

List of recommended Official Community Plan & Land Use Bylaw Phase Two Topic Areas, adopted by resolution of the Gabriola Island Local Trust Committee, September 22, 2011

1) AGRICULTURE

- a) **Protection and enhancement of agriculture:** evaluate existing OCP against November Food Security Report recommendations; ask AAC to recommend what Food Security Report recommendations should be adopted (eg DPA to protect farm activity from adjacent new residential developments); extend horticulture as an allowed use in Gabriola LUB all zones (eg Community Parks & Institutional zones). Add in intro to Ag section that 18 percent of land is in the ALR on Gabriola. Review Policy re subdivision for a relative in ALR - Section 946. How can the LTC further encourage and support farming?
- b) **Food security**– how can the LTC further encourage growing and buying local food? Advocate that provincial health regulations not inhibit local agriculture and sales. Advocacy statement on securing Brickyard Beach as a recreational shellfish beach¹.
- c) **Agricultural Plan development (advocate for the development)**
 - Resource: “Exploring Food Security in the Islands Trust Area” dated November 2010;
 - Islands Trust Food Security Webpage (has many links to helpful models, e.g. Agricultural Land Commission model OCP language for local government)**
 - Galiano proposed OCP language on advocacy to support local agriculture².**

2) CLIMATE CHANGE

- a) Recommend action toward OCP GHG emission reduction targets
- b) **Implement new OCP climate change policies in LUB** (e.g. setbacks from the ocean), and ensure other OCP policies conform to the May 2010 OCP amendment for Greenhouse Gas Emissions. Ensure form & character DPA guidelines don't prevent renewables (e.g. solar panels).
 - Resource: housekeeping staff report Feb 29/08 page 10
 - Wording from draft Commons bylaws (the biofuels section LTC didn't approve because ALC hadn't approved the biofuels use)
 - Wording from draft GHG reduction policies for Bill 27 that the LTC didn't approve (i.e. proposed policies not supported by APC)

3) ECONOMIC ACTIVITIES

- a) **Village core plan**
 - (1) Residential units in VC zone – how to encourage?
 - (2) Review DP7: Form and Character of Commercial Development – existing guidelines require walkways, public open spaces, parking at rear of lot, and landscaping that enhances public space and retains water. Why aren't these being achieved?
 - (3) parking and traffic plan
- b) **Silva Bay plan** – consider new DP form and character guidelines; harbour anchorage plan, including live-aboards.
- c) **Tourist Commercial** – review TC Build-out; reconsider TC unit size; floor area ratio and lot coverage values (staff report Feb 29/08)

- d) **Twin Beaches mall** – consider new DP form and character guidelines
- e) Road-side Signs – LUB changes? Advocacy to MoTI? Confirm existing OCP Land Transportation Advocacy policy n)iii³
- f) Supporting **local buying** – advocacy
- g) Encourage development of **Community Economic Development Plan**
Resource: IT economic dependency reports (2006 IT Tourism Forum and 2011 Holman report for TC)

4) FIRST NATIONS

- a) Snuneymuxw First Nation **Protocol Agreement Implementation** – LUB implementation
- b) **Archaeological mapping** with AMB & SFN
- c) consider **DPA** to flag potential **for archaeological sites**

5) HOUSING: AFFORDABLE

- a) **Density transfer policies for cottage densities:** determine limits on unit size when cottage densities are used in multi-family affordable housing projects
- b) **Residential units in Commercial zones:** investigate why businesses aren't utilizing the residential allowance they now have, and consider encouragements.
- c) **Accessory Cottages** on 5 acre lots: are they being used for people that really need affordable housing (i.e. is the OCP 30% of income definition being met?). Consider removing accessory cottage allowance, and allow a suite instead. Or, consider limiting cottage physical footprint and allow a slight square footage increase. Or, allow a choice between a suite or a cottage on 5 acre lots.
- d) **Accessory Buildings:** are there ways to allow toilets in accessory buildings on small lots without them facilitating illegal dwellings, e.g. limit them to one story? (Staff report Jan. 29, 2010, Staff report February 29, 2008)
- e) **Emergency Housing:** consider advocacy statements toward senior governments. Are there any special zoning considerations, other than the existing Multi-Dwelling Affordable Housing OCP policies?
- f) **Secondary Suites:** complete research on water, servicing, other agencies' approvals; mechanisms to ensure affordability (this may be achieved by other LTCs or by Trust Council).

