

# Mudge Island Targeted OCP/LUB Review Project —

Project Charter, v.2

Gabriola Island Local Trust Committee

Date: April 12, 2018

**Purpose:** To review the Mudge Island Official Community Plan (OCP) and Land Use Bylaw (LUB) in relation to lot coverage.

**Background:** At their September 7, 2017 meeting, the Gabriola Island Local Trust Committee (LTC) moved the “Mudge Island Targeted OCP/LUB Review Project” from their Projects List to their Top Priorities list.

## In Scope

- Referral to First Nations, APCs and other key stakeholders and agencies.
- Staff analysis and subsequent Staff Report(s) with recommendations to LTC.
- Bylaw amendment to amend the Mudge Island Land Use Bylaw

## Out of Scope

- Review of the Mudge Island LUB that is unrelated to the objectives identified in this Project Charter.
- Amendments to the Mudge OCP

## Objectives

To consider potential amendments to the Mudge Island LUB relating to lot coverage, including:

- Modifying the regulations of lot coverage to exempt cisterns and/or other structures;
- Modifying the maximum lot coverage in the rural residential zone;
- Regulating the size of dwellings and accessory buildings and structures
- Regulating impermeable surface coverage

## Workplan Overview

Deliverable/Milestone	Date
Referral to the Mudge Island Advisory Planning Commission. Staff to help arrange an APC meeting.	Winter 2018
Staff to review Mudge APC meeting minutes and any public comments received; present Staff Report to the Gabriola LTC regarding project next steps; LTC endorse an amended Project Charter	Spring 2018
Staff to draft LUB amendment including legal review of the draft and present to LTC	Late Spring 2018
First Reading, CIM, and referrals	Summer 2018
Legislative process for proposed bylaw	Autumn 2018
Adoption of proposed bylaw and circulation of communications materials	Winter 2018

## Project Team

Teresa Rittemann, Planner 2	Project Manager
Ann Kjerulf, Regional Planning Manager	Planning Support
Bylaw Enforcement Department	Bylaw Support
Islands Trust GIS Technician	Mapping Support

## Budget

Budget Sources:

2017/2018 Gabriola Island LTC Special Projects Budget and 2018/2019 LTC Projects Reserve Fund

Fiscal	Item	Cost
2017-18	APC Referral (APC Meeting)	\$300
<b>2018-19</b>	Legal review of draft bylaw amendment	\$2,000
<b>2018-19</b>	Communications (e.g. advertising, providing public information), and mapping	\$750
<b>2018-19</b>	Community Information Meeting and Public Hearing	\$1,250
	<b>Total</b>	<b>\$4,300</b>

## LTC Endorsement:

**Resolution #: GB-2018-025**

**Date: April 12, 2018**

## RPM Approval:

*Ann Kjerulf, MCIP, RPP*

**Date: April 4, 2018**