Land Title Act*.

Standard Islands Trust bylaw definition modified to address methods of lot line definition other than a survey

“exterior side lot line” means a lot line that is not a front or rear lot line and that is common to the lot and an abutting highway or access route in a bare land strata plan.

*Standard Islands Trust bylaw definition
Modified from bylaw 96*

“front lot line” means the lot line that is common to the lot and an abutting highway or access route in a bare land strata plan, and where there are two or more such lot lines the shortest (other than corner cuts) is deemed the front lot line;

*Standard Islands Trust bylaw definition. On an island community with no highway all lot lines are interior side lot lines.
Similar to bylaw 96 definition with added reference for strata. Standard Islands Trust bylaw definition
Modified from bylaw 96*

“interior side lot line” means a lot line that is not a front, rear or exterior side lot line.

“rear lot line” means the lot line that is opposite the front lot line in the case of a lot having four sides, and where the rear portion of a lot is bounded by intersecting side lot lines the point of intersection is deemed the rear lot line;

*Standard Islands Trust bylaw definition.
Similar to Bylaw 96*

“mobile home” means a dwelling designed, constructed or manufactured to be moved from one place to another by being towed or carried.

*Standard Islands Trust bylaw definition.
Modified from bylaw 96*

“moorage” means the tying or securing of a vessel to a fixed structure, float, dock or mooring buoy.

Standard Islands Trust bylaw definition. Added float and dock for certainty.

Comments

"natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself..

Standard Islands Trust bylaw definition, consistent with definition in the Land Act. Similar to bylaw 96

"natural watercourse" means a naturally formed place that perennially or periodically contains surface water, including a lake, river, creek, spring, ravine, wetland, salt water marsh, and bog, but does not include a constructed ditch, or surface drain, or the sea.

Standard Islands Trust bylaw definition

"panhandle lot" means a lot that fronts on a highway, or where there is no highway, that gains access at the natural boundary of the sea by means of a strip of land, known as the access strip, that is narrower than the main portion of the lot.

Standard Islands Trust bylaw definition amended using Gambier LUB to address islands without highways.

"park" means any land dedicated as park under the *Park Act*, the *Land Title Act* or the *Local Government Act*, which is open to the general population and reserved for outdoor recreational, scenic, or nature conservation purposes, and may include undesignated Crown islets within the planning area covered by this Bylaw.

Keats LUB

"personal watercraft" means a vessel less than 5 metres (16 feet) in length that is propelled by machinery, commonly a jet pump, and designed to be operated by a person standing, kneeling or sitting on the vessel rather than standing or sitting inside the vessel.

Standard Islands Trust bylaw definition

"pier" means a fixed structure constructed over the foreshore and the water and that abuts the shoreline, is generally perpendicular to the shoreline, and is used to provide access to a float or as a landing or moorage place for marine transport or for recreational purposes.

Standard Islands Trust bylaw definition

"principal" in relation to a use, building or structure means the main or primary use, building or structure, as the case may be, conducted or constructed on a lot.

Standard Islands Trust bylaw definition

"private institutional camp": means a use conducted by a non-profit society or other non-commercial organization which provides for public or private assembly and overnight accommodation of persons for recreational, educational and religious purposes.

Keats LUB amended.

"recreational uses" means leisure activities, performed either singly or collectively, through forms of play, amusement, or relaxation, and may include structures such as picnic benches, shelters, storage buildings, and washroom facilities.

Standard Islands Trust bylaw definition

"recreational vehicle" means a tent trailer, travel trailer, motor home or other self-propelled vehicle, containing sleeping, cooking and sanitary facilities, but does not include a mobile home or manufactured home.

Comments

"residential" means used for the domicile and home life of a person or persons, and for this purpose, does not include the commercial rental of a dwelling unit for a period of less than one month.

Keats LUB amended to reflect that February is less than 30 days.

Modified from definition of "residence" in bylaw 96

"setback" means the horizontal distance that a building or structure must be sited from a specified lot line, building or feature.

Standard Islands Trust bylaw definition

"sign" means any device or medium, including its supporting structure visible from the sea, any highway or lot other than the one on which it is located and which is used to attract attention for advertising, information or identification purposes.

Standard Islands Trust bylaw definition

"sleeping cabin" means an accessory dwelling unit, which despite the definition of "dwelling unit" and "residential" in this bylaw includes only sleeping quarters and washroom facilities and does not contain a kitchen and is used for the temporary accommodation of non paying guests of the occupants of a dwelling on the same lot.

Keats LUB. Sleeping cabins would be permitted as part of the calculation of accessory buildings permitted per lot or per residence.

"small wind energy system" means a wind energy conversion system consisting of a wind turbine, a wind turbine tower, and associated equipment, machinery, structures and buildings, which has a nameplate rated capacity of not more than 50kW, and which provides power for use on-site only (grid connected or off-grid).

Definition from Islands Trust Renewable Energy Technology Report – June 2012

"structure" means a construction or portion thereof of any kind that is fixed to, supported by or sunk into land or water, but excludes landscaping, septic fields, septic tanks, absorption fields and related appurtenances below ground and concrete and asphalt paving or similar surfacing of the land.

Modified Islands Trust bylaw definition.

"swimfloat" means a floating non-roofed structure that is used as a platform for diving or respite from swimming and which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor and is not to be used as a landing or moorage place for marine transport.

From Bowyer/Passage Bylaw

"use" means the purpose or activity for which land, buildings or structures are designed, arranged or intended, or for which land, buildings or structures are occupied or maintained.

Standard Islands Trust bylaw definition with added reference of structures for certainty.

"utility" means broadcast transmission, electrical, telecommunications, sewer or water services and facilities (excluding private radio or television towers) and includes navigation aids.

Keats LUB and standard Islands Trust bylaw definition modified to exclude reference to 'licensed by government.'

"utility shed" means an accessory building with a floor area of 10 square metres (108 sq. ft.) or less containing only equipment for pumping, processing, or storing of water or sewage, electrical generating equipment, or communication service equipment.

Standard Islands Trust bylaw definition of 'pumphouse' modified to limit floor area and include other electrical and communications equipment.

"watercourse" means any natural or man-made depression with well-defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two square kilometres or more.

"stream" means a watercourse, including a watercourse that is obscured by overhanging or bridging vegetation or soil mats, that contains water on a perennial or seasonal basis, is scoured by water or contains observable deposits of mineral alluvium, and

(a) has a continuous channel bed that is 100 m or more in length, or

(b) flows directly into

(i) a fish stream or a fish-bearing lake or wetland, or

(ii) a licensed waterworks intake; (from Private Managed Forest Land Matters Regulation 372/2004)

"wetland" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions supports, vegetation typically adapted for life in saturated soil conditions, including marshes, bogs, fens, estuaries, and similar areas that are not part of the active floodplain of a stream.

"wharf" means a structure, usually consisting of a pier, ramp(s), and float(s), which is connected to an upland lot by a ramp or walkway.

"zone" means a zone established by Part 5 of this Bylaw.

Comments

Modified from definition of "stream" in bylaw 96. There are a few definitions used in provincial legislation for "stream" or "watercourse" depending upon the purpose of the legislation. A definition in a LUB must address multiple objectives. The proposed definition for "watercourse" and the definition for "stream" from the Private Managed Forest Land Matters regulation (without clause (b) are certain and either definition could be used.

Standard Islands Trust bylaw definition modified in accordance with Riparian Area Regulations Modified from definition of "lake" in bylaw 96

Standard Islands Trust bylaw definition

Standard Islands Trust bylaw definition

1.2 Referencing

(1) In the system used for referencing provisions, the single digit number indicates parts, the two digit number sections, the parenthetical numbers subsections, the lower case letters articles and the roman numerals clauses:

Part: 1
Section: 1.1
Subsection: 1.1(1)
Article: 1.1(1)(a)
Clause: 1.1(1)(a)(i)

Standard Islands Trust bylaw organization

1.3 Units of Measure

(1) Metric dimensions are used in this Bylaw. Imperial equivalents, where shown in parentheses are approximate, are provided for convenience only, and do not form part of this Bylaw.

1.4 Enacting Clauses

- (1) Where a paragraph or sentence or column in a table in this Bylaw is preceded or labelled by the words “Information Note”, the contents of the paragraph or sentence or column are provided only to assist in understanding of the bylaw and do not form a part of it.

Information Note:

The *Interpretation Act*, being a Provincial Statute defines a number of commonly used terms (e.g. how to measure “time” and is applicable in the interpretation of this bylaw).

PART 2 ADMINISTRATION

2.1 Application

- (1) This Bylaw shall apply to that part of the Gambier Island Local Trust Area as shown on **Schedule X** referred to as the Associated Islands Area. Encompassed in this area of application are the land area of all islands, islets, reefs, rocks, and the seabed, and specified surface waters and air spaces.

2.2 Conformity

- (1) No person may use or occupy or permit any land, water surface, building or structure to be used or occupied, or subdivide any land, except as permitted by this Bylaw.
- (2) No person may construct, reconstruct, place, alter, extend or maintain any building, structure or sign except as permitted by this Bylaw.
- (3) Nothing contained in this Bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures.
- (4) Any existing lot that is less than the minimum lot area specified in the applicable zone for the creation of new lots by subdivision may be used for any use permitted in that zone unless otherwise specified in this Bylaw.
- (5) No lot or area may be subdivided, no building, structure or land may be used, and no building or structure may be sited in a manner which renders any existing use, building or structure illegal or non-conforming.

2.3 Inspection

- (1) The Islands Trust Bylaw Enforcement Officer or any other person designated by the Islands Trust to administer this Bylaw is authorized to enter, at any reasonable time and after having given prior notification to the occupier, upon any property that is subject to regulation under this Bylaw, for the purpose of determining whether the regulations are being observed.

2.4 Violation

- (1) Any person who does any act or thing or permits any act or thing to be done in contravention of the provisions of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have committed an offence under this Bylaw.

2.5 Penalty

- (1) Any person who commits an offence against this Bylaw is liable, upon summary conviction, to a fine and penalty, pursuant to the *Offence Act*, not exceeding \$2,000 and the costs of prosecution. Each day during which an offence against this Bylaw is continued is deemed to constitute a new and separate offence.

2.6 Covenants

- (1) Where under this Bylaw an owner of land is required or authorized to grant a covenant restricting subdivision or development, the covenant must be granted to the Local Trust Committee pursuant to Section 219 of the *Land Title Act* delivered in registerable form satisfactory to the Local Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant must indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenantor.

This would apply to the form of any future s.219 covenants granted to the LTC as a condition of a rezoning or subdivision. Note" LPC is reviewing the management of conservation covenants and may require costs for monitoring of such covenants to be paid by the applicant as well.

2.7 Owner's Cost

- (1) If any provision of this Bylaw requires a report, study, covenant, plan or similar item to be prepared, unless otherwise stated, the owner shall pay all costs.

2.8 Siting Compliance

- (1) Every applicant for any development application must provide a plan signed by a B.C. Land Surveyor showing the location on the lot of all existing and proposed buildings and structures in relation to lot and zone boundaries, watercourses, and the sea, and in relation to other buildings on the lot, unless the Local Trust Committee determines that the provision of such a plan is not reasonably necessary to establish whether the proposed buildings and structures comply with the siting requirements of this or any other Bylaw.

PART 3 GENERAL REGULATIONS

3.1 Permitted in All Zones

The following uses, buildings and structures are permitted in any zone, except where noted, and all buildings and structures are subject to siting and size regulations established elsewhere in this Bylaw:

- (1) Conservation areas, including ecological reserves, conservation covenants and other habitat reserves, and parks, but excluding playgrounds and playing fields.
- (2) Water supply facilities, for an individual dwelling or as a community service, in any land zone for the purposes of supplying potable or grey water on an individual island, including reservoirs, lines, treatment facilities, catchment and storage facilities and pumping and intake structures.
- (3) Buried or submerged electricity and telecommunication lines for the distribution of service within the Associated Islands Area in any zone and above-ground lines in any land zone.
- (4) Electrical or telecommunications facilities for the purposes of supplying service on the same island the facility is established.
- (5) Solar collectors, micro hydro and wind turbines in any land zone for the purposes of supplying power to the lot on which the structure is located.
- (6) Geothermal exchange equipment for the purposes of supplying energy to the lot on which the structure is located or in the water for the purpose of supplying energy to a lot adjacent to the foreshore.
- (7) Air and marine navigational aids.
- (8) Fences in any land zone.
- (9) Hiking and bicycle trails.
- (10) Signs, subject to regulations established in Part 6.
- (11) Utility sheds.
- (12) Sewage disposal facilities for which a sewage disposal permit has been registered under the *Health Act*.
- (13) Horticulture.

These are uses, buildings or structures that would be permitted outright in all zones without being explicitly permitted in the zone regulations. There are currently no uses permitted in all zones in Bylaw 96

Many of these uses and structures would be considered accessory to a permitted principal use, however allowing them outright would permit them to be constructed prior to a principal use being commenced.

Equestrian use is not included due to ecological impacts of such use on trail areas. Discussion suggested re need for equestrian use.

For discussion - additional permitted uses

3.2 Prohibited in All Zones

For certainty, the following uses, buildings and structures are prohibited in any zone, except where expressly permitted in Part 5:

All uses are prohibited unless specifically permitted in 3.1 or Part 5. This section is for certainty only.

- (1) The disposal of any waste matter on land or in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the Sewage Disposal Regulation of the *Waste Management Act*.
- (2) The disposal or storage of hazardous or toxic waste.
- (3) The rental, sale or storage of personal watercraft.
- (4) The use of a mobile home or recreational vehicle as a residence.
- (5) The use of a vessel anchored, moored, or secured as a permanent residence.
- (6) Finfish aquaculture in any water zone.
- (7) Bridges, causeways or tunnels connecting any island to the mainland.
- (8) Water utility lines connecting any one island to another island or the mainland.
- (9) Wind turbines in any water zone, and wind turbines intended to provide power to an island other than the island on which the structures are located.
- (10) Dog breeding and boarding kennels.

While mobile homes were permitted in bylaw 96, they are not proposed as a practical residence on small islands and are not readily removed or deconstructed when they are at end of usable state.

Islands Trust policy statement – exemption for Echo, Jack Tolmie Tiki and Turnagain Islands in Part 5

Limited to same island rather than the same lot

3.3 Siting and Setback Regulations

- (1) All siting measurements must be made on a horizontal plane from the natural boundary, lot line or other feature specified in this Bylaw to the nearest portion of the building or structure in question.
- (2) No building or structure greater than 1 metre (3.28 ft.) in height, except a fence, utility line, utility pole, navigational aid, at-grade

Standard to Islands Trust Land Use Bylaws

Standard to Islands Trust Land Use Bylaws, with inclusion of at-grade steps

steps, driveway or path, or utility shed, may be constructed, reconstructed, moved, extended or located within the setback areas established in the regulations in Part 5 of this Bylaw.

and buildings/structures less than 1 metre in height.. Bylaw 96 granted exemption for buildings/structures less than 1 metre in height and fences

- (3) No building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea except:

Setback in Bylaw 96 is 7.5 m.. OCP policy 3.9.9.- Exceptions are structures related to permitted marine use and those necessary for access to foreshore or docks.

- (a) a permitted boathouse, including accessory ramps,
- (b) propane tank;
- (c) utility lines;
- (d) lifting devices associated with permitted marine uses, including cranes and hoists;
- (e) stairs, ramps or walkways, required to access the foreshore or a permitted dock not exceeding a width of 2.5 metres (8.2 feet); and
- (f) decks or platforms which do not exceed a height of 1.2 metres (4 feet) above natural grade, exclusive of railings, and which do not exceed an area of 10 m² (108 ft²) per lot within the setback.

Ramp width is wider than on larger islands due to lack of barge ramps and other access facilities on smaller islands

- (4) No building or structure, except a fence or utility shed, may be constructed, reconstructed, moved, extended or located within 30 metres (100 feet) of the natural boundary of any watercourse or wetland. Septic fields, septic tanks, absorption fields and related appurtenances below ground, concrete and asphalt paving or similar surfacing of the land, and retaining structures are considered structures for the purposes of this subsection.

30 metres for watercourses subject to the provincial Riparian Area Regulations. 20 metres in bylaw 96.

- (5) Steps, eaves gutters, cornices, sills, chimneys, retaining walls, balconies, decks and sunshades or similar features may project into a required setback area, except a setback from the natural boundary of the sea, a watercourse or a wetland, provided they do not project more than 0.6 metres (2 feet) into the required setback area.

Standard to Islands Trust Land Use Bylaws, Continues siting exception from Bylaw 96 for eaves in interior side yard.

- (6) Private floats and docks shall be located within the seaward boundary of the upland property served and shall be setback 3.0 metres from the projection of those lot lines. This setback regulation does not apply to a shared lot boundary between residential lots served by the same private float and dock.

3.4 Height Regulations

- (1) The height regulations for buildings and structures specified in Part 5 of this Bylaw do not apply to radio, telecommunications and television antennas and towers, chimneys, flag poles, lightning poles, fire and hose towers, utility poles, attic vents, and solar collectors.

Standard to Islands Trust Land Use Bylaws . Bylaw 96 did not include such exemptions.

- (2) The height of wind turbines shall not exceed 15 metres (50 feet).

For discussion. Initial proposal to prevent high intrusive turbine

3.5 Accessory Uses, Buildings and Structures

- (1) A building or structure accessory to a dwelling may not be used as a residence but may be used as a sleeping cabin.

Provision is standard, Does not preclude use for sleeping.

- (2) The following accessory buildings or structures may be constructed and placed on a lot prior to the construction of a principal building or the commencement of a principal use on the same lot:

This provision would allow certain accessory structures on a lot prior to commencing construction of principal dwelling. Bylaw 96 prevents some of these uses unless principal use is in place.

- (a) a permitted boathouse;
 - (b) a utility shed;
 - (c) one accessory building for the purposes of storage of building materials and personal effects; and
 - (d) steps and structures accessory to and supporting a dock.
- (3) Any accessory building or structure, other than those cited in subsection 3.5(2), may only be constructed or placed on a lot prior to the construction of a principal building, or the commencement of a principal use, on the same lot provided that a valid building permit has been issued for any principal building on the same lot, and subject to the issuance and maintenance of a building permit for a principal dwelling on the same lot.
- (4) Unless a building or structure, excluding an attached deck and patio, is structurally attached to a principal building by a structure having walls, a roof, and a floor, it is for the purposes of this Bylaw, deemed not to be part of the principal building, but is deemed to be an accessory building or structure.

This establishes that only those accessory structures explicitly permitted prior to construction of a principal dwelling. Similar to s. 2.5.9 of Bylaw 96

This is intended to prevent the construction of over-height accessory buildings by connecting the accessory building to a principal building with tenuous connections.

3.6 Home Occupation Regulations

- (1) Permitted accessory home occupations, unless otherwise prohibited in this bylaw, include any of the following:
- (a) home craft;
 - (b) repairing of goods;
 - (c) professional practice;

Standard Islands Trust Land Use Bylaws provisions for home occupations. OCP permits temporary overnight accommodation in policy 3.3.3 but impacts could be significant with 6 guests. Suggest disallow or limit to 2 to 4 guests. Home occupation must be incidental to residential use.

- (d) service to a client;
- (e) creation of a product;
- (f) Commercial visitor accommodation, subject to the following additional regulations:
 - (i) not more than 4 guests may be accommodated at any one time;
 - (ii) not more than 2 bedrooms may be used to accommodate guests;
 - (iii) a commercial visitor accommodation must be conducted solely within a principal dwelling.
- (2) For certainty home occupations do not include any of the following uses:
 - (a) rental of a dwelling for less than thirty (30) continuous days;
 - (b) commercial campground;
 - (c) rentals, except rental of a dwelling for thirty (30) or more continuous days, or charters;
 - (c) food service or the retail or wholesale sale of goods or products unless the goods or products are produced, processed or repaired as part of the home occupation.
- (3) Home occupations must be conducted entirely within a dwelling or a permitted accessory building on a lot where there is a permitted principal residential use.
- (4) The combined floor area used in all home occupations on a lot must not exceed 47 m² (500 ft²).
- (5) The owner or at least one employee of a home occupation must reside on the property.
- (6) Not more than one person per property may be employed in any home occupation in addition to any residents of the premises in which such business is carried on.
- (7) No storage of materials, commodities or finished products is permitted in connection with the operation of a home occupation other than within a permitted building.
- (8) No noise resulting from any home occupation may be heard at a lot line or the natural boundary of the sea.

Existing regulations in Bylaw 96 do not provide for any employees. Home occupation must be conducted in interior of dwelling, no noise or nuisance, no exterior storage, no sales of product not produced on property.

3.7 Fences

- (1) The height of fences shall not exceed 2 metres (6.6 feet) within any required setback, subject to regulations established in Part 5.
- (2) The provision of protective netting, fencing or wire to control animal nuisances, or a landscape screen, is exempt from the provisions of Subsection 3.7(1).

Standard to Islands Trust Land Use Bylaws,

Allows a higher fence to protect water supply areas, gardens etc from animals if needed.

3.8 Landscape Screening

- (1) Where landscape screening is required by this Bylaw, it is to be provided in the form of:
 - (a) existing vegetation that is retained and is of a sufficient height to provide a complete and permanent visual screen between the uses being separated; or
 - (b) where existing vegetation is not of a sufficient height to provide a visual screen, planted and maintained indigenous, drought-tolerant evergreen vegetation that will attain a height sufficient to provide a complete and permanent visual screen between the uses being separated; or
 - (c) a wooden fence or lattice which is continuous, except for points of vehicular or pedestrian access/egress.

Standard to Islands Trust Land Use Bylaws. These provisions would apply only if landscape screening is required within the zone regulations.

3.9 Use of Recreational Vehicles

- (1) A recreational vehicle may not be placed on a lot, nor used as a residence.

Bylaw 96 only allowed RVs in campsites. Since campsites do not exist on the islands, this regulation is consistent.

3.10 Storage of Junk and Derelict Vehicles

- (1) Except where permitted by the regulations in Part 5, no land shall be used for the storage of unusable, disassembled, detached, stripped, non-functional or abandoned vehicles, campers, trailers, vessels, or parts, which are not completely enclosed in a permitted permanent building.-

Standard to Islands Trust Land Use Bylaws. Bylaw 96 has similar restrictions for scrap vehicles.

