



Islands Trust

TOOL 8 – Appendix 2 - Housing Regulation and Policy Excerpts

Official community plans are legal policy documents intended to manage growth and guide future development. The OCPs guide each community's vision for how the island should change; it is defined in law as "a statement of objectives and policies to guide decisions on planning and land use management."

An OCP typically contains broad goals, objectives for particular land uses, specific policies for each land use, general advocacy policies, maps and development permit areas. The OCP policies guide local trust committee decision-making and are implemented by other tools, principally land use bylaws that prescribe zoning.

Land Use Bylaws are regulatory bylaws that divide land into different zones and specify the types of uses and density (i.e. the number of dwellings) permitted in each zone; LUBs may also include both zone-specific and general requirements for measures such as building floor area, height, site coverage, siting and setbacks, parking, landscaping and screening, run-off control, signage, subdivision and servicing. The LUB is the main tool for implementing OCP policies through land use regulations, particularly zoning. Some islands have specific zones for affordable, seniors, community or special needs housing developments.

The following provides excerpts from each Local Trust Area and Bowen Island Municipality of policies that address affordable housing, seniors' housing and approach to residential density in general, including where cottages or secondary suites are permitted. Because the policies have been imported directly from each land use bylaw and official community plan the formatting and language is not always consistent. Also, please note that it was not possible to include every housing-related regulation and policy here. Therefore, the respective bylaws for each island should be consulted for a complete picture.



Islands Trust

Contents

Land Use Bylaw Regulations	2
Secondary Suites.....	2
Accessory Dwelling Units/Cottages/Cabins/Detached Secondary Suites.....	10
Affordable Housing Dwelling Units.....	23
Multi-Family Dwelling Units.....	25
OCP Policies	28
Secondary Suites.....	28
Accessory Dwelling Units/Cottages/Cabins/Detached Secondary Suites.....	33
Alternative Dwelling Units (RVs, Travel Trailers, Tiny Homes, Yurts, etc.).....	43
Affordable Housing Dwelling Units.....	44
Multi-Family Dwelling Units.....	59

Land Use Bylaw Regulations

Zoning Regulations - Secondary Suites

Bowen Island

Accessory Residential Use

3.57 Where permitted in a zone, an accessory residential use shall comply with the following regulations:

3.57.1 not more than one (1) accessory residential use shall be permitted on a lot;



Islands Trust

- 3.57.2 in addition to the parking requirements set out in Part 5 of this Bylaw, at least one parking space must be provided on the lot for each secondary suite or detached secondary suite;
- 3.57.3 a detached secondary suite shall not exceed a total floor area of 65 square metres plus 0.625% of lot area to a maximum of 140 square metres;
- 3.57.4 a secondary suite shall not exceed a total floor area of 90 square metres

Gambier Island

N/A

Lasqueti Island

N/A

Hornby Island

3.8 Secondary Suites

(1) Where a secondary suite is permitted in Part 8 of this Bylaw, the suite must:

- a) be authorized by a Siting and Use Permit;
- b) meet all requirements of the British Columbia Building Code;
- c) contain at least one bedroom and bathroom, a separate kitchen and living area;
- d) be allocated at least one off-street parking area on the same lot, in addition to any parking requirements for the principle dwelling unit;
- e) be located wholly within the principle residential dwelling;
- f) be occupied by the owner or residential tenant; and
- g) be limited in size to 40% of the floor area of the principal dwelling unit to a maximum floor area of 90 square metres.

(2) Where a secondary suite is permitted in Part 8 of this Bylaw, an authorized person as defined in the Sewage System Regulations under the



Islands Trust

Public Health Act must state in writing to the Islands Trust that the sewage disposal system to which the building accommodating the secondary suite is connected to is capable of providing adequate sewage treatment for the principal dwelling and secondary suite.

- (3) Despite Part 8 of this Bylaw, a secondary suite is not a permitted use in a dwelling on any lot within the heavily developed – high vulnerability aquifer designation as shown on Schedule D2 of the Hornby Island Official Community Plan Bylaw No. 149.

Denman Island

4. Secondary dwelling units may be permitted, subject to conditions, by Temporary Use Permit on lands zoned as “R2” (Rural Residential), “A” (Agriculture), “F” (Forestry) and “RE” (Resource). Secondary suites are generally permitted within these zoning designations without the need for a Temporary Use Permit.
5. A secondary suite is permitted within a dwelling unit provided that:
 - a) Either the dwelling unit or secondary suite is occupied by the owner of the dwelling unit; or the dwelling unit or the secondary suite is occupied by a person other than the owner who has responsibility for managing the property, including dealing with complaints of neighbours arising from the occupancy of the property;
 - b) There is a maximum of one secondary suite permitted per lot;
 - c) The secondary suite is contained within the walls of a permitted dwelling unit;
 - d) The secondary suite shall have an external access only which is separate from that of the principal dwelling;
 - e) The floor area permitted for a secondary suite is no more than 40% of the floor area of the dwelling unit to a maximum of 90 square metres;
 - f) One off-street parking space is provided for the exclusive use of the secondary suite; and
 - g) The secondary suite is not subdivided from the principal dwelling unit under the Land Title Act or the Strata Property Act.
8. Where water is supplied to a secondary suite or a secondary dwelling unit by a community water system, the operator of the community water system must provide written confirmation that it has sufficient capacity prior to the issuance of any permits to allow the use.
9. Where water is to be supplied from a surface water body, a water license, issued by the Province, must permit the withdrawal of the required amount of water prior to the issuance of any permits to allow a secondary suite or secondary dwelling unit.



Islands Trust

Gabriola Island

B.6.6 Secondary Suite Regulations

Secondary Suites, where permitted in Part D of this bylaw, are subject to the following requirements:

- B.6.6.1 Secondary suites are a permitted accessory use on lots 2.0 hectares (4.94 acres) or larger;
- B.6.6.2 One (1) secondary suite is permitted per lot,
- B.6.6.3 Outside the Agriculture Land Reserve a secondary suite may be located within or attached to a single family dwelling or within an accessory building.
- B.6.6.4 Within the Agricultural Land Reserve a secondary suite must be located wholly within a single family dwelling.
- B.6.6.5 The maximum permitted floor area for a secondary suite located within or attached to a single family dwelling is 90 square metres (968 square feet) or 40% of the floor area of the dwelling, whichever is less;
- B.6.6.6 The maximum permitted floor area for a secondary suite located within an accessory building is 90 square metres (968 square feet);
- B.6.6.7 A secondary suite must not be located within a manufactured home;
- B.6.6.8 For lands outside of the ALR, a secondary suite shall not be permitted on a lot unless the owner of the lot has registered a restrictive covenant under Section 219 of the Land Title Act in favour of the Gabriola Island Local Trust Committee prohibiting the registration of a strata plan under the Strata Property Act or Land Title Act which would result in the secondary suite being a separate lot.

Thetis Island

N/A

Salt Spring Island

- 3.16.1 Secondary suites are permitted on lots that are within or partially within the shaded area on Schedule "I" to this Bylaw.
- 3.16.2 A dwelling unit is permitted to contain a secondary suite provided that:



Islands Trust

- (1) the dwelling unit or the secondary suite is occupied by the owner of the dwelling; or
- (2) the dwelling unit or the secondary suite is occupied by a person other than the owner who has responsibility for managing the property, including dealing with complaints of neighbours arising from the occupancy of the property.

- 3.16.3 There is a maximum of one secondary suite permitted per lot.
- 3.16.4 A secondary suite must be contained within the walls of the building that contains the principal dwelling unit.
- 3.16.5 The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal dwelling unit.
- 3.16.6 The maximum floor area for a secondary suite is 90m² (968 ft²).
- 3.16.7 A secondary suite must not be subdivided from the principal dwelling unit under the Land Title Act or the Strata Property Act.
- 3.16.8 Where a lot is supplied by groundwater, a building containing a secondary suite must have sufficient available groundwater.
- 3.16.9 Where a secondary suite is supplied by rainwater collection, the rainwater system must be capable of supplying the suite with a sufficient quantity of potable water.
- 3.16.10 Where water is to be supplied to a secondary suite by a combination of sources, a written plan for the supply of water is to be provided that demonstrates an adequate supply of potable water.
- 3.16.11 Where water is supplied to a secondary suite by a community water system, the operator of the community water system must provide written confirmation that it has sufficient capacity to supply the secondary suite.
- 3.16.12 Where water is to be supplied from a surface water body, a water license, issued or amended after November 30, 1994, must permit the withdrawal of the required amount of water.

Galiano Island



Islands Trust

2.28 Secondary suites permitted in Parts 5 and 6 are subject to the following:

- 2.28.1 One secondary suite is permitted on each lot having an area 0.4 hectares or greater.
- 2.28.2 On parcels having an area greater than 0.4 hectares a secondary suite shall not be permitted on the parcel if a cottage has been constructed and a cottage shall not be permitted on the parcel if a secondary suite has been constructed.
- 2.28.3 A secondary suite shall not exceed 60m² (646 ft²) in floor area nor 40% of the floor area of the building in which it is located.
- 2.28.4 A secondary suite shall be entirely located within the building that contains the principal dwelling.
- 2.28.5 A secondary suite shall have an entrance from the exterior of the building separate from the entrance to the principal dwelling.
- 2.28.6 A building permit shall not be issued for a secondary suite, nor shall a secondary suite be occupied, unless the building that is to contain the secondary suite is equipped with a rainwater catchment and storage system having a capacity of at least 16,000 litres and must be capable of supplying the suite with a sufficient quantity of potable water.
- 2.28.7 A secondary suite must not be subdivided from the principal dwelling unit under the Land Title Act or the Strata Property Act.
- 2.28.8 Home occupations are permitted in secondary suites subject to the following:
 - 2.28.8.1 No non-resident employees are permitted.
 - 2.28.8.9 A minimum of one parking space must be provided for a secondary suite.

North Pender Island



Islands Trust

3.18 Secondary Suites

- 3.18.1 There is a maximum of one secondary suite permitted per lot.
- 3.18.2 A secondary suite shall be entirely located within the building that contains the principal dwelling.
- 3.18.3 The maximum floor area for a secondary suite is 90m² (968 ft²) and it must not exceed 40 per cent of the floor area of the principal dwelling.
- 3.18.4 The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal dwelling unit.
- 3.18.5 A secondary suite must not be subdivided from the principal dwelling unit under the Land Title Act or the Strata Property Act.
- 3.18.6 A secondary suite may not be used as a short term vacation rental or a bed and breakfast home business.

