



Gabriola Island Local Trust Committee

Special Meeting Addendum

Date: September 9, 2018
Time: 1:00 pm
Location: Mudge Island Driftwood Drive Public Access
Mudge Island, BC

	Pages
3. COMMUNITY INFORMATION MEETING	1:00 PM - 2:00 PM
3.2 <i>Proposed Gabriola Island Local Trust Committee Bylaw No. 299</i>	2 - 4

~~DRAFT~~ PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 299

A BYLAW TO AMEND MUDGE ISLAND LAND USE BYLAW, 2007

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as "Mudge Island Land Use Bylaw, 2007, Amendment No. 1, 2018".

2. Gabriola Island Local Trust Committee Bylaw No. 228, cited as "Mudge Island Land Use Bylaw, 2007," is amended as noted in Schedule 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS 16 DAY OF AUGUST, 2018
READ A SECOND TIME THIS _____ DAY OF _____, 201_
PUBLIC HEARING HELD _____ DAY OF _____, 201_
THIS
READ A THIRD TIME THIS _____ DAY OF _____, 201_
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST
THIS _____ DAY OF _____, 201_
ADOPTED THIS _____ DAY OF _____, 201_

SECRETARY

CHAIRPERSON

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 299**

SCHEDULE 1

Schedule "A" of the Mudge Island Land Use Bylaw No. 228 cited as "Mudge Island Land Use Bylaw, 2007" is amended as follows:

1. **PART 1. INTERPRETATION**, Section **1.1 Definitions**, is amended by deleting the definitions of LOT COVERAGE and STRUCTURE and replacing them with the following:

LOT COVERAGE means the area of a lot, expressed as a percentage of the total lot area, that is covered by *buildings* and *structures* as measured from the outermost perimeter of all *buildings*, *structures*, and parts thereof, including the outer edge of the drip line of roofs.

STRUCTURE means a construction of any kind, or portion thereof, that is fixed to, supported by, or sunk into land or water, including all pathways, driveways and paved areas, whether pervious or impervious.

2. **PART 3. GENERAL REGULATIONS**, Section **3.3 Siting and Setback Regulations**, Subsection **3.3(4)** is deleted in its entirety and replaced with:

(4) Despite all provisions in this Bylaw other than subsection 3.3(5), buildings and structures must be sited a minimum of 30 metres (98.4 feet) from and 1.5 metres (4.9 feet) above the natural boundary of a wetland, watercourse, the sea or other body of water, except for:

- (a) boat and barge ramps; and
- (b) stairs and walkways with an average maximum elevated floor height of 0.3 metres (0.9 feet) and a maximum width of 1.5 metres (4.92 feet).

3. **PART 5. ZONE PROVISIONS**, Section **5.1 Rural Residential (RR)**, is amended by adding the following as Subsection **5.1(4.1)**:

(4.1) For the purpose of Subsection 5.1(4) above, the following *buildings* and *structures* shall not be included when calculating lot coverage:

- (a) cisterns, dugouts, ponds, and similar catchment systems for the collection and storage of water;
- (b) fences;
- (c) fire-fighting water towers;
- (d) garden beds;
- (e) ~~up to 68.75 square metres (740 square feet) of~~ pervious ground-level foot paths, driveways, and parking spaces;
- (f) on lots less than 0.40 hectares (1 acre), up to 100 square metres (1,076 square feet) of outdoor, unenclosed decks;

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- (g) *pump/utility houses*;
- (h) retaining walls;
- (i) septic tanks, sewage absorption fields, and related sewage-disposal system appurtenances below ground;
- (j) signs;
- (k) *utilities*;
- (l) one woodshed with a *floor area* no greater than 150 square metres (161.46 square feet);
- (m) wells;
- ~~(m)(n)~~ accessory buildings with a floor area no greater than 15 square metres (161.46 square feet) to be used for small livestock or local food production.

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