3.11 Lots Divided by a Zone Boundary

- (1) If a lot is divided by one or more zone boundaries, the density permitted, including lot coverage, must be calculated by reference to the areas of the portions of the lot lying within each zone, and the dwellings may only be constructed on any portion of the lot if, and to the extent that, the density regulations for that portion are complied with.

Standard to Islands Trust Land Use Bylaws.

3.12 Use of Common Property

- (1) Land comprising the common property in a strata plan is not a lot for the purposes of the density regulations but, where the strata lots and common property are in the same zone, the common property may be used for permitted uses accessory to principal uses located on strata lots in the same strata plan.

*Standard to Islands Trust
Land Use Bylaws*

PART 4 ESTABLISHMENT OF ZONES

4.1 Division into Zones

- (1) The Bylaw Area is divided into the following zones, the geographic boundaries of which are as shown on the Zoning Maps designated as Schedules "X" and "X" that form part of this Bylaw and the regulations for which are set out in Part 5.

<u>Zone Name</u>	<u>Zone Abbreviation</u>
Small Lot Rural Residential One	SRR
Rural Residential One	RR1
Rural Residential Two	RR2
Rural Residential Three	RR3
Rural Residential Four	RR4
Rural Residential Five	RR5
Rural Residential Six	RR6
Park	P
Private Conservation	PC
Community Service	CS
Forestry	F
Private Institutional One	PI1
Marine Foreshore 1	M1
Marine Foreshore 2	M2
Marine Protection	M3
Marine Industrial	M4
Public Wharf	M5

4.2 Zone Boundaries

- (1) Where zone boundaries on Schedules "X" and "X" coincide with lot lines, the zone boundaries are the lot lines.

- (2) Where a zone boundary is shown on Schedule "X" or "X" as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream is the zone boundary.
- (3) Where land based and water based zone boundaries shown on Schedules "B" and "C" coincide, the zone boundary shall be the surveyed lot line as shown on the most recent plan registered in the Land Title Office, and where there is no such plan the natural boundary of the sea is the zone boundary.
- (4) Where a zone boundary shown on Schedule "B" or "C" does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from Schedule "B" or "C" and in that case the zone boundary is the midpoint of the line delineating the zone boundary.

PART 5 ZONES

5.1 Small Lot Rural Residential –(SRR)

Information Note: The purpose of the Small Lot Rural Residential One Zone is to provide for the regulation of the development of small lot residential areas on North Thormanby Island and East Trail Island.

Permitted Uses

Comments

- (1) The following uses are permitted in the SRR zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwelling;
 - (b) Accessory uses, buildings and structures, including but not limited to home occupations;
 - (c) Recreational uses, buildings and structures.

Differs from current A-1 zoning in removing 'Agriculture', 'Two-family residential', 'Boarding', and 'Forestry' as principal uses.

Density

- (2) The maximum density in the SRR zone is one (1) dwelling per lot.
- (3) The maximum lot coverage in the SRR zone is 25 percent.
- (4) The maximum floor area ratio of any dwelling in the SRR zone is 0.15.

Current density in Bylaw 96 is 2 per any sized lot.

Existing is 33%. 25% is more common for lots under 2 acres in size, and lot coverage would include accessory structures as well as the principle dwelling.

For discussion.

Information Note: A floor area ratio is the ratio of the floor area of the dwelling to the lot area. A lot area of 1400 square metres (15000 sq. ft.) with a floor area ratio of 0.15 may have a dwelling of up to 210 square metres (2260 sq. ft.).

- (5) The maximum number of accessory buildings permitted in the SRR zone is two (2) per lot.

Limits proliferation of accessory buildings. No current limits on accessory buildings.

Siting and Size

- (6) The minimum setback for any building or structure in the SRR zone is:
 - (a) 7.5 metres (24.6 feet) from any front or rear lot line;

Differs from Bylaw 96 provisions allowing 5 metres to front lot line if abutting a

- (b) 3 metres (10 feet) from any interior or exterior side or rear lot line;

street.

Current A-1 setback for exterior side and 10 foot setback in building scheme. Would increase interior side setback from 5 to 10 feet for privacy and fire separation purposes.

- (7) The maximum height for any dwelling in the SRR zone is 9 m (29.5 ft).
- (8) The maximum height for any accessory building or structure in the SRR zone is 3.7 metres (12 feet) and one storey.

Long established height in SCRD area is 11 metres, this seems excessive for small lot areas, 9m is more typical.

Conditions of Use

- (9) Above grade water and septic storage tanks in the SRR zone must be screened from view of an abutting residential lot by a fence or a landscape screen complying with the provisions of Section 3.8.

Would implement screening of tanks.

Subdivision Lot Area Requirements

- (10) No lot in the SRR zone having an area less than 4.0 ha (10 acres) shall be created by subdivision in the SRR zone.

Provincial CPA 24 regs established a 4.047 ha (10 ac) min. No lots currently in this proposed zone have subdivision potential.

Site-Specific Regulations

- (11) The following table 5.1 denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location for reference, with zone boundaries defined on Schedule C, where the specific regulations cited in column three apply:

Table 5.1		
Site-Specific Zone	Location Description	Site Specific Regulations
SRR(a)	LOT 17 DISTRICT LOT 1388 PLAN 13161 (1603 Trail Road, East Trail Island)	1. Despite 5.1(2) the maximum number of dwellings permitted in SRR(a) zone is two (2).

This density is based on the existing build out on the lot under Bylaw 96.

5.2 Rural Residential One – (RR1)

Information Note: The purpose of the Rural Residential One Zone is to provide for the regulation of the development of specific residential areas on Anvil Island, North and South Thormanby Islands, Turnagain Island, Jack Tolmie Island, Echo Island, Tiki Island, Grant Island, North, South, West Trail Islands, Surrey Islets, Bertha Islet, Merry Island, Franklin Island, Woolridge Island, Worlcombe Island, Popham Island, Hermit island.

Permitted Uses

- (1) The following uses are permitted in the RR1 zone and in any zone labelled RR1 followed by a lower case letter, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwellings;

Only permitted principal use. Differs from current A-1 zoning in removing 'Boarding', and 'Forestry' as principal uses.

- (b) Accessory uses, buildings and structures, including but not limited to home occupations;
 - (c) Recreational uses, buildings and structures;
 - (d) Agriculture.

Density

- (2) The maximum number of dwellings for each location in the RR1 zone is 1 (one) dwelling for lots less than 4.0 ha (10 acres) and 2 (two) dwellings for lots larger than 4.0 ha (10 acres).
- (3) The maximum lot coverage in the RR1 zone is 25 percent.

Density is consistent with OCP.

Basic density control – existing under Bylaw 96 is 33%.

Siting and Size

- (4) The minimum setback for any building or structure in the RR1 zone is 7.5 metres (24.6 feet) from any lot line.
- (5) The maximum height for any dwelling in the RR1 zone is 11 m (29.5 ft).
- (6) The maximum height for any accessory building or structure in the RR1 zone is 5.2 metres (17 feet) and one storey.

Differs from Bylaw 96 provisions which allow 5 metres from front lot line if abutting a street; 3 metres from exterior lot lines.

Consistent with Bylaw 96.

Subdivision Lot Area Requirements

- (7) The average lot size in the RR1 zone and in any zone labelled 4.0 hectares (10 acres).

Provincial CPA 24 regs established a 4.047 ha (10 ac) min.

- (8) The minimum lot size in the RR1 zone is 1 ha (2.4 acres).

Would permit lot clustering of any future subdivision.

Site-Specific Regulations

- (9) The following table 5.2 denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location for reference, with zone boundaries defined on Schedule C, where the specific regulations cited in column three apply:

Site-Specific Zone	Table 5.2 Location Description	Site Specific Regulations
RR1(a)	PARCEL 12 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT, Tiki Island	1. Despite 5.2(2) the maximum number of dwellings permitted in the RR1(a) zone is three (3).
RR1(b)	LOT 11 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT, Jack Tolmie Island and DISTRICT LOT 4553 GROUP 1 NEW WESTMINSTER DISTRICT, Echo Island	1. Despite 5.2(2) the maximum number of dwellings permitted in the RR1(b) zone is one (1) unless water and sewer infrastructure connections from the island to the mainland along established easements or rights-of-way are in place at the time of issuance of a building permit(s).
RR1(c)	DISTRICT LOT 2081, SOUTH THORMANBY ISLAND, NEW WESTMINSTER DISTRICT	1. Despite 5.2(2) the maximum number of dwellings permitted in the RR1(c) zone is eight (8).

5.3 Rural Residential Two – (RR2)

Information Note: The purpose of the Rural Residential Two Zone is to provide for the regulation of the development of LOT 1 DISTRICT LOT 1539 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30490 and BLOCK 1 DISTRICT LOTS 1018 AND 1019 PLAN 11122, Buccaneer Bay, South Thormanby Island (*Buccaneer Bay Holdings*).

Permitted Uses

- (1) The following uses are permitted in the RR2 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

(a) Dwellings;

Based on Buccaneer Bay Land Use Contract – removed Public Assembly, Public service.

(b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.

(c) Recreational uses, buildings and structures.

Density

- (2) The maximum combined number of dwellings for Lot 1 District Lot 1539, Block 1 District Lots 1018 and 1019 Plan 11122 is sixty-three (63).

Density is based on the Buccaneer Bay Land Use Contract.

Siting and Size

- (3) Dwellings must be sited as shown on Schedule A-1.

- (4) Floor area in the RR2 zone is defined as any enclosed floor area of the main floor of the dwelling or structure but also including any floor area (exceeding 6 m²) of the second floor of any dwelling, which has an average ceiling height in excess of 1.8 metres (6.1 ft) measured from the inside walls.

Varies from general reg definition to reflect site specific circumstance in LUC.

- (5) The maximum floor area of a dwelling is 74.3 m² (800 ft²).

- (6) Despite section 5.3(4), for three dwelling sites numbered 1A, 22 and 56, the maximum floor area of a dwelling is 120.7 m² (1300 ft²).

Consistent with the Land Use Contract

- (7) Despite section 5.3(4) for sixteen dwelling sites numbered 3, 5, 8, 10, 15, 21, 31, 37, 39, 45 through 47, 50, 52, 62 and 68 the maximum floor area of a dwelling is 102.2 m² (1100 ft²).

- (8) The maximum height for any dwelling in the RR2 zone is 9.1 m (30 ft).

Consistent with Land Use Contract.

- (9) The maximum height for any accessory building or structure in the RR2 zone is 4.5 metres (15 feet) and one storey.

- (10) The maximum number of accessory buildings in the RR2 zone is three (3) per dwelling, exclusive of woodsheds, with a total combined floor area not exceeding 27.8 m² (350 ft²).
- (11) Despite subsection 5.3(11), the accessory buildings referenced in Schedule A-2 may exceed the maximum permitted floor area and/or maximum number of accessory buildings as noted on Schedule A-2.
- (12) **X** accessory buildings are permitted in the RR2 in addition to those referenced in subsections 5.3(10) and 5.3(11) for the purposes of storing motor vehicles with a combined floor area not to exceed x m² (**x** ft²).
- (13) The maximum combined number of boat houses on Lot 1 District Lot 1539, Block 1 District Lots 1018 and 1019 is five (5) with a maximum floor area for each boathouse not exceeding 16.2 m² (175 ft²).

*Land Use Contract
regulates one jeep shed for
10 vehicles.*

Subdivision Lot Area Requirements

- (15) The average lot size in the RR2 zone is 45 hectares (113 acres).

*No subdivision potential for
the Buccaneer Bay
Holdings jointly owned lots.*

5.4 Rural Residential Three– (RR3)

Information Note: The purpose of the Rural Residential Three Zone is to provide for the regulation of the development of DISTRICT LOT 845, GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PORTIONS IN REFERENCE PLANS 622 AND 2698 on Anvil Island (Anvil Island Resorts Ltd.)

Permitted Uses

Differs from current A-9 zoning in removing 'Public Service' as principal use.

- (1) The following uses are permitted in the RR3 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwellings;
 - (b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (c) Recreational uses, buildings and structures.

Density

- (2) The maximum number of dwellings permitted on District Lot 845 is eleven (11).
- (3) The maximum lot coverage in the RR3 zone is 2 percent.

Based on Bylaw No. 104 which permits maximum of one dwelling per 6.23 ha..

Equates to 3.2 acres

Siting and Size

- (4) The maximum floor area of any dwelling in the RR3 zone is x m² (x ft²).
- (5) The total accessory building floor area per dwelling in the RR3 zone shall not exceed 46 m² (500 ft²) with a maximum floor area of 32.5m² (350 ft²) for any one accessory building.
- (6) The maximum number of accessory buildings in the RR3 zone is two (2) per dwelling (exclusive of utility and wood sheds).
- (7) The minimum setback for any building or structure in the RR3 zone is 7.5 metres (24.6 feet) from any lot line.
- (8) The maximum height for any dwelling in the RR3 is 11 m (36 ft).
- (9) The maximum height for any accessory building or structure in the RR3 zone is 5.2 metres (17 feet) and one storey.

Pending input from shareholders.

Subdivision Lot Area Requirements

*Provincial CPA 24 regs
established a 4.047 ha (10
ac) min.*

(10) The average lot size in the RR3 zone is 4 hectares (10 acres).

(11) The minimum lot size in the RR3 zone is 1 hectare (2.4 acres)

*Would permit lot clustering
of any future subdivision.*

5.5 Rural Residential Four– (RR4)

Information Note: The purpose of the Rural Residential Four Zone is to provide for the regulation of the development of LOT 2 DISTRICT LOT 845 PLAN 10910 on Anvil Island (Columbia Clay Holdings).

Permitted Uses

- (1) The following uses are permitted in the RR4 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Dwellings;
 - (b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (c) Recreational uses, buildings and structures.

Only permitted principal use. Differs from current A-7 zoning in removing 'Public Service' as principal use.

Density

- (2) The maximum number of dwellings permitted on Lot 2, District Lot 845 is eight (8).
- (3) The maximum lot coverage in the RR4 zone is 2 percent.

Based on Bylaw No. 49 which permits maximum of one dwelling per 3.8 ha..

Equivalent to 1.5 acres

Siting and Size

- (4) The maximum number of accessory buildings in the RR4 zone is two (2) per dwelling (exclusive of utility and wood sheds).
- (5) The minimum setback for any building or structure in the RR4 zone is 7.5 metres (24.6 feet) from any lot line.
- (6) The maximum height for any dwelling in the RR4 is 11 m (36 ft).
- (7) The maximum height for any accessory building or structure in the RR4 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (8) The average lot size in the RR4 zone is 4 hectares (10 acres).
- (9) The minimum lot size in the RR4 zone is 1 hectare (2.4 acres).

*Provincial CPA 24 regs
established a 4.047 ha (10
ac) min.*

*Would permit lot clustering
of any future subdivision.*

5.6 Rural Residential Five– (RR5)

Information Note: The purpose of the Rural Residential Five Zone is to provide for the regulation of the development of District Lot 697, Pasley Island and District Lot 2813, Group 1, New Westminster District.

Permitted Uses

- (1) The following uses are permitted in the RR5 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwellings;
 - (b) Guest houses;
 - (c) Caretaker Residence
 - (d) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (e) Recreational uses, buildings and structures.

Only permitted principal uses. Differs from current A-6 zoning in removing 'Public Service' as principal use.

Density

- (2) The maximum number of dwellings, on District Lot 697 is one per 3.33 ha to a maximum of thirty (30).
- (3) The maximum number of guest houses on District Lot 697 is one per 3.33 ha to a maximum of thirty (30).
- (4) One caretaker residence on District Lot 697 is permitted in addition to the dwellings regulated in subsections 5.6(2) and 5.6(3).
- (5) The maximum number of accessory buildings in the RR5 zone is two (2) per dwelling (exclusive of utility and woodsheds).

Based on Bylaw No. 40 which permits maximum of 61 dwellings on the island.

Siting and Size

- (6) The maximum floor area of any dwelling, guest house or caretaker residence in the RR5 zone is $x \text{ m}^2$ ($x \text{ ft}^2$).
- (7) The total accessory building floor area per dwelling in the RR5 zone shall not exceed 46 m^2 (500 ft^2) with a maximum floor area of 32.5 m^2 (350 ft^2) for any one accessory building.
- (8) The minimum setback for any building or structure in the RR5 zone is 7.5 metres (24.6 feet) from any lot line.
- (9) The maximum height for any dwelling in the RR5 zone is 11 m (36 ft).

Pasley Island Ltd. In discussion on maximum figures.

- (10) The maximum height for any accessory building or structure in the RR5 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (11) The average lot size in the RR5 zone is 100 hectares (247 acres).

No subdivision potential

5.7 Rural Residential Six– (RR6)

Information Note: The purpose of the Rural Residential Six Zone is to provide for the regulation of the development of District Lot 840, Worlcombe Island.

Permitted Uses

- (1) The following uses are permitted in the RR6 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Dwellings; *Consistent with the Land Use Contract*
 - (b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (c) Recreational uses, buildings and structures.

Density

- (2) The maximum number of dwellings in the RR6 zone is seven (7). *Consistent with the Land Use Contract.*
- (3) A maximum of three (3) accessory buildings is permitted for each principal dwelling (exclusive of utility and woodsheds).

Siting and Size

- (4) The maximum floor area of a dwelling in the RR6 zone is 186 m² (2000 ft²).
- (5) The total accessory building floor area per dwelling in the RR6 zone shall not exceed 46 m² (500 ft²) with a maximum floor area of 32.5m² (350 ft²) for any one accessory building.
- (6) The minimum setback for any building or structure in the RR6 zone is 7.5 metres (24.6 feet) from any lot line.
- (7) The maximum height for any dwelling in the RR6 zone is 11 m (36 ft).
- (8) The maximum height for any accessory building or structure in the RR6 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (9) The average lot size in the RR6 zone is 11 hectares (27 acres). *No subdivision potential*

5.8 Private Institutional– (PI1)

Information Note: The purpose of the Private Institutional One Zone is to provide for the regulation of the development of the camp on District LOT D DISTRICT LOT 845 PLAN 10910, Anvil Island (Daybreak Point Bible Camp).

Permitted Uses

- (1) The following uses are permitted in the PI1 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Private institutional camp; *Existing uses*
 - (b) caretaker dwelling that is accessory to a permitted private institutional camp use;
 - (c) dormitories and cabins; and
 - (d) permanent and seasonal employee accommodation.

Density

- (2) The maximum number of caretaker dwellings in the PI1 zone is x (x).
- (3) A maximum of x (x) accessory buildings is permitted in the PI1 zone.

Siting and Size

- (4) The maximum floor area of all dwellings, dormitories, cabins and accommodation units in the PI1 zone is x m² (x ft²).
- (5) The total accessory building floor area per dwelling in the PI1 zone shall not exceed x m² (x ft²).
- (6) The minimum setback for any building or structure in the PI1 zone is 7.5 metres (24.6 feet) from any lot line.
- (7) The maximum height for any building or structure in the PI1 zone is 11 m (36 ft).

Subdivision Lot Area Requirements

- (8) The minimum lot size in the PI1 zone is 4 hectares (10 acres).

5.9 Natural Area Park (P)

Information Note: The purpose of the Park Zone is to provide for the regulation of the development of regional district or provincially owned park lands.

Permitted Uses

- (1) The following uses are permitted in the P zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

This zone is intended to provide for limited uses on parkland on North Thormanby, South Thormanby, East Trail Island.

- (a) protection and maintenance of natural features and habitat;
- (b) Nature interpretation;
- (c) Informational signs and interpretive structures;
- (e) Accessory uses, buildings and structures;
- (f) Natural area parks and conservation.

Permitted Structures

- (2) The following structures are permitted in the P zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:

- (a) pedestrian trails;
- (b) fences;
- (c) stairs, boardwalks; outhouses; camping platforms;
- (d) structures accessory to a permitted use; and
- (e) signs, subject to Part 6.

Siting and Size

- (3) The maximum combined floor area of all buildings on any lot in the P zone is 46 m² (500 ft²).
- (4) The minimum setback for any building or structure in the P zone is 7.6 metres (25 feet) from any lot line.
- (5) The maximum height for any accessory building or structure in the P zone is 3.0 metres (9.8 feet).

5.10 Private Conservation (PC)

Information Note: The purpose of the Private Conservation Zone is to provide for the regulation of lands reserved for privately managed conservation of local flora and fauna.

Permitted Uses

- (1) The following uses are permitted in the PC zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) protection and maintenance of natural features and habitat
 - (b) conservation.

This zoning would apply to the western tip of Worlcombe Island and a portion of Buccaneer Bay.

Permitted Structures

- (2) The following structures are permitted in the PC zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:
- (f) pedestrian trails
 - (g) fences
 - (h) stairs, boardwalks
 - (i) signs, subject to Part 6

Siting and Size

- (3) The minimum setback for any structure in the PC zone shall be 7.5 metres (24.6 feet) from any lot line.

5.11 Forest (F)

Information Note: The purpose of the Forest Zone is to provide for the regulation of the development of large parcels of land.

Permitted Uses

- (1) The following uses are permitted in the F1 zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

This zone is intended to provide for limited uses on the portion of the island outside of the existing developed areas.

- (a) Silviculture;
- (b) Trails, stairs and walkways;
- (c) Informational signs and interpretive structures;
- (d) Accessory uses, buildings and structures.

- (2) For certainty accessory uses, buildings and structures may include *wells, pumphouses, water storage tanks or utility sheds*.

Density

- (3) The maximum lot coverage in the F1 zone is 2 percent.

Siting and Size

- (4) The maximum combined floor area of all buildings on any lot in the F zone is 46 m² (500 ft²).
- (5) The minimum setback for any building or structure in the F zone is 7.6 metres (25 feet) from any lot line.
- (6) The maximum height for any accessory building or structure in the F zone is 5.2 metres (17 feet) and one storey.

5.12 Community Service (CS)

Information Note: The purpose of the CS Zone is to provide for the regulation of the development of the Merry Island Lighthouse Station.