South Pender Island

N/A

Mayne Island

3.13 Secondary Suites

- 1) Secondary suites are permitted on lots that are within the shaded area on Schedule "D" to this Bylaw.
- 2) There is a maximum of one secondary suite per lot.
- 3) On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed in areas outside the shaded area in Schedule E; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed in areas outside the shaded area in Schedule E.



Islands Trust

- 4) The secondary suite must be contained within the walls of the building that contains the principal dwelling unit.
- 5) Home occupations cannot be carried out in a secondary suite.
- 6) The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal dwelling unit.
- 7) A building permit shall not be issued for a secondary suite until the building that is to contain the secondary suite is equipped with a water catchment and storage system for the storage of rainwater. Minimum cistern capacity required for a building containing a secondary suite is 13640 litres (3000 gallons).
- 8) The floor area of the secondary suite shall not exceed 93m² (1001 ft²) nor shall it exceed 50 per cent of the floor area of the principal dwelling unit.
- 9) A secondary suite must not be subdivided from the principal dwelling unit under the Land Title Act or the Strata Property Act

Saturna Island

2.18 Secondary Suites

- 2.18.1 The secondary suite must be contained within the walls of the building that contains the principal residence.
- 2.18.2 The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal residence.
- 2.18.3 A building permit shall not be issued for a secondary suite until the building is serviced by an adequate supply of potable water.
- 2.18.4 The floor area of the secondary suite shall not exceed 90 m² (968 ft²) nor shall it exceed 40 per cent of the floor area of the principal residence. A secondary suite must not be subdivided from the principal residence under the Land Title Act or the Strata Property Act.
- 2.18.5 Secondary suites are not permitted in the areas identified as having moderate to high aquifer vulnerability depicted on Schedule E.



Islands Trust

Zoning Regulations - Accessory Dwelling Units/Cottages/Cabins/Detached Secondary Suites

Bowen Island

3.57 Where permitted in a zone, an accessory residential use shall comply with the following regulations:

1. not more than one (1) accessory residential use shall be permitted on a lot;
2. in addition to the parking requirements set out in Part 5 of this Bylaw, at least one parking space must be provided on the lot for each secondary suite or detached secondary suite;
3. detached secondary suite shall not exceed a total floor area of 65 square metres plus 0.625% of lot area to a maximum of 140 square metres.

Gambier Island

3.14 Associated Secondary Dwelling Floor Area

- (1) Associated secondary dwellings are permitted in zones where associated secondary dwelling use is a permitted use based on the following regulations:
 - a) Lots with a minimum lot area of 0.4 hectare in area are permitted an associated secondary dwelling with a maximum floor area of 60 square metres.
 - b) For lots greater than 0.4 hectare in area, for each additional 0.2 hectare in lot area beyond 0.4 hectare an additional 8 square metres floor area may be added to the permitted 60 square metres floor area to a maximum floor area of:
 - i. 120 square metres on lots less than 2 hectare in area; and



Islands Trust

- ii. 200 square metres on lots 2 hectare and greater in area.
- c) Despite 3.14 (1)(a) in those instances where the lot is less than 0.4 hectare in area and a dwelling unit with an occupancy permit from the Sunshine Coast Regional District issued prior to November 15, 1996 has been constructed on the lot, an associated secondary dwelling with a maximum floor area of 60 square metres shall be permitted.

Lasqueti Island

Guest Cabins and Temporary Use of Recreational Vehicles

- (4) A guest cabin shall not exceed 56 square metres (602.7 square feet) in floor area.
- (5) A guest cabin is not a dwelling and not to be actively used for long term rental accommodation purposes.
- (6) A guest cabin may only be used as a commercial short-term rental of less than 30 days provided the appropriate Commercial 3 zoning is in place.

3.9. Dwellings and Guest Cabins per Lot

- (1) Unless otherwise regulated in this Bylaw, any upland lot is permitted to have one dwelling.
- (2) Unless otherwise regulated in this Bylaw, the following number of dwellings are permitted per lot:
 - (a) Subdivision District A: one (1) dwelling per four (4) hectares (9.88 acres) of lot area.
 - (b) Subdivision District B: one (1) dwelling per eight (8) hectares (19.76 acres) of lot area.
 - (c) Subdivision District C: one (1) dwelling per 65 hectares (160.61 acres) of lot area.
- (3) For each permitted dwelling, a guest cabin not exceeding 56 square metres (602.7 square feet) in floor area is permitted.
- (4) For the purpose of calculating density, six (6) tenting sites are considered equivalent to one dwelling density.



Islands Trust

Hornby Island

3.2 Uses Prohibited in All Zones

- (1) For certainty, the following uses, buildings and structures are prohibited in all zones, except where expressly permitted in Part 8:
 - (c) The use of an accessory building or structure as a dwelling unit;

Denman Island

Section 2 – General Regulations

Section 2.1 Uses, Buildings, and Structures

Principal Dwelling Units

3. On lots where a principal dwelling unit exists and a subsequent principal dwelling unit is to be created, the landowner must provide proof of an adequate supply of water for the second or subsequent dwelling unit using the rules for proving water for a subdivision in Section 2.8.

Secondary Suites and Dwelling Units

4. Secondary dwelling units may be permitted, subject to conditions, by Temporary Use Permit on lands zoned as "R2" (Rural Residential), "A" (Agriculture), "F" (Forestry) and "RE" (Resource). Secondary suites are generally permitted within these zoning designations without the need for a Temporary Use Permit.
6. Where permitted by a Temporary Use Permit a secondary dwelling unit shall:
 - a) Not have a floor area in excess of 140 square metres;



Islands Trust

- b) Shall not be located more than 60 metres from the principal residence unless otherwise approved by the Local Trust Committee as a condition of the permit; and
 - c) Be connected to an approved sewerage system. d) Include a rainwater catchment and storage system for a capacity of at least 1,000 gallons unless otherwise approved by the Local Trust Committee as a condition of the permit.
7. A written plan for the supply of water is to be provided that demonstrates an adequate supply of potable water prior to the issuance of any permits to allow the use.

Accessory Buildings and Structures

10. Accessory buildings and structures are not to be used for overnight accommodation other than on an occasional basis, except as permitted elsewhere in this Bylaw

Gabriola Island

- B.6.6.3 Outside the Agriculture Land Reserve a secondary suite may be located within or attached to a single family dwelling or within an accessory building.
- B.6.6.6 The maximum permitted floor area for a secondary suite located within an accessory building is 90 square metres (968 square feet);
- B.6.6.7 A secondary suite must not be located within a manufactured home;

Thetis Island

*Guest Cottages are permitted as an accessory use in residential zones.



Islands Trust

Salt Spring Island

3.14 Seasonal Cottages

- 3.14.1 Unless otherwise specified, no seasonal cottage may be constructed or occupied on a lot less than 1.2 ha in area.
- 3.14.2 The maximum floor area of a seasonal cottage is 56 square metres. 3.14.3 A seasonal cottage is to be physically detached from any other building or structure, and may not be constructed or occupied on any lot occupied by two or more other dwelling units.
- 3.14.4 A seasonal cottage, including any stairs, decks or porches or other structures that are attached to the cottage or that function as part of the cottage, is not to be located within 6 m of any other building on a lot.
- 3.14.5 A seasonal cottage may not have a basement, or a garage or carport that is physically attached or functions as part of the seasonal cottage.
- 3.14.6 A seasonal cottage may only be used for temporary occupation by a person or persons having a permanent residence elsewhere and using the cottage for recreational or vacation purposes. A seasonal cottage may be used as part of a bed and breakfast home-based business as set out in Subsection 3.13.8, but is not to be used as a separate commercial guest accommodation unit that is not operated as a home-based business.
- 3.14.7 Where a lot on Salt Spring Island is between 0.6 ha and 1.2 ha in area and contains a seasonal cottage not exceeding 56 square metres in total floor area and built prior to March 21, 1979, one single-family dwelling may also be permitted on the lot.
- 3.14.8 Where a lot on Salt Spring Island is greater than 0.6 ha in area and was split by a public highway prior to January 1, 1980, resulting in each side of the split lot exceeding 0.2 ha, then a single-family dwelling is permitted on one portion of the split lot and a seasonal cottage is permitted on the other portion across the highway.
- 3.14.9 A seasonal cottage may be a mobile home or a manufactured home.



Islands Trust

3.15 Full-Time Rental Cottages

- 3.15.1 No full-time rental cottage may be constructed or occupied on a lot less than 1.2 ha in area.
- 3.15.2 A full-time rental cottage may not exceed 56 square metres in floor area on a lot less than 2 hectares in area, or 90 square metres in floor area on lots with an area 2 hectares or greater.
- 3.15.3 A full-time rental cottage is to be physically detached from any other building or structure, and may not be constructed or occupied on any lot occupied by two or more other dwelling units.
- 3.15.4 A full-time rental cottage, including any stairs, decks or porches or other structures that are attached to the cottage or that function as part of the cottage, is not to be located within 6 m of any other building on a lot. 3.15.5 A full-time rental cottage may not have a basement.
- 3.15.6 A full-time rental cottage may have an attached garage or carport. All areas of an attached garage or carport meeting the Land Use Bylaw definition of floor area will be considered floor area for the purpose of calculating the total floor area of the full-time rental cottage.
- 3.15.7 A full-time rental cottage may be a mobile home or a manufactured home. 3.15.8 On lots where a full-time rental cottage is permitted, no full-time rental cottage with a floor area exceeding 56 square metres may be used as part of a bed-and-breakfast home-based business.
- 3.15.9 No full-time rental cottage with a floor area greater than 56 square metres, or addition to an existing cottage that exceeds 11.6 square metres of floor area, may be constructed unless the cottage is equipped with a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805- 18.



Islands Trust

Galiano Island

Prohibited Uses

2.3 The following uses of land, buildings and structures are prohibited in all zones:

2.3.1 the use of an accessory building or structure, other than a cottage, for human habitation;

2.3.2 mobile home parks and commercial campgrounds;

**Cottages are a permitted use within zones VR1 / VR2 / SLR / RR / R2 / R3.*

North Pender Island

**Cottages are defined and a permitted use (on properties over 1.2 ha) in zones RR / R / RC1 / AG.*

(7) The maximum floor area of a cottage shall be 56 square metres (603 square feet) on a lot 1.2 hectares (3 acres) or less in area.

(8) The maximum floor area of a cottage shall be 93 square metres (1002 square feet) on a lot greater than 1.2 hectares (3 acres) in area.

