



## Gabriola Island Local Trust Committee Minutes of Special Meeting

<b>Date:</b>	<b>November 16, 2017</b>
<b>Location:</b>	<b>Gabriola Arts &amp; Heritage Centre 476 South Road, Gabriola Island, BC</b>
<b>Members Present</b>	<b>Laura Busheikin, Chair Melanie Mamoser, Local Trustee Heather O'Sullivan, Local Trustee</b>
<b>Staff Present</b>	<b>Sonja Zupanec, Island Planner Lisa Millard, Recorder</b>
<b>Others Present</b>	<b>There were approximately twenty-three members of the public and one member of the media present.</b>

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. COMMUNITY INFORMATION MEETING

#### 3.1 Presentation on Proposed Bylaw Nos. 292 and 293

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

- A summary of Bylaw No. 292 which will entail amendments to the Official Community Plan (OCP), and Bylaw No. 293 which will entail amendments to the Land Use Bylaw (LUB).
- The various configurations of secondary suites that would be permitted on properties outside of the Agricultural Land Reserve (ALR).
- One secondary suite per lot, with a maximum size of 968 square feet, or 40% of the floor area of the primary dwelling (which ever is less) will be permitted.
- Secondary suites will be designated for residential use only and not available for rental periods of less than one month.
- A restrictive covenant prohibiting the registration of a strata plan, resulting in a suite becoming a second lot, will be required.
- The bylaw that requires a home occupation to be attributed to the principal dwelling will be amended to also allow for a tenant to operate a home-based business.

- Kitchens and bathrooms will be allowed within accessory buildings that are used for home occupation purposes.
- Properties located within the ALR will be allowed to have one principal dwelling and a secondary suite.
- Lots located within the ALR that are over two hectares in size, and that have farm status will be allowed one manufactured home or a third suite above an existing building with no requirement for farm status.
- In order for a property owner to add a secondary suite to an existing building, the lot on which the structure is located must be operated as a farm and have farm status.

### 3.2 Public Questions and Answers

Members of the public asked the following questions and staff answered as follows:

- What is the allowed density for agri-tourism on lots located within the ALR?
  - Agri-tourism accommodation allows for un-serviced tenting sites only.
- Is there a limit on the maximum square footage allowed for home occupations if residents of both the primary and secondary dwellings operate a home-based business?
  - There is a total maximum square footage allowed per lot and individuals may determine how best to divide up that allowance.
- Are the options for secondary suites only above or below the primary suite or are other configurations allowed?
  - Other options are allowed as long as the secondary suite is located entirely within the footprint of the primary dwelling.
- What is the rationale behind the restriction of allowing two residences versus two lots?
  - The covenant language was drafted using language that best supports enforcements against illegal dwellings and the primary purpose of the covenant is to prevent sub-division of a lot.
- Current zoning allows for only one secondary suite on a split lot. Will this change?
  - It will remain as one secondary suite per lot regardless of split zone status.
- Does an existing building on a lot located within the ALR, in which a suite will be built above, have to be an existing building now or built prior to a specific date?
  - It appears that the Agricultural Land Commission's (ALC) intent is to clarify the definition of existing within this context.
- Will there be any changes to sewage disposal requirements?
  - All approvals for septic disposal and water systems will remain provincially regulated.
- There is a definition for the use of trailers and it was my understanding that trailers are not allowed to be used as a dwelling.
  - Currently the land use bylaw (LUB) permits the use of a travel trailer as a dwelling for a period of up to two years when a principal dwelling is being constructed.
- If the Local Trust Committee (LTC) gives third reading to the bylaws following the public hearing, does that mean members of the community can not comment on

any changes that might be made based on comments provided at the public hearing?

- The LTC can make changes based on what they have heard at the public hearing, but any changes made can not be used to change density. The LTC can also determine that the changes are substantive enough to warrant the need to revert to second reading and seek new agency referrals.
- Will the kitchens and bathrooms located in non-residential use accessory buildings be required to meet existing regulations?
  - Any plumbing fixtures must meet building code requirements and a sewage disposal system must be approved by health authorities.
- Will existing illegal dwellings that have not been built to code be required to modify?
  - If the building inspector is made aware of infractions due to inadequate sewage disposal then they have the ability to enforce regulations.
- What is considered to be a water system?
  - Two connections become a water system.

**By general consent** the meeting was recessed at 7:26 pm.

#### **4. PUBLIC HEARING - to begin 7:00 pm**

Public Hearing regarding Proposed Bylaws 292 (OCP) and 293 (LUB) - **Housing Options Review Project.**

#### **5. Local Trust Committee Option for consideration of Next Steps**

**By general consent** the meeting was reconvened at 8:11 pm.

Discussion ensued, and the following points were made:

- Further information of the ALC's intent regarding secondary suites and farm status requirements is needed.
- Consideration should be given regarding the covenant which restricts the number of dwellings to two when the main intent of it was to prevent the subdivision of the land for the purpose of creating two properties.
- A definition of affordable housing, and amendments to the project charter, should be considered.

#### **GB-2017-139**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to draft language to amend proposed Bylaw No. 293 to limit the number of accessory buildings that are allowed to have bathrooms and kitchens to one per lot.

**CARRIED**

**GB-2017-140**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff draft language to remove Section B.6.3.7.b from Bylaw No. 293.

**CARRIED**

**GB-2017-141**

**It was MOVED and SECONDED**

to amend the Housing Options Review Project phase one charter version two objectives to include a housing first policy and review of affordable housing definition.

**CARRIED**

**GB-2017-142**

**It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee request staff to bring back amendments to proposed Bylaw No. 293 as captured in the minutes of the Community Information Meeting on November 16, 2017.

**CARRIED**

**6. ADJOURNMENT**

**By general consent** the meeting was adjourned at 8:56 pm.

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Laura Busheikin, Chair

Certified Correct:

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Lisa Millard, Recorder