Permitted Uses

- (1) The following uses are permitted in the CS zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Lighthouse and caretaker's dwelling;
 - (b) Trails, stairs and walkways;
 - (c) Informational signs and interpretive structures;
 - (d) Accessory uses, buildings and structures.
- (2) For certainty accessory uses, buildings and structures may include *wells, pumphouses, water storage tanks or utility sheds*.

Density

- (3) One caretaker's dwelling is permitted per lot in the CS zone.

Siting and Size

- (4) The minimum setback for any building or structure in the CS zone is 7.6 metres (25 feet) from any lot line.

5.13 Marine Foreshore (M1)

Information Note: The purpose of the Marine Foreshore Zone is to provide for the regulation of development in marine areas adjacent to residential islands. The M1 zone, and the other water-based zones, includes the surface of the water, up the natural boundary of the sea.

Permitted Uses

- (1) The following uses and structures are permitted in the M1 zone and in any zone labelled M1 followed by a lower case letter subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) Mooring buoys, for the purpose of mooring a private vessel accessory to the residential use of an upland lot;
 - (b) Docks accessory to the residential use of an adjacent upland lot.

This zone is intended to regulate the use of the water around the islands and to regulate the siting and size of private docks. There is currently no water zoning in Bylaw 96.

Density

- (2) The maximum number of docks that may be constructed adjacent and accessory to any upland lot in the M1 zone shall be one unless additional docks are permitted by subsection 5.6(7).

Siting and Size

- (3) The maximum area of any accessory dock in the M1 zone and in any zone labelled M1 followed by a lower case letter, excluding ramps and walkways, shall not exceed 40 m² (430 ft²).

Floats are often 400 sq ft but added area allows for some flexibility.

Conditions of Use

- (4) No dock in the M1 zone and in any zone labelled M1 followed by a lower case letter shall use foam floatation devices that are not completely encapsulated.
- (5) No building, including a boathouse, in the M1 zone and in any zone labelled M1 followed by a lower case letter may be constructed or erected on any float or wharf.

Site-Specific Regulations

- (6) The following table 5.3 denotes locations for reference, with zone boundaries defined on Schedule X, where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on Schedule X. The second column is an information note and

the third column cites the specific regulations that apply:

Site-Specific Zone	Information Note: General Location	Table 5.3 Site Specific Regulations
M1(a)	DISTRICT LOT 697 GROUP 1 NEW WESTMINSTER DISTRICT Pasley Island	1. Despite subsection 5.6(2), a maximum of 30 docks may be constructed in this location
M1(b)	PARCEL 12 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT Tiki island	1. Despite subsection 5.6(2), a maximum of three (3) docks may be constructed in this location

5.14 Marine Service (M2)

Information Note: The purpose of the Marine Service Zone is to provide for the regulation of development, including common dock facilities, in marine areas adjacent to residential islands.

Permitted Uses

This zone is intended to accommodate community docks in pre-designated locations

- (1) The following uses are permitted in the M2 zone and in any zone labelled M2 followed by a lower case letter , subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) Mooring buoys, for the purpose of mooring a private vessel accessory to the residential use of an upland lot;
 - (b) Community docks and wharves;
 - (c) Barge ramp;
 - (d) Breakwater;

Density

- (2) One community dock or wharf may be constructed in each M2-zoned location. and in any zone labelled M2 followed by a lower case letter.

Conditions of Use

- (3) No dock in the M2 zone and in any zone labelled M2 followed by a lower case letter shall use foam floatation devices that are not completely encapsulated.
- (4) No building, other than one storage building not exceeding 10 m² and 4 metres in height in the M2 zone and in any zone labelled M2 followed by a lower case letter , may be constructed or erected on any dock. *One storage shed per dock*
- (5) The following table 5.4 denotes locations for reference, with zone boundaries defined on Schedule C, where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on Schedule C. The second column provides an information note and the third column cites the specific regulations that apply: *Discuss whether size limits should be imposed for community docks if private docks are not permitted as policy encourages community docks.*

Site-Specific Zone	Information Note: General Location	Table 5.4 Site Specific Regulations
M2(a)	LOT 2 DISTRICT LOT 845 PLAN 10910 Anvil Island	1.Despite subsection 5.7 (2) one additional dock with a maximum area of x m ² (x ft ²) is permitted below the natural boundary of the sea.

5.15 Marine Protection (M3)

Information Note: The purpose of the Marine Protection Zone is to provide for the regulation of development in marine areas outside of areas zoned for docks and moorage.

Permitted Uses

- (1) The following uses are permitted in the M3 zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) Marine navigational aids;
 - (b) Signs subject to Section 6;
 - (c) Ecological reserve; and
 - (d) Research and educational activities related to the marine environment, including nature interpretation.

Permitted Structures

- (2) No permanent building or structure of any kind, other than a navigational aid, may be erected, constructed or placed.

5.16 Marine Industrial (M4)

Information Note: The purpose of the Marine Protection Zone is to provide for the regulation of development in marine areas outside of areas zoned for docks and moorage.

Permitted Uses

- (1) The following uses are permitted in the M3 zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) private log dump;
 - (b) log storage, including movement of log booms.

Permitted Structures

- (2) The following structures are permitted in the M4 zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:
- (a) buoys, floats, dolphins and pilings necessary for the establishment or operation of a use permitted in this zone;
 - (b) marine navigational aids; and
 - (c) signs, subject to Part 6.

5.17 Public Wharf (M5)

Information Note: The purpose of the Public Wharf Zone is to provide for the regulation of development of the public wharf on North Thormanby Island.

Permitted Uses

- (1) The following uses are permitted in the M5 zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) navigational uses
 - (b) public service utility uses;
 - (c) loading, unloading and temporary storage of freight;
 - (d) temporary mooring facilities for passenger ferry, charter vessels, water taxis, pleasure craft, fishing boats and sea planes; and
 - (e) non-commercial boat moorage.

Permitted Structures

- (2) The following structures are permitted in the M5 zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:
 - (a) public wharf or barge;
 - (b) buoys, floats, wharves, wharf ramps, walkways, piers, floating breakwaters, dolphins and pilings, and buildings necessary for the establishment or operation of a use permitted in this zone;
 - (c) marine navigational aids; and
 - (d) signs, subject to Part 6.

Height

- (4) The maximum height of buildings and structures located on a public wharf is 5.0 metres (16.5 feet) measured from the surface of the wharf.

Floor Area

- (5) The maximum combined floor area for buildings and structures is 14.0 square metres (150 square feet).

PART 6 SIGN REGULATIONS

6.1 Permitted Signs

- (1) All types of signs, except those prohibited in Section 6.2 are permitted

6.2 Prohibited Signs

- (1) The following signs are prohibited:
 - (a) Blinking, backlit or neon signs
 - (b) Signs with moving parts.
 - (c) Signs that make noise to attract attention to the sign.
 - (d) Signs illuminated by a floodlight or spotlight such that the light from the floodlight or spotlight shines directly into the path of on-coming motor vehicle traffic.
 - (e) Signs that project over a highway or other public property.
 - (f) Third party signs.
 - (g) Signs painted on natural rock face.
 - (h) Any sign hung from, or in any way affixed to, any other sign;

6.3 Exempt Signs

The following signs are exempt from the regulations in this part:

- (1) Directional, traffic control, safety, interpretive, address and navigational signs.
- (2) Signs of candidates for public office, who are recognized as candidates by the public agency in which they seek office, provided they are removed within 14 days of the date of election.
- (3) Signs pertaining to the lease, sale, name of owner or property, or the use or status of a lot or building are permitted, provided no one sign exceeds a total dimension of 0.75 metres by 0.75 metres (2.5 feet by 2.5 feet)
- (4) Signs erected and maintained by a public agency.

6.4 Siting and Height

- (1) The maximum height for any sign is 6 metres (20 feet).

6.5 Obsolete Signs

- (1) Any sign which has become obsolete because of the discontinuance of the business, service or activity which it advertises must be removed from the premises within thirty days after the sign becomes obsolete.

6.6 Sign Number and Area

Table 6.1: Sign Number and Area		
Zone/Use	Number of Signs Permitted for each Lot, Premise or Use	Maximum Total Sign Dimension Permitted for Each Lot, Premise or Use
All zones	1 per lot	0.75 metres by 0.75 metres (2.5 feet by 2.5 feet)

PART 7 PARKING REGULATIONS

7.1 Application

- (1) Parking regulations shall not apply to any island unless there is a highway right of way and one or more motor vehicles, as defined by the *Motor Vehicle Act* located on that island.
- (2) There shall be one parking space available for each motor vehicle on an island of at least 2.75 metres (9 feet) in width and 6.25 metres (21 feet) in length, exclusive of manoeuvring aisles or driveways, and have unobstructed vertical clearance of at least 2 metres (6.6 feet).
- (3) Each parking space shall be accessible to a highway via a driveway or manoeuvring aisle not less than 6 metres (20 feet) in width at the junction with the highway.

PART 8 SUBDIVISION REGULATIONS

8.1 Lot Area Calculations

- (1) Subdivisions shall comply with the minimum and average lot area regulations set out in Part 5. For the purposes of this bylaw, the average lot area is the sum of the areas of the proposed lots divided by the number of proposed lots.
- (2) If an owner of land being subdivided dedicates as parkland more than 5 percent of the land being subdivided, the area greater than 5 percent may, for the purpose of determining compliance with average lot area regulations set out in Part 5, be included in the total area of lots being created, and the park or parks are deemed not to be lots.
- (3) If a lot proposed to be subdivided is divided by a zone boundary, a separate calculation of the number of lots permitted shall be made for each portion, and no lot is to be created in respect of any fractional area resulting from such a calculation.

8.2 Exemptions from Average and Minimum Lot Area Requirements

The average and minimum lot areas specified in Part 5 – Zone Regulations do not apply to:

- (1) A lot being created to be used solely for the unattended equipment necessary for the operation of any of the following services and the owner grants a covenant restricting the use of the lot to that use:
 - (a) electrical and telecommunication utilities;
 - (b) community sewer or water system facilities;
 - (c) telephone receiving antenna;
 - (d) radio or television broadcasting antenna;
 - (e) telecommunication relay;
 - (f) automatic telephone exchange;
 - (g) air or marine navigation aid;
 - (h) electrical substation.
- (2) A lot being created to be used solely for park use or natural open space or conservation purposes provided that a covenant is granted that restricts the use of the lot to that purpose.
- (3) A lot created is the result of the consolidation of two or more lots.
- (4) The adjustment of boundaries between lots provided that the area of any lot would not be increased to an extent that it could be subdivided into more lots than would be permitted under this Bylaw without the boundary adjustment and the total number of lots after the boundary adjustment is no more than the total number of lots before the boundary adjustment

8.3 Covenants Prohibiting Further Subdivision and Development

- (1) Where a subdivision is proposed that yields the maximum number of lots permitted by the applicable average lot area specified by this Bylaw, and one or more of the lots

being created has an area equal to or greater than twice the applicable average lot area, the owner must grant a restrictive covenant in respect of every such lot prohibiting further subdivision of the lot and prohibiting construction, erection, or occupancy on the lot of more than the applicable zone's permitted number or size of dwellings and accessory buildings.

- (2) If a subdivision is proposed that is to yield fewer than the maximum number of lots permitted by the applicable minimum and average lot sizes specified by this bylaw, and:
 - (a) one or more of the lots being created has an area equal to or greater than twice the applicable average lot size; and
 - (b) one or more of the lots being created has an area less than the applicable average lot size the applicant shall grant a restrictive covenant complying with Section 2.6 in respect of every lot prohibiting:
 - (i) the subdivision of the lot so as to create a greater total number of lots by subdivision and re-subdivision of the original lot than would have been created had the first subdivision created the maximum number of lots permitted by the applicable minimum and average lot sizes specified by this bylaw; and
 - (ii) the construction, erection, or occupancy on the lot of dwellings and accessory buildings so as to create greater density of such development on the original lot than would have been created had the original lot been developed to the greatest density permitted by this bylaw.
- (3) If the approval of a bare land strata plan would create common property, the applicant must grant a restrictive covenant in respect of the common property prohibiting the further subdivision of the common property and the disposition of the common property separately from the strata lots.

8.4 Boundary Adjustment Subdivisions

- (1) A boundary adjustment subdivision that would result in the increase of the area of any lot to the point where the new lots created could be subdivided into more lots than would be permitted under this bylaw without the boundary adjustment is prohibited.
- (2) A boundary adjustment subdivision resulting in a lot lying in two or more zones is prohibited, except where the lots being subdivided are located in two or more zones.

8.5 Section 946 Subdivisions (Residence for a Relative)

- (1) No lot having an area less than 8 hectares (20 acres) may be subdivided pursuant to the *Local Government Act* to provide a residence for a relative of the owner.

8.6 Lot Frontage and Lot Shape

- (1) The frontage on a highway of any lot in a proposed subdivision shall be at least 10% of its perimeter, unless exempted by the Local Trust Committee pursuant to requirements of the *Local Government Act*.
- (2) No lot in a proposed subdivision may have a lot depth greater than three times its lot width, excluding any panhandle access strip.

- (3) If a panhandle lot proposed to be created has sufficient area to be further subdivided under the provisions of this Bylaw, the minimum width of the access strip of land shall be 20 metres.
- (4) If a panhandle lot proposed to be created has insufficient area to be further subdivided, the minimum width of the access strip of land shall be 10 metres.

8.7 Split Zoned Lots

- (1) The creation of an additional lot lying within two or more zones is prohibited unless the subdivision consolidates lots or adjusts property lines.

8.8 Split or Hooked Lots

- (1) No lot which is divided into two or more portions by a highway or other lot may be created by subdivision, except where required to provide highway access within a water access subdivision.
- (2) Where a part of a parcel is separated from the main portion of the parcel by a road, watercourse, marine water or topographical feature, it may be consolidated with an adjacent parcel to which it may be more properly related without meeting other provisions of this Part, as long as the main portion of the parent parcel conforms to the provisions of this Part.

8.9 Water Access Subdivisions

- (1) Subdivisions that propose access by water only shall provide access by road dedication to a location suitable for the establishment of a neighbourhood dock for use by the owners and occupiers of the subdivision.

8.10 Highway Standards

Information Note: For information on road standards see the Letter of Agreement between the Islands Trust and the Ministry of Transportation and Highways (now called Ministry of Transportation and Infrastructure), dated October 20, 1992 and amended July 18, 1996.

8.11 Water Supply

Information Note: For information on water quantity (volume) and quality (potability) requirements for proposed lots served by individual wells, contact the Provincial Approving Officer, Ministry of Transportation and Infrastructure, and for proposed lots served by a community water system contact the Vancouver Coastal Health Authority.

Schedule A-1 -Site Plan for Buccaneer Bay

District Lot 1539, Lot 1 of District Lot 1018 and 1019, South Thormanby Island

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Schedule A-2 -Accessory Buildings in Buccaneer Bay

District Lot 1539, Lot 1 of District Lot 1018 and 1019, South Thormanby Island

Principal dwellings with accessory buildings in the RR2 zone numbering more than three (3) and/or whose total square footage is more than 32.5 m² (350 ft²).

Table A.2: Accessory Building Build Out – Buccaneer Bay		
Site No.	Number of Buildings	Total Floor Area
3	3	61.3 m ² (660 ft ²)
5	4	43.2 m ² (465 ft ²)
8	3	62.4 m ² (672 ft ²)
14	3	46.7 m ² (503 ft ²)
16	3	38.2 m ² (411 ft ²)
19	3	37.2 m ² (400 ft ²)
22	2	60.2 m ² (648 ft ²)
23	1	34.4 m ² (370 ft ²)
45	3	40.5 m ² (436 ft ²)
54	3	41.7 m ² (449 ft ²)
62	5	86.8 m ² (934 ft ²)
63	4	33.4 m ² (360 ft ²)
64	2	83 m ² (893 ft ²)

Schedule B 'Zoning Map -

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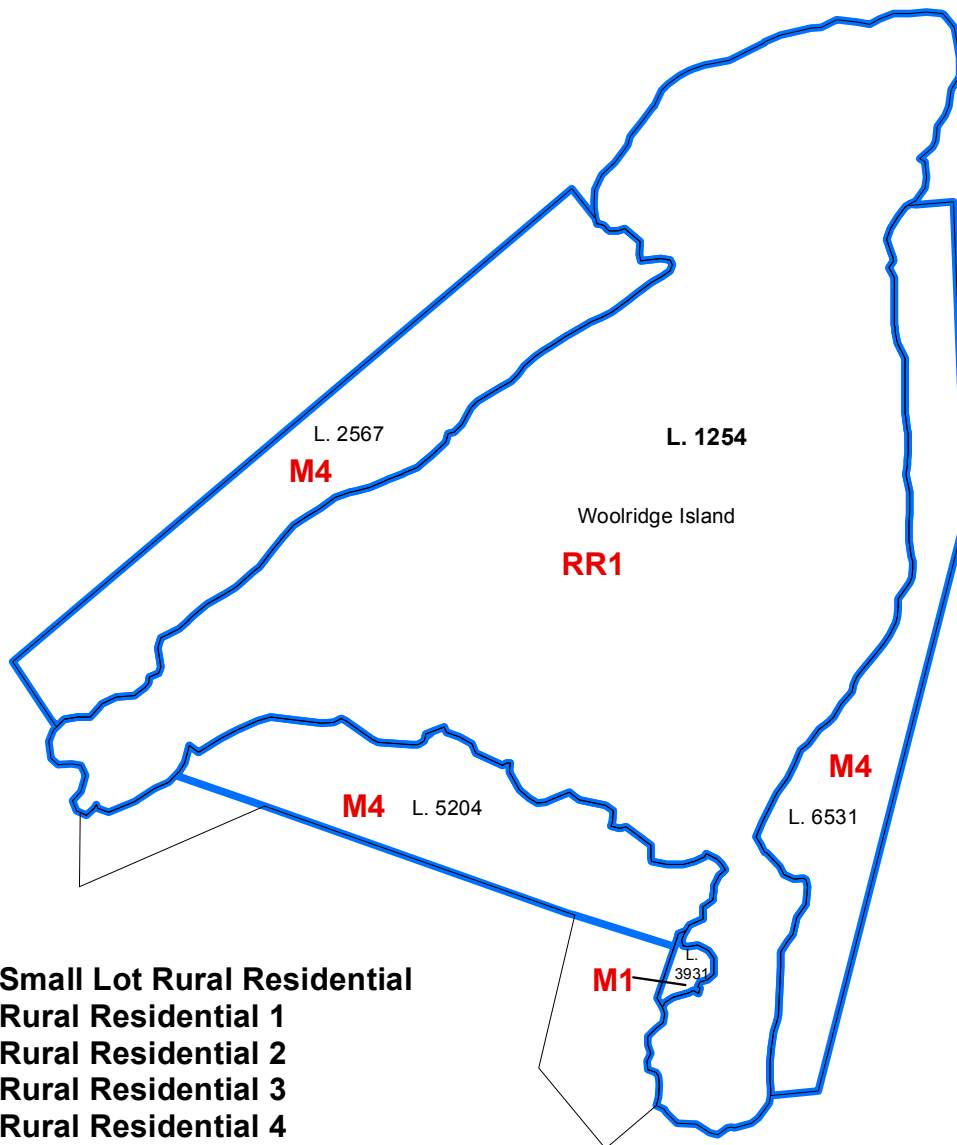
Schedule C 'Zoning Map -

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Schedule D - 'Bylaw Area Map'

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Woolridge Island

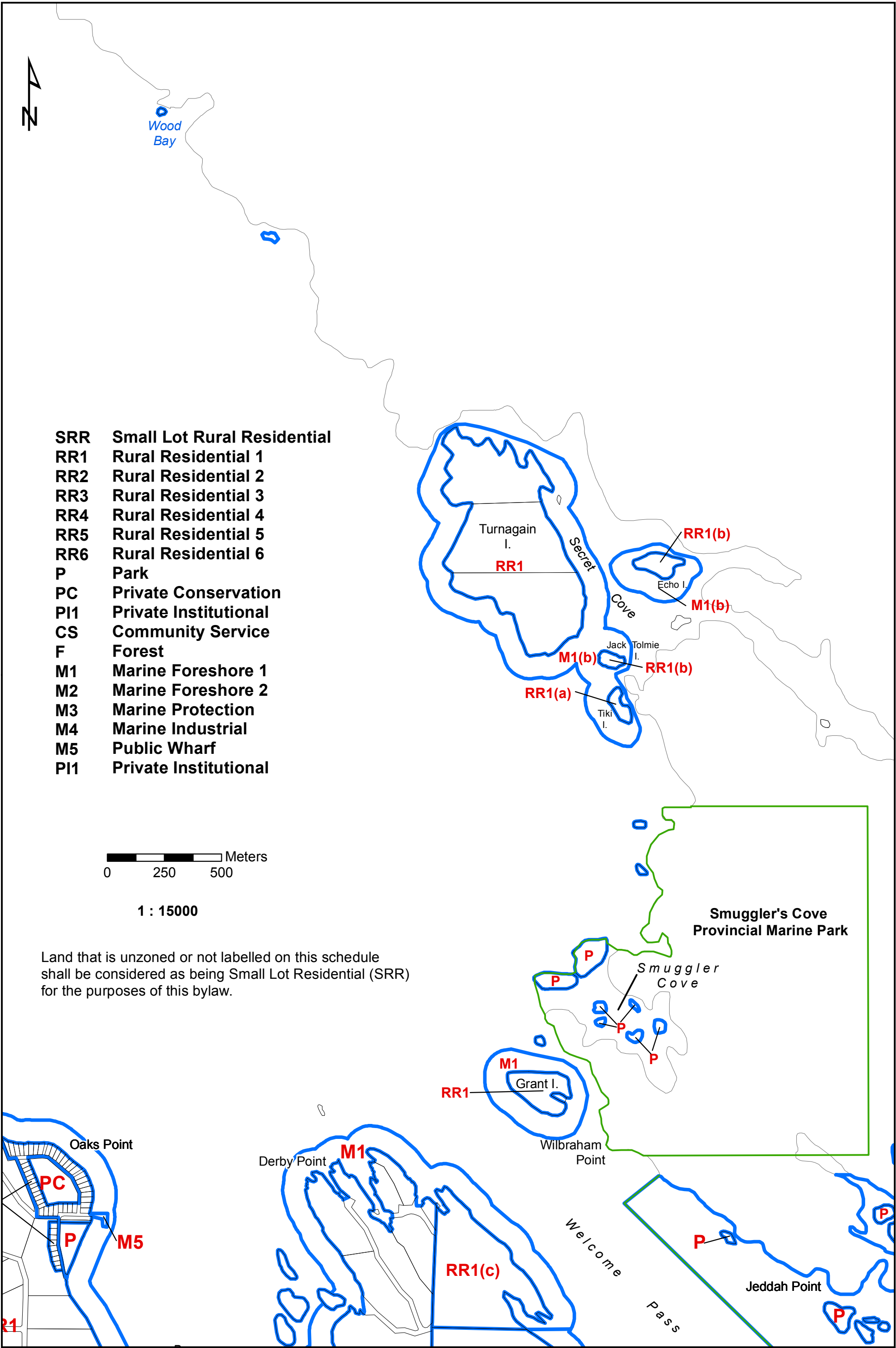


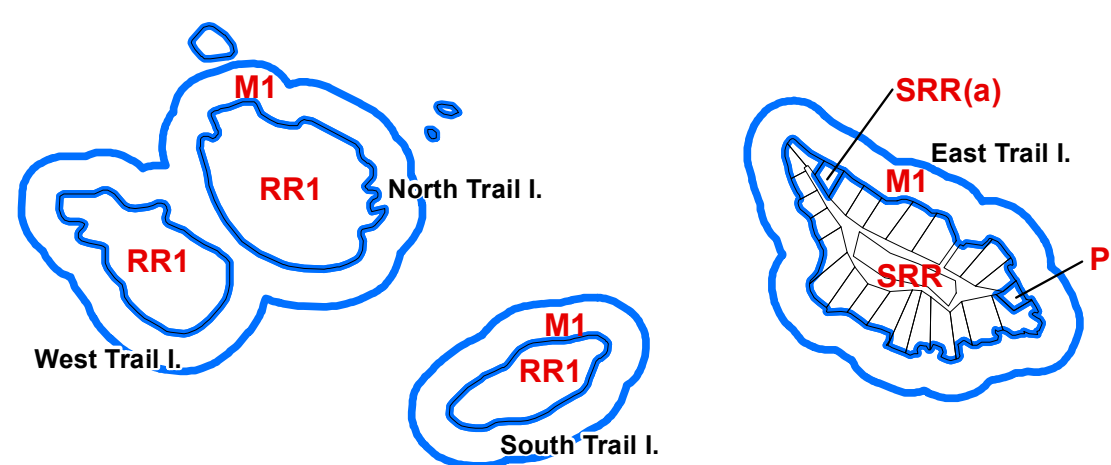
SRR	Small Lot Rural Residential
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3
RR4	Rural Residential 4
RR5	Rural Residential 5
RR6	Rural Residential 6
P	Park
PC	Private Conservation
PI1	Private Institutional
CS	Community Service
F	Forest
M1	Marine Foreshore 1
M2	Marine Foreshore 2
M3	Marine Protection
M4	Marine Industrial
M5	Public Wharf
PI1	Private Institutional

1 : 10,000
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0 50 100 200 300 400

Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.