South Pender Island

**Cottages, as such term is defined in the Land Use Bylaw, are a permitted use within zones RR1 / RR2 / RR3 / F / A.*

3.5 Accessory Buildings and Structures

(2) An accessory building may be constructed or placed on a lot and occupied as a temporary dwelling prior to the construction of a dwelling on the same lot, subject to:

(a) A building permit being issued, and remaining in effect, for the dwelling;



Islands Trust

- (b) The connection of the accessory building to sewage disposal facilities complying with the Public Health Act;
- (c) The provision of a domestic water supply to the building;
- (d) Compliance with the use, density and siting requirements of this Bylaw for dwellings and cottages; and
- (e) The occupancy of the accessory building ceasing prior to or concurrently with occupancy of a dwelling on the lot.

Mayne Island

**Cottages, as such term is defined in the Land Use Bylaw, are defined and a permitted use in zones SR / RR1 / MBRC / R / UP / A.*

3.13 Secondary Suites

- (3) On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed in areas outside the shaded area in Schedule E; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed in areas outside the shaded area in Schedule E

Saturna Island

2.10 Cottages

- 2.10.1 On those parcels where a residence and a cottage are permitted uses, a cottage may be constructed prior to the construction of a residence.

**Cottages are a permitted use on parcels over 1.2 ha in zones RR / RG / FR1.*

**Cottages are a permitted use on parcels over 20.24 ha in zone F.*

**Cottages are a permitted use in zones F1 / FG.*



Zoning Regulations – Alternative Dwelling Units (RVs, Travel Trailers, Tiny Homes, Yurts, etc.)

Bowen Island

3.3 The following uses are prohibited in all zones, except as otherwise specifically stated in this Bylaw:

1. Campgrounds for recreational vehicles and trailer parks;
2. Manufactured home parks;

5. A use located partially or totally in a tent trailer, motor home, camper, or other recreation vehicle, without a permanent foundation or permanent service connection, except when a tent trailer, motor home or camper, or other recreation vehicle:
 - is otherwise permitted by this Bylaw; or
 - is used for temporary sleeping accommodation for non-paying visitors on a residential lot for a period not exceeding 90 days in any 360-day period.

Gambier Island

3.2 Prohibited in all zones

- (1) For clarity the following uses, as well as other uses not expressly permitted in Section 3.1 and in the specific zone regulations in Part 5, are prohibited in all zones:

f. A use located partially or totally in a tent or travel trailer, motor home, or camper except when:

- (i) a tent or travel trailer, motor home or camper is otherwise permitted by this Bylaw, or
- (ii) travel trailer, motor home or camper is a licensed vehicle pursuant to the Motor Vehicle Act and the vehicle is able to be



Islands Trust

- immediately moved without having to remove it from any supporting foundation or service connection, or
- (iii) a tent is used for recreational purposes on a lot zoned to permit residential use;

Lasqueti Island

3.8. Guest Cabins and Temporary Use of Recreational Vehicles

- (1) Storage of a travel trailer, mobile home, bus, vessel or other recreation vehicle on a lot, provided such is not actively used for human habitation or any overnight accommodation is permitted.
- (2) A travel trailer, mobile home, bus, vessel or other recreation vehicle is considered and may be used as a dwelling unit on any lot where a single family dwelling is a permitted building provided that it complies with residential density calculations in accordance with section 3.9.
- (3) Where permitted, a travel trailer, mobile home, bus, vessel or other recreation vehicle may be used in place of a guest cabin on a lot for non-commercial accommodation provided that the floor area does not exceed 56 square metres (602.7 square feet).

Hornby Island

3.2 Uses Prohibited in All Zones

- (1) For certainty, the following uses, buildings and structures are prohibited in all zones, except where expressly permitted in Part 8:
 - (a) The use of a boat, vessel, or structure over water as a residence for more than four consecutive weeks or more than 90 days in any calendar year, except where expressly permitted;
 - (b) The use of the surface of the water for the mooring or berthing of float camps;



Islands Trust

3.11 Temporary Dwelling

- (1) A recreational vehicle, mobile home, caravan, travel trailer or existing structure may be used as a temporary dwelling while a principal dwelling unit is under construction provided that:
 - (a) A siting and use permit has been issued for the principal dwelling unit;
 - (b) The period of occupancy of the temporary dwelling does not exceed 365 days;
 - (c) The temporary dwelling is sited to permit direct discharge of effluent into an approved sewage disposal system; and
 - (d) On completion and occupancy of the principal dwelling unit, the recreational vehicle, mobile home, caravan, travel trailer or existing structure is not used as a dwelling.

Denman Island

Travel Trailers

11. Travel trailers may be stored on the lot and used for occasional non-commercial accommodation.
12. A travel trailer, bus or similar vehicle may be used as a principal dwelling unit or as a secondary dwelling unit approved by a Temporary Use Permit on any lot where a single family dwelling is a permitted building provided that it:
 - is on a lot larger than 1.0 ha or is screened from adjacent properties subject to Section 2.7;
 - is connected to an approved sewage disposal system; and
 - is considered a dwelling unit for the purpose of residential density calculations.

Gabriola Island

B.6.4 Use of Travel Trailers, Recreational Vehicles and Accessory Buildings

- B.6.4.1 One travel trailer, recreational vehicle or accessory building may only be used as a temporary dwelling unit on any lot where



Islands Trust

single family residential use is a permitted use to a maximum of two years, provided:

- a. valid building permit for the principal dwelling unit is in effect for the property;
- b. the trailer or recreational vehicle is enclosed or screened from adjacent land by a landscape screen or fence subject to subsection B.2.7 or B.2.4, respectively, not less than 2.0 metres (6.6 feet) in height; and
- c. the travel trailer, recreational vehicle or accessory building is connected to an approved sewage disposal system.

Thetis Island

N/A

Salt Spring Island

3.18 Use of Travel Trailers and Recreational Vehicles

- 3.18.1. In zones where dwelling units are permitted, one travel trailer or one recreational vehicle may be occupied as a camping unit on a lot for a maximum of 90 days in any year provided approved sewage disposal facilities are provided.
- 3.18.2. In zones where dwelling units are permitted, one travel trailer or one recreational vehicle may be occupied as a camping unit on a lot for two years during construction of a dwelling unit on the same lot provided that:
 - (1) a valid building permit exists for the dwelling unit on the lot, and
 - (2) the water supply and approved sewage disposal facilities for the dwelling unit have been installed and temporarily connected to the travel trailer or recreational vehicle.
- 3.18.3. Except as permitted in Subsections 3.18.1 and 3.18.2 a travel trailer or recreational vehicle may not be occupied on lots that are not zoned to permit campgrounds.



Islands Trust

Galiano Island

N/A

North Pender Island

N/A

South Pender Island

3.10 Use of Recreational Vehicles as a Dwelling

- (1) The use of a recreational vehicle as a temporary dwelling prior to the construction of a dwelling on the same lot is permitted in the any zone where a dwelling is a permitted use, subject to:
 - (a) the connection of the recreational vehicle to sewage disposal facilities complying with the Public Health Act;
 - (b) the provision of a domestic water supply to the vehicle;
 - (c) compliance with the use, density and siting requirements of this Bylaw for dwellings and cottages, as if the vehicle were a cottage;
 - (d) the occupancy of the recreational vehicle ceasing prior to or concurrently with the occupancy of a dwelling on the property;
 - (e) where a building permit has been issued for a dwelling, the building permit remain in effect and occupancy of a recreational vehicle not exceed two years; and
 - (f) where a recreational vehicle is used for temporary camping, occupancy of a recreational vehicle not exceed 90 days in a calendar year. Nothing in this Subsection prohibits the storage on a lot of recreational vehicles that are not being used as dwellings.

Mayne Island

3.9 Use of Recreational Vehicles

- (1) The use of a recreational vehicle as a dwelling or cottage is permitted on a lot in the SR, MBRC, RR1, R, UP and A zones, subject to:



Islands Trust

- (a) the connection of the recreational vehicle to sewage disposal facilities consistent with the provisions of the Public Health Act;
- (b) the provision of a domestic water supply; and
- (c) compliance with the use, density and siting requirements of this Bylaw for dwellings and cottages;

Saturna Island

2.13 Use of Recreational Vehicles and Yurts

2.13.1 The use of a recreational vehicle or yurt as a dwelling or cottage is permitted subject to:

- 2.13.1.1 the connection of the recreational vehicle or yurt to sewage disposal facilities consistent with the Public Health Act;
- 2.13.1.2 the provision of a domestic water supply; and
- 2.13.1.3 compliance with the use, density and siting requirements of this Bylaw for dwellings and cottages.

Zoning Regulations – Affordable Housing Dwelling Units

Bowen Island

*Permitted in a number of site-specific Comprehensive Development zones.

Gambier Island

N/A

Lasqueti Island

N/A



Islands Trust

Hornby Island

*Community Housing is a permitted use under zones R3 / R3A / PU.

Denman Island

*Community Housing is defined, only permitted under 1 site (Zoning Site Specific Amendment)

Gabriola Island

*Affordable Housing is a permitted use under MAH1 zone.

Thetis Island

N/A

Salt Spring Island

*Affordable Housing is a permitted use under zones R1(a) / R1(b) / R6(c) / R12(a) / R(m).

Galiano Island

*Affordable Housing is a permitted use within zones CH1 / CH2.

North Pender Island

8.11 Special Needs Housing (SNH) Zone

8.11.2 Permitted Uses



Islands Trust

- (1) In addition to uses permitted in Section 3.1 of this Bylaw, the following uses and no others are permitted in the Special Needs Housing (SNH) Zone:
 - (a) Two-family dwellings managed by a non-profit society.

South Pender Island

N/A

Mayne Island

Senior Citizens Housing is permitted under the (CD1) Zone

Saturna Island

4.5 Multiple Family Residential Zone (MFR) Permitted Uses

- 4.5.1 In the Multiple Family Residential (MFR) Zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.
 - 4.5.1(1) Residential for the purpose of providing affordable, senior or special need housing.

Zoning Regulations – Multi-Family Dwelling Units

Bowen Island

N/A (two-family dwellings permitted for specific zones)



Islands Trust

Gambier Island

N/A

Lasqueti Island

N/A

Hornby Island

Attached housing is a permitted use under the R3A Zone.

Denman Island

N/A

Gabriola Island

Multi-family housing is a permitted use under the MAH1 Zone.

Thetis Island

N/A

Salt Spring Island

Multi-family housing is a permitted use under zones C2 / CD1 / CD2 / R1 / R2 / R4 / R11.

Galiano Island

N/A



Islands Trust

North Pender Island

8.2 Rural Comprehensive Two (RC2) Zone BL 174 The Rural Comprehensive Two (RC2) zone applies to the parcels legally described as Lot A, of Section 23, Pender Island, Cowichan District, Plan 28410 and of Parcel D (DD 21950F) of Section 23, Pender Island, Cowichan District, Except Part in Plan 28410 at the time of adoption of the bylaw.

