



DRAFT GB LTC BYLAW NO. 299

SCHEDULE 1

Schedule "A" of the Mudge Island Land Use Bylaw No. 228 cited as "Mudge Island Land Use Bylaw, 2007" is amended as follows:

- PART 1. INTERPRETATION**, Section **1.1 Definitions**, is amended by deleting the definitions of LOT COVERAGE and STRUCTURE and replacing them with the following:

LOT COVERAGE means the area of a lot, expressed as a percentage of the total lot area, that is covered by *buildings* and *structures* as measured from the outermost perimeter of all *buildings*, *structures*, and parts thereof, including the outer edge of the drip line of roofs.

STRUCTURE means a construction of any kind, or portion thereof, that is fixed to, supported by, or sunk into land or water, including all pathways, driveways and paved areas, whether pervious or impervious.

- PART 3. GENERAL REGULATIONS**, Section **3.3 Siting and Setback Regulations**, Subsection **3.3(4)** is deleted in its entirety and replaced with:

- (4) Despite all provisions in this Bylaw other than subsection 3.3(5), buildings and structures must be sited a minimum of 30 metres (98.4 feet) from and 1.5 metres (4.9 feet) above the natural boundary of a wetland, watercourse, the sea or other body of water, except for:
 - (a) boat and barge ramps; and
 - (b) stairs and walkways with an average maximum elevated floor height of 0.3 metres (0.9 feet) and a maximum width of 1.5 metres (4.92 feet).

- PART 5. ZONE PROVISIONS**, Section **5.1 Rural Residential (RR)**, is amended by adding the following as Subsection **5.1(4.1)**:

(4.1) For the purpose of Subsection 5.1(4) above, the following *buildings* and *structures* shall not be included when calculating lot coverage:

- (a) cisterns, dugouts, ponds, and similar catchment systems for the collection and storage of water;
- (b) fences;
- (c) fire-fighting water towers;
- (d) garden beds;
- (e) up to 68.75 square metres (740 square feet) of pervious ground-level foot paths, driveways and parking spaces;
- (f) on lots less than 0.40 hectares (1 acre), up to 100 square metres (1,076 square feet) of outdoor, unenclosed decks;
- (g) *pump/utility houses*;
- (h) retaining walls;
- (i) septic tanks, sewage absorption fields, and related sewage-disposal system appurtenances below ground;
- (j) signs;
- (k) *utilities*;
- (l) one woodshed with a *floor area* no greater than 10 square metres (107.6 square feet);
- (m) wells.

CURRENT LUB (BYLAW NO. 228)

LOT COVERAGE means the total area of a lot covered by *buildings* and *structures* measured within the outer most walls, or if there are no walls, measured to the outer edge of the drip-line, expressed as a percentage.

STRUCTURE means any construction and human made land alteration fixed to, supported by, or sunk into land or water; for clarity septic fields, septic tanks, absorption fields and related appurtenances, concrete and asphalt paving or similar surfacing of the land, and retaining structures are considered structures.

DRAFT AMENDMENT (BYLAW NO. 299)

LOT COVERAGE means the area of a lot, expressed as a percentage of the total lot area, that is covered by *buildings* and *structures* as measured from the outermost perimeter of all *buildings*, *structures*, and parts thereof, including the outer edge of the drip line of roofs.

STRUCTURE means a construction of any kind, or portion thereof, that is fixed to, supported by, or sunk into land or water, including all pathways, driveways and paved areas, whether pervious or impervious.

DEFINITIONS

SITING & SETBACKS

3.3(2) No buildings or structures may be sited within setback areas established in this Bylaw, except a **fence, utilities, navigation aid, driveway, foot path, pump/utility house, fire fighting water tower and signs.**

3.3(4) Despite all other provisions in this Bylaw, buildings and structures must be sited a minimum of 30 metres (98.4 feet) from and 1.5 metres (4.9 feet) above the natural boundary of a wetland, watercourse, the sea or other body of water, **except for barge/boat ramps, stairs and walkways with an average maximum elevated floor height of 0.3 metres (0.9 feet).**

3.3(2) No change.

3.3(4) Same as previous, with addition of a more definitive **maximum width of stairs and walkways of 1.5 metres (4.92 feet)**, which is consistent with the BC Building Code requirements for accessibility reasons.