Gambier Island



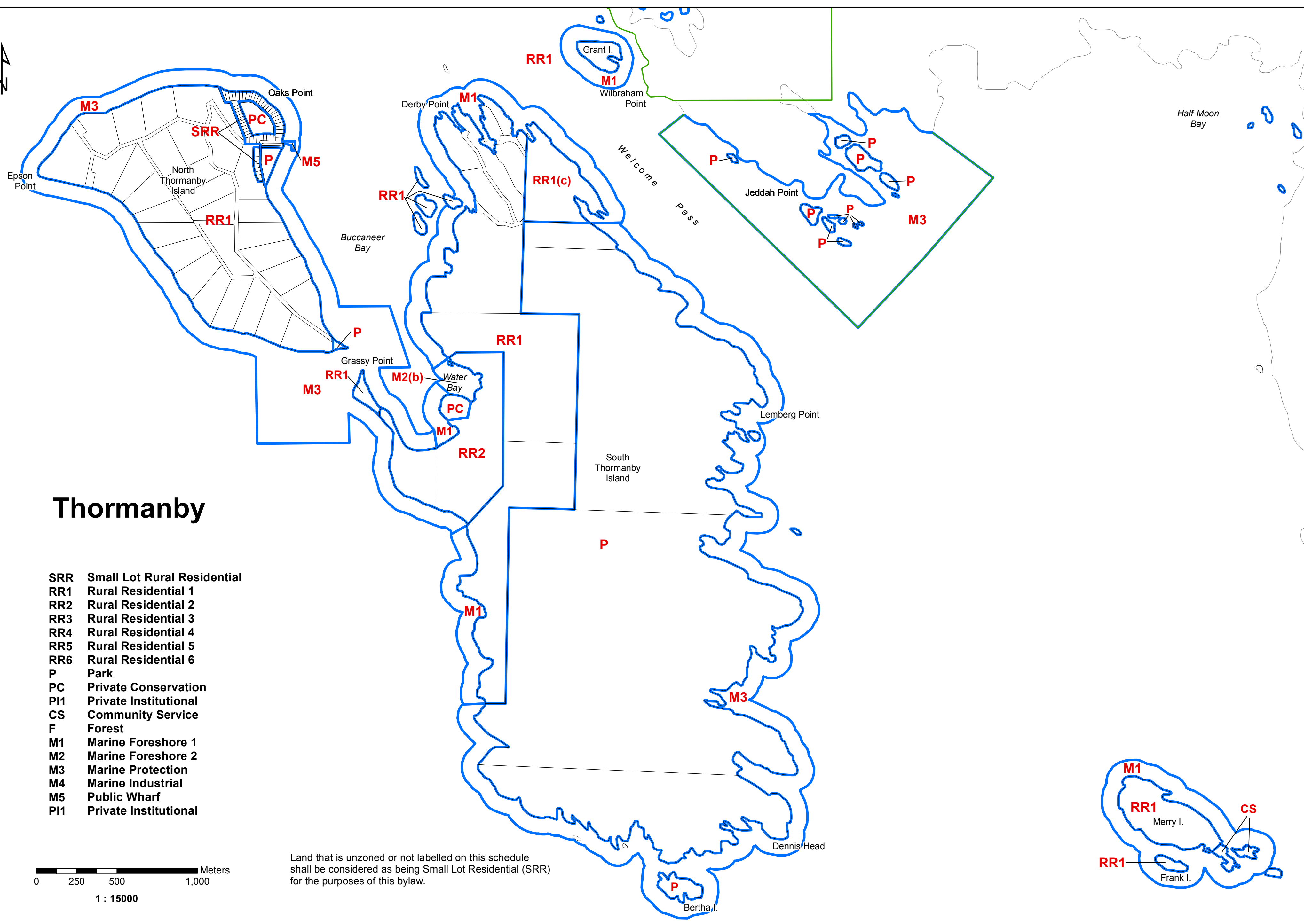


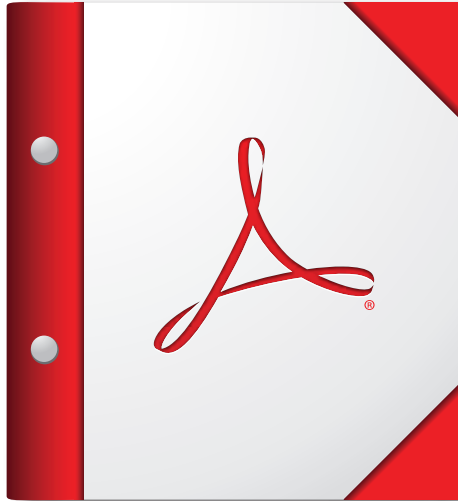
SRR	Small Lot Rural Residential
RR1	Rural Residential 1
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P	Park
PC	Private Conservation
PI1	Private Institutional
CS	Community Service
F	Forest
M1	Marine Foreshore 1
M2	Marine Foreshore 2
M3	Marine Protection
M4	Marine Industrial
M5	Public Wharf
PI1	Private Institutional

1 : 20,000



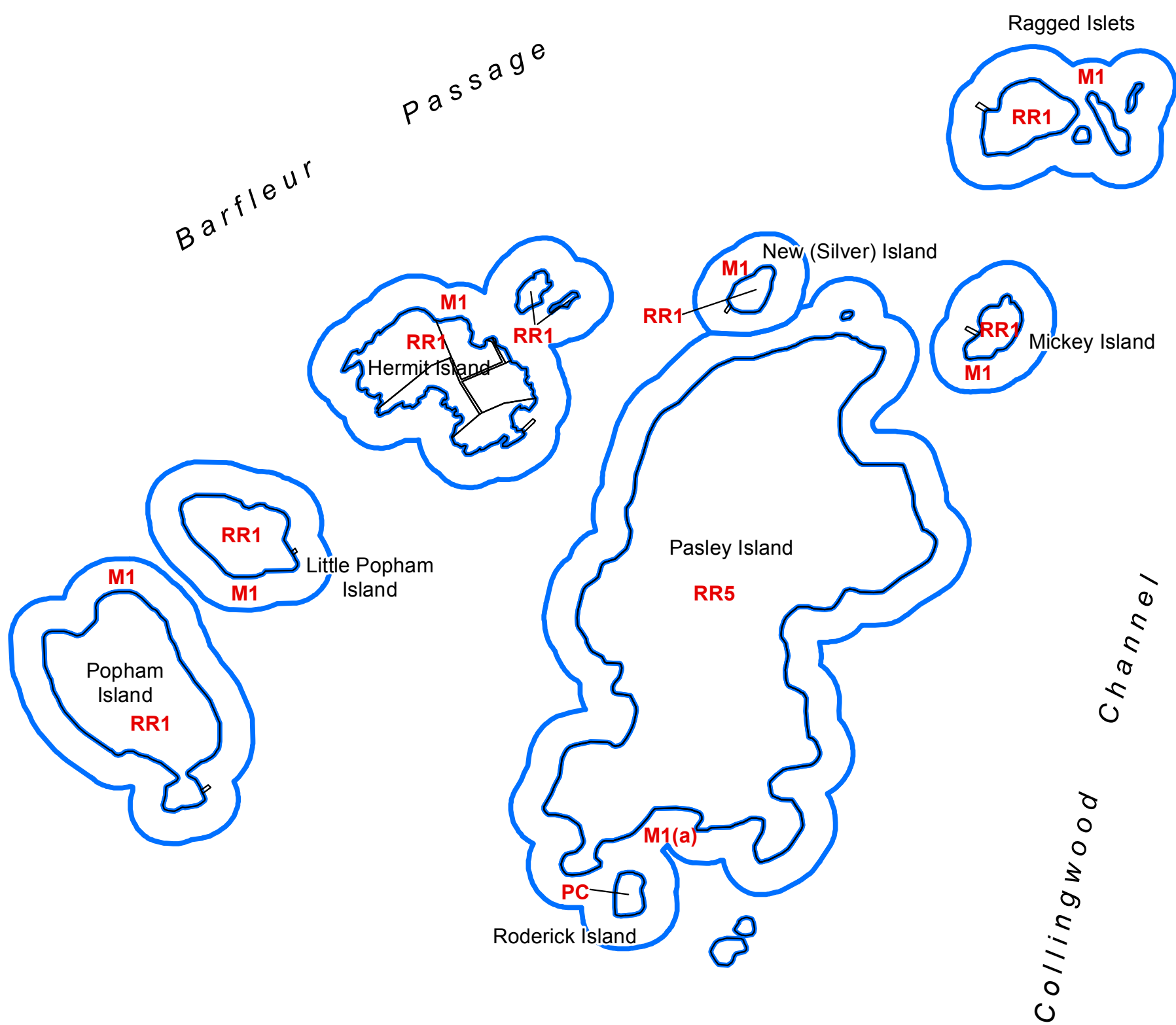
Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.





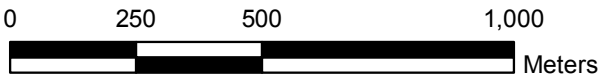
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- SRR** Small Lot Rural Residential
- RR1** Rural Residential 1
- RR2** Rural Residential 2
- RR3** Rural Residential 3
- RR4** Rural Residential 4
- RR5** Rural Residential 5
- RR6** Rural Residential 6
- P** Park
- PC** Private Conservation
- PI1** Private Institutional
- CS** Community Service
- F** Forest
- M1** Marine Foreshore 1
- M2** Marine Foreshore 2
- M3** Marine Protection
- M4** Marine Industrial
- M5** Public Wharf
- PI1** Private Institutional

1 :15,000

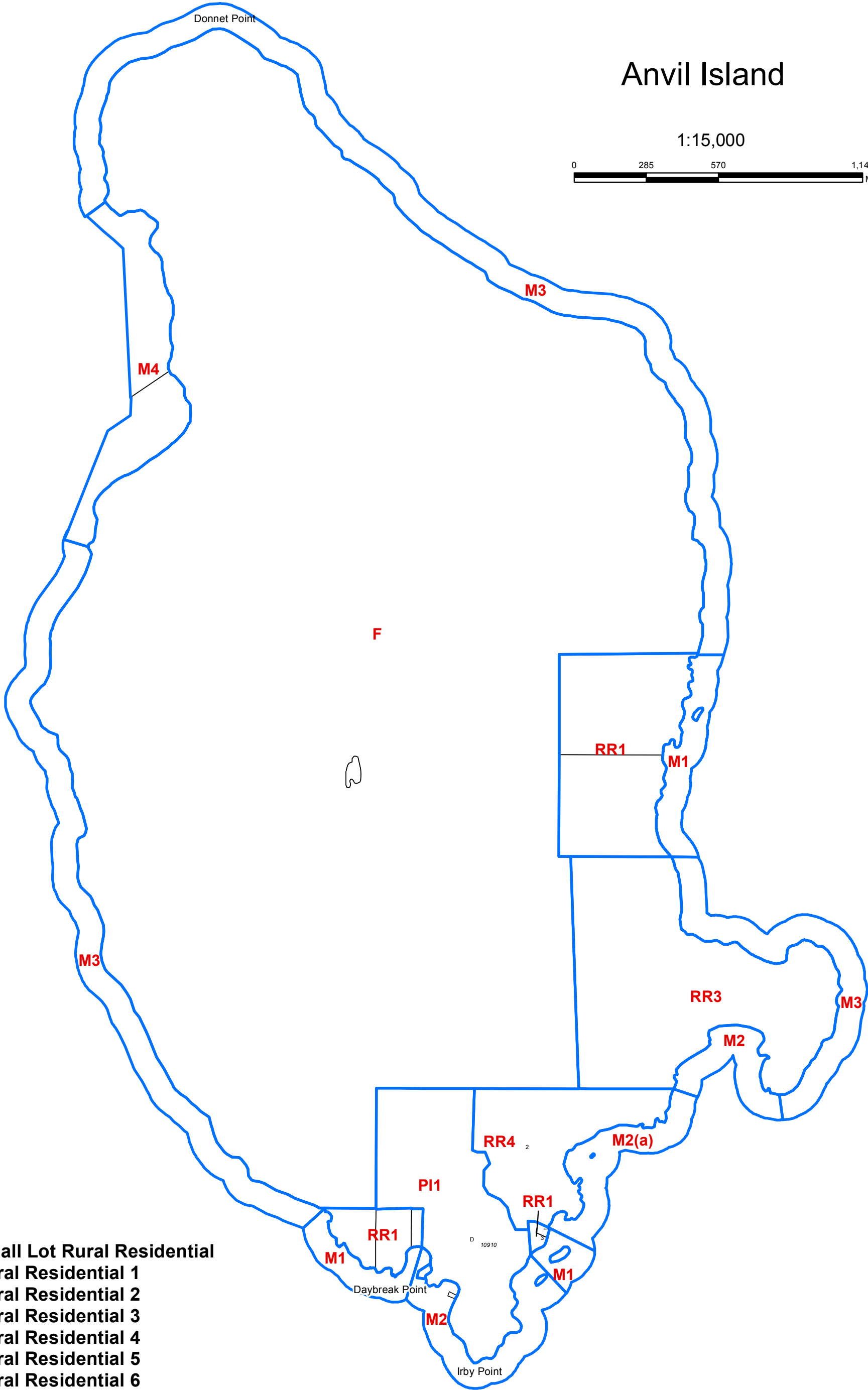
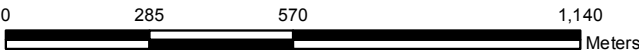


Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.



Anvil Island

1:15,000



- SRR Small Lot Rural Residential
- RR1 Rural Residential 1
- RR2 Rural Residential 2
- RR3 Rural Residential 3
- RR4 Rural Residential 4
- RR5 Rural Residential 5
- RR6 Rural Residential 6
- P Park
- PC Private Conservation
- PI1 Private Institutional
- CS Community Service
- F Forest
- M1 Marine Foreshore 1
- M2 Marine Foreshore 2
- M3 Marine Protection
- M4 Marine Industrial
- M5 Public Wharf
- PI1 Private Institutional

Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.



Islands Trust

**GAMBIER ASSOCIATED ISLANDS
LAND USE BYLAW No. __, 2012**

DRAFT FOR COMMENT

Consolidation as of: ____, 200__

Note: Marginal "Comments" in italics are explanatory and are not intended to form part of the Bylaw

Draft for Comment: July 2012

This draft has been prepared by Islands Trust staff based on the Islands Trust LUB template, draft OCP policies, project terms of reference, and community input received to date.

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PART 1 INTERPRETATION

1.1 Definitions

Comments

"accessory" in relation to a use, building or structure means incidental, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot and within the same zone, or, if the accessory use, building or structure is located on the common property in a bare land strata plan, on a strata lot in that strata plan.

*Standard Islands Trust bylaw definition
Modified from bylaw 96*

"agriculture" means the use of land for the growing, rearing, harvesting, or production of agricultural plants, crops, livestock and other farm animals on land-based areas.

Keats LUB

"Approving Officer" means the Approving Officer for the Gambier Associated Islands Area appointed pursuant to the *Land Title Act*.

Standard Islands Trust bylaw definition

"boathouse" means a building or structure that is located on the land-based portion of a waterfront residential lot, and that is used to house small boats, and equipment or items associated with sports, moorage and boating activities.

*Keats LUB, modified based on
Passage island input.*

"breakwater" means a protective structure, bottom-founded or floating, and extending below the foreshore, designed to provide protection for a harbour, anchorage, docks, a shoreline or the adjacent upland from wave action by influencing the movement of water and/or deposition of materials.

*North Pender Associated
Islands LUB*

"building" means a roofed structure, but does not include a mobile home or recreational vehicle, used or intended to be used for supporting or sheltering any use or occupancy.

*Standard Islands Trust bylaw
definition, modified to exclude
mobiles.*

"commercial" means occupied with or engaged in an activity or enterprise for the purposes of generating personal, professional, or business income for an individual, proprietorship, partnership, or corporation, and not including activities and enterprises engaged in by non-profit organizations, government agencies, public service utilities, or public services.

*Standard Islands Trust bylaw
definition. Modified from
definition of "commerce" in
bylaw 96*

"commercial visitor accommodation" means a home occupation comprising the provision of temporary overnight sleeping accommodation and meals to paying guests for a period not to exceed seven days.

"community dock" means non-commercial boat mooring facilities which are owned, operated, and administered cooperatively by individuals, a non-commercial organization, or by a strata corporation, for the provision of boat moorage spaces to Bylaw Area residents, lot owners, and invitees, and for which user fees may be charged.

Keats LUB

"dock" means a marine-based structure, or set of structures, generally consisting of a pier or wharf, and may include a ramp, float, and supporting structures, which is used for the non-commercial mooring of vessels in

*North Pender Associated
Islands LUB (modified).*

Comments

association with the permitted use of the adjacent upland.

"dwelling" means a building used for residential purposes by a single household, containing sleeping and living areas plus a single set of facilities for food preparation and eating.

*Standard Islands Trust bylaw definition
Modified from Bylaw 96*

"fence" means a structure used as a barrier to separate, prevent escape or intrusion or mark a boundary and may include a gate, screen or freestanding wall.

Standard Islands Trust bylaw definition

"float" means a floating non-roofed structure that is used as a landing or moorage place for marine transport and which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor.

North Pender Associated Islands LUB

"floor area" means the sum of the horizontal areas of all storeys in a building, measured to the outer surface of the exterior walls, exclusive of any floor area occupied by a cistern used for the collection of rainwater for domestic use or fire protection, and exclusive of any space where a floor and a ceiling are less than 1.2 metres (4 feet) apart, and includes the floor area of balconies, decks, porches and similar projections fully enclosed by siding, glazing, screening or other materials. For certainty if a balcony, deck, porch or similar projection is not fully enclosed then the floor of such projections is excluded from any calculation of floor area.

Standard Islands Trust bylaw definition, with provision of wording confirming that fully enclosed decks (etc.) are considered floor area.

"frontage" means the length of that lot boundary which abuts a highway, other than a lane or a walkway, or an access route in a bare land strata plan.

Standard Islands Trust bylaw definition

"guest house" means a building containing sleeping and cooking facilities, which may or may not contain a toilet, sink, bathtub or shower, that is used or intended for use exclusively for the accommodation of persons who are non-paying guests of the owner of the principle residence or dwelling associated with the guest house on the site.

"height" means the vertical distance between the highest point of a building or structure and the average natural grade, being the average undisturbed elevation of the ground at the perimeter of the building or structure calculated by averaging the elevations at the midpoints of all the exterior walls. In the case of structures on the surface of water, average natural grade shall be the natural boundary for a building or structure fixed to the bed of the water and the watermark of any floating building or structure.

Standard Islands Trust bylaw definition. Structures on surface of water still addressed. Modified from definition of "ground level" in bylaw 96

"highway" includes a street, road, lane, bridge, viaduct and any other way open to the use of the public, but does not include a private right-of-way on private property.

Standard Islands Trust bylaw definition, from Highways Act. Modified from definition of "street" in bylaw 96

"home occupation" means a commercial use that is accessory to a permitted principal residential use on the same lot.

Standard Islands Trust bylaw definition. Modified from definition of "domestic industry" in bylaw 96.