8.2B.3 Residential Density

- (1) There may not be more than ten dwellings in the Rural Comprehensive Two (RC2) zone.
- (2) In the event of the subdivision of Lot A, of Section 23, Pender Island, Cowichan BL 194 BL 194 35 District, Plan 28410 or of Parcel D (DD 21950F) of Section 23, Pender Island, Cowichan District, Except Part in Plan 28410, the maximum density shall be one dwelling per lot.

8.11 Special Needs Housing (SNH) Zone

8.11.3 Residential Density

- (1) There may not be more than one dwelling unit per 0.1 hectares of lot area, to a maximum of 20 dwelling units per lot.

South Pender Island

N/A

Mayne Island

Comprehensive Development 1 (CD1) and Comprehensive Development 2 (CD2) zones permit more dense residential development.

Saturna Island

4.5 Multiple Family Residential Zone (MFR) Permitted Uses



Islands Trust

- 4.5.5 In the Multiple Family Residential (MFR) Zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited. 4.5.1(1) residential for the purpose of providing affordable, senior or special need housing.
 - 4.5.5 There shall not be more than four (4) residential units per 0.4 hectares (one acre) in the Multiple Family Residential Zone
-

OCP Policies

OCP Policies – Secondary Suites

Bowen Island

Policy 355 Within Snug Cove Village, the following types of housing are supported: detached homes, detached homes with a secondary suite, duplexes, and townhouses, multi-unit housing types, subject to the provisions of Section 3 of this OCP and the regulations of the Zoning Bylaw. Outside of Snug Cove Village, the following types of housing are supported: detached homes and detached homes with a secondary suite, and small scale social housing, affordable housing, co-housing may be considered subject to other policies of this OCP.

Gambier Island

N/A

Lasqueti Island

N/A

Hornby Island



Islands Trust

Rental Housing Policies

6.3.5.13 A secondary suite, limited in size and contained within a permitted dwelling, may be permitted on larger rural lots (in accordance with policies in Subsection 6.3.3 (Rural Residential of this Plan), and despite Subsection 6.3.3, on lots 2.0 hectares or larger in order to provide rental opportunities provided the owner or residential tenant occupies the principle residence

Denman Island

Policy 10 In the rural designation zoning regulations should generally permit one dwelling unit per lot, including a secondary suite, provided that the land owner provides the Local Trust Committee with proof of adequate water supply for each dwelling unit without endangering the water supply of adjacent land owners. A secondary dwelling unit may be permitted on a lot if approved by a Temporary Use Permit.

Policy 11 The overall residential density on Denman Island should generally not increase beyond that permitted by existing zoning on the date this Plan was adopted except that an increase of approximately 5 percent may be permitted to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under a Temporary Use Permit and site-specific zoning amendment applications under Policy 29 of this Section. Notwithstanding the foregoing, secondary suites contained within the footprint of conforming dwelling units are not deemed to contribute to density calculations for the purposes of this policy.

Gabriola Island

2.1 General Residential Policies

- h) On parcels 2.0 hectares (4.94 acres) or larger, one secondary suite shall be permitted per parcel, accessory to a principal single family dwelling.

2.6 Single-family Affordable Housing Policies



Islands Trust

- a) Provision for a secondary suite on a parcel 2.0 hectares or larger (as per policy 2.1 g) shall be recognized as a means of providing for affordable housing in a rural, low density context.

Thetis Island

N/A

Salt Spring Island

Secondary Suites

B.2.2.2.15 The Local Trust Committee may give consideration to amending the Land Use Bylaw to allow secondary suites in dwellings as affordable housing under certain circumstances. Any initiative to allow suites should address the following criteria:

- a. A maximum of one suite is allowed per dwelling.
- b. The owner occupies either the principal dwelling or the suite.
- c. Suites should only be allowed in areas with an adequate supply of potable water.
- d. Suites should not be allowed in areas that are community water system supply watersheds or in community well capture zones.
- e. New construction of dwellings with suites in areas containing sensitive ecosystems or areas that are hazardous for development should be managed by development permit.
- f. The use of suites will not be for short-term rental, in accordance with the Land Use Bylaw.
- g. Regulations should limit suites to 40% of the floor area of the principal dwelling and no more than 90 m² of floor area.
- h. Building safety and waste disposal issues are addressed through compliance with the B.C. Building Code and applicable health standards.
- i. The Local Trust Committee will consider the use of housing agreements and other measures to ensure that suites are affordable and to address occupancy.
- j. The Local Trust Committee will work with the Capital Regional Housing Corporation on the administration of housing agreements in order to implement this policy.
- k. The Local Trust Committee should coordinate implementation of zoning changes with Capital Regional District Building Inspection and the Vancouver Island Health Authority.
- l. The Local Trust Committee may also consider limits on the numbers and location of secondary suites to minimize dependency on private automobiles.



Islands Trust

- m. The Local Trust Committee will make zoning changes incrementally and monitor changes in order to have the effect of limiting the overall number of suites on the island.
- n. The Local Trust Committee will consider an annual registration system in order to remain informed about the number and location of occupied suites.

Galiano Island

- 2.1.c) Secondary suites may be permitted within principal dwellings with the intent of providing housing options and vacation rental accommodation. A maximum of one secondary suite, limited in floor area, shall be permitted per lot and dwellings containing secondary suites shall provide a rainwater catchment and storage system.

North Pender Island

- 2.1H Accessory housing options such as secondary suites may be permitted as a way to increase the stock of rental housing without negatively impacting the rural sense of place or the carrying capacity of the island.

South Pender Island

N/A

Mayne Island

2.1.1 Settlement Residential

- 2.1.1.10 Except where regulations permit additional dwelling units while limiting floor area, on secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.



Islands Trust

2.1.4 Rural

2.1.1.11 Except where regulations permit additional dwelling units while limiting floor area, on secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

2.1.5 Upland

2.1.5.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

2.2.1 Agriculture

2.2.1.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

Saturna Island

C.1 General Policies

C.1.3 From the date of adoption of the Plan, no rezoning, development permit, temporary permits, or other planning tool or device available to the local trust committee should be used to increase the maximum subdivision capacity, or total residential density of any island within the Area. Secondary suites are not considered as residential density for the purposes of calculating overall residential density within the Saturna Island Local Trust Area.

D.1.1 To protect the character of neighbourhoods, separate zones in regulatory bylaws should provide for the following uses:



Islands Trust

- j) Secondary suites may be permitted in designations that permit residential use

D.1.R Rural Residential/D.1.G Rural General/D.1.C Rural Comprehensive/D.2 Farmland/D.4 Forest/D.5 Heritage Forest/D.6 Wilderness Reserve

- One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence

OCP Policies – Accessory Dwelling Units/Cottages/Cabins/Detached Secondary Suites

Bowen Island

Policy 134 The average parcel size for properties located in the rural designation is 4 hectares (10 acres). In the areas designated Rural 1 the average parcel size is two hectares. The following policies apply to both Rural and Rural 1.

- dwelling density will be limited to one dwelling unit per lot except where the property is eligible for consideration for purposes of providing affordable housing, rental housing or special needs housing or lots containing an accessory dwelling;

Policy 143 Dwelling density will be limited to one dwelling unit per lot in the Rural Residential and Rural Residential areas, except that the Municipality may consider rezoning proposals to allow for more than one single detached dwelling unit per lot if one of the following criteria were to apply:

- o further subdivision of the parcel is impractical because of topography and the building density would not exceed the building density that could be created if the parcel was subdivided;
- o community amenities are provided that would otherwise be provided if the property were to be subdivided; or
- o the building density would not exceed the building density that could be created if the parcel was subdivided. In this instance regulations would be amended to preclude further subdivision.



Islands Trust

Gambier Island

General Residential Policy

- 4.10 In evaluating the suitability of a parcel for comprehensive residential zoning to allow for more than one dwelling and one associated secondary dwelling on a parcel, the Local Trust Committee should examine whether:
- i. the further subdivision of the parcel is impractical for reasons of location, topography or access;
 - ii. parkland or other amenities will be provided equivalent to what would otherwise be provided as part of a subdivision process;
 - iii. the residential density would exceed the number of dwelling units that would be permitted if the parcel had been subdivided;
 - iv. the use of a covenant to limit further subdivision of the parcel is required; and
 - v. adequate water supply and sewage disposal services are available to support the scale of the intended use.

Settlement Residential Policy

- 4.17 An associated secondary dwelling may be a permitted use on existing parcels of 0.4 hectares or greater subject to:
- i. the use being accessory to the principal dwelling use;
 - ii. the use providing for:
 - the accommodation of non-paying guests of the principal dwelling residents;
 - housing for affordable or rental purposes; or
 - home occupations;
 - iii. the maximum floor area being regulated to insure the associated secondary dwelling is limited in floor area, secondary in use and smaller in floor area than the principal dwelling and proportionate to the lot area; and the Local Trust Committee in the zoning regulations may



Islands Trust

vary policy provisions regarding associated secondary dwellings to address site specific situations provided by the cumulative impacts of development.

4.18 An associated secondary dwelling of limited floor area may be a permitted use on existing parcels of less than 0.4 hectare subject to:

- i. a principal dwelling unit being constructed on the lot;
- ii. an occupancy permit for the principal dwelling unit having been issued prior to the regulation of the size of secondary dwellings (Bylaw No. 66);
- iii. the associated secondary dwelling use being accessory to the principal dwelling use;
- iv. the associated secondary dwelling use providing for:
 - the accommodation of non-paying guests of the principal dwelling residents;
 - housing for affordable or rental purposes; or
 - home occupations;
- v. the maximum floor area of the associated secondary dwelling being regulated to insure the associated secondary dwelling is limited in floor area, secondary in use and smaller in floor area than the principal dwelling.

Settlement Residential Policy

4.20 The Local Trust Committee may consider zoning to allow for alternative forms of residential development in the Settlement Residential designation subject to a Local Area Plan being prepared identifying:

- i. areas for and scale of cluster forms of housing;
- ii. areas for park and green space; and
- iii. long range servicing requirements; and related considerations.

Rural Residential Policy



Islands Trust

4.23 An associated secondary dwelling may be a permitted use on existing parcels of 0.4 hectares or greater subject to:

- i. the use being accessory to the principal dwelling use;
- ii. the use providing for:
 - the accommodation of non-paying guests of the principal dwelling residents;
 - housing for affordable or rental purposes; or
 - home occupations;
- iii. the maximum floor area being regulated to insure the associated secondary dwelling is limited in floor area, secondary in use and smaller in floor area than the principal dwelling and proportionate to the lot area; and the Local Trust Committee in zoning regulations may vary policy provisions regarding associated secondary dwellings to address site specific situations provided by the cumulative impacts of development.

Rural Residential Policy

4.24 The Local Trust Committee may consider zoning to allow for alternative forms of residential development in the Rural Residential designation subject to a Local Area Plan being prepared identifying:

- i. areas for and scale of cluster forms of housing;
- ii. areas for park and green space; and
- iii. long range servicing requirements; and related considerations.

Lasqueti Island

Policy 3 Guest cabins are not intended to be used for long term residential purposes.

Policy 9 For each dwelling permitted, normally associated accessory buildings and structures plus a guest cabin should be permitted.



Islands Trust

Hornby Island

N/A

Denman Island

- Policy 8 In the Residential designation and the Rural designation, the principal use should be single family residential with the exception of the existing cabins on the R1(2) zoned parcel and the rental accommodation on the two R1(1) zoned parcels as permitted by the Denman Island Land Use Bylaw.
- Policy 15 The Local Trust Committee may approve secondary dwelling units on lands within the “Rural” and “Sustainable Resources” designations through a Temporary Use Permit in order to address housing objectives as defined in the Official Community Plan.

Gabriola Island

N/A

Thetis Island

- 2.1.2 On lots 0.8 hectares (2 acres) and greater, a cottage of limited size may also be permitted.

Salt Spring Island

Seasonal Cottages

- B.2.2.2.16 Seasonal cottages should continue to be allowed wherever they are allowed by current zoning. The Local Trust Committee may also consider amending the Land Use Bylaw to allow the use of seasonal cottages as full time affordable rental housing units in certain areas. In order to encourage housing for families, the Land Use Bylaw may be amended to permit cottages with a maximum floor area of 90 m² on lots 2 hectares or larger in area, while retaining the existing floor area limits on cottages on lots between 1.2 hectares and 2 hectares in area. Any amendment to zoning to allow cottages to be used as full time residences should address the following criteria:



Islands Trust

- a. Full time residence of cottages should only be allowed in areas with an adequate supply of potable water.
- b. Full time residence of cottages should not be allowed in areas that are community water system supply watersheds or in community well capture zones.
- c. New construction of cottages for full time residence should be not allowed in areas containing sensitive ecosystems or areas that are hazardous for development.
- d. The use of cottages will not be for short-term rental in accordance with the Land Use Bylaw.
- e. Building safety and waste disposal issues are addressed through compliance with the B.C. Building Code and applicable health standards.
- f. The Local Trust Committee will consider the use of housing agreements and other measures to ensure that cottages are affordable and to address occupancy.
- g. The Local Trust Committee will work with the Capital Regional Housing Corporation on the administration of housing agreements in order to implement this policy.
- h. The Local Trust Committee should coordinate implementation of zoning changes with Capital Regional District Building Inspection and the Vancouver Island Health Authority.
- i. The Local Trust Committee may also consider limits on the location of cottages to minimize dependency on private automobiles.
- j. The Local Trust Committee will make zoning changes incrementally and monitor changes in order to have the effect of limiting the overall number of full-time units on the island.
- k. The Local Trust Committee will consider an annual registration system in order to remain informed about the number and location of occupied cottages.

Galiano Island

Village Residential 1

- c) On lots 0.4 hectares (1 acre) or more, one cottage shall be permitted per dwelling unit permitted.

Village Residential 2

- d) On lots 0.4 hectares (1 acre) or more one cottage shall be permitted per dwelling unit permitted.



Islands Trust

Small Lot Residential

- b) One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every 1.2 hectares (3 acres) of lot area over 1.2 hectares (3 acres).
- c) On lots 0.4 hectares (1 acre) or more one cottage shall be permitted per dwelling unit permitted.

Rural Residential

- b) One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every 2 hectares (4.94 acres) of lot area over 2 hectares (4.94 acres).
- c) On lots 0.4 hectares (1 acre) or more one cottage shall be permitted per dwelling unit permitted.

Rural

- b) One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every 4 hectares (9.88 acres) of lot area over 4 hectares (9.88 acres).
- c) On lots 0.4 hectares (1 acre) or more, one cottage shall be permitted per dwelling unit permitted.

North Pender Island

N/A

South Pender Island

3.1.1 Residential Objectives:



Islands Trust

- f) To allow opportunities for additional dwellings on larger residentially designated parcels, without further subdivision;

3.1.2(b) Number of Dwellings:

- i) One single family dwelling only is to be allowed on RR designated lots less than 0.8 hectares (2.0 acres) in area.
- ii) One single family dwelling and one cottage are to be allowed on RR designated lots 0.8 hectares (2.0 acres) and larger in area.
- iii) Two single family dwellings and two cottages are to be allowed on RR designated lots 4.0 hectares (9.88 acres) and larger in area.
- iv) Additional single family dwellings and/or additional cottages on RR designated lots as an alternative to subdivision are to be subject to rezoning.

Mayne Island

2.1.1 Settlement Residential

- 2.1.1.2 In general, one dwelling unit shall be permitted on a parcel, and one guest cottage limited by size shall be permitted on parcels 0.6 hectares (1.48 acres) or larger except where regulations permit additional dwelling units while limiting floor areas.
- 2.1.1.3 2.1.1.3 In general, on parcels greater than 0.6 hectares (1.48 acres) the residential density shall be one dwelling unit for each additional 0.6 hectares (1.48 acres) of lot area except where regulations permit additional dwelling units while limiting floor areas.
- 2.1.1.10 Except where regulations permit additional dwelling units while limiting floor area, on secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

2.1.3 Rural Residential

- 2.1.3.3 On parcels greater than 2.8 hectares (7 acres) residential density shall be one dwelling unit per parcel and one additional dwelling



Islands Trust

unit for each additional 2.8 hectares (7 acres) and one guest cottage for each dwelling unit permitted.

2.1.4 Rural

- 2.1.4.3 One guest cottage, limited by size, is permitted on each parcel having an area of 1 hectare (2.47 acres) or more, in respect of each permitted primary dwelling unit, provided that provision be made to allow guest cottages on parcels of less than 1 hectare (2.47 acres) but not less than 0.6 hectare (1.48 acres) where at the time of adoption of Mayne Island Official Community Plan No. 86, 1994, Amendment Bylaw No.2, 1996, they were permitted on such parcels.
- 2.1.4.12 Except where regulations permit additional dwelling units while limiting floor area, one secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

2.1.5 Upland

- 2.1.5.3 One guest cottage, limited by size, is permitted on each parcel having an area of 1 hectare (2.47 acres) or more, in respect of each permitted dwelling unit.
- 2.1.5.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

2.2 Agriculture

- 2.2.1.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.

Saturna Island

D.1 Rural



Islands Trust

D.1.1 To protect the character of neighbourhoods, separate zones in regulatory bylaws should provide for the following uses:

(b) Rural General where home-based industry will be mixed with family homes and cottages, includes all home-based occupations customary to a rural area;

D.1.2 The Saturna Island Local Trust Committee, when zoning Rural designated land, shall ensure that on lots with more than one home-based designation, the residential density will not exceed one primary residence and one cottage per 2.02 hectares (5 acres) of the Rural designated area in the parcel, plus any density received from any Watershed, Farmland, Wilderness Reserve, Forest or Heritage Forest designated portions of the lot and any density granted from the Community Amenity Density Reserve.

D.1.R Rural Residential

D.1.R.2 Residential density is not to exceed one primary residence on lots of less than 1.21 hectares (3 acres); or a total of one primary residence and one cottage on lots greater than 1.21 hectares (3 acres).

D.1.G Rural General

D.1.G.1 Zoning for Rural General use provides for a mix of home based enterprises together with family residences and cottages.

D.1.G.2 Residential density is not to exceed:

(b) one primary residence on lots of less than 1.21 hectares (3 acres);

(b) a total of one primary residence and one cottage on lots less than 4.05 hectares (10 acres) but greater than 1.21 hectares (3 acres); and

(b) on lots of 4.05 hectares (10 acres) or greater, one primary residence and one cottage per 2.02 hectares (5 acres) of lot area to a maximum of 5 primary residences and 5 cottages per lot. If a restrictive covenant exists limiting subdivision or residential building density, the amount specified in the covenant shall not be exceeded.

D.2 FARMLAND

D.2.4 Residential density is not to exceed one primary residence and one cottage on an arable farmland lot. If a lot has split Farmland and Rural designations then section D.7.1 applies.



Islands Trust

D.4 FOREST

- D.4.1 Regulatory bylaws will provide separate forestry zones for the following uses:
(b) Forest General - for all silviculture practices with one residence and one cottage permitted on a lot;

Forest General

- D.4.11 Zoning for Forest General use provides for a mix of home based enterprises together with a family residence, a cottage and all forestry and silviculture uses. Subject to a parcel's Forest Subdivision Capacity, the minimum lot area for subdivision shall not be less than 20.24 hectares (50 acres).

Forest Residential

- D.4.18 A maximum of one house on lots less than 1.21 hectares (3 acres) will be permitted and a maximum of one residence and one cottage will be permitted on lots of 1.21 hectares (3 acres) or more.

D.7 Properties with more than one land use designation

- D.7.1 This policy is included to allow farmers to derive rental income from non-agricultural portions of their land. Where a lot contains both the Farmland and Rural designations, regulatory bylaws may treat the area of both designations as Rural area for the purpose of determining maximum residential density on the lot provided that:
- all residential use is excluded from arable portions of the lot;
 - a maximum of 5 primary residences and 5 cottages is not exceeded;
 - where a restrictive covenant limits subdivision or residential density to a lesser amount, the amount specified in the covenant is not to be exceeded.

Implementation may require the placing of a covenant prohibiting residential use of the arable portions of the lot.

OCP Policies – Alternative Dwelling Units (RVs, Travel Trailers, Tiny Homes, Yurts, etc.)



Islands Trust

No islands within the Islands Trust area have OCP policies that speak positively about alternative dwelling units, despite some land use bylaw regulations that authorize them.

