



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
SPECIAL MEETING
MONDAY, JULY 23, 2012
TO COMMENCE AT 1:00 PM
AT THE SOUTH COMMUNITY HALL
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. GALIANO ISLAND LAND USE BYLAW REVIEW – TOPIC AND SCOPE REFINEMENT**
- 4. ADJOURNMENT**



STAFF REPORT

File No.: GL 6500-20 (LUB Review)

To: Galiano Island Local Trust Committee
for the Special Meeting of July 23, 2012

From: Kaitlin Kazmierowski, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Discussion and Refinement of Scope for Land Use Bylaw Review

BACKGROUND

At the June 11, 2012 regular business meeting of the Galiano Island Local Trust Committee (LTC), a preliminary list of topics for a review of the Land Use Bylaw (LUB) was presented and discussed. The list consisted of directive policies from the Galiano Island Official Community Plan (OCP), from the LTC's Top Priority List and technical amendments suggested by staff. At the June 11 and July 9 regular LTC meetings, small changes were made to this initial topics list. This report seeks to further refine the list in order to provide staff with a focus for bylaw development, as well as foster discussion regarding LTC priorities for the LUB review as well as any topics that may be better suited for future projects.

A comprehensive list of potential topics to be included in the LUB review is attached to the report (Attachment 1). It has been amended from the tables presented at the June 11, 2012 LTC meeting but is organized in the same manner.

MAJOR TOPICS AND CATEGORIES:

Upon compiling the tables in Attachment 1, staff noted that several topics could be combined into thematic areas. These are listed below:

1. **Review of Subdivision and Servicing Regulations:** This thematic area includes topics such as water use in terms of varying densities, uses and home occupations, desalination systems, cisterns, and standards for potable water supply. Items 3, 12, 18, 21, 22, 23 in Attachment 1 speak to this theme.
2. **Green energy and green building standards:** This thematic area includes topics such as siting and height regulation for ocean-loop geo-exchange, solar panels, wind turbines, and any future associated Development Permit Area amendments; encouraging the use of cob and rammed earth construction via relaxations on building footprint measurements, and the provision of bicycle and electric vehicle parking. Items 28, 29, 31 and 41 in Attachment 1 speak to this theme.

3. **Agriculture:** This thematic area includes topics such as permitting small-scale animal husbandry and horticulture in all residential zones, ensuring that setbacks between AG zones and other zones are sufficient, floor area of accessory agricultural buildings, permitting farmers markets, community gardens/ orchards in appropriate zones, and agri-tourism uses. Items 2, 6-10 in Attachment 1 speak to this theme.
4. **Floor Area:** This thematic area includes a review of floor area restrictions on cottages, accessory building and agricultural accessory buildings. Items 7, 39 and 40 in Attachment 1 speak to this theme.

These thematic areas are provided for information and to serve as a possible guide for the LTC in determining where to focus their efforts. Other themes such as a review of parking and sign regulations, setbacks to the sea and ensuring that OCP Land Transportation Policy (o) was reflected in the LUB were also captured via different items in Attachment 1.

STAFF COMMENTS:

In compiling the tables in Attachment 1 staff attributed a label of “simple” or “complex” to each item. Topics labeled as “simple” are those which staff do not anticipate requiring significant amounts of research as they would either require small technical amendments, or there are examples and resources readily available to incorporate into bylaw language. Again, these labels are simply for information in order to aid the LTC in organizing topics and priorities within the LTC endorsed timeline (Attachment 2). A topic labeled as “simple” can quickly become complex should additional information become available or public concern apparent.

In addition, for each topic staff provided a recommendation as to whether the topic should be included in the current LUB review. Some topics were recommended for inclusion as they are requirements of the OCP, while others require further direction and discussion. Topics recommended for exclusion for the LUB review were considered either too large in terms of scope and timeline, or staff felt that the LUB was already addressing these topics to a satisfactory degree.