Comments

“horticulture” means the use of land for the purpose of growing fruits, vegetables, plants or flowers.

Standard Islands Trust bylaw definition

“island” means land surrounded by water, and includes islets and rocks exposed above the natural boundary of the sea.

Standard Islands Trust bylaw definition

“landscape screen” means a visual barrier consisting of natural vegetation, trees, shrubs, fencing or a combination of those elements, broken only by necessary access ways for pedestrians and vehicles and serving to screen land uses from abutting land and highways.

*Standard Islands Trust bylaw definition.
Modified from bylaw 96*

“local trust committee” means the Gambier Island Local Trust Committee.

“lot” means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*.

*Standard Islands Trust bylaw definition.
Modified from bylaw 96*

“lot coverage” means the total horizontal area at grade of those portions of a lot that are covered by buildings and structures, exclusive of decks not exceeding 1.2 metres in height at any point, measured to the outermost perimeter of a building or structure, divided by the area of the lot, and expressed as a percentage.

Standard Islands Trust bylaw definition, modified to exclude ground level decks. Some definitions expand lot coverage to the drip line

“lot line” means the boundary of a lot as shown on a plan of survey registered with the BC Land Titles Office or is the boundary of a lot as is otherwise described as authorized by the *Land Title Act*.

Standard Islands Trust bylaw definition modified to address methods of lot line definition other than a survey

“exterior side lot line” means a lot line that is not a front or rear lot line and that is common to the lot and an abutting highway or access route in a bare land strata plan.

*Standard Islands Trust bylaw definition
Modified from bylaw 96*

“front lot line” means the lot line that is common to the lot and an abutting highway or access route in a bare land strata plan, and where there are two or more such lot lines the shortest (other than corner cuts) is deemed the front lot line;

*Standard Islands Trust bylaw definition. On an island community with no highway all lot lines are interior side lot lines.
Similar to bylaw 96 definition with added reference for strata. Standard Islands Trust bylaw definition
Modified from bylaw 96*

“interior side lot line” means a lot line that is not a front, rear or exterior side lot line.

“rear lot line” means the lot line that is opposite the front lot line in the case of a lot having four sides, and where the rear portion of a lot is bounded by intersecting side lot lines the point of intersection is deemed the rear lot line;

*Standard Islands Trust bylaw definition.
Similar to Bylaw 96*

“mobile home” means a dwelling designed, constructed or manufactured to be moved from one place to another by being towed or carried.

*Standard Islands Trust bylaw definition.
Modified from bylaw 96*

“moorage” means the tying or securing of a vessel to a fixed structure, float, dock or mooring buoy.

Standard Islands Trust bylaw definition. Added float and dock for certainty.

Comments

"natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself..

Standard Islands Trust bylaw definition, consistent with definition in the Land Act. Similar to bylaw 96

"natural watercourse" means a naturally formed place that perennially or periodically contains surface water, including a lake, river, creek, spring, ravine, wetland, salt water marsh, and bog, but does not include a constructed ditch, or surface drain, or the sea.

Standard Islands Trust bylaw definition

"panhandle lot" means a lot that fronts on a highway, or where there is no highway, that gains access at the natural boundary of the sea by means of a strip of land, known as the access strip, that is narrower than the main portion of the lot.

Standard Islands Trust bylaw definition amended using Gambier LUB to address islands without highways.

"park" means any land dedicated as park under the *Park Act*, the *Land Title Act* or the *Local Government Act*, which is open to the general population and reserved for outdoor recreational, scenic, or nature conservation purposes, and may include undesignated Crown islets within the planning area covered by this Bylaw.

Keats LUB

"personal watercraft" means a vessel less than 5 metres (16 feet) in length that is propelled by machinery, commonly a jet pump, and designed to be operated by a person standing, kneeling or sitting on the vessel rather than standing or sitting inside the vessel.

Standard Islands Trust bylaw definition

"pier" means a fixed structure constructed over the foreshore and the water and that abuts the shoreline, is generally perpendicular to the shoreline, and is used to provide access to a float or as a landing or moorage place for marine transport or for recreational purposes.

Standard Islands Trust bylaw definition

"principal" in relation to a use, building or structure means the main or primary use, building or structure, as the case may be, conducted or constructed on a lot.

Standard Islands Trust bylaw definition

"private institutional camp": means a use conducted by a non-profit society or other non-commercial organization which provides for public or private assembly and overnight accommodation of persons for recreational, educational and religious purposes.

Keats LUB amended.

"recreational uses" means leisure activities, performed either singly or collectively, through forms of play, amusement, or relaxation, and may include structures such as picnic benches, shelters, storage buildings, and washroom facilities.

Standard Islands Trust bylaw definition

"recreational vehicle" means a tent trailer, travel trailer, motor home or other self-propelled vehicle, containing sleeping, cooking and sanitary facilities, but does not include a mobile home or manufactured home.

Comments

"residential" means used for the domicile and home life of a person or persons, and for this purpose, does not include the commercial rental of a dwelling unit for a period of less than one month.

Keats LUB amended to reflect that February is less than 30 days.

Modified from definition of "residence" in bylaw 96

"setback" means the horizontal distance that a building or structure must be sited from a specified lot line, building or feature.

Standard Islands Trust bylaw definition

"sign" means any device or medium, including its supporting structure visible from the sea, any highway or lot other than the one on which it is located and which is used to attract attention for advertising, information or identification purposes.

Standard Islands Trust bylaw definition

"sleeping cabin" means an accessory dwelling unit, which despite the definition of "dwelling unit" and "residential" in this bylaw includes only sleeping quarters and washroom facilities and does not contain a kitchen and is used for the temporary accommodation of non paying guests of the occupants of a dwelling on the same lot.

Keats LUB. Sleeping cabins would be permitted as part of the calculation of accessory buildings permitted per lot or per residence.

"small wind energy system" means a wind energy conversion system consisting of a wind turbine, a wind turbine tower, and associated equipment, machinery, structures and buildings, which has a nameplate rated capacity of not more than 50kW, and which provides power for use on-site only (grid connected or off-grid).

Definition from Islands Trust Renewable Energy Technology Report – June 2012

"structure" means a construction or portion thereof of any kind that is fixed to, supported by or sunk into land or water, but excludes landscaping, septic fields, septic tanks, absorption fields and related appurtenances below ground and concrete and asphalt paving or similar surfacing of the land.

Modified Islands Trust bylaw definition.

"swimfloat" means a floating non-roofed structure that is used as a platform for diving or respite from swimming and which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor and is not to be used as a landing or moorage place for marine transport.

From Bowyer/Passage Bylaw

"use" means the purpose or activity for which land, buildings or structures are designed, arranged or intended, or for which land, buildings or structures are occupied or maintained.

Standard Islands Trust bylaw definition with added reference of structures for certainty.

"utility" means broadcast transmission, electrical, telecommunications, sewer or water services and facilities (excluding private radio or television towers) and includes navigation aids.

Keats LUB and standard Islands Trust bylaw definition modified to exclude reference to 'licensed by government.'

"utility shed" means an accessory building with a floor area of 10 square metres (108 sq. ft.) or less containing only equipment for pumping, processing, or storing of water or sewage, electrical generating equipment, or communication service equipment.

Standard Islands Trust bylaw definition of 'pumphouse' modified to limit floor area and include other electrical and communications equipment.

"watercourse" means any natural or man-made depression with well-defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two square kilometres or more.

"stream" means a watercourse, including a watercourse that is obscured by overhanging or bridging vegetation or soil mats, that contains water on a perennial or seasonal basis, is scoured by water or contains observable deposits of mineral alluvium, and

(a) has a continuous channel bed that is 100 m or more in length, or

(b) flows directly into

(i) a fish stream or a fish-bearing lake or wetland, or

(ii) a licensed waterworks intake; (from Private Managed Forest Land Matters Regulation 372/2004)

"wetland" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions supports, vegetation typically adapted for life in saturated soil conditions, including marshes, bogs, fens, estuaries, and similar areas that are not part of the active floodplain of a stream.

"wharf" means a structure, usually consisting of a pier, ramp(s), and float(s), which is connected to an upland lot by a ramp or walkway.

"zone" means a zone established by Part 5 of this Bylaw.

Comments

Modified from definition of "stream" in bylaw 96. There are a few definitions used in provincial legislation for "stream" or "watercourse" depending upon the purpose of the legislation. A definition in a LUB must address multiple objectives. The proposed definition for "watercourse" and the definition for "stream" from the Private Managed Forest Land Matters regulation (without clause (b) are certain and either definition could be used.

Standard Islands Trust bylaw definition modified in accordance with Riparian Area Regulations Modified from definition of "lake" in bylaw 96

Standard Islands Trust bylaw definition

Standard Islands Trust bylaw definition

1.2 Referencing

(1) In the system used for referencing provisions, the single digit number indicates parts, the two digit number sections, the parenthetical numbers subsections, the lower case letters articles and the roman numerals clauses:

Part: 1
Section: 1.1
Subsection: 1.1(1)
Article: 1.1(1)(a)
Clause: 1.1(1)(a)(i)

Standard Islands Trust bylaw organization

1.3 Units of Measure

(1) Metric dimensions are used in this Bylaw. Imperial equivalents, where shown in parentheses are approximate, are provided for convenience only, and do not form part of this Bylaw.

1.4 Enacting Clauses

- (1) Where a paragraph or sentence or column in a table in this Bylaw is preceded or labelled by the words “Information Note”, the contents of the paragraph or sentence or column are provided only to assist in understanding of the bylaw and do not form a part of it.

Information Note:

The *Interpretation Act*, being a Provincial Statute defines a number of commonly used terms (e.g. how to measure “time” and is applicable in the interpretation of this bylaw).

PART 2 ADMINISTRATION

2.1 Application

- (1) This Bylaw shall apply to that part of the Gambier Island Local Trust Area as shown on **Schedule X** referred to as the Associated Islands Area. Encompassed in this area of application are the land area of all islands, islets, reefs, rocks, and the seabed, and specified surface waters and air spaces.

2.2 Conformity

- (1) No person may use or occupy or permit any land, water surface, building or structure to be used or occupied, or subdivide any land, except as permitted by this Bylaw.
- (2) No person may construct, reconstruct, place, alter, extend or maintain any building, structure or sign except as permitted by this Bylaw.
- (3) Nothing contained in this Bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures.
- (4) Any existing lot that is less than the minimum lot area specified in the applicable zone for the creation of new lots by subdivision may be used for any use permitted in that zone unless otherwise specified in this Bylaw.
- (5) No lot or area may be subdivided, no building, structure or land may be used, and no building or structure may be sited in a manner which renders any existing use, building or structure illegal or non-conforming.

2.3 Inspection

- (1) The Islands Trust Bylaw Enforcement Officer or any other person designated by the Islands Trust to administer this Bylaw is authorized to enter, at any reasonable time and after having given prior notification to the occupier, upon any property that is subject to regulation under this Bylaw, for the purpose of determining whether the regulations are being observed.

2.4 Violation

- (1) Any person who does any act or thing or permits any act or thing to be done in contravention of the provisions of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have committed an offence under this Bylaw.

2.5 Penalty

- (1) Any person who commits an offence against this Bylaw is liable, upon summary conviction, to a fine and penalty, pursuant to the *Offence Act*, not exceeding \$2,000 and the costs of prosecution. Each day during which an offence against this Bylaw is continued is deemed to constitute a new and separate offence.

2.6 Covenants

- (1) Where under this Bylaw an owner of land is required or authorized to grant a covenant restricting subdivision or development, the covenant must be granted to the Local Trust Committee pursuant to Section 219 of the *Land Title Act* delivered in registerable form satisfactory to the Local Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant must indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenantor.

This would apply to the form of any future s.219 covenants granted to the LTC as a condition of a rezoning or subdivision. Note" LPC is reviewing the management of conservation covenants and may require costs for monitoring of such covenants to be paid by the applicant as well.

2.7 Owner's Cost

- (1) If any provision of this Bylaw requires a report, study, covenant, plan or similar item to be prepared, unless otherwise stated, the owner shall pay all costs.

2.8 Siting Compliance

- (1) Every applicant for any development application must provide a plan signed by a B.C. Land Surveyor showing the location on the lot of all existing and proposed buildings and structures in relation to lot and zone boundaries, watercourses, and the sea, and in relation to other buildings on the lot, unless the Local Trust Committee determines that the provision of such a plan is not reasonably necessary to establish whether the proposed buildings and structures comply with the siting requirements of this or any other Bylaw.

PART 3 GENERAL REGULATIONS

3.1 Permitted in All Zones

The following uses, buildings and structures are permitted in any zone, except where noted, and all buildings and structures are subject to siting and size regulations established elsewhere in this Bylaw:

- (1) Conservation areas, including ecological reserves, conservation covenants and other habitat reserves, and parks, but excluding playgrounds and playing fields.
- (2) Water supply facilities, for an individual dwelling or as a community service, in any land zone for the purposes of supplying potable or grey water on an individual island, including reservoirs, lines, treatment facilities, catchment and storage facilities and pumping and intake structures.
- (3) Buried or submerged electricity and telecommunication lines for the distribution of service within the Associated Islands Area in any zone and above-ground lines in any land zone.
- (4) Electrical or telecommunications facilities for the purposes of supplying service on the same island the facility is established.
- (5) Solar collectors, micro hydro and wind turbines in any land zone for the purposes of supplying power to the lot on which the structure is located.
- (6) Geothermal exchange equipment for the purposes of supplying energy to the lot on which the structure is located or in the water for the purpose of supplying energy to a lot adjacent to the foreshore.
- (7) Air and marine navigational aids.
- (8) Fences in any land zone.
- (9) Hiking and bicycle trails.
- (10) Signs, subject to regulations established in Part 6.
- (11) Utility sheds.
- (12) Sewage disposal facilities for which a sewage disposal permit has been registered under the *Health Act*.
- (13) Horticulture.

These are uses, buildings or structures that would be permitted outright in all zones without being explicitly permitted in the zone regulations. There are currently no uses permitted in all zones in Bylaw 96

Many of these uses and structures would be considered accessory to a permitted principal use, however allowing them outright would permit them to be constructed prior to a principal use being commenced.

Equestrian use is not included due to ecological impacts of such use on trail areas. Discussion suggested re need for equestrian use.

For discussion - additional permitted uses

3.2 Prohibited in All Zones

For certainty, the following uses, buildings and structures are prohibited in any zone, except where expressly permitted in Part 5:

All uses are prohibited unless specifically permitted in 3.1 or Part 5. This section is for certainty only.

- (1) The disposal of any waste matter on land or in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the Sewage Disposal Regulation of the *Waste Management Act*.
- (2) The disposal or storage of hazardous or toxic waste.
- (3) The rental, sale or storage of personal watercraft.
- (4) The use of a mobile home or recreational vehicle as a residence.
- (5) The use of a vessel anchored, moored, or secured as a permanent residence.
- (6) Finfish aquaculture in any water zone.
- (7) Bridges, causeways or tunnels connecting any island to the mainland.
- (8) Water utility lines connecting any one island to another island or the mainland.
- (9) Wind turbines in any water zone, and wind turbines intended to provide power to an island other than the island on which the structures are located.
- (10) Dog breeding and boarding kennels.

While mobile homes were permitted in bylaw 96, they are not proposed as a practical residence on small islands and are not readily removed or deconstructed when they are at end of usable state.

Islands Trust policy statement – exemption for Echo, Jack Tolmie Tiki and Turnagain Islands in Part 5

Limited to same island rather than the same lot

3.3 Siting and Setback Regulations

- (1) All siting measurements must be made on a horizontal plane from the natural boundary, lot line or other feature specified in this Bylaw to the nearest portion of the building or structure in question.
- (2) No building or structure greater than 1 metre (3.28 ft.) in height, except a fence, utility line, utility pole, navigational aid, at-grade

Standard to Islands Trust Land Use Bylaws

Standard to Islands Trust Land Use Bylaws, with inclusion of at-grade steps

steps, driveway or path, or utility shed, may be constructed, reconstructed, moved, extended or located within the setback areas established in the regulations in Part 5 of this Bylaw.

and buildings/structures less than 1 metre in height.. Bylaw 96 granted exemption for buildings/structures less than 1 metre in height and fences

- (3) No building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (24.6 feet) of the natural boundary of the sea except:

Setback in Bylaw 96 is 7.5 m.. OCP policy 3.9.9.- Exceptions are structures related to permitted marine use and those necessary for access to foreshore or docks.

- (a) a permitted boathouse, including accessory ramps,
- (b) propane tank;
- (c) utility lines;
- (d) lifting devices associated with permitted marine uses, including cranes and hoists;
- (e) stairs, ramps or walkways, required to access the foreshore or a permitted dock not exceeding a width of 2.5 metres (8.2 feet); and
- (f) decks or platforms which do not exceed a height of 1.2 metres (4 feet) above natural grade, exclusive of railings, and which do not exceed an area of 10 m² (108 ft²) per lot within the setback.

Ramp width is wider than on larger islands due to lack of barge ramps and other access facilities on smaller islands

- (4) No building or structure, except a fence or utility shed, may be constructed, reconstructed, moved, extended or located within 30 metres (100 feet) of the natural boundary of any watercourse or wetland. Septic fields, septic tanks, absorption fields and related appurtenances below ground, concrete and asphalt paving or similar surfacing of the land, and retaining structures are considered structures for the purposes of this subsection.

30 metres for watercourses subject to the provincial Riparian Area Regulations. 20 metres in bylaw 96.

- (5) Steps, eaves gutters, cornices, sills, chimneys, retaining walls, balconies, decks and sunshades or similar features may project into a required setback area, except a setback from the natural boundary of the sea, a watercourse or a wetland, provided they do not project more than 0.6 metres (2 feet) into the required setback area.

Standard to Islands Trust Land Use Bylaws, Continues siting exception from Bylaw 96 for eaves in interior side yard.

- (6) Private floats and docks shall be located within the seaward boundary of the upland property served and shall be setback 3.0 metres from the projection of those lot lines. This setback regulation does not apply to a shared lot boundary between residential lots served by the same private float and dock.

3.4 Height Regulations

- (1) The height regulations for buildings and structures specified in Part 5 of this Bylaw do not apply to radio, telecommunications and television antennas and towers, chimneys, flag poles, lightning poles, fire and hose towers, utility poles, attic vents, and solar collectors.

Standard to Islands Trust Land Use Bylaws . Bylaw 96 did not include such exemptions.

- (2) The height of wind turbines shall not exceed 15 metres (50 feet).

For discussion. Initial proposal to prevent high intrusive turbine

3.5 Accessory Uses, Buildings and Structures

- (1) A building or structure accessory to a dwelling may not be used as a residence but may be used as a sleeping cabin.

Provision is standard, Does not preclude use for sleeping.

- (2) The following accessory buildings or structures may be constructed and placed on a lot prior to the construction of a principal building or the commencement of a principal use on the same lot:

This provision would allow certain accessory structures on a lot prior to commencing construction of principal dwelling. Bylaw 96 prevents some of these uses unless principal use is in place.

- (a) a permitted boathouse;
 - (b) a utility shed;
 - (c) one accessory building for the purposes of storage of building materials and personal effects; and
 - (d) steps and structures accessory to and supporting a dock.
- (3) Any accessory building or structure, other than those cited in subsection 3.5(2), may only be constructed or placed on a lot prior to the construction of a principal building, or the commencement of a principal use, on the same lot provided that a valid building permit has been issued for any principal building on the same lot, and subject to the issuance and maintenance of a building permit for a principal dwelling on the same lot.
- (4) Unless a building or structure, excluding an attached deck and patio, is structurally attached to a principal building by a structure having walls, a roof, and a floor, it is for the purposes of this Bylaw, deemed not to be part of the principal building, but is deemed to be an accessory building or structure.

This establishes that only those accessory structures explicitly permitted prior to construction of a principal dwelling. Similar to s. 2.5.9 of Bylaw 96

This is intended to prevent the construction of over-height accessory buildings by connecting the accessory building to a principal building with tenuous connections.

3.6 Home Occupation Regulations

- (1) Permitted accessory home occupations, unless otherwise prohibited in this bylaw, include any of the following:
- (a) home craft;
 - (b) repairing of goods;
 - (c) professional practice;

Standard Islands Trust Land Use Bylaws provisions for home occupations. OCP permits temporary overnight accommodation in policy 3.3.3 but impacts could be significant with 6 guests. Suggest disallow or limit to 2 to 4 guests. Home occupation must be incidental to residential use.

- (d) service to a client;
- (e) creation of a product;
- (f) Commercial visitor accommodation, subject to the following additional regulations:
 - (i) not more than 4 guests may be accommodated at any one time;
 - (ii) not more than 2 bedrooms may be used to accommodate guests;
 - (iii) a commercial visitor accommodation must be conducted solely within a principal dwelling.
- (2) For certainty home occupations do not include any of the following uses:
 - (a) rental of a dwelling for less than thirty (30) continuous days;
 - (b) commercial campground;
 - (c) rentals, except rental of a dwelling for thirty (30) or more continuous days, or charters;
 - (c) food service or the retail or wholesale sale of goods or products unless the goods or products are produced, processed or repaired as part of the home occupation.
- (3) Home occupations must be conducted entirely within a dwelling or a permitted accessory building on a lot where there is a permitted principal residential use.
- (4) The combined floor area used in all home occupations on a lot must not exceed 47 m² (500 ft²).
- (5) The owner or at least one employee of a home occupation must reside on the property.
- (6) Not more than one person per property may be employed in any home occupation in addition to any residents of the premises in which such business is carried on.
- (7) No storage of materials, commodities or finished products is permitted in connection with the operation of a home occupation other than within a permitted building.
- (8) No noise resulting from any home occupation may be heard at a lot line or the natural boundary of the sea.

Existing regulations in Bylaw 96 do not provide for any employees. Home occupation must be conducted in interior of dwelling, no noise or nuisance, no exterior storage, no sales of product not produced on property.

