

## Appendix One: Summary of OCP Review Topics and Work Done to Date (2009-2014)

Suggested Issue for LTC Review (from VRC)	Sub-Topics (from VRC)	LTC Response (Addressed, Ongoing, Deferred, Declined or Referred)	Current Status
<b>Housing</b>	<ul style="list-style-type: none"> <li>- Secondary Suites</li> <li>- Homelessness</li> <li>- Affordable Housing</li> <li>- Eco-footprint analysis</li> </ul>	<p><u>Addressed:</u> Bylaw 262 OCP amendments related to affordable and seniors housing</p> <p><u>Deferred:</u> The LTC opted not to introduce new secondary suites regulations but created a new sub-project for future consideration</p>	<p>The OCP includes density transfer options and a new definition of affordable housing (Bylaw 262)</p> <p>Sub-project 'Consider density transfer affordable housing policies for cottage densities' has not been officially started (Significant background work done, no project charter)</p>
<b>Water and Sewer</b>	<ul style="list-style-type: none"> <li>- Bulk water extraction and sales</li> <li>- Ground water availability</li> <li>- Septic Fields and alternatives</li> <li>- Green infrastructure</li> </ul>	<p><u>Referred:</u> The LTC referred the VRC documents the 'Gabriola Water Supply' and 'Liquid Waste Management' and VRC recommendations to the Regional District of Nanaimo (RDN) and to Executive Committee of Islands Trust Council for consideration during Ministry of Environment's Water Act consultation.</p>	<p>The LTC is contributing \$12,500 to a major report by the Regional District of Nanaimo on groundwater availability on Gabriola Island</p> <p>The new <i>BC Water Sustainability Act</i> will replace the <i>BC Water Act</i> in 2016</p> <p>Vancouver Island Health Authority is the regulating body on septic systems</p>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>- Protection of ALR lands</li> <li>- Food Security</li> </ul>	<p><u>Addressed:</u> Bylaws No. 274 and 275 provide policies and regulations for improved food security</p>	<p>Bylaws awaiting Ministerial approval</p>
<b>Communication Towers</b>	<ul style="list-style-type: none"> <li>- Policies and Restrictions</li> </ul>	<p><u>Addressed:</u> LTC created a Standing Resolution on Communication Towers with consultation requirements and siting restrictions</p>	<p>See Standing Resolution GB-025-2010</p>
<b>Alternative Energy</b>	<ul style="list-style-type: none"> <li>- Siting and height for wind turbines</li> <li>- Community energy plan</li> </ul>	<p><u>Deferred:</u> After discussion at the LTC, the LTC did not prioritize this issue, but it may be addressed soon at a Trust-wide level</p>	<p>Developing a Renewable Energy Toolkit is part of the Islands Trust Strategic Plan</p>

<b>First Nations</b>	<ul style="list-style-type: none"> <li>- Land and uses</li> <li>- Cultural references</li> <li>- Protection of archeological areas</li> <li>- Snuneqmuxw First Nation Protocol Agreement Implementation</li> </ul>	<u>Ongoing</u> : The current list of LTC priorities includes a sub-project to improve First Nations referrals and protection of archeological sites	<p>Improved First Nations relations is part of the Islands Trust Strategic Plan</p> <p>Staff have begun quarterly meetings with Lyackson First Nation to facilitate the referral process and improve relations</p> <p>Current sub-project</p>
<b>Green Wharf</b>	<ul style="list-style-type: none"> <li>- Advocacy and retention of the wharf</li> </ul>	<u>Referred</u> : The Regional District of Nanaimo has taken the lead on the Gabriola Green Wharf	As of January 2015, the Regional District of Nanaimo (RDN) set aside \$7,500 to do an appraisal of the Green Wharf on Gabriola with the intention of taking it over from the federal government
<b>Transportation</b>	<ul style="list-style-type: none"> <li>- Cycle route</li> <li>- Public Transit</li> <li>- Speed Limits</li> <li>- Section 42 Road Designation</li> </ul>	<u>Referred</u> : The RDN was provided with a copy of the 'Shared Roads: Gabriola Island Bicycle Route Plan'	<p>The Ministry of Transportation has jurisdiction over road names and speeds</p> <p>*Independent from LTC: GERTIE bus system created</p>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>- Marine Eco-systems</li> <li>- Sensitive Eco-system mapping</li> <li>- Conservation Plan</li> </ul>	<u>Addressed</u> : Sensitive Eco-system mapping available on the Islands Trust website	In January 2015, the Islands Trust updated our existing mapping application (MapIT) with new information on eco-systems
<b>Open Space and Parks</b>	<ul style="list-style-type: none"> <li>- Optimize parkland</li> <li>- Beach access</li> <li>- Create trail linkages</li> <li>- Donations</li> </ul>	<u>Addressed</u> : Bylaws No. 271 and 272 rezoned significant areas as new parks	<p>Bylaws awaiting Ministerial approval</p> <p>*Independent from LTC: The Gabriola Land and Trails Trust has created many new trail connections</p>
<b>Riparian Areas</b>	<ul style="list-style-type: none"> <li>- Mapping and Policies</li> </ul>	<u>Addressed</u> : Bylaws No. 265 and 266 addressed Riparian Areas Regulation requirements	Bylaws awaiting Ministerial approval