The topics included in Attachment 1 are broad in scope and many will require significant amounts of staff time to research and analyze. Staff suggest using Attachment 1 as a line-by-line guide for topic review and consideration. Finally, the LTC endorsed timeline for the LUB review is attached to this report for information (Attachment 2). Currently, the timeline includes a Community Information meeting and a Public Hearing, but no other community consultation. The LTC may wish to revise the timeline in order to include an early community consultation event. A second Special Meeting for August 29, 2012 has been scheduled; however this date now conflicts with a National Marine Conservation Area meeting will either need to be re-scheduled or cancelled. It is anticipated that the discussion at today’s meeting will clarify whether a second special meeting is needed or if draft bylaws can be presented in the fall.

RECOMMENDATIONS:

1. **THAT** the Galiano Island Local Trust Committee direct staff to prepare draft LUB amendment bylaws based on items in the Tables attached to the staff report of July 19, 2012 that have been endorsed by the LTC.

2. **THAT** the Galiano Island Local Trust Committee review the timeline attached to the staff report of July 19, 2012 and direct staff to report back with a revised timeline and scope of work.

Respectfully Prepared and Submitted by:



Kaitlin Kazmierowski
Island Planner

July 19, 2012

Date

Concurred in by:

Robert Kojima

Robert Kojima
RPM

July 19, 2012

Date

Attachment 1 – Topics List for LUB Review

No.	Category	Policy	OCP Reference	Staff Comments	Notes
1.	Residential	A conservation zone may be assigned to land covenanted or deeded against further development or use, including common property in strata title subdivisions	Sec. II, 1(j)	COMPLEX: Identifying and rezoning strata common property would be a significant research project and would likely be unnecessary given covenants registered at time of subdivision. Any properties that have recently acquired for conservation and have thus changed in land status should be rezoned. Recommend for Inclusion in Review but limited to rezoning conservation properties.	
2.	Residential	Zoning should allow for small scale animal husbandry and horticulture on lots in all residential zones.	Sec. II, 1(k)	SIMPLE: Determination of what constitutes “small-scale” animal husbandry would be required along with consideration of appropriate setbacks. Recommend Inclusion in Review.	
3.	Village Residential 1 & 2	In areas where residential septic is adversely affecting the environment or water quality, subdivision regulations may require a sewer system in new development.	Sec. II, 1.1(e), 1.2 (f)	COMPLEX: The LTC has indicated that subdivision and servicing regulations are a priority within the review of the LUB. This topic could be included in an overall review of the subdivision servicing requirements. Recommended Inclusion in Review.	
4.	Community Housing	LTC may consider amending zoning to allow for secondary dwellings for affordable housing in residential zones in areas close to existing roads, services and amenities where there is an adequate supply of potable water.	Sec. II, 1.6(d)	COMPLEX: This would be a major undertaking requiring extensive community consultation. Salt Spring is currently developing a pilot study area for secondary suites and the LTC may wish to follow-up on this project in the future. Mayne is commencing a review of regulations for secondary suites. . Recommend for Removal from Review and consideration of placement on Project list.	
5.	Community Housing	LTC may consider amending zoning to create a new zone for a manufactured home park subject to 1.6(b).	Sec II, 1.6 (e)	SIMPLE: Subsection 2.3.2 currently prohibits mobile home parks, manufactured home parks and commercial campgrounds. Amending this section by removing “manufactured home park” is recommended for congruency with the OCP. Zoning to permit the use would be considered upon application. Recommend for Inclusion in Review.	
6.	Agriculture	Zoning shall ensure setbacks and permitted uses on properties	Sec. II, 2(e)	SIMPLE: Current regulation states that human habitation located outside of the AG zone must be sited 15m from the	