Resources: Gabriola Affordable Housing Needs Assessment Study
 Trust Council Community Housing Task Force Reports
 Trust Council Affordable Housing Toolkit
 Gabriola Affordable Housing Task Force reports
 Gabriola Guardian Project: Homelessness Study Interim Report,
 People for a Healthy Community
 Outstanding affordable housing research wrap-up report as per LTC
 resolution # GB-198-2010

Determine whether LTC can make affordable housing use conditional, eg HA to ensure energy & water conservation hardware built in, & rainwater collection

6) HOUSING: FOOTPRINT

- a) **Concentrating/Clustering Development**, to reduce GHG emissions, and/or to facilitate affordable housing (we have some staff reports arising from January 29, 2010 LTC direction, but if this is an area of focus for the new LTC, recommend summary report and confirmation report for staff report on VIHA/RDN view of, and on mapping to reveal areas to concentrate development, and areas to downzone)
- b) **Footprint analysis** (proposed by public in Phase One, but no detail yet on how it would be used). Refer to January 29, 2010 LTC resolution
- c) **Developable Areas** on lots; shadowing on adjacent lots; small lot setbacks (June 19/09 & Feb 29/08 staff reports); consideration of limiting disturbance areas; revisit subdivision layout regulations; limit size of houses; encourage small houses; dark sky/lighting levels (June 19/09 & Feb 29/08 staff reports)
- d) **Mitigating impacts:** Hazardous Areas and Steep Slopes (Development Permit Area DP6); covenants restricting further subdivision on Remainders; policy to develop a Soil Removal Bylaw; consideration of heritage home registration; consider new DPA for GHG emission reduction, energy and water conservation

7) INSTITUTIONAL

- a) Camp Miriam – definition of **recreation camp**
- b) **Communication Towers:** Policies and advocacy – reference new checklist and policies
- c) Community **Composting** site policies
- d) Clarify **Use vs User definitions**
- e) **Emergency Access** policies: Church Street and Community Wildfire Plan proposed by FID. Is any more needed than the existing OCP 7.1 r) to w)?
- f) **Youth policies** (see City of Surrey engagement policies: <http://www.surrey.ca/plans-strategies/3191.aspx>)

8) PARKS AND OUTDOOR RECREATION

- a) **Trail linkages** and beach access – update OCP Figure 2, map of proposed Trail Connections
- b) **Youth recreation facilities:** policies to encourage
- c) **Density Transfer** for parkland – revisit policy in relation to Forest zone remainders. Consider discontinuing Density Transfer from Resource (since no parkland is created and no conservation covenant required, therefore no environmental public benefit, unlike DT from F zones, where park is created).
- d) **RDN Park rezoning** – technical update, to have zoning reflect adopted RDN management plans and intended uses

9) PROTECTING SENSITIVE ECOSYSTEMS ON LAND

- a) **landowner engagement on voluntary stewardship:** e.g. Offer site visits/workshops w environmental professionals, to voluntarily affect site plan (implementation of OCP 6.1 i)
- b) **Protected Area Network** – identify connectivity possibilities
- c) **Regional Conservation Plan** – Implement Islands Trust Fund Regional Conservation Plan 2011-15
- d) **Ecosystem protection** – map & ID tools for protection on private land; amphibian habitat; identify and protect ecosystems especially sensitive to climate change.
- e) ID **density-sending areas** (based on ecosystem & groundwater mapping)
- f) Advocacy statements to encourage **community mapping and wildlife monitoring**
- g) Advocacy and stewardship on **invasive species, and on habitat restoration** (e.g. salmon streams)

10) PROTECTING COASTLINE

- a) **Landowner engagement on voluntary stewardship:** ideas flowing from forthcoming UBC shoreline project recommendations. Encourage habitat restoration (e.g. eelgrass).
- b) Further regulate seawalls, minimize land disturbance (incl advocacy on MoT ditch-clearing)
- c) Increased **protection of coastal archaeological sites**
- d) Consider **creation of one Coastal DPA** incorporating the following:
 - i) Review existing DPA policies – Locke Bay Area, Flat Top Islands Area, Gabriola Pass Area.
 - ii) Consider new DPA to **Protect Eagle Perch Trees**
 - iii) consider new **coastal steep slopes DP**
 - iv) consider DPA to flag potential for coastal archaeological sites

Resources:

Trust Council shoreline mapping project: January UBC workshop will illustrate how natural forces shape the physical environment of islands.

