



Memorandum

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To: Gabriola Island Local Trust Committee

From: Coralie Breen, MA
Planner
Local Planning Services

Re: Gabriola Build-Out Map, 2nd Edition

Purpose

The purpose of this memo is to provide an update to the Gabriola Island Local Trustee Committee with respect to the 2nd edition of the Gabriola Build-Out Map, updated as of January 31, 2006.

Product – Gabriola Island Build Out Map 2nd edition

An updated version of the Gabriola Build Out Map, 2nd edition (1st edition, 2005) that determines the build-out capacity of Gabriola Island in the context of the current *Gabriola Island Official Community Plan No. 166, 1997* and *Gabriola Island Land Use Bylaw 1999*.

The 2nd edition was completed January 31, 2006. The map should not be considered as a 100% accurate representation of the full potential build-out for Gabriola Island.

Information on Map

The following section outlines, the 1) tables included on the map, 2) new data inclusions, and 3) data exclusions and 4) notations.

1. Tables

There are three (3) tables shown on the map as follows:

a. Table 1 - Zones Included

The following zones were included:

Zone	Dwellings	Min Average Lot Size	Subdivision potential
SRR	1 per lot	2.0 ha	All lots of 4.0 ha or larger
SSN	12 dwellings	1.0 ha	All lots 4.0 ha or larger
LRR	1 per lot	4.0 ha	All lots of 8.0 ha or larger
AG	1 per lot	8.0 ha	All lots of 16.0 ha or larger
F	1 per lot	60.0 ha	All lots 120 ha or larger*
R	1 per lot	8.0 ha	All lots of 16.0 ha or larger
RR1	1 per lot	2.35 ha	All lots of 4.7 ha or larger

b. Table 2 - Lot Analysis

LOT ANALYSIS		
ZONE	NUMBER OF EXISTING LOTS	POTENTIAL FOR ADDITIONAL LOTS
Small Rural Residential SRR	2447	37
Large Rural Residential LRR	477	11
Agriculture AG	130	33
Resource R	70	19
Forest F	12	32 (Density Transfer Lots)
Resource Residential 1 RR1	2	47
Total	3138	177
Additional lots which may be created by section E.1.1.3(a) of bylaw. (lot split by highway)		(+4) 183

Note: Lot sizes (in acres) are shown on lots which have potential for subdivision. Subdivision requirements or restrictions which may occur but not taken into account were: lot width to length ratios, park dedication, road dedication, steep slope, . . . Where "split zoning" occurs and subdivision potential exists for that portion or portions, an area calculation of that zone portion is shown in parenthesis.

c. Table 3 - Actual Use (BC Assessment Authority Records)

ACTUAL USE (BC ASSESSMENT AUTHORITY RECORDS) By Lot *					
ZONE	RESIDENTIAL (Includes Occupied & Seasonal Dwellings)	VACANT	OTHER USE	MULTI FAMILY	TOTALS
Small Rural Residential	1860	583	2	1	2446
Large Rural Residential	374	100	1	2	477
Agriculture	104	27	0	0	131
Resource	32	36	2	0	70
Forest	2	10	0	0	12
Resource Residential 1	0	2	0	0	2
	2372	758	5	3	3138
* This represents the unique "actual use code" applied by BCAA to each lot. It does not represent the number of dwellings in each zone, as a lot may have more than one dwelling or the actual use code may be out-of-date.					

2. New Data Inclusions

The Gabriola Island Build Out Map 2nd edition *includes* the following calculations that were not included in the Gabriola Island Build Out Map 1st edition:

a. Subdivision Split by a Road

- o i. any *lot* that is split by a highway or by another *lot* into portions, each of which is 0.5 hectares (1.24) or more in area and each of which was in existence on January 1, 1980, may be subdivided such that the sole effect of the subdivision is to create a single parcel from each of these portions; and
- o ii. any *lot* that is split by a highway or by another *lot* into portions, each of which is 1.0 hectare (2.47 acres) or more in area and each of which was in existence on July 1, 1999 may be subdivided such that the sole effect of the subdivision is to create a single parcel from each of these portions:

b. Covenants

All lots that had covenants prohibiting subdivision were identified, and removed from any potential build out scenario.

c. Split zoned lots

Lots within more than one zone in which the area in one zone meets or exceeds the minimum average lot area for that particular zone.

3. Data Exclusions

a. First Nations

Snuneymuxw First Nation Agreement in Principle – land not factored into calculations.

b. Subdivision for a relative has not been factored as follows:

A lot being created for the provision of a residence for a relative under Section 946 of the “Municipal Act”, provided that the land being subdivided (the parent lot) is:

- Within the Forest (F) zone, and has not previously been subdivided under Section 946 of the “Municipal Act” and has a minimum lot area of 60 ha*; or
- Within the Agriculture (AG) zone, is in the Agricultural Land Reserve and has not been subdivided under Section 946 of the “Municipal Act” within the previous 5 years; or
- Within the Agriculture (AG) zone, is not in the Agricultural Land Reserve and has not been previously subdivided under section 946 of the “Municipal Act” and has a minimum lot area of 8.0 hectares (19.77 acres)*; and
- Within any other zone, has not previously been subdivided under Section 946 of the “Municipal Act” and has a minimum lot area of 8.0 hectares (19.77 acres).

4. Notations

- a. Road or park dedication, or slope and topography could result in non approval of a subdivision.
- b. All subdivisions are subject to final approval by the Approving Officer, Ministry of Transportation
- c. All subdivisions that include land in the Agricultural Land Reserve require approval from the Agricultural Land Commission.