		adjacent to agricultural uses shall be appropriate for the protection and continuation of the agricultural operation.		boundary of the AG zone. ALC best practices recommend a landscape buffer between farm and non-farm uses. The nature of the buffer depends on the intensity of adjacent farm use and is meant to be located on the non-agricultural property. A requirement for a buffer could be included in general setback regulations, but would be administratively challenging to enforce. Given the nature of farming on Galiano, staff feel that the current setback requirements meet the OCP policy and are sufficient for the protection of agriculture and non-agriculture activities. Recommended for Removal from Review.	
7.	Agriculture	Zoning regulations shall regulate the floor area of accessory buildings while ensuring that the needs of farm operations are met.	Sec. II, 2(h)	SIMPLE: Current regulation (2.13) states that maximum combined accessory floor area on AG land is 250 sq. metres in respect of each principal dwelling on lots 4 hectares or less, and 500 sq. metres of lots greater than 4 hectares. Recent DVP which permitted a total of 814 sq. metres of agricultural accessory floor area could indicate that current regulation is too restrictive. Regulation 2.13 could be amended, or specific lot coverage for agricultural accessory buildings could be added to AG zone provisions. Recommend for Inclusion in Review.	
8.	Agriculture	LTC shall consider amending the LUB to permit community gardens and farmers markets in all appropriate zones.	Sec. II, 2(i)	SIMPLE: Current regulation does not explicitly permit these uses except in relation to AG zone provisions. Uses could be added a variety of zones in addition to the Community Facility zone. Uses could also be permitted outright in general regulations. Recommend for Inclusion in Review.	
9.	Agriculture	LTC may amend the LUB to permit agri-tourist accommodation at the same density as an alternative to bed and breakfast accommodation.	Sec. II, 2(l)	SIMPLE: North Pender LUB contains specific regulations pertaining to agri-tourist accommodations specifying the nature of the accommodations (e.g. no camping) as well as the number of guests, bedrooms and that the use must be in accessory to a working farm operation. Similar regulations could be drafted for the Galiano LUB and included within AG zone provisions. Recommend for Inclusion in Review.	
10.	Community Facilities and Utilities	Community facility zone shall be developed for such uses as community orchards, nurseries,	Sec II, 4.1(b)	SIMPLE: Current zoning does not permit community orchards, nurseries, gardens or wood lots. Some or all of these uses could be included in the CF zone. This could be coupled with #8	

		gardens, woodlots, farmers markets, arts facilities, recycling centre, ambulance station, RCMP facilities, emergency evacuation services and fire halls		above. Recommend for Inclusion in Review.	
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Table 1: OCP Identified Amendments

11.	Commercial	LTC may consider amending zoning to require that on-site staff accommodation be provided for larger new commercial development	Sec II, 5.1(p)	SIMPLE/COMPLEX: Current zoning for C1, C3, C4, C5 & C5A permit accessory dwelling for owner/ operator. This could be amended to also include “employees”. Unspecified accessory dwellings are permitted in the C6 (Public House) zone, and overnight accommodations are permitted for staff and students in the C7 (film school) zone. More complex amendments would involve permitting more employee accommodation either outright, or using s. 904 to require a minimum number of employer units for development of currently undeveloped accommodation potential on a site-specific basis Recommend for Inclusion in Review.	
12.	Home Occupation	A home occupation that would use large amounts of groundwater shall be specifically prohibited	Sec II, 5.2(e)	COMPLEX: No specific regulation in LUB. A general review of the home occupation regulations could identify issues. Recommend for Inclusion in Review.	
13.	Home Occupation	A product produced on site by a resident may be sold from that site and zoning regulations may permit some limited sales of products associated with a service.	Sec II, 5.2 (g)	SIMPLE: Bylaw currently permits retail sales as a home occupation generally, could be coupled with 12 above. Recommend for Inclusion in Review.	
14.	Visitor Accommodation	Zoning may permit and regulate accessory on-site activities	Sec. II, 5.3(e)	SIMPLE: Regulations for C3, C4, C5 and C5A zones currently regulate a wide range of accessory and recreational uses. Staff feel that current regulation meets OCP provisions and there are	