3.7 Fences

- (1) The height of fences shall not exceed 2 metres (6.6 feet) within any required setback, subject to regulations established in Part 5. *Standard to Islands Trust Land Use Bylaws,*
- (2) The provision of protective netting, fencing or wire to control animal nuisances, or a landscape screen, is exempt from the provisions of Subsection 3.7(1). *Allows a higher fence to protect water supply areas, gardens etc from animals if needed.*

3.8 Landscape Screening

- (1) Where landscape screening is required by this Bylaw, it is to be provided in the form of: *Standard to Islands Trust Land Use Bylaws. These provisions would apply only if landscape screening is required within the zone regulations.*
 - (a) existing vegetation that is retained and is of a sufficient height to provide a complete and permanent visual screen between the uses being separated; or
 - (b) where existing vegetation is not of a sufficient height to provide a visual screen, planted and maintained indigenous, drought-tolerant evergreen vegetation that will attain a height sufficient to provide a complete and permanent visual screen between the uses being separated; or
 - (c) a wooden fence or lattice which is continuous, except for points of vehicular or pedestrian access/egress.

3.9 Use of Recreational Vehicles

- (1) A recreational vehicle may not be placed on a lot, nor used as a residence. *Bylaw 96 only allowed RVs in campsites. Since campsites do not exist on the islands, this regulation is consistent.*

3.10 Storage of Junk and Derelict Vehicles

- (1) Except where permitted by the regulations in Part 5, no land shall be used for the storage of unusable, disassembled, detached, stripped, non-functional or abandoned vehicles, campers, trailers, vessels, or parts, which are not completely enclosed in a permitted permanent building.- *Standard to Islands Trust Land Use Bylaws. Bylaw 96 has similar restrictions for scrap vehicles.*

3.11 Lots Divided by a Zone Boundary

- (1) If a lot is divided by one or more zone boundaries, the density permitted, including lot coverage, must be calculated by reference to the areas of the portions of the lot lying within each zone, and the dwellings may only be constructed on any portion of the lot if, and to the extent that, the density regulations for that portion are complied with. *Standard to Islands Trust Land Use Bylaws.*

3.12 Use of Common Property

- (1) Land comprising the common property in a strata plan is not a lot for the purposes of the density regulations but, where the strata lots and common property are in the same zone, the common property may be used for permitted uses accessory to principal uses located on strata lots in the same strata plan.

*Standard to Islands Trust
Land Use Bylaws*

PART 4 ESTABLISHMENT OF ZONES

4.1 Division into Zones

- (1) The Bylaw Area is divided into the following zones, the geographic boundaries of which are as shown on the Zoning Maps designated as Schedules "X" and "X" that form part of this Bylaw and the regulations for which are set out in Part 5.

<u>Zone Name</u>	<u>Zone Abbreviation</u>
Small Lot Rural Residential One	SRR
Rural Residential One	RR1
Rural Residential Two	RR2
Rural Residential Three	RR3
Rural Residential Four	RR4
Rural Residential Five	RR5
Rural Residential Six	RR6
Park	P
Private Conservation	PC
Community Service	CS
Forestry	F
Private Institutional One	PI1
Marine Foreshore 1	M1
Marine Foreshore 2	M2
Marine Protection	M3
Marine Industrial	M4
Public Wharf	M5

4.2 Zone Boundaries

- (1) Where zone boundaries on Schedules "X" and "X" coincide with lot lines, the zone boundaries are the lot lines.

- (2) Where a zone boundary is shown on Schedule "X" or "X" as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream is the zone boundary.
- (3) Where land based and water based zone boundaries shown on Schedules "B" and "C" coincide, the zone boundary shall be the surveyed lot line as shown on the most recent plan registered in the Land Title Office, and where there is no such plan the natural boundary of the sea is the zone boundary.
- (4) Where a zone boundary shown on Schedule "B" or "C" does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from Schedule "B" or "C" and in that case the zone boundary is the midpoint of the line delineating the zone boundary.

PART 5 ZONES

5.1 Small Lot Rural Residential –(SRR)

Information Note: The purpose of the Small Lot Rural Residential One Zone is to provide for the regulation of the development of small lot residential areas on North Thormanby Island and East Trail Island.

Permitted Uses

Comments

- (1) The following uses are permitted in the SRR zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwelling;
 - (b) Accessory uses, buildings and structures, including but not limited to home occupations;
 - (c) Recreational uses, buildings and structures.

Differs from current A-1 zoning in removing 'Agriculture', 'Two-family residential', 'Boarding', and 'Forestry' as principal uses.

Density

- (2) The maximum density in the SRR zone is one (1) dwelling per lot.
- (3) The maximum lot coverage in the SRR zone is 25 percent.
- (4) The maximum floor area ratio of any dwelling in the SRR zone is 0.15.

Current density in Bylaw 96 is 2 per any sized lot.

Existing is 33%. 25% is more common for lots under 2 acres in size, and lot coverage would include accessory structures as well as the principle dwelling.

For discussion.

Information Note: A floor area ratio is the ratio of the floor area of the dwelling to the lot area. A lot area of 1400 square metres (15000 sq. ft.) with a floor area ratio of 0.15 may have a dwelling of up to 210 square metres (2260 sq. ft.).

- (5) The maximum number of accessory buildings permitted in the SRR zone is two (2) per lot.

Limits proliferation of accessory buildings. No current limits on accessory buildings.

Siting and Size

- (6) The minimum setback for any building or structure in the SRR zone is:
 - (a) 7.5 metres (24.6 feet) from any front or rear lot line;

Differs from Bylaw 96 provisions allowing 5 metres to front lot line if abutting a

- (b) 3 metres (10 feet) from any interior or exterior side or rear lot line;

street.

Current A-1 setback for exterior side and 10 foot setback in building scheme. Would increase interior side setback from 5 to 10 feet for privacy and fire separation purposes.

- (7) The maximum height for any dwelling in the SRR zone is 9 m (29.5 ft).
- (8) The maximum height for any accessory building or structure in the SRR zone is 3.7 metres (12 feet) and one storey.

Long established height in SCRD area is 11 metres, this seems excessive for small lot areas, 9m is more typical.

Conditions of Use

- (9) Above grade water and septic storage tanks in the SRR zone must be screened from view of an abutting residential lot by a fence or a landscape screen complying with the provisions of Section 3.8.

Would implement screening of tanks.

Subdivision Lot Area Requirements

- (10) No lot in the SRR zone having an area less than 4.0 ha (10 acres) shall be created by subdivision in the SRR zone.

Provincial CPA 24 regs established a 4.047 ha (10 ac) min. No lots currently in this proposed zone have subdivision potential.

Site-Specific Regulations

- (11) The following table 5.1 denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location for reference, with zone boundaries defined on Schedule C, where the specific regulations cited in column three apply:

Table 5.1		
Site-Specific Zone	Location Description	Site Specific Regulations
SRR(a)	LOT 17 DISTRICT LOT 1388 PLAN 13161 (1603 Trail Road, East Trail Island)	1. Despite 5.1(2) the maximum number of dwellings permitted in SRR(a) zone is two (2).

This density is based on the existing build out on the lot under Bylaw 96.

5.2 Rural Residential One – (RR1)

Information Note: The purpose of the Rural Residential One Zone is to provide for the regulation of the development of specific residential areas on Anvil Island, North and South Thormanby Islands, Turnagain Island, Jack Tolmie Island, Echo Island, Tiki Island, Grant Island, North, South, West Trail Islands, Surrey Islets, Bertha Islet, Merry Island, Franklin Island, Woolridge Island, Worlcombe Island, Popham Island, Hermit island.

Permitted Uses

- (1) The following uses are permitted in the RR1 zone and in any zone labelled RR1 followed by a lower case letter, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

(a) Dwellings;

Only permitted principal use. Differs from current A-1 zoning in removing 'Boarding', and 'Forestry' as principal uses.

(b) Accessory uses, buildings and structures, including but not limited to home occupations;

(c) Recreational uses, buildings and structures;

(d) Agriculture.

Density

- (2) The maximum number of dwellings for each location in the RR1 zone is 1 (one) dwelling for lots less than 4.0 ha (10 acres) and 2 (two) dwellings for lots larger than 4.0 ha (10 acres).

Density is consistent with OCP.

- (3) The maximum lot coverage in the RR1 zone is 25 percent.

Basic density control – existing under Bylaw 96 is 33%.

Siting and Size

- (4) The minimum setback for any building or structure in the RR1 zone is 7.5 metres (24.6 feet) from any lot line.

Differs from Bylaw 96 provisions which allow 5 metres from front lot line if abutting a street; 3 metres from exterior lot lines.

- (5) The maximum height for any dwelling in the RR1 zone is 11 m (29.5 ft).

Consistent with Bylaw 96.

- (6) The maximum height for any accessory building or structure in the RR1 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (7) The average lot size in the RR1 zone and in any zone labelled 4.0 hectares (10 acres).

Provincial CPA 24 regs established a 4.047 ha (10 ac) min.

- (8) The minimum lot size in the RR1 zone is 1 ha (2.4 acres).

Would permit lot clustering of any future subdivision.

Site-Specific Regulations

- (9) The following table 5.2 denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location for reference, with zone boundaries defined on Schedule C, where the specific regulations cited in column three apply:

Site-Specific Zone	Table 5.2 Location Description	Site Specific Regulations
RR1(a)	PARCEL 12 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT, Tiki Island	1. Despite 5.2(2) the maximum number of dwellings permitted in the RR1(a) zone is three (3).
RR1(b)	LOT 11 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT, Jack Tolmie Island and DISTRICT LOT 4553 GROUP 1 NEW WESTMINSTER DISTRICT, Echo Island	1. Despite 5.2(2) the maximum number of dwellings permitted in the RR1(b) zone is one (1) unless water and sewer infrastructure connections from the island to the mainland along established easements or rights-of-way are in place at the time of issuance of a building permit(s).
RR1(c)	DISTRICT LOT 2081, SOUTH THORMANBY ISLAND, NEW WESTMINSTER DISTRICT	1. Despite 5.2(2) the maximum number of dwellings permitted in the RR1(c) zone is eight (8).

5.3 Rural Residential Two – (RR2)

Information Note: The purpose of the Rural Residential Two Zone is to provide for the regulation of the development of LOT 1 DISTRICT LOT 1539 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30490 and BLOCK 1 DISTRICT LOTS 1018 AND 1019 PLAN 11122, Buccaneer Bay, South Thormanby Island (*Buccaneer Bay Holdings*).

Permitted Uses

- (1) The following uses are permitted in the RR2 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

(a) Dwellings;

Based on Buccaneer Bay Land Use Contract – removed Public Assembly, Public service.

(b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.

(c) Recreational uses, buildings and structures.

Density

- (2) The maximum combined number of dwellings for Lot 1 District Lot 1539, Block 1 District Lots 1018 and 1019 Plan 11122 is sixty-three (63).

Density is based on the Buccaneer Bay Land Use Contract.

Siting and Size

- (3) Dwellings must be sited as shown on Schedule A-1.

- (4) Floor area in the RR2 zone is defined as any enclosed floor area of the main floor of the dwelling or structure but also including any floor area (exceeding 6 m²) of the second floor of any dwelling, which has an average ceiling height in excess of 1.8 metres (6.1 ft) measured from the inside walls.

Varies from general reg definition to reflect site specific circumstance in LUC.

- (5) The maximum floor area of a dwelling is 74.3 m² (800 ft²).

- (6) Despite section 5.3(4), for three dwelling sites numbered 1A, 22 and 56, the maximum floor area of a dwelling is 120.7 m² (1300 ft²).

Consistent with the Land Use Contract

- (7) Despite section 5.3(4) for sixteen dwelling sites numbered 3, 5, 8, 10, 15, 21, 31, 37, 39, 45 through 47, 50, 52, 62 and 68 the maximum floor area of a dwelling is 102.2 m² (1100 ft²).

- (8) The maximum height for any dwelling in the RR2 zone is 9.1 m (30 ft).

Consistent with Land Use Contract.

- (9) The maximum height for any accessory building or structure in the RR2 zone is 4.5 metres (15 feet) and one storey.

- (10) The maximum number of accessory buildings in the RR2 zone is three (3) per dwelling, exclusive of woodsheds, with a total combined floor area not exceeding 27.8 m² (350 ft²).
- (11) Despite subsection 5.3(11), the accessory buildings referenced in Schedule A-2 may exceed the maximum permitted floor area and/or maximum number of accessory buildings as noted on Schedule A-2.
- (12) **X** accessory buildings are permitted in the RR2 in addition to those referenced in subsections 5.3(10) and 5.3(11) for the purposes of storing motor vehicles with a combined floor area not to exceed x m² (**x** ft²).
- (13) The maximum combined number of boat houses on Lot 1 District Lot 1539, Block 1 District Lots 1018 and 1019 is five (5) with a maximum floor area for each boathouse not exceeding 16.2 m² (175 ft²).

*Land Use Contract
regulates one jeep shed for
10 vehicles.*

Subdivision Lot Area Requirements

- (15) The average lot size in the RR2 zone is 45 hectares (113 acres).

*No subdivision potential for
the Buccaneer Bay
Holdings jointly owned lots.*

5.4 Rural Residential Three– (RR3)

Information Note: The purpose of the Rural Residential Three Zone is to provide for the regulation of the development of DISTRICT LOT 845, GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PORTIONS IN REFERENCE PLANS 622 AND 2698 on Anvil Island (Anvil Island Resorts Ltd.)

Permitted Uses

Differs from current A-9 zoning in removing 'Public Service' as principal use.

- (1) The following uses are permitted in the RR3 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwellings;
 - (b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (c) Recreational uses, buildings and structures.

Density

- (2) The maximum number of dwellings permitted on District Lot 845 is eleven (11).
- (3) The maximum lot coverage in the RR3 zone is 2 percent.

Based on Bylaw No. 104 which permits maximum of one dwelling per 6.23 ha..

Equates to 3.2 acres

Siting and Size

- (4) The maximum floor area of any dwelling in the RR3 zone is x m² (x ft²).
- (5) The total accessory building floor area per dwelling in the RR3 zone shall not exceed 46 m² (500 ft²) with a maximum floor area of 32.5m² (350 ft²) for any one accessory building.
- (6) The maximum number of accessory buildings in the RR3 zone is two (2) per dwelling (exclusive of utility and wood sheds).
- (7) The minimum setback for any building or structure in the RR3 zone is 7.5 metres (24.6 feet) from any lot line.
- (8) The maximum height for any dwelling in the RR3 is 11 m (36 ft).
- (9) The maximum height for any accessory building or structure in the RR3 zone is 5.2 metres (17 feet) and one storey.

Pending input from shareholders.

Subdivision Lot Area Requirements

*Provincial CPA 24 regs
established a 4.047 ha (10
ac) min.*

(10) The average lot size in the RR3 zone is 4 hectares (10 acres).

(11) The minimum lot size in the RR3 zone is 1 hectare (2.4 acres)

*Would permit lot clustering
of any future subdivision.*

5.5 Rural Residential Four– (RR4)

Information Note: The purpose of the Rural Residential Four Zone is to provide for the regulation of the development of LOT 2 DISTRICT LOT 845 PLAN 10910 on Anvil Island (Columbia Clay Holdings).

Permitted Uses

- (1) The following uses are permitted in the RR4 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Dwellings;
 - (b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (c) Recreational uses, buildings and structures.

Only permitted principal use. Differs from current A-7 zoning in removing 'Public Service' as principal use.

Density

- (2) The maximum number of dwellings permitted on Lot 2, District Lot 845 is eight (8).
- (3) The maximum lot coverage in the RR4 zone is 2 percent.

Based on Bylaw No. 49 which permits maximum of one dwelling per 3.8 ha..

Equivalent to 1.5 acres

Siting and Size

- (4) The maximum number of accessory buildings in the RR4 zone is two (2) per dwelling (exclusive of utility and wood sheds).
- (5) The minimum setback for any building or structure in the RR4 zone is 7.5 metres (24.6 feet) from any lot line.
- (6) The maximum height for any dwelling in the RR4 is 11 m (36 ft).
- (7) The maximum height for any accessory building or structure in the RR4 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (8) The average lot size in the RR4 zone is 4 hectares (10 acres).
- (9) The minimum lot size in the RR4 zone is 1 hectare (2.4 acres).

*Provincial CPA 24 regs
established a 4.047 ha (10
ac) min.*

*Would permit lot clustering
of any future subdivision.*

5.6 Rural Residential Five– (RR5)

Information Note: The purpose of the Rural Residential Five Zone is to provide for the regulation of the development of District Lot 697, Pasley Island and District Lot 2813, Group 1, New Westminster District.

Permitted Uses

- (1) The following uses are permitted in the RR5 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Dwellings;
 - (b) Guest houses;
 - (c) Caretaker Residence
 - (d) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (e) Recreational uses, buildings and structures.

Only permitted principal uses. Differs from current A-6 zoning in removing 'Public Service' as principal use.

Density

- (2) The maximum number of dwellings, on District Lot 697 is one per 3.33 ha to a maximum of thirty (30).
- (3) The maximum number of guest houses on District Lot 697 is one per 3.33 ha to a maximum of thirty (30).
- (4) One caretaker residence on District Lot 697 is permitted in addition to the dwellings regulated in subsections 5.6(2) and 5.6(3).
- (5) The maximum number of accessory buildings in the RR5 zone is two (2) per dwelling (exclusive of utility and woodsheds).

Based on Bylaw No. 40 which permits maximum of 61 dwellings on the island.

Siting and Size

- (6) The maximum floor area of any dwelling, guest house or caretaker residence in the RR5 zone is $x \text{ m}^2$ ($x \text{ ft}^2$).
- (7) The total accessory building floor area per dwelling in the RR5 zone shall not exceed 46 m^2 (500 ft^2) with a maximum floor area of 32.5 m^2 (350 ft^2) for any one accessory building.
- (8) The minimum setback for any building or structure in the RR5 zone is 7.5 metres (24.6 feet) from any lot line.
- (9) The maximum height for any dwelling in the RR5 zone is 11 m (36 ft).

Pasley Island Ltd. In discussion on maximum figures.

- (10) The maximum height for any accessory building or structure in the RR5 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (11) The average lot size in the RR5 zone is 100 hectares (247 acres).

No subdivision potential

5.7 Rural Residential Six– (RR6)

Information Note: The purpose of the Rural Residential Six Zone is to provide for the regulation of the development of District Lot 840, Worlcombe Island.

Permitted Uses

- (1) The following uses are permitted in the RR6 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
- (a) Dwellings; *Consistent with the Land Use Contract*
 - (b) Accessory uses, buildings and structures, including home occupations, but excluding commercial visitor accommodation.
 - (c) Recreational uses, buildings and structures.

Density

- (2) The maximum number of dwellings in the RR6 zone is seven (7). *Consistent with the Land Use Contract.*
- (3) A maximum of three (3) accessory buildings is permitted for each principal dwelling (exclusive of utility and woodsheds).

Siting and Size

- (4) The maximum floor area of a dwelling in the RR6 zone is 186 m² (2000 ft²).
- (5) The total accessory building floor area per dwelling in the RR6 zone shall not exceed 46 m² (500 ft²) with a maximum floor area of 32.5m² (350 ft²) for any one accessory building.
- (6) The minimum setback for any building or structure in the RR6 zone is 7.5 metres (24.6 feet) from any lot line.
- (7) The maximum height for any dwelling in the RR6 zone is 11 m (36 ft).
- (8) The maximum height for any accessory building or structure in the RR6 zone is 5.2 metres (17 feet) and one storey.

Subdivision Lot Area Requirements

- (9) The average lot size in the RR6 zone is 11 hectares (27 acres). *No subdivision potential*

5.8 Private Institutional– (PI1)

Information Note: The purpose of the Private Institutional One Zone is to provide for the regulation of the development of the camp on District LOT D DISTRICT LOT 845 PLAN 10910, Anvil Island (Daybreak Point Bible Camp).

Permitted Uses

- (1) The following uses are permitted in the PI1 zone subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Private institutional camp; *Existing uses*
 - (b) caretaker dwelling that is accessory to a permitted private institutional camp use;
 - (c) dormitories and cabins; and
 - (d) permanent and seasonal employee accommodation.

Density

- (2) The maximum number of caretaker dwellings in the PI1 zone is x (x).
- (3) A maximum of x (x) accessory buildings is permitted in the PI1 zone.

Siting and Size

- (4) The maximum floor area of all dwellings, dormitories, cabins and accommodation units in the PI1 zone is x m² (x ft²).
- (5) The total accessory building floor area per dwelling in the PI1 zone shall not exceed x m² (x ft²).
- (6) The minimum setback for any building or structure in the PI1 zone is 7.5 metres (24.6 feet) from any lot line.
- (7) The maximum height for any building or structure in the PI1 zone is 11 m (36 ft).

Subdivision Lot Area Requirements

- (8) The minimum lot size in the PI1 zone is 4 hectares (10 acres).

5.9 Natural Area Park (P)

Information Note: The purpose of the Park Zone is to provide for the regulation of the development of regional district or provincially owned park lands.

Permitted Uses

- (1) The following uses are permitted in the P zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

This zone is intended to provide for limited uses on parkland on North Thormanby, South Thormanby, East Trail Island.

- (a) protection and maintenance of natural features and habitat;
- (b) Nature interpretation;
- (c) Informational signs and interpretive structures;
- (e) Accessory uses, buildings and structures;
- (f) Natural area parks and conservation.

Permitted Structures

- (2) The following structures are permitted in the P zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:

- (a) pedestrian trails;
- (b) fences;
- (c) stairs, boardwalks; outhouses; camping platforms;
- (d) structures accessory to a permitted use; and
- (e) signs, subject to Part 6.

Siting and Size

- (3) The maximum combined floor area of all buildings on any lot in the P zone is 46 m² (500 ft²).
- (4) The minimum setback for any building or structure in the P zone is 7.6 metres (25 feet) from any lot line.
- (5) The maximum height for any accessory building or structure in the P zone is 3.0 metres (9.8 feet).

5.10 Private Conservation (PC)

Information Note: The purpose of the Private Conservation Zone is to provide for the regulation of lands reserved for privately managed conservation of local flora and fauna.

Permitted Uses

- (1) The following uses are permitted in the PC zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) protection and maintenance of natural features and habitat
 - (b) conservation.

This zoning would apply to the western tip of Worlcombe Island and a portion of Buccaneer Bay.

