

January 31, 2011

File No.: GM-OCP-2007.1

To: Gambier Island Local Trust Committee
For meeting of Feb. 3, 2011

From: Brodie Porter
Island Planner
Northern Team

CC: Chris Jackson, Regional Planning Manager, Northern Team

**Re: Proposed Land Use Bylaw for Islands within Sunshine Coast
Regional District**

THE PROPOSAL:

This is an initial staff report, following from the December 2010 adoption of the Associated Islands Official Community Plan, to table an initial draft outline of a proposed land use bylaw for the Associated Islands within the Sunshine Coast Regional District. This is the second priority on the Gambier Island Local Trust Committee work program. Further work is required, especially in the development of proposed zones.

STAFF COMMENTS:

Attached is a preliminary draft of a land use bylaw (LUB) for the Associated Islands within the Sunshine Coast Regional District. A separate draft LUB has been prepared for the Associated Islands with Metro Vancouver.

The draft follows a format that was used for the draft bylaw for the Associated Islands in the Metro Vancouver area and is a format that is derived from a standard LUB template used for the preparation of Islands Trust land use bylaws. The development of particular zones and application of zones to particular properties is work still to be done, although the draft does outline some zones for illustrative purposes only (i.e. they are used to illustrate examples of format but the regulations of each zone are still to be reviewed). The format includes the following:

1. Part 1 – Interpretation – includes draft definitions and sections on interpretation of the bylaw. The definitions have been reviewed and comments note sources or reasoning for some of the suggested definitions. In some instances there is explanation or cross reference to definitions used in the existing zoning bylaw 96 that is applicable to this area. This section would be subject to further review as specific zones are developed.

2. Part 2 – Administration – includes various clauses regarding the application of the bylaw, enforcement provisions, use of covenants, etc.
3. Part 3 – General Regulations – outlines standard provisions that may be applicable in all zones, such as uses permitted in all zones, height, accessory use, home occupations and other provisions. Comments are provided to facilitate discussion
4. Part 4 – Establishment of Zones – this section will list any zones that are proposed and outline how the application of zone boundaries on maps is interpreted.
5. Part 5 – Zones – this section will be developed as zones are prepared for different islands and properties. Some zones are outlined for illustrative purposes but should not be interpreted as having any specific application.
6. Part 6 – Sign Regulations – to establish some basic regulations for signs
7. Part 7 – Parking Regulations – to establish some basic parking regulations on an island. This section does not address parking that may be needed at mainland locations where residents and visitors embark by boat to any particular island. Those issues would have to be addressed in consultation with the Sunshine Coast Regional District.
8. Part 8 – Subdivision Regulations – the minimum or average lot size permitted in each zone for subdivision would be stated in Part 5 in the applicable zone. Part 8 regulations address standard subdivision requirements related to servicing, frontage, shape of lot, access etc.
9. Schedule B – Zoning Map – there may be several maps in this section as proposed zoning is outlined for particular islands or groups of islands.
10. Schedule C – Bylaw Area Map – this will be a single map that illustrates the area of application of the proposed bylaw.

RECOMMENDATIONS:

THAT the Gambier Island Local Trust Committee receive the Feb, 2011 draft of the Gambier Associated Islands Land Use Bylaw for islands within the Sunshine Coast Regional District and that staff be requested to continue working on the draft bylaw, consult as needed with individual property owners to develop proposed zones, and table a complete preliminary draft bylaw when such work is completed.

It is also suggested that Trustees offer individual comments to staff or contact staff with any questions regarding the Feb 2011 draft LUB.

Prepared and Submitted by:

Brodie Porter

January 31, 2011

Brodie Porter

Date