				no known issues. Recommend for Removal from Review.	
15.	Light Industry	LTC should consider implementing regulations that would limit noise impacts generated by industrial uses and activities.	Sec. II, 5.4 (g)	COMPLEX: Currently noise is regulated via covenant, DPA and landscape screening. Current regulation meets OCP provisions and there are no known issues. A comprehensive overview of screening and landscaping regulations would require significant work and the LTC may wish to consider it for a future project. Recommend for Removal from Review.	
16.	Light Industry	One dwelling may be permitted as an accessory residential use. If the lot is the minimum area permitted or smaller, the dwelling must be in the same building as the light industry use.	Sec. II, 5.4 (h)	SIMPLE: As an accessory dwelling is included in permitted density for L1 and FI zones, but not in permitted uses of these zones. No current regulation requiring that the dwelling be in the same building as the industrial use on small lots. An amendment to these zones is recommended. Recommend for Inclusion in Review.	
17.	Nature Protection	Zoning for NP may permit trails, ecological restoration, and low impact recreation.	Sec. II, 7(c)	SIMPLE: Current zoning does not explicitly permit ecological restoration or low impact recreation. The LTC may wish to define “ecological restoration” and “low impact recreation” in terms of activities and intensity of use. Recommend for Inclusion in Review.	
18.	Land Transportation	LTC should consider reviewing and amending the subdivision and servicing regulations in the LUB in order to more effectively meet the objectives and policies of this section.	Sec. III, 1.1(d)	COMPLEX: Further research and direction required. Several OCP policies as well as LTC identified amendments speak to a review of subdivision and servicing regulations. An overview of these regulations has been flagged as a priority for the LUB. Recommend for Inclusion in Review.	
19.	Land Transportation	LTC may consider amending the LUB to require that parking be provided on Galiano Island, to a specified number and standard, for new development on associated islands.	Sec. III, 1.1(e)	COMPLEX: Recent concerns were raised regarding parking for access to associated islands. A comprehensive review of parking requirements is a significant undertaking requiring potentially involvement with other agencies and LTCs. Consideration of this topic as a separate project is recommended. Recommend for Removal from Review.	
20.	Air Transportation	Land use regulation shall permit the location of emergency evacuation points where appropriate.	Sec. III, 1.2 (d)	SIMPLE: Not explicitly addressed in LUB, but could be included in the EHS zone or permitted on lots of a certain size. This may require coordination with EMS services in order to determine where appropriate landing areas are. Further discussion and	

				direction required. Recommend for Inclusion in Review.	
21.	Water Supply	Once professional analysis of aquifers and recharge areas has occurred, the following regulatory provisions may be considered via zoning amendments: establish groundwater protection zones, permit lot clustering, increase min lot size in critical areas, amend lot coverage requirements to limit impermeability, limit floor area, and amend subdivision and servicing regulations.	Sec. III, 2(b)(i-ix)	COMPLEX: Recent direction to staff regarding water supply, subdivision and servicing regulations was to separate actions that could be carried out via LUB review and a separate later review of DPAs. This is reflected in the LTC's work program. It is anticipated that a full review of subdivision and servicing regulations within the LUB review would address the issues listed in items 3, 12, 18, 22 and 23 of this attachment. Staff also anticipate this this topic area will be of central focus of the LUB review. Recommend for Inclusion in Review.	
22.	Water Supply	Regulations shall require new developments to provide cisterns in critical groundwater areas.	Sec. III, 2(c)	COMPLEX: See #21 above. This could be included in both a review of the LUB and any future amendments to DPAs. Recommend for Inclusion in Review.	
23.	Water Supply	Desalination systems should be regulated and use may be limited.	Sec. III, 2(f)	COMPLEX: Desalination is not explicitly addressed in the LUB. Some islands prohibit these systems outright as there is concern for impacts on the foreshore, the effluents from such systems and the increasing effects that such systems could have on salt water intrusion of ground water. North Pender's subdivision and servicing regulations speak to the controlled use of desalination, and such regulations could be incorporated within a review of servicing regulations. In addition, the shore line DPA would likely require amending if such systems were regulated via the LUB. Recommend for Inclusion in Review.	
24.	Fresh Water	Zoning regulations shall be designed to protect surface water and streams from contamination.	Sec. IV, 1(a)	COMPLEX: Current zoning contains setbacks from freshwater including a 30m setback for sewage absorption fields and setbacks with respect to animal husbandry. In addition, DPAs are in place for riparian areas, streams and wetlands. Recommend for Removal from Review.	
25.	Shoreline and Marine Protection	LTC may consider amending the existing Marine zone to not permit new individual private docks.	Sec. IV, 2(c)	COMPLEX: While amending the Marine zone would be a relatively simple technical task, it would likely entail significant consultation. The LTC may wish to consider a project that	

