



File No.: 6500-20 - Mudge Island OCP/LUB
Review Project for Lot Coverage

DATE OF MEETING: April 12, 2018
TO: Gabriola Island Local Trust Committee
FROM: Teresa Rittemann, Planner 2
Northern Team
SUBJECT: Mudge Island Targeted OCP/LUB Review Project for Lot Coverage

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the Mudge Island Targeted OCP/LUB Review Project Charter, v.2 [as amended].
2. That the Gabriola Island Local Trust Committee request release of \$550 from the 2018/2019 Local Trust Committees' Projects Reserve Fund for the Mudge Island Targeted OCP/LUB Review Project.
3. That the Gabriola Island Local Trust Committee request Staff to prepare a draft Questionnaire, with questions for review by the Local Trust Committee at the next business meeting.

REPORT SUMMARY

The purpose of this report is to provide the Gabriola Island Local Trust Committee (LTC) with an interim report with potential next steps, and to summarize the key discussion points supporting the recommendations in regards to the Mudge Island Official Community Plan and Land Use Bylaw Review Project for Lot Coverage.

Following the previous Staff Report dated December 14, 2017, the Staff Memorandum dated March 1, 2018, as well as a review of the Mudge Island Advisory Planning Commission (APC) minutes and public correspondence received, Staff have amended Version 2 of the Project Charter (see Attachment 1) with recommended next steps in the Project.

BACKGROUND

During the March 1, 2018 regular business meeting, Trustee Mamoser noted that Mudge Island residents had expressed a lack of interest in integrating Mudge Island as a Special Area within the Gabriola Island Official Community Plan. The LTC then passed the following resolution (draft) with respect to this Project:

GB-2018-021

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee staff do no further work on GB-2017-149 Point e. Incorporating Mudge Island as a "Special Area" under the Gabriola Official Community Plan and Land Use Bylaw. CARRIED

Therefore, this report only addresses the remaining points a – d of resolution GB-2017-149, which also correspond to the Objectives within the previously endorsed Project Charter; and Staff have thus removed the reference to the "Special Area" Objectives listed in Version 2 of the Project Charter (see Attachment 1).

ANALYSIS

a) Modifying the definition of lot coverage to exempt cisterns or other structures to support water conservation

Public correspondence received to date, as well as information provided by the Mudge Island Advisory Planning Commission (APC), indicate some public support regarding exemptions for cisterns or other rainwater collection structures, in order to support water conservation. This would also be supported by the following Policies and Advocacy Policies within the Mudge Island Official Community Plan (OCP).

Mudge Island OCP Reference	Details
3.4 Transportation, Services and Utilities: <u>Water Supply Policies</u>	
Policy 7	No island should be connected to another by pipeline and should be self-sufficient in regard to freshwater in accordance with the Islands Trust Policy Statement.
Policy 8	New lots created by subdivision should provide proof of an adequate potable water supply.
Policy 9	Potable water from ground and surface water sources should be supplemented by collection and storage of rainwater through cisterns and ponds.
Policy 10	Water conservation equipment and practices shall be utilized.
Advocacy Policy 9	Effective technologies for water collection are encouraged.
4.1 Rural Residential	
Advocacy Policy 5	Residents and land owners should not depend solely on groundwater resources and take steps to conserve water by such means as: <ul style="list-style-type: none"> • using less water in human waste disposal; • avoiding bulk extraction of water from underground sources; and • using rainwater catchment systems and cisterns.

b) Modifying maximum lot coverage in the rural residential zone

As noted in the Staff Memorandum dated March 1, 2018, it is the view of Staff that amendments to the LUB are warranted; however, a blanket increase in lot coverage from 10% to 20% across Mudge Island is not considered a solution to address the community’s concerns. An alternative may be to amend the definition of “structure” or “lot coverage”, or other LUB regulations for lot coverage in order to accommodate the siting of cisterns and potentially other structures as well. Staff are recommending that the community and key stakeholders be consulted more broadly on this issue, through a Questionnaire.

c) Regulating the size of dwellings and accessory buildings and structures

Given the correspondence received from the public to date as well as the Mudge APC, there does not appear to be support for amendments to limit the size of dwellings and accessory buildings and structures. However, as above, Staff are recommending that the community and key stakeholders be consulted more broadly on this issue as well, through a Questionnaire.

d) Regulating impermeable surface coverage

The Mudge APC did not address potential public support for minimizing impervious surface coverage. However, the Mudge Island OCP provides this policy direction. Staff are recommending that the community and key stakeholders be consulted more broadly on this issue through a Questionnaire, and will need to consider if/how exemptions will be provided for certain structures, including the consideration of impervious vs. impervious surfaces. In particular, two Mudge OCP policies shall be considered when drafting any potential bylaw amendment:

Mudge Island OCP Reference	Details
4.1 Rural Residential	
Policy 4	Areas covered by impervious surfaces, buildings and structures should be minimized, unless ecological footprints are compensated for elsewhere.
Advocacy Policy 4¹	The amount of land area developed with impervious materials should be kept to a minimum and natural drainage systems should be maintained to allow for maximum absorption into groundwater and to minimize sedimentation and contamination of surface water.