OCP Policies – Affordable Housing Dwelling Units

Bowen Island

- Policy 100 The Municipality will manage the Community Surplus Lands to advance the policies of the OCP, including the provision of land for affordable housing and diversity of housing forms.
- Policy 107 Implementation of the residential densities provided for in the OCP, through zoning regulation, may require a review of the amount, kind and extent of need for: • amenities; and • affordable or special needs housing.
- Policy 108 The type of amenities or affordable and special needs housing that is required in exchange for additional floor space of development will be determined through the identification and consideration of: • existing deficiencies in institutional, public facility, public service, park, green space or recreation requirements; and • the need for institutional, public facility, public service, park, green space or recreation requirements due to the additional density that may be created.
- Policy 109 The implementing zoning bylaw may require the establishment of different density regulations for a property: • one regulation generally applicable to the property; and • one allowing additional floor space, subject to the provision of amenities or affordable or special needs housing.
- Policy 115 The density available for re-allocation referred to in Policy 114 or as may be available pursuant to a density re-allocation as described in Policy 113 may be utilized as well to further the provision of affordable housing pursuant to an affordable housing project application that is determined to benefit the community and address the intent of the OCP.
- Policy 134 The average parcel size for properties located in the Rural designation is 4 hectares (10 acres). In the areas designated Rural 1 the average parcel size is two hectares. The following policies apply to both Rural and Rural 1.
- minimum parcel sizes will generally be the same as the average lot size except where, in the opinion of the Municipality, there is



Islands Trust

community benefit in clustering of lots. Community benefit in these circumstances could include increased protection for watershed areas, maintenance of wetlands and wildlife habitat through different sizes of lots, maintenance of tree cover, protection of views, and minimization of roads and driveways;

- as a means to retain the rural character, the Municipality may impose regulations as to what percentage of the lots may be less than the average lot size but larger than a minimum lot size;
- dwelling density will be limited to one dwelling unit per lot except where the property is eligible for consideration for purposes of providing affordable housing, rental housing or special needs housing or lots containing an accessory dwelling; and
- land use regulations for lands designated as Rural and Rural 1 will take into account the importance of these lands with respect to environmental values, water quality and quantity, groundwater flow, views, island character and passive recreational opportunities. As part of subdivision processes, the Approving Officer may require a covenant that enables or enhances green space and/or forest cover connectivity.

Policy 168 The Municipality encourages the development of new, affordable forms of ground-oriented higher density housing that is consistent with affordable housing policies within this plan, and by engaging in dialogue with Metro Vancouver Housing Corporation, and other agencies (cross-reference: Section 7)

Policy 169 The Municipality will address the affordable housing issue when considering the preferred use and development of the “surplus lands”¹ acquired from Metro Vancouver.

Policy 335 Within Snug Cove Village, the following types of housing are supported: detached homes, detached homes with a secondary suite, duplexes, and townhouses, multi-unit housing types, subject to the provisions of Section 3 of this OCP and the regulations of the Zoning Bylaw. Outside of Snug Cove Village, the following types of housing are supported: detached homes and detached homes with a secondary suite, and small scale social housing, affordable housing, co-housing may be considered subject to other policies of this OCP.

Policy 336 Within the Belterra Lands and the Seymour Bay area of the Cowan Point Comprehensive Development Area, consideration may be given to townhouse, multi-unit housing, including affordable housing, which meets the needs of island residents.

Policy 358 In the interest of creating a diverse inventory of affordable housing, including social housing on Bowen Island to meet the needs of long-term residents, young families, seniors, those with special needs and those employed on the island, all new development of

¹ Also referred to as the “Community Lands”.



Islands Trust

three or more units will be encouraged to create: • a mix of housing types and sizes; • housing that is within walking distance of amenities, transit and services; and • housing that is compact, accessible and meets the Green Building Standards set out by the Municipality.

- Policy 359 In the interest of creating a diverse inventory of affordable housing, and in accordance with Policy #08-03, Bowen Island Municipality Affordable Housing Policy, all new development of three or more units requiring a rezoning will: • provide 15% of the gross floor space as non-market “affordable housing”, integrated on-site with market housing; or • make an equivalent financial contribution to the Municipality to be directed to a Housing Reserve Fund or Housing Trust Fund; and • not be issued an occupancy permit for any phase of market housing in a development of three or more units until the corresponding affordable housing has been granted occupancy.
- Policy 360 The provision of non-market rental or home ownership housing may be considered by the Municipality as an amenity at the time of rezoning (cross-reference: Section 7).
- Policy 361 To ensure that affordable rental or home ownership housing is “perpetually affordable”, the Municipality will require a Housing Agreement and a Right of First refusal Option to Purchase; both to be registered as a covenant through the Land Title Act.
- Policy 363 The Municipality will consider reducing parking requirements in any affordable housing project and encourages initiatives for carsharing.
- Policy 364 Other than secondary suites, the majority of affordable and special needs housing should be located within Snug Cove Village. If any other location is proposed, it will be easily accessible to public transit.
- Policy 365 The Municipality encourages proposals for housing in Snug Cove Village that are suitable for affordable rental or home ownership, supportive and assisted-living housing for aging residents, and supportive housing for residents with special needs.
- Policy 366 The Municipality encourages proponents of affordable and special needs housing to provide a mix of unit sizes in each development.
- Policy 367 The Municipality will consider establishing a Housing Reserve Fund or a Housing Trust Fund. If either fund is created, revenue sources may be through contributions by the Municipality, potential proceeds from the sale of surplus land owned by the Municipality, charitable giving and by way of contributions through the rezoning process. Disbursements from this fund will be for capital projects that provide affordable and special needs housing on Bowen Island.



Islands Trust

Policy 368 The Municipality supports providing serviced land owned by the Municipality at no cost to the Bowen Island Housing Corporation or an affordable housing provider that is a member of the BC Non Profit Housing Association, subject to a public expression of interest. An initial amount of land for this purpose would be 0.5 hectare (1.25 acres). If a sewer connection is not immediately available, other forms of sewage treatment would be considered, so as not to delay the construction of this form of housing.

Policy 370 Consistent with the recommendations of the Age Friendly Community Project², the Municipality will: • give continuing consideration to a range of housing options, including granny flats, park model homes, co-housing, Abbeyfield House, and assisted living / multi-level care and a variety of non-market affordable options; • ensure that all new buildings incorporate “universal design” principles in accordance with the BC Building Code; and • encourage the design of communal spaces (e.g., porches, shared gardens, common rooms) into affordable and special needs housing.

Gambier Island

Policy 4.25 Due to the planning area’s small overall population and limited range of on-island services, requirements for persons with special needs is best addressed on an individual basis within single family or associated secondary dwellings rather than through formalized housing programs.

Policy 4.26 Provision for associated secondary dwellings in residential areas may be one of the means of providing for affordable and rental housing in the Gambier Island Planning Area.

Policy 4.27 Prior to any consideration of affordable, special needs or rental housing as formalized land use proposals or as specified housing programs, a review should be completed to confirm whether adequate services are available for the occupants of such housing.

Lasqueti Island

Objective 4 To support the establishment of affordable housing, special needs housing and provide the opportunity for Island seniors to remain in the community.

² Bowen Island Municipality Age Friendly Community Project Report to Council, June 15, 2009.



Islands Trust

Hornby Island

Community Housing Policies:

- 6.3.5.1 The principal use of lands designated for Community Housing (CH) should be affordable or special needs residential.
- 6.3.5.2 Parcels designated Rural Residential (RR) that have demonstrated ability to meet Provincial Ministry standards of water, grey water (sewage and waste water) treatment and other health and environmental requirements, may be considered upon application for a site specific rezoning (see Section 7.3). A development plan is required upon application for rezoning that includes information regarding future development phases, projected densities, impacts on the land and neighbourhood including the provision of waste supply, waste disposal and retention of natural vegetation.
- 6.3.5.3 A housing agreement may be required upon application for rezoning to Community Housing.
- 6.3.5.4 Criteria that should be addressed in the provision of community housing includes:
 - a) the form of tenure of the housing units;
 - b) the availability of the housing units to persons whose special needs are to be accommodated;
 - c) the administration and management of the housing units, including the manner in which the housing units may be made available to persons with special needs referred to in paragraph (b); and
 - d) rent and lease, sale or share prices that may be charged, and the rates at which these may be increased over time, as specified in an agreement or as determined in accordance with a formula specified in an agreement.
- 6.3.5.5 Community housing developments should be encouraged to be located where there is compatibility with existing and potential land use on neighbouring parcels.
- 6.3.5.6 Community housing developments should be of a scale and character that is compatible with the neighbourhood ambience and the natural environment.
- 6.3.5.7 Lot A, Section 11, Hornby Island, Nanaimo District, Plan VIP87054, designated (AG), may be used to provide affordable or special needs housing.



Islands Trust

- 6.3.5.8 Universal access design principles should be incorporated into the built environment to support the provision of equitable access for all abilities.

Affordable Housing Policies:

- 6.3.5.9 Shared land ownership is recognized as one means of providing a more affordable ownership of land and may be supported in land use regulation in lieu of subdivision of land where supported by policy in Subsection 6.3.3 and Subsection 6.3.6 of this Plan.
- 6.3.5.10 A non-commercial campsite may be considered within areas designated to permit community service use as a means to provide temporary summer accommodation for summer workers, summer visitors and displaced residents who cannot otherwise find accommodation.
- 6.3.5.11 Housing should be permitted on land designated for community service use provided it is affordable housing or provides for persons with special needs.

Rental Housing Policies:

- 6.3.5.14 A detached unit used to provide temporary accommodation for a relative or a caregiver or to provide temporary affordable rental accommodation under the Residential Tenancy Act may be permitted through a Temporary Use Permit (in accordance with guidelines specified in Section 6.10 – Temporary Use Permits).

Advocacy Policies for Rental Housing:

- 6.3.5.15 Owners of land where a second dwelling is permitted are encouraged to provide the second dwelling as ongoing rental accommodation to increase the available rental housing supply unless the second dwelling is otherwise used or needed for use by the owner.
- 6.3.5.16 Written agreements under the Residential Tenancy Act are strongly encouraged for the rental of dwelling units.

Special Needs Housing (including housing for seniors) Policies:

- 6.3.5.17 Lot B, Section 10, Nanaimo District, Plan 18085, which is zoned for elder housing, may be considered for zoning amendments to



Islands Trust

increase the number of units and may be expanded through the acquisition of adjoining land.

- 6.3.5.18 A supported living facility, a hostel and other facility for providing emergency and/or temporary accommodation should be permitted on land zoned for community service use (in accordance with policies in Section 6.2 (Community Service Use) of this Plan).
- 6.3.5.19 The Local Trust Committee may explore opportunities for temporary accommodation for summer workers and/or displaced residents.
- 6.3.5.20 Parcels designated residential that have demonstrated ability to meet Provincial Ministry standards of water, grey water (sewage and waste water) treatment and other health and environmental requirements, may be considered upon application for a special needs housing site specific rezoning. A development plan should be provided with any application for rezoning and shall include information regarding future development phases including projected densities, impacts on the land and neighbourhood including the provision of waste supply, waste disposal and retention of natural vegetation (see Section 7.3).