		Applications for rezoning for shared docks should be considered.		identifies where docks are not recommended due to prevailing environmental conditions and create regulations in order to curb unsafe dock construction and/ or safe dock sharing. This type of work is recommended as a separate project. Recommend for Removal from Review.	
26.	Heritage Conservation	The repair and restoration of heritage sites shall be permitted through amending regulations, including zoning that provides for some special uses of restored buildings.	Sec. IV, 3(k)	COMPLEX: Further discussion and direction of this topic is required. A record of heritage buildings would require compilation and outside heritage restoration expertise may be required. In addition, consideration for the sensitive nature of the location of First Nations heritage sites would require extensive consideration and consultation. This work is recommended as a separate project. Recommend for Removal from Review.	
27.	Wildlife Protection	The identification and map of eagle nest sites shall be supported by the LTC and regulations should be considered to protect nest trees.	Sec. IV, 4(a)	COMPLEX: Updated mapping information would be required in order establish the location of eagle nest sites. Once identified, sites could be protected via DPA and/ or setback regulations. Recommend for Removal from Review.	
28.	Climate Change Adaptation and Mitigation	LTC should consider amending zoning regulations to permit or facilitate small-scale renewable energy production such as solar collectors, wind turbines and geothermal heating.	Sec. IV, 6 (c)	COMPLEX: Current regulation exempts windmills from general height regulations. Additional amendments could exempt solar panels and geothermal exchange (both land and ocean based) from some height and siting regulations. A recent review was completed for Trust Council's Local Planning Committee. The Marine and Shoreline DPA would also require amending in order to guide the development of ocean-loop geo-exchange systems. This piece would require a separate review of DPA guidelines; however, small amendments to the LUB could be included during the current review. Recommend for Inclusion in Review.	
29.	Climate Change Adaptation and Mitigation	LTC should consider amending the parking requirements for commercial and community uses, to require alternatives to some parking spaces, including but not limited to bike racks.	Sec. IV, 6(d)	SIMPLE: Current LUB regulations provide for, but do not require alternative parking spaces. Current regulations could be amended to require rather than suggest bicycle parking, and could inclusion parking provisions for Net Zero Emission Vehicles. Recommend for Inclusion in Review.	

Table 2: LTC Identified Amendments (Top Priorities List)

No.	Activity	Current LUB Regulation	Staff Comments	Notes
30.	Amendments resulting from OCP Review	Throughout LUB	See table 1 above	
31.	Review of regulations for docks, structures in the setback from the sea, and geothermal.	Part 12 (Marine Zones), Part 2 (setback from watercourses, siting exceptions), Part 17 (Interpretation)	<p>COMPLEX: As per items #28 and 41, ocean-loop geothermal exchange could be regulated through zoning and DPA amendments. Outright permission of such structures could result in unregulated un-certified systems. North Pender bylaw 191 was recently adopted and creates a site-specific Water zone (W1(b)) for the siting of a geothermal system for domestic purposes. A definition of “marine geothermal loop” as included in the bylaw:</p> <p>“marine geothermal loop” means a renewable geoexchange system (geothermal heat exchange) utilizing the natural occurring temperature of the ocean for the purpose of heating and cooling that:</p> <ul style="list-style-type: none"> a. is a closed-loop system using only freshwater as the circulating heat transfer fluid, b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and c. is designed and installed by a Registered System Designer accredited by the Canadian Geoexchange Coalition, or the International Ground Source Heat Pump Association.” <p>Galiano Parks & Recreation Commission has expressed concern with setback to the sea regulations in relation to stairs as they prohibit safe public access to the foreshore from established public access points. Consideration in amending setback regulations would include specific language that would permit only certain public bodies access construction within the setback to the sea;</p> 	

