



Islands Trust

Gabriola Island Local Trust Committee

INFORMATION GUIDE

Proposed Bylaws 265, 266, 267 and 268

DESCRIPTION OF BYLAWS

Proposed Bylaws 265 (Gabriola), 267 (Mudge) and 268 (Decourcy) amend each island's Official Community Plan (OCP) to specify what professional reports might be required of landowners who apply for a zoning change. For example, landowners proposing to rezone from Residential to Commercial would know in advance they have to commission a traffic impact study and make it public. Proposed Bylaw 265 (Gabriola) does the same for environmental development permit areas. These are administrative changes that do not alter any community land use policies, but confirm those policies can be better implemented, more transparently. **Proposed Bylaws 265 (Gabriola) and 266 (Gabriola)** also move existing development permit area guidelines from the Gabriola OCP to the Gabriola Land Use Bylaw (LUB) and include the designation of and guidelines for new Development Permit Area 3 - Riparian Areas, which will implement the provincial *Riparian Areas Regulation* to protect potential habitat for fish.

WHAT'S THE SAME?

Development Permit Area (DPA) Guidelines

A DPA is an area of land or water that has been designated by the Gabriola Island Local Trust Committee to achieve land use goals and objectives that cannot be achieved solely through zoning, such as environmental protection or building and landscape design. The Gabriola OCP currently designates 9 DPAs and contains guidelines for development in these areas that have been in place since 1998. Proposed Bylaws 265 and 266, amending the Gabriola OCP and the Gabriola LUB respectively, will move these existing guidelines from the Gabriola OCP to the Gabriola LUB. For example, the escarpment area DPA guidelines that are being moved from the Gabriola OCP to the Gabriola LUB are unchanged from those that have been in place since 1998. This will allow for smoother processes when and if these guidelines are reviewed and updated and will, hopefully, make the DPA guidelines more visible.

WHAT'S NEW?

Development Permit Area 3 - Riparian Areas

Proposed Bylaws 265 and 266, which amend the Gabriola OCP and Gabriola LUB respectively, will create a new DPA: **Development Permit Area 3 - Riparian Areas**. This DPA will replace existing Development Permit Area 3 - Hoggan Lake and will bring the Gabriola Local Trust Area in compliance with the provincial *Riparian Areas Regulation* to protect potential habitat for fish.

IMPLEMENTING EXISTING POLICIES - DEVELOPMENT APPROVAL INFORMATION

Proposed Bylaws 265, 267 and 268 designate circumstances where landowners wishing to develop their property may be required to submit information on the anticipated impacts of the proposed development. In British Columbia, this type of information is called **Development Approval Information** and a Development Approval Information Bylaw is the legal mechanism through which local governments can require this information from landowners. A Development Approval Information Bylaw effectively implements existing policies that currently request impact information by clarifying when, how and in what form this information will be required. Development Approval Information has no bearing on building permits, only on land use decisions of the Gabriola Island Local Trust Committee. The first step in establishing a Development Approval Information Bylaw is to designate circumstances and/or areas in which this information may be required.

- **Gabriola** - Proposed Bylaw 265 designates all zoning amendment applications, all temporary use permit applications and environmental development permit areas as circumstances where development approval information may be required.
- **Mudge** - Proposed Bylaw 267 designates all zoning amendment applications and all temporary use permit applications as circumstances where development approval information may be required. There are no development permit areas in the Mudge Planning Area.
- **Decourcy** - Proposed Bylaw 268 designates all zoning amendment applications as circumstances where development approval information may be required. There are no development permit areas or temporary use permit designations in the Decourcy Planning Area.

This guide is provided for convenience only and does not form part of the Proposed Bylaws. For more information on development permit areas, please see the Gabriola Island Development Permit Areas Factsheet, available on the Islands Trust website. For more information generally, please contact Islands Trust staff at 250-247-2063 or northinfo@islandstrust.bc.ca.