Advocacy Policies for Special Needs Housing:

- 6.3.5.21 Hornby Island residents are encouraged to provide and support home care and home repair assistance initiatives for seniors as a means of extending the opportunities for independent living.
- 6.3.5.22 Where appropriate to personal needs and preferences, Hornby Island residents are encouraged to make available in their homes opportunities for boarding and other joint living arrangements to expand the range of living opportunities for persons with special needs or who seek affordable housing.

Denman Island

Policy 17 The Local Trust Committee should encourage the establishment and work of non-profit land trusts for affordable housing.

Policy 28 The Local Trust Committee should consider zoning amendment applications for seniors housing provided:

- that the proposal is not located in a connectivity area identified on Schedule D;
- that the proposal is small-scale;
- that the siting and height of the proposal is sensitive to the surrounding land uses and does not impact negatively on adjacent



Islands Trust

- properties;
- that the proposal proves an adequate supply of potable water and an adequate sewage disposal system;
- that the applicants enter into a housing agreement with the Local Trust Committee;
- that any environmentally sensitive areas on the lot are identified and the applicant undertakes a conservation covenant to protect such areas;
- that the proposal is designated a development permit area to guide form and character; and
- that the proposed development will not place a strain on existing public services and infrastructure.

Policy 28 The Local Trust Committee should consider zoning amendment applications for affordable housing projects provided:

- that the proposal is not located in a connectivity area identified on Schedule D;
- that the proposal does not impact negatively on adjacent properties;
- that the proposal is small-scale;
- that the proposal is clustered and the siting and height are sensitive to surrounding land uses;
- that the proposal proves an adequate supply of potable water and an adequate sewage disposal system;
- that any environmentally sensitive areas on the lot are identified and the applicant undertakes a conservation covenant to protect such areas;
- that the proposed development will not place a strain on existing public services and infrastructure.

Gabriola Island

Section 2.1

General Residential Policies

- a) Increasing residential density through re-designation/rezoning shall not be permitted with the exception of Special Needs and Seniors' affordable housing.
- b) With the exception of affordable housing, no provision shall be made for multi-dwelling residential use in the Planning Area Thetis Island
- i) In order to make provision for a range of affordable special needs and seniors housing on Gabriola, the Local Trust Committee may consider applications to rezone property, in any land use designation in which residential is a permitted principle use, to permit boarding



Islands Trust

homes for Special Needs residents and seniors subject to the following conditions:

- j) A maximum of four boarders are permitted in conjunction with a principal single-dwelling unit.
- k) In respect of each application for rezoning for Multi-dwelling Affordable Housing all available community services for the development, including fire suppression and other emergency services, shall be considered.

2.4 Multi-dwelling Affordable Housing

- a) Any lands designated for Multi-dwelling Affordable Housing in this Plan shall also be designated as part of DP-8 on Schedule C and the development permit guidelines as outlined in Section 9.3 shall apply.
- b) Any land currently designated Seniors and Special Needs (SSN) in Schedule B of this Plan shall remain under this designation until future application to designate a site for multi-dwelling affordable housing amends this Plan.
- c) The amenity zoning provisions of Section 904 of the Local Government Act shall only be permitted to be used on Gabriola to facilitate the provision of Multi-dwelling affordable housing for seniors and Special Needs residents.
- d) Densities for the creation of Multi-dwelling Affordable Housing for low-income families shall come only from banked densities as noted in Appendix 2 (Density Bank) of this Plan.
- e) Multi-dwelling Affordable Housing developments with mixes of Special Needs residents, seniors and low-income families are encouraged.
- f) An application to re-zone a parcel for Multi-dwelling Affordable Housing shall be permitted only if the application complies with the following:
 - i. the maximum density shall not exceed 12 units per hectare;
 - ii. the maximum number of dwelling units per development shall not exceed 24;
 - iii. the average size of a dwelling unit shall be not greater than 83 square metres (900 sq.ft);
 - iv. the site shall be within 0.5 kilometres of the Village Core bounded by North, South, and Lockinvar Roads or a 2 kilometre walking distance from the Village Core along public access routes only, and shall provide access to any existing adjacent pedestrian and cycling pathways to the village and ferry services;
 - v. where practical, in the opinion of the Gabriola Island Local Trust Committee, the site's main access shall be off a main road and not



Islands Trust

- through an existing residential neighbourhood;
 - vi. common area amenities, such as kitchen and recreation facilities, shall be provided for prior to occupancy;
 - vii. where practical, in the opinion of the Gabriola Island Local Trust Committee, no parcel redesignated for Multi-dwelling Affordable Housing shall be contiguous to another parcel so designated;
 - viii. the provisions of the Gabriola Island zoning bylaw may contain other general regulations pertaining to siting, height, lot coverage, servicing and other requirements which would also be applicable to a parcel in this land use designation;
 - ix. the proposal shall include an adequate fire suppression water supply which shall be maintained and be available for use on site; and
 - x. the minimum lot size shall be 1 ha (2.4 acres).
- g) In considering applications for the rezoning of lands to permit Multi-dwelling Affordable Housing, the applicant shall be required to:
- i. identify the anticipated costs of the proposed land and housing to purchasers or occupants which are not meant to be marketed off-island;
 - ii. establish the basis of the housing need of existing residents;
 - iii. specify affordability in keeping with the provisions of this Plan; and
 - iv. specify Special Needs housing requirements.
- h) As a condition of rezoning for Multi-dwelling Affordable Housing, a housing agreement pursuant to s. 905 of the Local Government Act shall be required and shall include provisions that:
- i. ensure the maintenance and stability of affordability in perpetuity;
 - ii. specify how the housing project will be managed and administered including, if deemed applicable, that it be operated on a not-for-profit basis;
 - iii. specify the manner in which the housing units will be made available to the identified class of persons at the time the housing units are first occupied and with respect to subsequent occupancy; and
 - iv. specify the mix of rental and ownership housing units permitted.
- i) In addition to 2.4 g), a housing agreement for Multi-dwelling Affordable Housing for seniors only shall also:
- i. specify that at least one individual who has attained 60 years of age shall reside in each dwelling unit; and
 - ii. specify that not more than three individuals may reside in each dwelling unit.
- j) Multi-dwelling Affordable Housing applications must demonstrate the lowest possible net water, waste, green house gas emissions and energy use.



Islands Trust

- k) The Density Bank in this Plan shall be amended from time to time such that any unused residential densities that result from rezoning for parks are added to the Density Bank for use as Multi-dwelling Affordable Housing for low-income families.

2.6 Single-family Affordable Housing

- a) Provision for a secondary suite on a parcel 2.0 hectares or larger (as per policy 2.1 g) shall be recognized as a means of providing for affordable housing in a rural, low density context.

Thetis Island

- 2.1.6 The overall residential density on Thetis Island should not increase beyond that permitted by existing zoning except that a small increase may be considered to accommodate zoning amendments that would result in affordable housing, special needs housing, or conservation of lands with conservation value.
- 2.1.15 The zoning for the provision of housing for affordable, rental and special needs should be considered if a community need can be demonstrated.

Salt Spring Island

- B.2.1.2.1 Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve affordable housing and other objectives of this Plan.
- B.2.2.2.1 The Local Trust Committee will initiate a Housing Needs Assessment, to be updated regularly and on the basis of which the Local Trust Committee may establish priorities for consideration of affordable housing applications.
- B.2.2.2.2 The Local Trust Committee, in cooperation with the Capital Regional District and the community, should work to establish a target level for the percentage of rented and owned affordable housing units in the total housing stock, based on projected community housing needs.
- B.2.2.2.3 All rezoning applications for affordable housing projects should include evidence of:



Islands Trust

- a. need for the housing.
- b. an adequate water supply for potability and for fire protection.
- c. means of sewage disposal.
- d. energy and water efficient building design.
- e. not degrading a sensitive ecosystem.
- f. not being sited in an area subject to hazardous conditions.

B.2.2.2.4 The Local Trust Committee may consider amending the Land Use Bylaw to create a new zone for manufactured home parks

Amenity Zoning

B.2.2.2.5 Land for affordable housing is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.

Inclusionary Zoning

B.2.2.2.6 When the Local Trust Committee is considering a rezoning application involving a significant increase in residential density the Local Trust Committee should require that the application include provision of affordable housing.

B.2.2.2.7 The Local Trust Committee may consider amending zoning to require that on-site staff accommodation be provided for larger new commercial developments.

B.2.2.2.8 Zoning could be changed to allow small, affordable homes to be located above commercial buildings in villages. Existing zoning (that only allows two storeys) could be relaxed to allow such homes to occupy a third storey, provided that impacts on view corridors are taken into account.

B.2.5 Rural Neighbourhoods Designation

B.2.5.2.5 Despite the minimum lot sizes indicated in Policy B.2.5.2.3, the Local Trust Committee could consider a rezoning application from a property owner to develop a new hamlet or village site in this Designation, as outlined in Policy B.2.3.2.2 or to allow an affordable family-oriented housing development as outlined in Policy B.2.2.2.18.



Islands Trust

B.5.2 Ganges Village Designation

B.5.2.2.3 The Local Trust Committee should consider rezoning applications that would allow the addition of some affordable and special needs housing in the Ganges Village Designation, as outlined in Section B.2.2.2.

B.5.3 Fulford Village Designation

B.5.4.2.3 Pending the completion of a comprehensive local area plan for Fulford Village, the Local Trust Committee should only consider rezoning applications that would allow the addition of some affordable and special needs housing in the Fulford Village Designation, as outlined in Policy B.2.2.2.18

B.5.4 Channel Ridge Village Designation

B.5.4.2.3 The Local Trust Committee should consider rezoning applications that would allow the addition of some affordable and special needs housing in the Channel Ridge Village Designation, as outlined in Policy B.2.2.2.17.