None

LOT COVERAGE EXEMPTIONS

Numerous buildings and structures in the Rural Residential zone would not contribute to the 10% maximum lot coverage calculation, as listed in new subsection 5.1(4.1). This would allow for a reasonable build out on an average, small lot on Mudge Island while maintaining a low density of buildings and structures in the rural environment. Some of the main exemptions include:

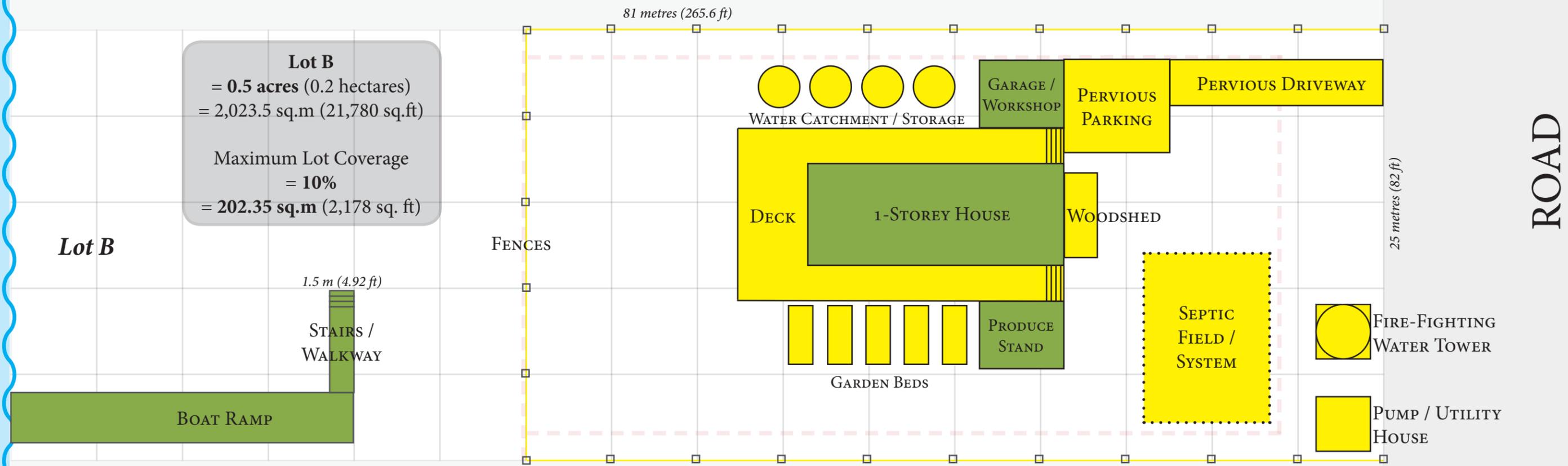
- Cisterns, dugouts, ponds, and similar catchment systems for the collection and storage of water, and similarly water towers that are for fire-fighting purposes
- Garden beds for local food security and to encourage local food production
- **Up to 68.75 square metres (740 square feet) of pervious ground-level foot paths, driveways and parking spaces.** The current bylaw requires a minimum of 2 on-site parking spaces for each dwelling unit in the Rural Residential zone, plus 1 parking space per home occupation and 1 parking space per employee. With a required minimum area of 17.1875 square metres per parking space (regulation 7.1(2) of the LUB), 68.75 square metres (740 square feet) equals the size of four parking spaces. Any impervious ground-level foot paths, driveways, or parking spaces would continue to be calculated within the maximum 10% lot coverage.
- 80% of Mudge island lots are less than 0.4 hectares (1 acres). Thus, on these smaller lots, **up to 100 square metres (1,076 square feet) of outdoor, unenclosed decks** are proposed to be exempted from the 10% lot coverage calculation to support outdoor living, recreation, and enjoyment of lots. Any additional deck space would continue to contribute to lot coverage.
- Many Mudge Islanders use wood to heat their dwellings, and therefore **one woodshed up to 10 square metres (107.6 square feet)** in size is proposed to be exempted from the 10% lot coverage calculation. A second woodshed or any area of a woodshed in excess of 10 square metres would continue to contribute to the maximum 10% lot coverage calculation.
- Wells, utilities, pump/utility houses, and septic systems are all required for rural island life on Mudge and are therefore proposed to be excluded from the maximum 10% lot coverage.

EXAMPLE SITE PLAN

(incorporating changes in Draft Bylaw No. 299)

Buildings and Structures counted in 10% lot coverage calculation:

	Sq.m	Sq.ft
1-Storey House	90	969
Garage / Workshop	20	215
Produce Stand	20	215
Boat Ramp	60	646
Stairs & Walkway	10	108
Total	200 sq.m	2,153 sq.ft = 9.88 %



Lot B
 = 0.5 acres (0.2 hectares)
 = 2,023.5 sq.m (21,780 sq.ft)
 Maximum Lot Coverage
 = 10%
 = 202.35 sq.m (2,178 sq. ft)

LEGEND

SETBACKS

BUILDINGS/STRUCTURES INCLUDED AS LOT COVERAGE

BUILDINGS/STRUCTURES EXEMPT FROM LOT COVERAGE

Buildings and Structures exempt from 10% lot coverage calculation:

	Sq.m	Sq.ft
Water Catchment / Storage	25	270
Fences	25	270
Fire-Fighting Water Tower	10	107
Garden Beds	26.25	283
Pervious Driveway	34.375	370
Pervious Parking	34.375	370
Outdoor, unenclosed decks	100	1,076
Pump / Utility House	10	107
Septic Field / System	75	807
Woodshed	10	107
Total	350 sq.m	3,767 sq.ft

LOT COVERAGE EXEMPTIONS