			potential exemption from side lot setbacks for accesses, and proof that such structures are geo-engineered for safety. Recommend for Inclusion in Review.	
32.	Review of split-zoned lot regulations	Section 2.20 (General Provisions) Part 13 (Subdivision)	SIMPLE: Current regulation states that for the purposes of density and minimum lot size regulations, the portions of the lot that have different zoning designations must be considered as separate lots. This results in greater development potential than subdivision potential. The LTC may wish to consider only permitting the number of dwellings on such a lot as regulated by the more restrictive of the two zones, or may wish to limit development on split zoned lots by requiring a minimum zone area for development. In addition, the language in regulation 13.9 (Split Zoning) is confusing and should be amended for clarity. Recommend for Inclusion in Review.	
33.	Review of parking regulations: on-site parking and public parking issues generated from associated islands	Part 14 (Parking Regulations)	COMPLEX: Recent complaints may require a review of parking issues at Montague Harbour, Sturdies Bay, Spanish Hills and Whaler Bay. See item #19 above. Recommend for Removal from Review.	
34.	Review Sign regulations	Part 16 (Sign Regulations) Section 3.4 (Home Occupations)	COMPLEX: Based upon recent inquiries and bylaw enforcement action, the sign regulations appear to be outdated and pose challenges for local businesses as well as for parks and trails groups. The LTC may wish to amend sign regulations in terms of siting as well as type based on zoning and information requirements (i.e. informational signs and maps of the island vs. advertising for local business). Recommend for Inclusion in Review.	
35.	Waste transfer station regulations	Subsection 2.3.8 (Prohibited uses) Section 9.6 (Light Industrial)	COMPLEX: This would be a new regulatory section in the LUB. Current regulation prohibits the disposal of waste on land and in marine areas. L1 zone permits the storage of derelict automobiles.	

			Currently there are no waste transfer regulations within the LUB and current waste transfer systems on Galiano are unknown. From recent experience from other islands, this topic can be quite complex; however there are model regulations to draw from including those from North Pender and Mayne Islands. May require OCP amendments for inclusion of new policies. Recommend for Inclusion in Review.	
36.	Review of zoning regulations for Lions Hall	Section 10.1 (Public Recreation)	SIMPLE: Community hall is not a permitted use within the Public Recreation zone. Associated covenant amendments would be required if a rezoning were initiated. Recommend for Inclusion in Review.	
37.	Review of FLR and F2 zoning in relation to Land Transportation Policy (o) requirement.	Section 7.2 (Forest 2) Section 7.5 (Forest Land Reserve)	COMPLEX: Consistency between OCP transportation policy o) and zoning regulations is required. OCP transportation policy o) states that residential use on any lot should only be permitted where there is continuous access to the ferry terminal via dedicated highway, SRWs, easements, or any combination thereof. Currently there are several Forest properties that not have this type of access and the LUB is in contravention with the OCP in this respect. In addition, there are properties that possibly erroneously rezoned to FLR from F2 in the past, and further research is required in order to establish a solution. Recommend for Inclusion in Review.	
38.	Review zoning of small F1 lots that were developed at the time of their purchase from MacMillan Bloedel.	Section 7.1 (Forest 1)	COMPLEX: Staff continue to research this topic area. The LTC has indicated that it is a priority within the LUB review. Recommend for Inclusion in Review.	
39.	Accessory Building entitlements	Sections 2.5, 2.8, 2.12, 2.13 and throughout LUB (lot coverage regulations)	COMPLEX: Current regulations limit accessory building size via lot size, building height and lot coverage. There has been recent discussion that these regulations are too restrictive in comparison with other Local trust Areas. Further discussion and direction are required.	