Consultation

The adopted minutes of APC meetings, as well as public correspondence received from community members to date have been posted to the project website: <http://islandstrust.bc.ca/islands/local-trust-areas/gabriola/projects-initiatives/mudge-island-targeted-ocplub-review-project/>. As per Version 2 of the Project Charter (see Attachment 1), Staff are recommending that a Questionnaire be drafted to gather input from community members and stakeholders more broadly, and suggest that this Questionnaire be circulated to solicit public feedback anonymously, as well as to gather input from local First Nations and other key agencies and stakeholders.

Statutory Requirements

Following completion of the Questionnaire, should the LTC proceed with requesting Staff to draft a bylaw amendment, the regular statutory bylaw amendment process would be followed. This would involve LTC consideration of referrals to First Nations and other agencies, and the Gabriola and Mudge Island APCs to

¹ Advocacy Policy 4 may be considered as a standard OCP policy (rather than an *advocacy* policy) as implementation of this policy through land use regulations or development permit guidelines is within the LTC's legislative authority.

provide input and recommendations; as well as readings of the bylaw and a public hearing. Staff would also revise the Project Charter to reflect the budgetary requirements of the bylaw amendment process.

OPTIONS

The LTC has the following options in regards to this project:

Option A: Maintain Status Quo

The LTC may choose to not proceed with consideration of changes to the Mudge Island OCP or LUB. However, as mentioned above, it is the view of Staff that amendments to the LUB are warranted to address lot coverage – particularly in support of water conservation objectives, and thus Staff would not recommend this Option at this time.

Option B: Direct Staff to draft LUB amendments

Under direction of the LTC, Staff would look to draft an amendment to the LUB which addresses lot coverage through amendments to definitions and/or regulations (e.g. exemptions for water conservation features). Note, the LUB is required to be consistent with the OCP; such amendments would need to align with policy direction in the Mudge Island OCP, namely the OCP policies for the Rural Residential designation.

Option C: Direct Staff to draft OCP and LUB amendments

Under direction of the LTC, Staff would look to draft amendments to the OCP and LUB in order to substantiate an increase to lot coverage (e.g. increasing lot coverage from 10% to a greater amount). Note, ministerial approval is required for OCP amendments.

Rationale for Recommendation

As noted on Page 1 of this report, Staff are recommending that community members and other key agencies and stakeholders are consulted more broadly on this issue by way of a Questionnaire before the LTC pursues any potential bylaw amendments in regards to lot coverage for Mudge Island.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that [specific information and rationale TBD].

2. Amend the Project Charter

The LTC may wish to amend the Project Charter, including the Workplan timeline, budget etc. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request Staff to make the following amendments to the Mudge Island Targeted OCP/LUB Review Project Charter, v.2:

- *[List specific amendments]*

And

That the Gabriola Island Local Trust Committee endorse the Mudge Island Targeted OCP/LUB Review Project Charter, v.2 [as amended].

NEXT STEPS

The LTC is asked to consider the amended Project Charter (version 2, Attachment 1) and provide direction to Staff on the next steps of the Project.

Submitted By:	Teresa Ritemann, MCIP, RPP Planner 2	April 3, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	April 4, 2018

ATTACHMENTS

1. Draft Project Charter, Version 2

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.
- Questionnaire regarding potential amendments for this project

Out of Scope

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

Objectives

To consider potential amendments to the Mudge Island LUB and/or OCP 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 Questionnaire questions and present to LTC for review	May 2018
Circulation of Questionnaire	Summer 2018
Staff to draft a bylaw amendment; Legislative	Autumn 2018
Adoption of proposed bylaw and circulation of communications materials	Winter 2018

Project Team

Teresa Ritemann, 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
2018-19	Communications (e.g. advertising, providing public information, and circulation of Questionnaire)	\$550
	Total	\$850

LTC Endorsement:

Resolution #:

Date:

RPM Approval:

Ann Kjerulf, MCIP, RPP

Date: