

September 15, 2025

TO: northinfo@islandstrust.bc.ca

Attention Gabriola Island Trustees

Re: Current Gabriola OCP review Project Reimagining Growth session and Survey

The Gabriola background information page (<https://islandstrust.bc.ca/island-planning/gabriola/projects/gabriola-ocpreview/>) linked to a survey and the recent Reimagining Growth session introduces new terminology and has some incomplete and incorrect information.

WEBSITE BACKGROUND INFORMATION:

A. New terminology:

The page introduces definitions for 3 terms that are either new or redefine a term already in use in the bylaws.

The introduced terms are:

- **Secondary suites** – defined as limited to units inside the main house (e.g., basement or in-law suites)
 - **Comment:** The current Gabriola bylaws include what is defined as “accessory dwelling unit” (ADU)
- **Accessory Dwelling Unit (ADU)**–defined as stand-alone units like garden suites, tiny homes on wheels, cob houses, or modular homes
 - **Comment:** The current Gabriola bylaws define this term as the uses described under “accessory residential use (ARU).
- **Accessory Residential Unit (ARU)** – defined as either a detached building or within a portion of a building, on the same lot as a non-residential principal use
 - **Comment:** this term is not used in the current bylaws but the definition mirrors that of “accessory dwelling unit” as used in the current bylaws.

When terminology introduced is new or changes the definition from used in the current bylaws, it would be helpful if these changes were highlighted to avoid confusion for those members of the public who may compare the information with what the

bylaws currently state. And if these new and revised terms are intended to standardize terminology for all LTC bylaws in the Trust Area, that information would also be helpful.

Table setting out the difference in definitions:

| Term | Gabriola LUB definition use | Background Information definition use |
|----------------------------|---|--|
| Secondary suite | Inside main home, cottage, unit in accessory building | Inside main home |
| Accessory dwelling unit | Limited as a detached unit or unit within a building in 10 non-residential zones (ie residential use that is an accessory use in that zone) | Cottage, unit in accessory building |
| Accessory residential unit | Term not used | Limited as a detached unit or unit within a building in non-residential zones (ie residential use that is an accessory use in that zone). This would apply to the zones listed under “accessory dwelling unit” under current bylaws. |

B. Incomplete information:

Extract: *What is currently allowed on Gabriola Island?*

- *A secondary suite or Accessory Dwelling Unit is permitted in the Small Rural Residential Zone (SRR), Large Rural Residential Zone (LRR) and Agricultural Zone (A) on lots 2 hectares (4.94 acres) or larger.*

Comments:

This is an incomplete listing of zones that permit a secondary suite or accessory dwelling unit. There are 5 more zones specifically: Forestry (F), Resource (R), Resource Residential 1 (RR1), Resource Residential 2 (RR2), and Local Commercial 2 (LC2), that are 2 hectares or larger.

C. Incorrect information:

Extract: *Community need: The current OCP considers rezoning for multi-dwelling residential for only special needs, seniors and affordable housing. This could be extended to housing that is affordable to low to moderate income earners (attainable housing*).*

Comments:

This is incorrect. The OCP states the multi-dwelling residential zone is for affordable housing for 3 groups: Seniors, Persons with Special Needs and Low to Moderate income families. Under the current OCP, the designation Seniors and Special Needs (SSN) is a zone that was to be under a housing agreement but due to error this did not occur. The SSN zone is to eventually be changed.

OCP Extracts

Background:

For the purposes of this Plan, Multi-dwelling Affordable Housing shall only be permitted for:

- *Special Needs residents living with physical and / or mental disabilities;*
- *Seniors 60 years of age or older; and*
- *Low to moderate income families, as set out in a housing agreement.*

Multi-dwelling Affordable Housing Objectives

1. To ensure that provision is made for Multi-dwelling Affordable Housing in a manner which responds adequately to the needs of Special Needs residents, Seniors and low to moderate income families;

b) Any land currently designated Seniors and Special Needs (SSN) in Schedule B of this Plan shall remain under this designation until future application to designate a site for multi-dwelling affordable housing amends this Plan.

SURVEY QUESTION #3

This question includes the incomplete listing of zones where secondary suites are permitted.

This should be clarified for the public somehow.

Regards,

Kees Langereis
Gabriola