			Current regulations permit 70 sq. metres (753.4 sq. feet) of accessory floor area on lots 2 ha in area or less, and 90 sq. metres (1001 sq. feet) on lots greater than 2 ha in area. Recommend for Inclusion in Review.	
40.	Cottage floor area	Sections 2.9, 2.10 and throughout LUB.	COMPLEX: The floor area of cottages are defined in both the OCP and LUB as separate dwelling units with a maximum floor area of 60 square metres (645 sq. feet). Should the LTC wish to amend this definition to increase cottage size in the LUB, and OCP amendment would also be required. Further discussion is recommended. Recommend for Removal from Review.	

Table 3: Additional Considerations and Technical Amendments

No.	Potential Amendment	Current Regulation	Staff Comment	Notes
41.	The LTC encourages and may require implementation of green building standards in new development (e.g. 5.4 (j) of OCP	OCP Policy Sec. II, 5.4 (j), and throughout.	COMPLEX: This could be incorporated with climate change directive policies. Model regulations have been developed for LPC. Some small amendments to height/setback regulations for solar panels, wind turbines, geothermal exchange could be incorporated into the LUB. In addition, measuring floor area to the inner rather than out wall could help encourage cob and rammed earth construction on Galiano. Small recommend examining small changes to the LUB that could be made at this time to support green building standards. Recommend for Inclusion in Review.	
42.	LUB regulation 2.13 (General provisions-accessory buildings and structures) references section 2.7, when it should be referencing section 2.8.	LUB regulation 2.13	SIMPLE: Technical amendment. Recommend for Inclusion in Review.	
43.	Accessory building height should be more explicit within zones.	Throughout LUB and specifically in section 2.5.	SIMPLE: Technical amendment. Zoning may give the impression that the permitted height of accessory buildings is 9m, when in the general height regulations	

			section is it stated as 5m. Language could be changed to refer to section 2.5 of the LUB. Recommend for Inclusion in Review.	
44.	The provision regarding cistern requirements for water management areas is solely within the subdivision standards section and is often missed by members of the public.	LUB Section 13.22	SIMPLE: Technical amendment. Section 13.22 could be relocated to the general regulations section of the LUB for increased accessibility. Recommend for Inclusion in Review.	
45.	Ensure that section references within the LUB are updated and accurate.	LUB Sections 2.8, 2.9, 2.10, 2.13 and 2.24	SIMPLE: Technical amendment. These sections are either referenced or contain references that are now out of date due to previous bylaw amendments. Recommend for Inclusion in Review.	

Attachment 2- LTC Endorsed Time Line

Action	Month					
	July	August	September	October	November	December
Special meeting(s)	(X)	X	X	X		
Draft Bylaws & referral to agencies and APC			X			
First Reading				X		
Second Reading					X	
CIM & Public Hearing					X	
Third Reading					X	
Referral to Executive Committee					X	
Final Adoption						X

Excerpt from June 11, 2012 Staff Report

An initial special meeting is proposed for late July or early August in order to provide an opportunity to focus on the details of the review. At this time, a more detailed staff report would be prepared, and the LTC would be asked to provide direction on optional LUB changes, followed by direction to prepare a draft bylaw for review. A draft bylaw(s) would be presented to the LTC at the September meeting at which time the LTC may wish to refer it to the Advisory Planning Commission (APC). Additional revisions and refinements would be made at a special meeting in October, followed by First Reading, and a public hearing in November, subsequent readings and referral to Executive Committee for approval by the end of November, and final adoption in December. Should the LTC wish to broaden the scope of the LUB review, or conduct several community consultation events, staff anticipate that the above time line would be extended into the first few months of 2013 and that community consultation would take place in August and September, with draft bylaws prepared for October.