

Questions on proposed OCP changes for Aug 6th mtg

2.4: Land and Marine General Policies

2.4.____ What might the total maximum floor area be set at, and could it be much lower than proposals developed for other islands in the Trust Area which seem excessive?

NEW 2.4.1.2 Why set the specific limits on additional dwellings on residential properties being proposed in the latest version of the draft OCP when not in a freshwater hazard area? GILSS proposes the following (also in 2.4.14.3 {subdivision}, 2.5.4.1 {agriculture} and 2.5.6.2 {rural residential}):

- up to 1 acre: one dwelling only (can include a suite contained in the same building)
- 1-2 acres: maximum of 1 dwelling + 1 secondary suite (contained or separate, with the maximum square footage to be determined)
- 2-3 acres: maximum of 2 dwellings + 1 secondary suite (contained or separate, with the maximum square footage TBD)
- 3+ acres = maximum of 2 dwellings + 2 secondary suites (contained or separate, with the maximum square footage TBD)

NEW 2.4.1.4 Why set a maximum number of new units at 25 just because Mayne Island has seen a slow uptake when we have such a large number of people living in insecure and substandard housing on Gabriola? Can we build in a provision for increased use of lower minimum lot sizes for additional housing if needed in the future?

2.4.2.3 Why not have the LTC take on TUPs/rezoning of STRs as its project specifically for properties with farm status?

2.4.6.1 Why distinguish between agriculture and horticulture at all in the OCP? Instead, why not rely on the existing process the land titles office uses to define farm status? And could a value statement be added that people should be protected in the practise of whatever kind of food production that they are capable of doing on their property, regardless of the size, in order to contribute to food security?

2.5.4.3 Why limit possible permission for additional dwellings on farms to seasonal workers actively employed in the farm operation and required for farming purposes as opposed to including an LTC project to make that easier for farmers to have Short Term Rentals for essential income to maintain the farm on the condition that they have farm status.

2.5.4.5 Why not include the Agriculture zone in having permission to establish flexible housing outside freshwater hazard areas? This would allow a group of farmers to purchase land together, live there and farm it.

[Not sure policy number] Why remove detached secondary dwelling units in the agriculture zone within freshwater hazard zone when it is proposed to be allowed in the other zones (except parks and protected spaces)?

2.6.3.1, 3rd bullet: Should this not be addressing impacts on agricultural uses as long as the property is zoned Agriculture and/or is in the ALR (proposed language appears only to apply in the ALR)?

2.6.3.4 Why would the LTC support the fragmentation of agricultural land through subdivision if the land being subdivided is being donated for environmental conservation purposes? GILSS recommends that we maintain all agricultural land as such in perpetuity.