Permitted Structures

- (2) The following structures are permitted in the PC zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:
- (f) pedestrian trails
 - (g) fences
 - (h) stairs, boardwalks
 - (i) signs, subject to Part 6

Siting and Size

- (3) The minimum setback for any structure in the PC zone shall be 7.5 metres (24.6 feet) from any lot line.

5.11 Forest (F)

Information Note: The purpose of the Forest Zone is to provide for the regulation of the development of large parcels of land.

Permitted Uses

- (1) The following uses are permitted in the F1 zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:

This zone is intended to provide for limited uses on the portion of the island outside of the existing developed areas.

- (a) Silviculture;
- (b) Trails, stairs and walkways;
- (c) Informational signs and interpretive structures;
- (d) Accessory uses, buildings and structures.

- (2) For certainty accessory uses, buildings and structures may include *wells, pumphouses, water storage tanks or utility sheds*.

Density

- (3) The maximum lot coverage in the F1 zone is 2 percent.

Siting and Size

- (4) The maximum combined floor area of all buildings on any lot in the F zone is 46 m² (500 ft²).
- (5) The minimum setback for any building or structure in the F zone is 7.6 metres (25 feet) from any lot line.
- (6) The maximum height for any accessory building or structure in the F zone is 5.2 metres (17 feet) and one storey.

5.12 Community Service (CS)

Information Note: The purpose of the CS Zone is to provide for the regulation of the development of the Merry Island Lighthouse Station.

Permitted Uses

- (1) The following uses are permitted in the CS zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Lighthouse and caretaker's dwelling;
 - (b) Trails, stairs and walkways;
 - (c) Informational signs and interpretive structures;
 - (d) Accessory uses, buildings and structures.
- (2) For certainty accessory uses, buildings and structures may include *wells, pumphouses, water storage tanks or utility sheds*.

Density

- (3) One caretaker's dwelling is permitted per lot in the CS zone.

Siting and Size

- (4) The minimum setback for any building or structure in the CS zone is 7.6 metres (25 feet) from any lot line.

5.13 Marine Foreshore (M1)

Information Note: The purpose of the Marine Foreshore Zone is to provide for the regulation of development in marine areas adjacent to residential islands. The M1 zone, and the other water-based zones, includes the surface of the water, up the natural boundary of the sea.

Permitted Uses

- (1) The following uses and structures are permitted in the M1 zone and in any zone labelled M1 followed by a lower case letter subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) Mooring buoys, for the purpose of mooring a private vessel accessory to the residential use of an upland lot;
 - (b) Docks accessory to the residential use of an adjacent upland lot.

This zone is intended to regulate the use of the water around the islands and to regulate the siting and size of private docks. There is currently no water zoning in Bylaw 96.

Density

- (2) The maximum number of docks that may be constructed adjacent and accessory to any upland lot in the M1 zone shall be one unless additional docks are permitted by subsection 5.6(7).

Siting and Size

- (3) The maximum area of any accessory dock in the M1 zone and in any zone labelled M1 followed by a lower case letter, excluding ramps and walkways, shall not exceed 40 m² (430 ft²).

Floats are often 400 sq ft but added area allows for some flexibility.

Conditions of Use

- (4) No dock in the M1 zone and in any zone labelled M1 followed by a lower case letter shall use foam floatation devices that are not completely encapsulated.
- (5) No building, including a boathouse, in the M1 zone and in any zone labelled M1 followed by a lower case letter may be constructed or erected on any float or wharf.

Site-Specific Regulations

- (6) The following table 5.3 denotes locations for reference, with zone boundaries defined on Schedule X, where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on Schedule X. The second column is an information note and

the third column cites the specific regulations that apply:

Site-Specific Zone	Information Note: General Location	Table 5.3
		Site Specific Regulations
M1(a)	DISTRICT LOT 697 GROUP 1 NEW WESTMINSTER DISTRICT Pasley Island	1. Despite subsection 5.6(2), a maximum of 30 docks may be constructed in this location
M1(b)	PARCEL 12 (EXPLANATORY PLAN 7978) DISTRICT LOT 2309 GROUP 1 NEW WESTMINSTER DISTRICT Tiki island	1. Despite subsection 5.6(2), a maximum of three (3) docks may be constructed in this location

5.14 Marine Service (M2)

Information Note: The purpose of the Marine Service Zone is to provide for the regulation of development, including common dock facilities, in marine areas adjacent to residential islands.

Permitted Uses

This zone is intended to accommodate community docks in pre-designated locations

- (1) The following uses are permitted in the M2 zone and in any zone labelled M2 followed by a lower case letter , subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) Mooring buoys, for the purpose of mooring a private vessel accessory to the residential use of an upland lot;
 - (b) Community docks and wharves;
 - (c) Barge ramp;
 - (d) Breakwater;

Density

- (2) One community dock or wharf may be constructed in each M2-zoned location. and in any zone labelled M2 followed by a lower case letter.

Conditions of Use

- (3) No dock in the M2 zone and in any zone labelled M2 followed by a lower case letter shall use foam floatation devices that are not completely encapsulated.
- (4) No building, other than one storage building not exceeding 10 m² and 4 metres in height in the M2 zone and in any zone labelled M2 followed by a lower case letter , may be constructed or erected on any dock. *One storage shed per dock*
- (5) The following table 5.4 denotes locations for reference, with zone boundaries defined on Schedule C, where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on Schedule C. The second column provides an information note and the third column cites the specific regulations that apply: *Discuss whether size limits should be imposed for community docks if private docks are not permitted as policy encourages community docks.*

Site-Specific Zone	Information Note: General Location	Table 5.4 Site Specific Regulations
M2(a)	LOT 2 DISTRICT LOT 845 PLAN 10910 Anvil Island	1.Despite subsection 5.7 (2) one additional dock with a maximum area of x m ² (x ft ²) is permitted below the natural boundary of the sea.

5.15 Marine Protection (M3)

Information Note: The purpose of the Marine Protection Zone is to provide for the regulation of development in marine areas outside of areas zoned for docks and moorage.

Permitted Uses

- (1) The following uses are permitted in the M3 zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) Marine navigational aids;
 - (b) Signs subject to Section 6;
 - (c) Ecological reserve; and
 - (d) Research and educational activities related to the marine environment, including nature interpretation.

Permitted Structures

- (2) No permanent building or structure of any kind, other than a navigational aid, may be erected, constructed or placed.

5.16 Marine Industrial (M4)

Information Note: The purpose of the Marine Protection Zone is to provide for the regulation of development in marine areas outside of areas zoned for docks and moorage.

Permitted Uses

- (1) The following uses are permitted in the M3 zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) private log dump;
 - (b) log storage, including movement of log booms.

Permitted Structures

- (2) The following structures are permitted in the M4 zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:
- (a) buoys, floats, dolphins and pilings necessary for the establishment or operation of a use permitted in this zone;
 - (b) marine navigational aids; and
 - (c) signs, subject to Part 6.

5.17 Public Wharf (M5)

Information Note: The purpose of the Public Wharf Zone is to provide for the regulation of development of the public wharf on North Thormanby Island.

Permitted Uses

- (1) The following uses are permitted in the M5 zone, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) navigational uses
 - (b) public service utility uses;
 - (c) loading, unloading and temporary storage of freight;
 - (d) temporary mooring facilities for passenger ferry, charter vessels, water taxis, pleasure craft, fishing boats and sea planes; and
 - (e) non-commercial boat moorage.

Permitted Structures

- (2) The following structures are permitted in the M5 zone, subject to the regulations set out in this section and the general regulations, and all other structures are prohibited:
 - (a) public wharf or barge;
 - (b) buoys, floats, wharves, wharf ramps, walkways, piers, floating breakwaters, dolphins and pilings, and buildings necessary for the establishment or operation of a use permitted in this zone;
 - (c) marine navigational aids; and
 - (d) signs, subject to Part 6.

Height

- (4) The maximum height of buildings and structures located on a public wharf is 5.0 metres (16.5 feet) measured from the surface of the wharf.

Floor Area

- (5) The maximum combined floor area for buildings and structures is 14.0 square metres (150 square feet).

PART 6 SIGN REGULATIONS

6.1 Permitted Signs

- (1) All types of signs, except those prohibited in Section 6.2 are permitted

6.2 Prohibited Signs

- (1) The following signs are prohibited:
 - (a) Blinking, backlit or neon signs
 - (b) Signs with moving parts.
 - (c) Signs that make noise to attract attention to the sign.
 - (d) Signs illuminated by a floodlight or spotlight such that the light from the floodlight or spotlight shines directly into the path of on-coming motor vehicle traffic.
 - (e) Signs that project over a highway or other public property.
 - (f) Third party signs.
 - (g) Signs painted on natural rock face.
 - (h) Any sign hung from, or in any way affixed to, any other sign;

6.3 Exempt Signs

The following signs are exempt from the regulations in this part:

- (1) Directional, traffic control, safety, interpretive, address and navigational signs.
- (2) Signs of candidates for public office, who are recognized as candidates by the public agency in which they seek office, provided they are removed within 14 days of the date of election.
- (3) Signs pertaining to the lease, sale, name of owner or property, or the use or status of a lot or building are permitted, provided no one sign exceeds a total dimension of 0.75 metres by 0.75 metres (2.5 feet by 2.5 feet)
- (4) Signs erected and maintained by a public agency.

6.4 Siting and Height

- (1) The maximum height for any sign is 6 metres (20 feet).

6.5 Obsolete Signs

- (1) Any sign which has become obsolete because of the discontinuance of the business, service or activity which it advertises must be removed from the premises within thirty days after the sign becomes obsolete.

6.6 Sign Number and Area

Table 6.1: Sign Number and Area		
Zone/Use	Number of Signs Permitted for each Lot, Premise or Use	Maximum Total Sign Dimension Permitted for Each Lot, Premise or Use
All zones	1 per lot	0.75 metres by 0.75 metres (2.5 feet by 2.5 feet)

PART 7 PARKING REGULATIONS

7.1 Application

- (1) Parking regulations shall not apply to any island unless there is a highway right of way and one or more motor vehicles, as defined by the *Motor Vehicle Act* located on that island.
- (2) There shall be one parking space available for each motor vehicle on an island of at least 2.75 metres (9 feet) in width and 6.25 metres (21 feet) in length, exclusive of manoeuvring aisles or driveways, and have unobstructed vertical clearance of at least 2 metres (6.6 feet).
- (3) Each parking space shall be accessible to a highway via a driveway or manoeuvring aisle not less than 6 metres (20 feet) in width at the junction with the highway.

PART 8 SUBDIVISION REGULATIONS

8.1 Lot Area Calculations

- (1) Subdivisions shall comply with the minimum and average lot area regulations set out in Part 5. For the purposes of this bylaw, the average lot area is the sum of the areas of the proposed lots divided by the number of proposed lots.
- (2) If an owner of land being subdivided dedicates as parkland more than 5 percent of the land being subdivided, the area greater than 5 percent may, for the purpose of determining compliance with average lot area regulations set out in Part 5, be included in the total area of lots being created, and the park or parks are deemed not to be lots.
- (3) If a lot proposed to be subdivided is divided by a zone boundary, a separate calculation of the number of lots permitted shall be made for each portion, and no lot is to be created in respect of any fractional area resulting from such a calculation.

8.2 Exemptions from Average and Minimum Lot Area Requirements

The average and minimum lot areas specified in Part 5 – Zone Regulations do not apply to:

- (1) A lot being created to be used solely for the unattended equipment necessary for the operation of any of the following services and the owner grants a covenant restricting the use of the lot to that use:
 - (a) electrical and telecommunication utilities;
 - (b) community sewer or water system facilities;
 - (c) telephone receiving antenna;
 - (d) radio or television broadcasting antenna;
 - (e) telecommunication relay;
 - (f) automatic telephone exchange;
 - (g) air or marine navigation aid;
 - (h) electrical substation.
- (2) A lot being created to be used solely for park use or natural open space or conservation purposes provided that a covenant is granted that restricts the use of the lot to that purpose.
- (3) A lot created is the result of the consolidation of two or more lots.
- (4) The adjustment of boundaries between lots provided that the area of any lot would not be increased to an extent that it could be subdivided into more lots than would be permitted under this Bylaw without the boundary adjustment and the total number of lots after the boundary adjustment is no more than the total number of lots before the boundary adjustment

8.3 Covenants Prohibiting Further Subdivision and Development

- (1) Where a subdivision is proposed that yields the maximum number of lots permitted by the applicable average lot area specified by this Bylaw, and one or more of the lots

being created has an area equal to or greater than twice the applicable average lot area, the owner must grant a restrictive covenant in respect of every such lot prohibiting further subdivision of the lot and prohibiting construction, erection, or occupancy on the lot of more than the applicable zone's permitted number or size of dwellings and accessory buildings.

- (2) If a subdivision is proposed that is to yield fewer than the maximum number of lots permitted by the applicable minimum and average lot sizes specified by this bylaw, and:
 - (a) one or more of the lots being created has an area equal to or greater than twice the applicable average lot size; and
 - (b) one or more of the lots being created has an area less than the applicable average lot size the applicant shall grant a restrictive covenant complying with Section 2.6 in respect of every lot prohibiting:
 - (i) the subdivision of the lot so as to create a greater total number of lots by subdivision and re-subdivision of the original lot than would have been created had the first subdivision created the maximum number of lots permitted by the applicable minimum and average lot sizes specified by this bylaw; and
 - (ii) the construction, erection, or occupancy on the lot of dwellings and accessory buildings so as to create greater density of such development on the original lot than would have been created had the original lot been developed to the greatest density permitted by this bylaw.
- (3) If the approval of a bare land strata plan would create common property, the applicant must grant a restrictive covenant in respect of the common property prohibiting the further subdivision of the common property and the disposition of the common property separately from the strata lots.

8.4 Boundary Adjustment Subdivisions

- (1) A boundary adjustment subdivision that would result in the increase of the area of any lot to the point where the new lots created could be subdivided into more lots than would be permitted under this bylaw without the boundary adjustment is prohibited.
- (2) A boundary adjustment subdivision resulting in a lot lying in two or more zones is prohibited, except where the lots being subdivided are located in two or more zones.

8.5 Section 946 Subdivisions (Residence for a Relative)

- (1) No lot having an area less than 8 hectares (20 acres) may be subdivided pursuant to the *Local Government Act* to provide a residence for a relative of the owner.

8.6 Lot Frontage and Lot Shape

- (1) The frontage on a highway of any lot in a proposed subdivision shall be at least 10% of its perimeter, unless exempted by the Local Trust Committee pursuant to requirements of the *Local Government Act*.
- (2) No lot in a proposed subdivision may have a lot depth greater than three times its lot width, excluding any panhandle access strip.

- (3) If a panhandle lot proposed to be created has sufficient area to be further subdivided under the provisions of this Bylaw, the minimum width of the access strip of land shall be 20 metres.
- (4) If a panhandle lot proposed to be created has insufficient area to be further subdivided, the minimum width of the access strip of land shall be 10 metres.

8.7 Split Zoned Lots

- (1) The creation of an additional lot lying within two or more zones is prohibited unless the subdivision consolidates lots or adjusts property lines.

8.8 Split or Hooked Lots

- (1) No lot which is divided into two or more portions by a highway or other lot may be created by subdivision, except where required to provide highway access within a water access subdivision.
- (2) Where a part of a parcel is separated from the main portion of the parcel by a road, watercourse, marine water or topographical feature, it may be consolidated with an adjacent parcel to which it may be more properly related without meeting other provisions of this Part, as long as the main portion of the parent parcel conforms to the provisions of this Part.

8.9 Water Access Subdivisions

- (1) Subdivisions that propose access by water only shall provide access by road dedication to a location suitable for the establishment of a neighbourhood dock for use by the owners and occupiers of the subdivision.

8.10 Highway Standards

Information Note: For information on road standards see the Letter of Agreement between the Islands Trust and the Ministry of Transportation and Highways (now called Ministry of Transportation and Infrastructure), dated October 20, 1992 and amended July 18, 1996.

8.11 Water Supply

Information Note: For information on water quantity (volume) and quality (potability) requirements for proposed lots served by individual wells, contact the Provincial Approving Officer, Ministry of Transportation and Infrastructure, and for proposed lots served by a community water system contact the Vancouver Coastal Health Authority.

Schedule A-1 -Site Plan for Buccaneer Bay

District Lot 1539, Lot 1 of District Lot 1018 and 1019, South Thormanby Island

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Schedule A-2 -Accessory Buildings in Buccaneer Bay

District Lot 1539, Lot 1 of District Lot 1018 and 1019, South Thormanby Island

Principal dwellings with accessory buildings in the RR2 zone numbering more than three (3) and/or whose total square footage is more than 32.5 m² (350 ft²).

Table A.2: Accessory Building Build Out – Buccaneer Bay		
Site No.	Number of Buildings	Total Floor Area
3	3	61.3 m ² (660 ft ²)
5	4	43.2 m ² (465 ft ²)
8	3	62.4 m ² (672 ft ²)
14	3	46.7 m ² (503 ft ²)
16	3	38.2 m ² (411 ft ²)
19	3	37.2 m ² (400 ft ²)
22	2	60.2 m ² (648 ft ²)
23	1	34.4 m ² (370 ft ²)
45	3	40.5 m ² (436 ft ²)
54	3	41.7 m ² (449 ft ²)
62	5	86.8 m ² (934 ft ²)
63	4	33.4 m ² (360 ft ²)
64	2	83 m ² (893 ft ²)

Schedule B 'Zoning Map -

DRAFT

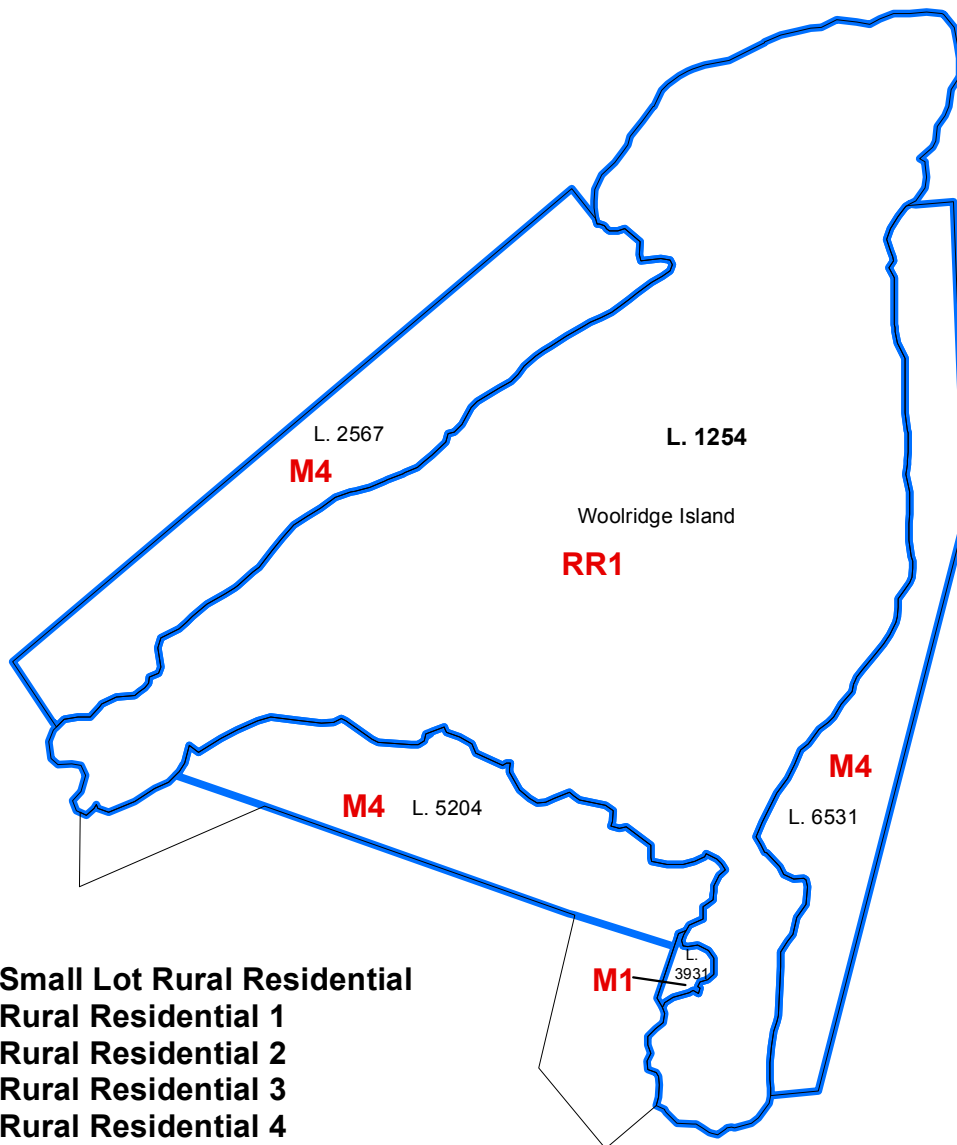
Schedule C 'Zoning Map -

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Schedule D - 'Bylaw Area Map'