Galiano Island

1.6 Community Housing

- a) The LTC should support efforts by organizations or agencies to conduct a housing needs assessment in order to identify housing priorities and to guide affordable, seniors' and special needs housing policies and land use decisions.
- b) Applications for rezoning to a higher density than permitted by current zoning shall be considered where the application would result in the provision of seniors, affordable or special needs housing, subject to the following:
 - i) All additional density greater than that permitted by current zoning shall be in the form of units reserved primarily for occupancy as affordable, seniors' or special needs housing as operated on a not for profit basis.
 - ii) Applications shall include provision of a housing agreement ensuring that for affordable housing the rental, lease, sale or share prices are fixed below average rates within the region, and the agreement may limit occupancy of the dwellings to rental, lease, co-housing or cooperative tenure, and may limit occupancy.
 - iii) Applications may be for units in the form of clustered detached dwellings, duplexes or attached ground-oriented housing, and are



Islands Trust

- encouraged to incorporate water conservation and energy efficient building design elements, including rainwater catchment.
- iv) All applications shall site development on land with modified ecosystems, avoid potentially hazardous lands, demonstrate an adequate supply of potable water, and be in proximity and accessible to existing roads, services and other amenities.
 - v) Consideration of applications for affordable or seniors or other special needs housing shall include the following where appropriate: amendment of the OCP to designate the land as Community Housing, designation as a development permit area, amendment of the zoning to designate the area for affordable or special needs housing, site-specific zoning regulation of density, siting and size, and registration of a housing agreement and a section 219 covenant.
- c) A portion of lands rezoned to permit a density increase under another policy in this plan, may, if the area is deemed suitable for the purpose by the Local Trust Committee, be rezoned to CH (Community Housing) to permit affordable housing, including housing for senior citizens or persons with special needs, and the land required to be simultaneously transferred to an incorporated non-profit society having as one of its objects the development and operation of affordable, seniors' or special needs housing, or alternatively an option to purchase the land for nominal consideration may be granted to such a society. As an alternative to permitting the community housing on the parcel being rezoned, the local trust committee may consider amending zoning on other lands to permit the affordable, seniors' or special needs housing to be developed in a more appropriate location and the land being transferred to the incorporated non-profit society may be zoned to permit residential uses. Any proposed location for the affordable, seniors' or special needs housing should be located within modified ecosystems, avoid potentially hazardous lands, demonstrate an adequate supply of potable water, and be in proximity and accessible to existing roads, services and other amenities.
- d) The Local Trust Committee may consider amending zoning to allow for secondary dwellings for affordable housing in residential zones in areas close to existing roads, services and amenities and where there is an adequate supply of potable water.
- e) The Local Trust Committee may consider amending zoning to create a new zone for a manufactured home park subject to the criteria in 1.6(b) above.

North Pender Island

- 2.1.F Subject to policies in Subsection 2.3 of this plan (Seniors' and Affordable Housing policies) consideration may be given to applications to rezone land within the Rural Residential and Rural designations to a higher density where the additional density takes the form of seniors' and affordable housing.

South Pender Island



Islands Trust

3.1.1 Residential Objectives

g) To consider affordable, rental, and special needs housing development proposals when community need is demonstrated.

3.1.2 (d) Housing Policies for Affordable Housing, Rental Housing, and Special Needs Housing Provision is to be made for affordable housing, rental housing, and special needs housing land uses and developments when justified by demand from the community.

Mayne Island

2.1.1 Settlement Residential

2.1.1.6 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.10 (Amenity Zoning Guidelines) of this Plan.

2.1.4 Rural

2.1.4.4 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.10 (Amenity Zoning Guidelines) of this Plan.

2.10 Amenity Zoning Guidelines

2.10.2 The following community amenities represent a list of potential community amenities which may be acceptable for consideration under this section:

xi) the provision of affordable and special needs housing,

Saturna Island

D.1.M.2 Multiple Family use may be permitted to a density not exceeding: a) 120% of the primary residences permitted on the lot prior to rezoning for Multiple Family use; or b) four units per acre for affordable and special needs housing owned and operated by a registered (non-profit) society.



OCP Policies – Multi-Family Dwelling Units

Bowen Island

- Policy 95** The objective of the Village Periphery area is to provide a compatible transition between the Village Core and the adjacent rural lands. Careful land management will support the objectives of compact development and a 'walkable village'. Multi-family development will be designed and sited to preserve the surrounding green space. The land between Miller Road and the Bowen Island Community School is a suitable location for civic uses, including a community centre, museum, archives, municipal hall and other community uses. A variety of multiple residential unit types and secondary commercial development, including office and medical clinic uses, are also supported on this site.
- Policy 96** The areas on Schedule B – 6 as the Village Periphery Development Permit Area and the land legally described as: Lot 2, Block 1, District Lot 1347, Plan 17619, Bowen Island, NWD are designated Village Periphery Development Permit Areas for the purposes of form and character of commercial, industrial and multifamily residential development (cross-reference: Section 11).
- Policy 126** By way of a future amendment to this Plan, the Municipality will establish a Development Permit Area for any multi-unit or attached housing, and small lot residential, for the purposes of form and character (cross-reference: Section 11).
- Policy 127** As a minimum, a proposal to rezone for multi-unit or attached housing will require the following amenities: • any residual land not used for access, parking, or the building footprint and associated site area will be permanent green space, including gardens, open space, neighbourhood parks and play areas; and • strategically located green space dedicated for public ownership will be part of the permanent green space.



Islands Trust

- Policy 128 Multi-unit or attached housing will be designed to be compatible in building form and character to existing multi-unit or attached housing in Snug Cove Village.
- Policy 129 The provision of multi-dwelling units will be achieved through density re-allocation – there will be no overall increase in the total number of primary dwelling units than was anticipated in the 1996 OCP 25.
- Policy 151 The areas identified on Schedule B – 7 are designated as Cowan Point Lands Development Permit Area for the purposes of form and character of commercial and multifamily residential development Permit (cross-reference: Section 11).
- Policy 156 A wide variety of housing forms is encouraged within Snug Cove Village, including duplex and triplex units, and a range of multiunit dwellings.
- Policy 158 By way of a future amendment to this Plan, the Municipality will designate the Village Residential and Cates Hill Residential areas as a Development Permit Area for the purposes of form and character of multi-family residential development (crossreference: Section 11).
- Policy 159 The comprehensively planned area designated Cates Hill Residential may accommodate the following uses: detached and multi-unit housing; and educational, pre-school, and civic use facilities.
- Policy 355 Within Snug Cove Village, the following types of housing are supported: detached homes, detached homes with a secondary suite, duplexes, and townhouses, multi-unit housing types, subject to the provisions of Section 3 of this OCP and the regulations of the Zoning Bylaw. Outside of Snug Cove Village, the following types of housing are supported: detached homes and detached homes with a secondary suite, and small scale social housing, affordable housing, co-housing may be considered subject to other policies of this OCP.
- Policy 356 Within the Belterra Lands and the Seymour Bay area of the Cowan Point Comprehensive Development Area, consideration may be given to townhouse, multi-unit housing, including affordable housing, which meets the needs of island residents.

Gambier Island

N/A



Islands Trust

Lasqueti Island

N/A

Hornby Island

N/A

Denman Island

Policy 29

The Local Trust Committee should consider zoning amendment applications:

- to authorize up to 9 dwelling units on land legally described as The south east ¼ of section 26, Denman Island, Nanaimo District.

Gabriola Island

See above section – multi-family affordable housing

Thetis Island

N/A

Salt Spring Island

Multi-Family Dwellings



Islands Trust

- B.2.2.2.17 Applications for strata conversion (strata titling) of existing multi-family dwellings that contain more than three units should be considered by the Local Trust Committee, especially if such a conversion is expected to increase the community's supply of affordable owned housing. The Local Trust Committee should not approve strata conversions that would replace affordable rental housing with non-affordable owned housing.
- B.2.2.2.18 Preference should be given to rezoning applications for multiple-unit affordable housing projects that: a. are based on the housing needs of existing residents and are not meant to be mainly marketed to off-island residents. b. would provide owned or rental housing, possibly through non-traditional means such as cohousing, cooperative ownership, sweat equity projects or land trusts. c. would create durable, and water and energy efficient housing. d. provide walking, transit or cycling links to village services. e. provide safe walking, transit, or cycling links to a school, if the project is designed for families. f. include appropriate site and building designs, such as those outlined in Development Permit Area 1. g. that are in or near island villages, except where the affordable housing would be linked to and support farming.
- B.2.2.2.19 The Local Trust Committee should consider changing the local zoning that applies to multi-family zones so that density is guided by floor space ratios as well as units per hectare. Such changes should be considered to provide more flexibility in the type of dwelling units that can be built.

B.2.6 Channel Ridge Residential Designation

- B.2.6.2.3 Zoning amendments should not be made to locate large new commercial, general employment, institutional or multifamily developments in the Channel Ridge Residential Designation

B.5.1 General Village Land Use Objectives and Policies:

- B.5.1.2.2 Zoning in Village Designations will continue to allow the mix of commercial, institutional, cultural, and multi-family land uses that are currently allowed. Commercial zoning should be simplified with fewer zones and a broader range of uses allowed in each. The maximum residential density allowed on any single property will remain at 37 units per ha. However, where a multifamily development is comprised of special needs housing or affordable seniors' supportive housing, the density of development may exceed 37 units per ha, provided it does not exceed a floor space ratio of 0.6, a site coverage of 33 percent, a maximum of two storeys and a maximum of 50 units in any one development.
- B.5.1.2.3 To protect the economic vitality of island villages, the Local Trust Committee should not consider rezoning applications that would



Islands Trust

result in large new retail stores, restaurants, office complexes and multi-family developments outside Village Designations. Exceptions are: home-based businesses and industries, neighbourhood convenience stores, campgrounds, the commercial uses specifically allowed in other Designations and the potential development of a new village as outlined in Policy B. 2.3.2.2.

Galiano Island

N/A

North Pender Island

2.2.17 Zoning changes should not be considered that would allow multi-family, industrial, institutional or commercial developments in the Agriculture designation except for agri-tourist accommodation which is accessory to a working farm operation.

South Pender Island

N/A

Mayne Island

2.1.1 Settlement Residential

2.1.1.6 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.10 (Amenity Zoning Guidelines) of this Plan.

2.1.4 Rural

2.1.4.4 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.10 (Amenity Zoning Guidelines) of this Plan.

2.1.5 Upland

2.1.5.7 Joined or multiple housing units shall be permitted by site specific rezoning only.



Islands Trust

Saturna Island

D.1 Rural

D.1.1 To protect the character of neighbourhoods, separate zones in regulatory bylaws should provide for the following uses:

d) Multiple Family Residential;

D.1.M Multiple Family Residential

D.1.M.1 Zoning may provide for multiple family residential buildings.

D.1.M.2 Multiple Family use may be permitted to a density not exceeding:

- a) 120% of the primary residences permitted on the lot prior to rezoning for Multiple Family use; or
- b) four units per acre for affordable and special needs housing owned and operated by a registered (non-profit) society.

D.1.M.3 The minimum lot area for subdivision for Multiple Family Residential shall not be less than 0.81 hectares (2 acres).

D.1.M.4 Multiple Family Residential policies, (D.1.M.1, M.2 & M.3) may apply within the Forest designation subject to that designation's policies.

D.4 Forest

D.4.1 Regulatory bylaws will provide separate forestry zones for the following uses:

c) Forest Residential - for residential use, which may include sub-zones for multiple family and comprehensive residential use;

D.4.21 Multiple Family use will be permitted on Forest designated land only within a Forest Residential zone and policies D.1.M.1, D.1.M.2 and D.1.M.3 apply.



Islands Trust