Eagle perch tree mapping done for LTC by GROWLs

Eel grass mapping and report done for LTC by Topographics (with island volunteers)

Consultants' report on steep slopes DP

question: Can LTC waive DP application if development is smaller than a specified footprint and area of land disturbance?

11) RENEWABLE ENERGY

- a) **Renewable energy policies** (Siting and height for wind turbines, biofuels). OCP text to acknowledge existing energy usage and supply (e.g. Coats IPP).

12) TRANSPORTATION

- a) **Zero Emissions Vehicles:** consider charge-up stations and preferential parking in commercial zones

- b) **Public Transit** (insert bus route map if adopted by RDN)
- c) *Review other transportation recommendations from VRC, like gravel quality advocacy*
- d) Airfield advocacy: link to Transport Canada agreements
- e) **Ferry fare advocacy**
- f) **Other advocacy/partnership projects outside OCP:**
 - i) Section 42 roads – how to get them designated properly (Wharf Road and sections of North Road in particular)
 - ii) Policies of, and Memorandum of Understanding, with Ministry of Transportation regarding maintenance of roads, emergency access, rights of way, heritage/scenic roads, and traffic safety at Ferry Terminal and in Village Core.

13) WATERSHED AND GROUNDWATER PROTECTION

- a) **Water conservation:**
 - (1) **Rainwater collection** - advocacy on incentives; consider DPA for water conservation – map for groundwater-scarce and groundwater-vulnerable areas, where new construction could trigger mandatory rainwater collection.
 - (2) **Water saving technologies:** Consider DPA for water conservation (would require low flush toilets etc at time of new construction)
- b) **Groundwater protection:** mapping; consider more specific advocacy statements on septic field inspection and repair; LUB change on small lots to require manure management; further policies to encourage groundwater recharge (eg swales for stormwater management in subdivision regulations); advocacy about hydrofracturing.
- c) **Watershed protection:** Mapping and policies to protect fish habitat and meet Provincial Riparian Areas Regulation; additional mapping and education for the protection & restoration of watercourses regardless of fish habitat status (June 15, 2011 staff report); Review DPA policies for Hoggan Lake & Locke Bay Area.

Resources: RDN DWWP program, staff, mapping
VRC recommendations on water and septic

Acknowledge much depends on Provincial Water Act changes, including for bulk water sales

Frog pond mapping done for LTC by GROWLS

14) IMPLEMENTATION

- a) misc bylaw amendments identified in Feb 29/08 staff report, page 6-11
- b) Legislative review
- c) Islands Trust Policy Statement Review (by staff) – identify directive statements missing from Gabriola OCP
- d) LUB amendments in tandem with OCP revisions.

1. We could consider an OCP advocacy statement to preserve Brickyard Beach as a recreational shellfish reserve: by establishing a Land Act map reserve with BC, and by working with DFO to close the commercial fishery. Any recreational or First nations harvesters could still fish there.

2 Galiano LTC Agricultural Advocacy Policies, proposed for OCP (first reading August 2011)

The local trust committee will support efforts to increase local food security, including: i) development of a comprehensive food security strategy; ii) creation of an Area Farm Plan; iii) promotion of sustainable and organic farming; iv) increased food processing, slaughtering and storage facilities in the community; v) the establishment of co-operatives and farm alliances; vi) implementation of community supported agriculture; vii) efforts to promote locally grown food; viii) promotion of composting and seed saving. BC Ferry Services should be requested to discuss the impact of fares on the transport of locally grown produce with the Ferry Advisory Committee.

3 From existing 1998 Gabriola OCP: MoTI shall be requested to enforce its sign regulations so as to ensure a minimal number of commercial signs are placed along the island's road rights-of-way, in keeping with Gabriola's rural atmosphere.