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Woolridge Island

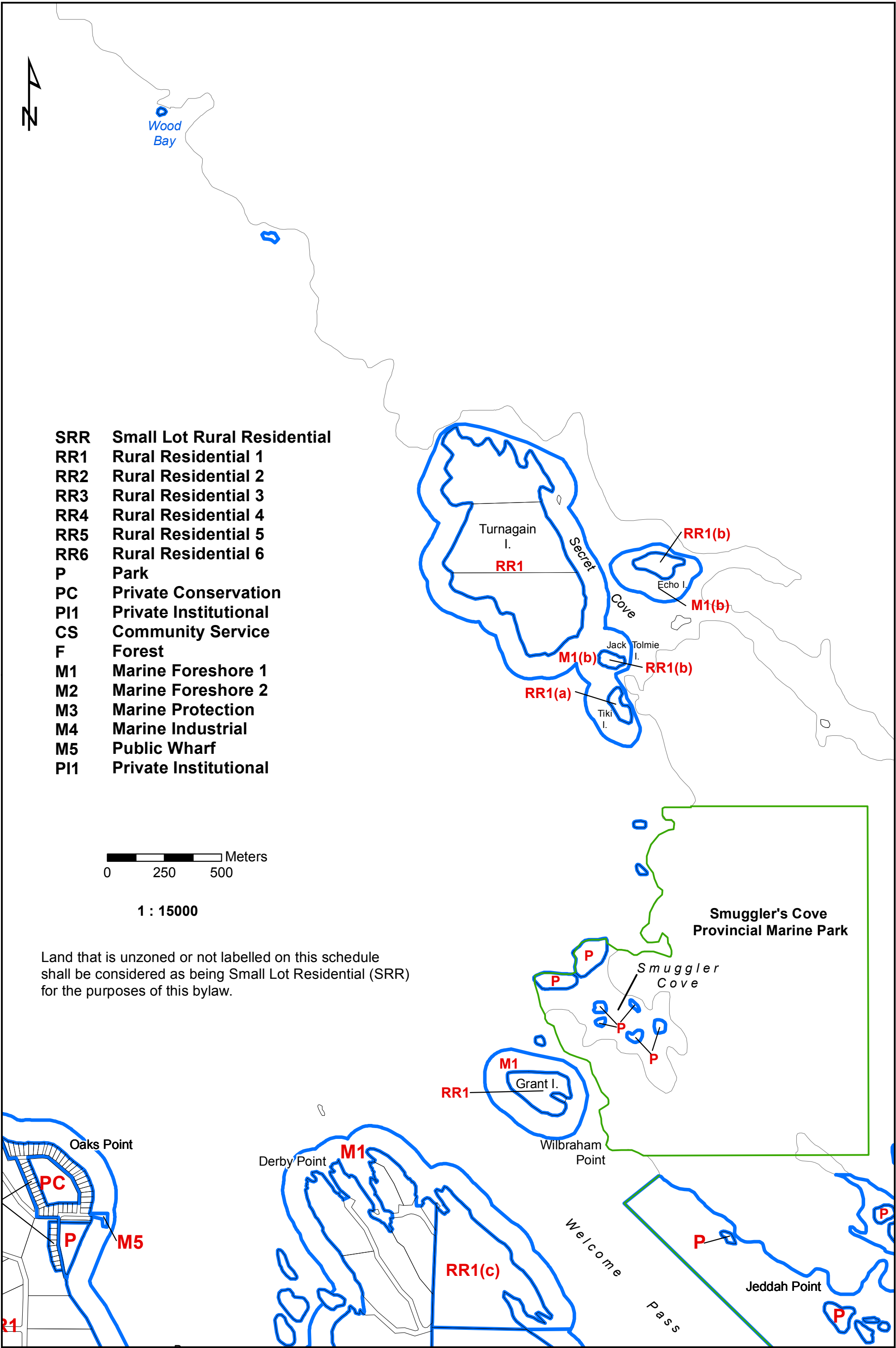


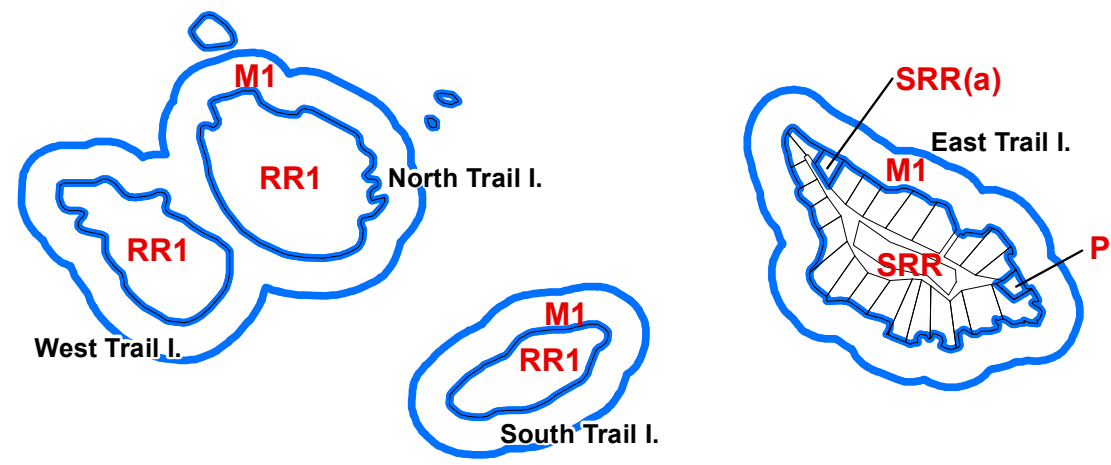
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RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3
RR4	Rural Residential 4
RR5	Rural Residential 5
RR6	Rural Residential 6
P	Park
PC	Private Conservation
PI1	Private Institutional
CS	Community Service
F	Forest
M1	Marine Foreshore 1
M2	Marine Foreshore 2
M3	Marine Protection
M4	Marine Industrial
M5	Public Wharf
PI1	Private Institutional

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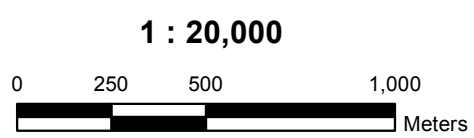
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Gambier Island

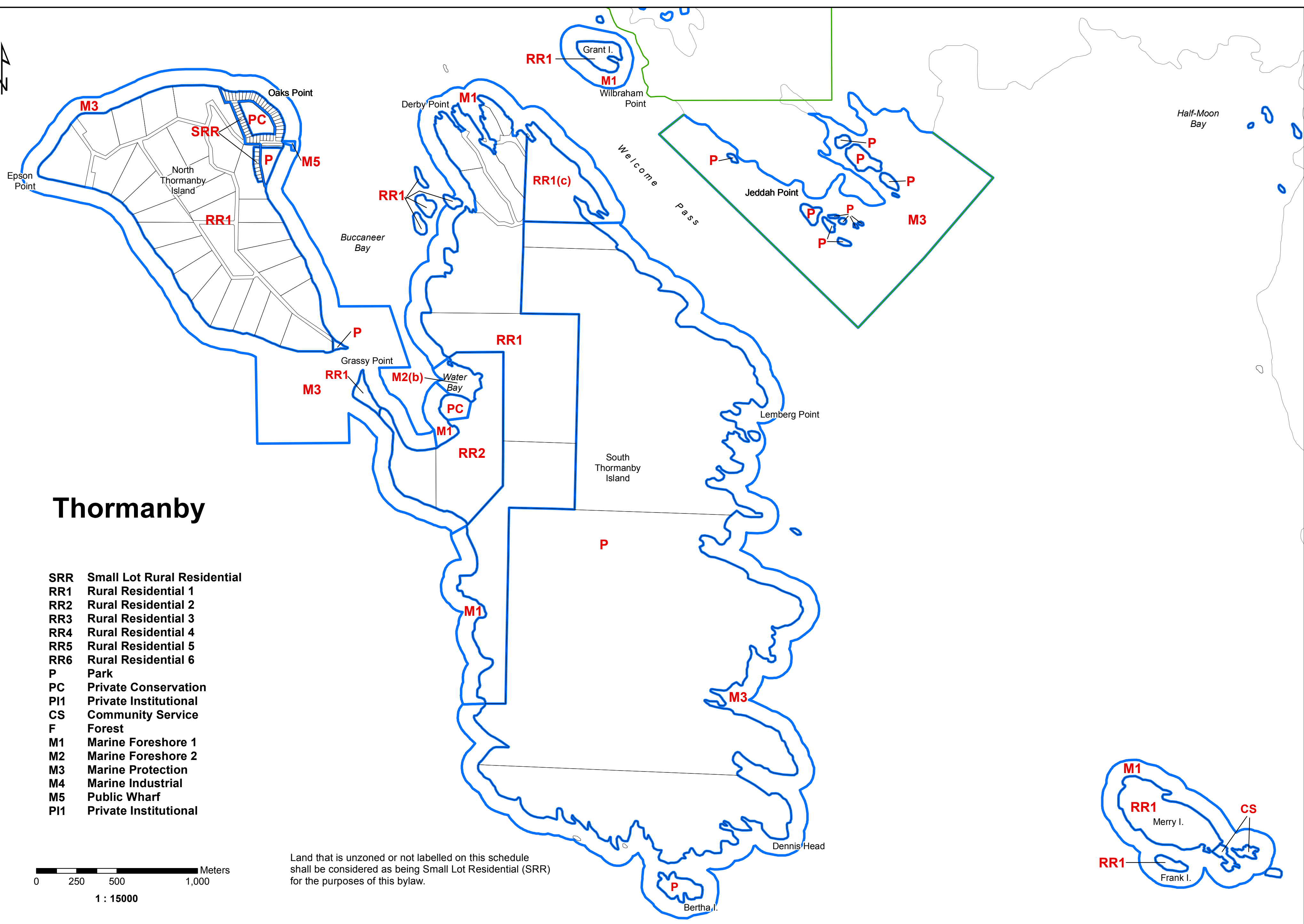




SRR	Small Lot Rural Residential
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3
RR4	Rural Residential 4
RR5	Rural Residential 5
RR6	Rural Residential 6
P	Park
PC	Private Conservation
PI1	Private Institutional
CS	Community Service
F	Forest
M1	Marine Foreshore 1
M2	Marine Foreshore 2
M3	Marine Protection
M4	Marine Industrial
M5	Public Wharf
PI1	Private Institutional



Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.

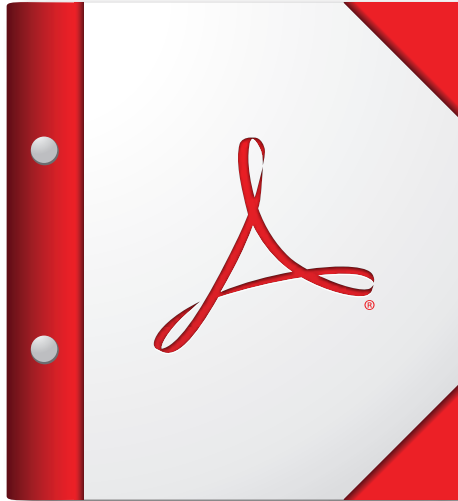


Thormanby

- SRR Small Lot Rural Residential
- RR1 Rural Residential 1
- RR2 Rural Residential 2
- RR3 Rural Residential 3
- RR4 Rural Residential 4
- RR5 Rural Residential 5
- RR6 Rural Residential 6
- P Park
- PC Private Conservation
- PI1 Private Institutional
- CS Community Service
- F Forest
- M1 Marine Foreshore 1
- M2 Marine Foreshore 2
- M3 Marine Protection
- M4 Marine Industrial
- M5 Public Wharf
- PI1 Private Institutional

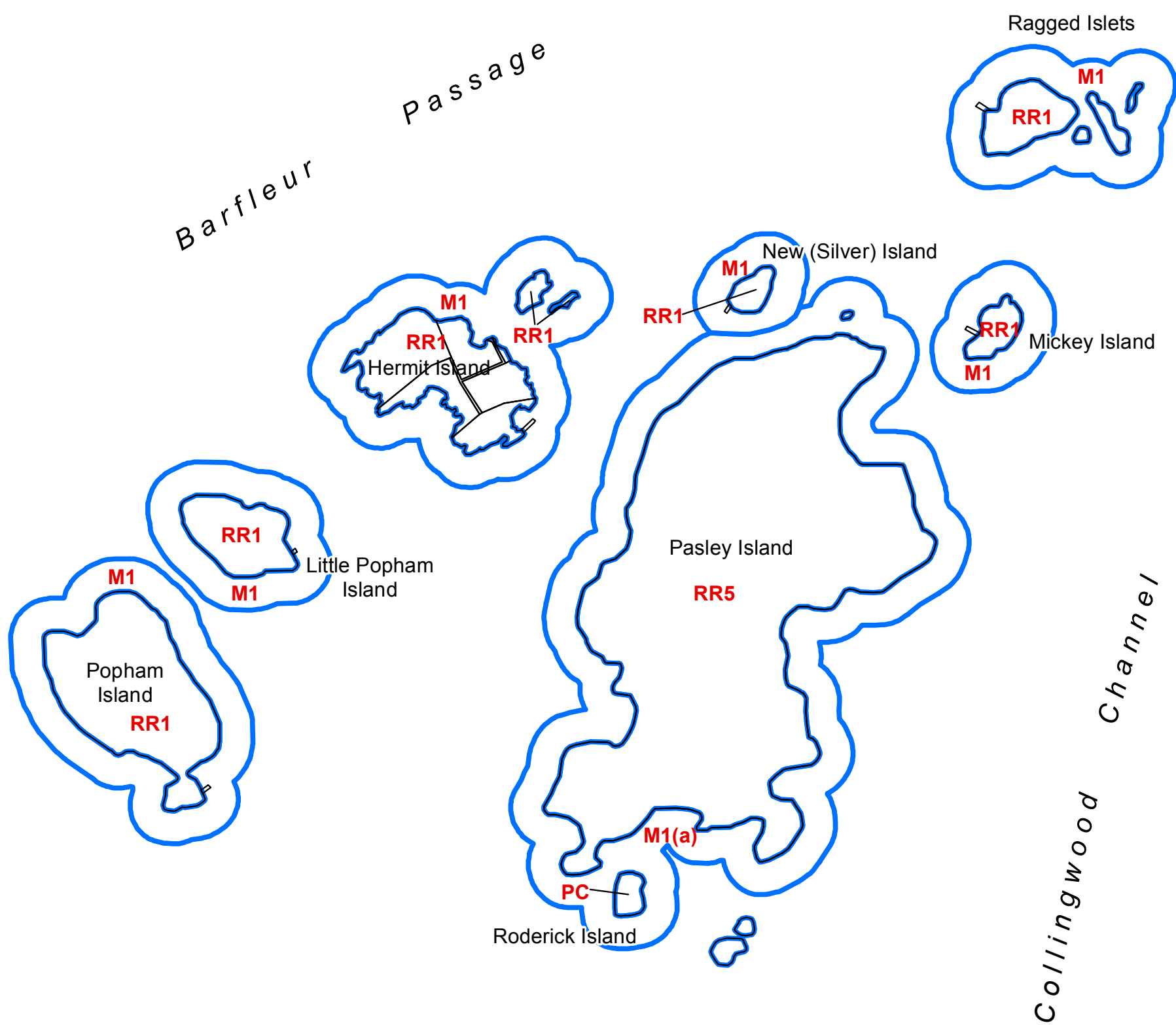
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Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.



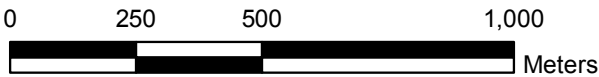
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- SRR** Small Lot Rural Residential
- RR1** Rural Residential 1
- RR2** Rural Residential 2
- RR3** Rural Residential 3
- RR4** Rural Residential 4
- RR5** Rural Residential 5
- RR6** Rural Residential 6
- P** Park
- PC** Private Conservation
- PI1** Private Institutional
- CS** Community Service
- F** Forest
- M1** Marine Foreshore 1
- M2** Marine Foreshore 2
- M3** Marine Protection
- M4** Marine Industrial
- M5** Public Wharf
- PI1** Private Institutional

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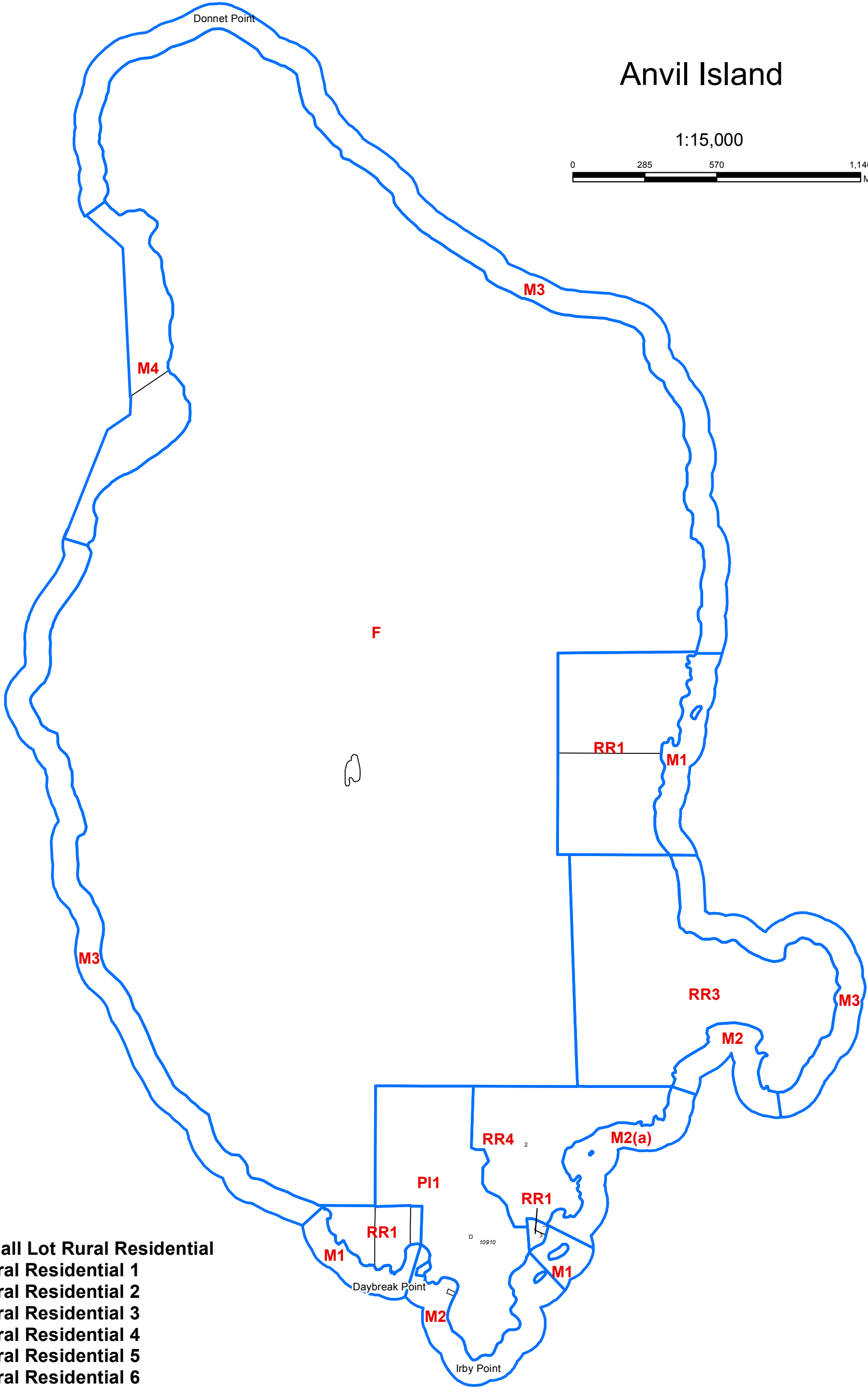
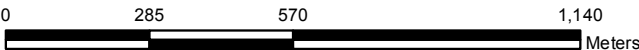


Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.



Anvil Island

1:15,000



SRR	Small Lot Rural Residential
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3
RR4	Rural Residential 4
RR5	Rural Residential 5
RR6	Rural Residential 6
P	Park
PC	Private Conservation
PI1	Private Institutional
CS	Community Service
F	Forest
M1	Marine Foreshore 1
M2	Marine Foreshore 2
M3	Marine Protection
M4	Marine Industrial
M5	Public Wharf
PI1	Private Institutional

Land that is unzoned or not labelled on this schedule shall be considered as being Small Lot Residential (SRR) for the purposes of this bylaw.



700 North Road, Gabriola Island, BC, BC V0R 1X3
Telephone: 250 247-2063 Facsimile: 250 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

Email

Web www.islandstrust.bc.ca

July 5, 2012

File Number: GM-LUB-2011.2

Dear Island Resident/Property Owner:

Re: Draft Land Use Bylaw for the Associated Islands

The Gambier Island Local Trust Committee (LTC) is inviting you to participate in the first formal opportunity to meet this summer to review draft regulations for the Associated Islands Land Use Bylaw (LUB). Two meeting locations are being offered to accommodate the geographic spread of residents and property owners.

Date: Friday July 13th 2012

Time: 4:00 p.m. - 6:00 p.m.

Location: Gleneagles Community Centre

6262 Marine Drive, West Vancouver **OR**

Date: Friday July 20th 2012

Time: 6:00 p.m. – 8:00 p.m.

St. Hilda's By the Sea Anglican Church

5838 Barnacle Street, Sechelt

Paper copies of the DRAFT July 2012 Land Use Bylaw will be available during both meetings.

You may review and download the DRAFT LUB online at:

<http://www.islandstrust.bc.ca/ltc/gm/default.cfm> under 'Latest News'.

A copy of the meeting agenda is attached. If you require any assistance in accessing the DRAFT LUB, or have questions about this project please contact me directly.

Sincerely,

Sonja Zupanec, M.C.I.P.

Island Planner for the Gambier Island Local Trust Committee

szupanec@islandstrust.bc.ca

ph. 250. 247.2211 (or Toll Free via Enquiry BC: 1-800-663-7867)

fx. 250.247.7514

<http://www.islandstrust.bc.ca>

copy: Gambier Island Local Trust Committee

From: Nancy Roggers

Sent: June-28-12 5:45 PM

To: David Graham; Jan Hagedorn; Kate-Louise Stamford; Sonja Zupanec; Becky McErlean

Cc: Cindy Shelest

Subject: Gambier Expense report - June/12

Islands Trust

LTC EXP SUMMARY REPORT F2013

Invoices posted to June 30, 2012

630 Gambier	Invoices posted to June 30, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,200.00	99.15	1,100.85
65200	LTC Local Exp LTC Meeting Expenses	4,000.00	307.38	3,692.62
65210	LTC Local Exp APC Meeting Expenses	200.00	-	200.00
65220	LTC Local Exp Communications	200.00	-	200.00
65230	LTC Local Exp Special Projects	400.00	-	400.00
65240	LTC Local Exp Miscellaneous	700.00	-	700.00
TOTAL LTC Local Expense		5,500.00	307.38	5,192.62
73001	Project OCP update	8,000.00	-	8,000.00

Thanks!

Nancy Roggers
Finance Officer

Islands Trust
#200 1627 Fort Street
Victoria, B.C. V8R 1H8
Phone: (250) 405-5154
Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.