<b>Climate Change</b>	<ul style="list-style-type: none"> <li>- Targets and Policies</li> <li>- Zero Emissions Vehicles</li> </ul>	<p><u>Addressed:</u> Bylaws No. 273 and 276 provide climate change action</p> <p>Islands Trust requested a study from the Ministry of Transportation and Infrastructure (MoTI) on the use of net zero emissions vehicles</p>	<p>Bylaws awaiting Ministerial approval</p> <p>In November 2010, MoTI confirms that study is complete and provides a map as to where net zero emissions vehicles are permitted</p>
<b>Culture/Institutional</b>	<ul style="list-style-type: none"> <li>- The Commons</li> <li>- The Haven</li> <li>- Archeological Sites</li> </ul>	<p><u>Addressed:</u> Bylaw 258 recognized the importance of the Commons to Gabriolans</p>	<p>The ongoing Village Visioning process may provide more information on current community needs regarding cultural and institutional uses</p>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>- Mixed Use</li> <li>- Village Core</li> </ul>	<p><u>Ongoing:</u> In October 2011, the LTC hosted a Village Core World Café Workshop on developing new policies for the Village Core, and this remains on the work program priorities as a sub-project</p>	<p>The current sub-project “Review DP-7 form and character guidelines for Village Core, and review OCP/LUB to make Village more pedestrian friendly, and to consider passive solar, renewable energy and energy efficient design” has not been officially started (Significant background information has been done, no project charter)</p> <p>The ongoing Village Visioning process may provide more information on current community needs regarding commercial activity</p>
<b>Development Permit Areas</b>	<ul style="list-style-type: none"> <li>- Hazardous Areas and Steep Slopes</li> <li>- Village Core</li> <li>- Twin Beaches</li> <li>- Eagle Nesting Trees</li> </ul>	<p><u>Addressed:</u> LTC provided \$1000 to the Gabriola Rescue of Wildlife Society (GROWLS) to develop a comprehensive summary report and data inventory of bald eagle nest locations on Gabriola Island.</p> <p><u>Ongoing:</u> The sub-project related to the DP7 is still on the priorities list</p>	<p>Eagle Nest mapping report completed in October 2014</p> <p>The current sub-project related to DP7 is active (see above)</p> <p>The ‘hazardous slopes’ project was not completed by the LTC decided to proceed no further with it on February 21, 2013</p>

<b>Density</b>	<ul style="list-style-type: none"> <li>- Update 2010 Built Out Map</li> <li>- Density Transfer Policies</li> <li>- Definitions</li> <li>- Covenants restricting subdivision</li> </ul>	<p><u>Ongoing</u>: Added two sub-projects related to density, but these have not been started due to work on other sub-projects</p> <p><u>Addressed</u>: OCP amendments created the Density Bank through Bylaw No. 262</p>	<p>Active sub-projects related to density:</p> <p>“Consider density transfer affordable housing policies for cottage densities” (Significant background information has been done, no project charter)</p> <p>“Update the 2010 build out map and report (including the number of existing and potential residential cottages and a list of forestry parcels with the potential for density transfer)”</p>
<b>Implementation and Enforcement</b>	<ul style="list-style-type: none"> <li>- Formatting</li> <li>- Mapping</li> <li>- Soil removal bylaw</li> <li>- Bylaw enforcement</li> </ul>	<p><u>Addressed</u>: Housekeeping Bylaw No. 278 has updated some of the maps in the Official Community Plan</p> <p><u>Deferred</u>: Activity related to by-law enforcement put on the inactive projects list on November 1, 2012</p>	<p>A related project on the inactive projects list: “Bylaw enforcement staff requested to provide a report on methods of proactive enforcement on advertised unlawful dwellings, as that is the point they are most likely to be unoccupied”</p>
<b>Economy</b>	<ul style="list-style-type: none"> <li>- Requires a separate section in the OCP</li> </ul>	<p><u>Declined</u>: The LTC did not see this as directly within the Islands Trust mandate and more appropriately addressed by the responsible agencies and community organizations</p>	<p>The ongoing Village Visioning process may provide more information on current community needs</p>
<b>Emergency Services</b>	<ul style="list-style-type: none"> <li>- Improved Access</li> </ul>	<p><u>Addressed</u>: Though not selected by the LTC as a high priority item as it is within the jurisdiction of the Regional District of Nanaimo, but Bylaw No. 262 did insert stronger policies regarding Land Transportation and Fire Protection Advocacy into the OCP and working with other agencies</p>	<p>No activity at this time</p>