

Table of Minor and Technical Amendments – updated May 2021

Topic	Policy	Ref.	Issues	Comments
a) Landscape Screening Review	Regulations to retain screening vegetation	2.1.C	<i>Review of effectiveness, intent, and practicality of existing regulations; consider potential amendments</i>	<ul style="list-style-type: none"> - existing requirements are often unsuited for rural landscapes - ambiguity in regulations: screening, fencing, planting
b) Home Business	Noise regulation	2.1.3.2	<i>No noise regulations for home business regulations.</i>	<i>-provision similar to the Home Industry regulations: "the home business must not generate any noise in the course of its operations that may be heard at any lot line."</i>
c) Home Industry Regulations	Home Industry regulations review	2.1.3.6 – 2.1.3.9	<i>OCP establishes policies for updating these regulations</i>	<ul style="list-style-type: none"> - harmonize/review regulations (i.e. lot coverage and setbacks) - review list of uses and consider broader use categories - ensure regulations address mitigation of impacts - use should be manufacturing/processing - address parking of vehicles/equipment
d) Subdivision regulations	Review of subdivision servicing regulations, including proof of potable water, applicability of road standards and drainage.	3.3.1.1	<p><i>Opportunity to provide updated standards for subdivision regulations</i></p> <p><i>Road and storm drainage regulations are not LTC jurisdiction</i></p>	<ul style="list-style-type: none"> - amendments should be technical changes - update proof of potable water standards and refer to Senior Freshwater Specialist - consider harmonization with South Pender regulations, with updated/revised proof of water requirements
e) Renewable energy	Review zoning regulations to permit renewable energy devices	4.5.2 4.7.10	<i>Siting of fixtures would be main amendment.</i>	<i>-Add siting exemptions for solar panels and power sheds</i>
f) Mandatory rainwater catchment systems	Regulations may be considered requiring the installation of rainwater catchment systems in new construction	3.2.4 4.7.5	<i>Non-potable water storage requirements can be implemented through zoning regulations. Priority areas may be identified following completion of the groundwater review project</i>	<ul style="list-style-type: none"> - define scope and application of a regulation, ie new principal dwelling and cottages on wells - review experiences on Galiano, Saturna -LTC may consider keeping this amendment on the LUB technical amendment list until the Groundwater Sustainability project is complete.
g) Commercial zoning Review	Review C1 zoning	4.7.2 4.7.4	<i>Review site-specific zones, update use categories, parking alternatives</i>	<ul style="list-style-type: none"> - review use categories, -consider rezoning the old port Washington store site
h) Ferry Terminal	Ferry terminal zoning	3.1.1.6	<i>Upland portion of ferry terminal should be zoned to a community service zone (currently RR)</i>	<ul style="list-style-type: none"> - technical amendment only (i.e. Mayne terminal zoning) - terminal upgrades are planned, any significant expansion of terminal should be by a separate rezoning - engagement with First Nations prior to initiating any amendments
i) Incorporate TUPs into zoning	Consider amending zoning to make on-going (non-STVR) TUPs permanent uses		<i>Non-STVR TUPs that may be candidates for LTC-initiated zoning amendments that would make the uses permanent</i>	<ul style="list-style-type: none"> - TUP-2019.4 - medicine beach drop-off - TUP-2016.1 – site-specific zoning on portion of Rural lot behind Driftwood - TUP-2018.4 Disc park shelter

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j) Community Park zoning			<i>Relevance of existing 2 zones, no buildings permitted</i>	<i>Consult with parks commission, consider amendments to permit shelters and storage buildings</i>
k) Forestry and Agricultural buildings	Amendments to AG and R zoning to address agricultural and forestry building height		<i>Agricultural buildings defined by use only, consider amendments to permit higher buildings on AG lots with larger setbacks. Rural zoning does not specifically allow for non-agricultural buildings that are not accessory to a dwelling.</i>	<i>-heights of AG buildings to be reviewed as part of AG discussion (SAAPC). -forestry buildings height of 10 meters – clarify what constitutes a forestry building. - minor amendments should be considered to address persistent interpretation issues</i>
l) Accessory buildings	Construction of accessory buildings prior to residence		<i>Permit one non-residential building on RR, R, RC1, and RC2 zoned lots prior to construction of dwelling</i>	<i>- review other LUBs, should be limited and minor;</i>
m) Prohibited uses	Review of prohibited uses		<i>Update to address shipping containers, pit toilets and uses identified in other bylaws</i>	<i>Review for consistency with other LUBs</i>
n) Use permitted in all zones	Review		<i>General review for accuracy</i>	<i>Review for consistency with other LUBs</i>
o) Technical Amendments	Technical updates / corrections		<ul style="list-style-type: none"> • <i>Alphabetical order of definitions (e.g. cottage, multiple-family dwelling)</i> • <i>“multiple-family dwelling” definition should be “more than two households” or “three or more households” and a definition of “two-family dwelling” should be added.</i> • <i>Add Definition of pumphouse and electrical shed</i> • <i>Permit pumphouses and electrical sheds prior to principal dwellings, allow electrical sheds in setbacks and establish size restrictions</i> • <i>Siting exemptions for utilities lines</i> • <i>Mapping:C2(c) and C2(d) zone boundary</i> • <i>Magic Lake tennis courts – consider adding as a permitted use</i> • <i>Add secondary suites to RC zones</i> • <i>Add provision to resolve Inconsistency between natural boundary and lot line setbacks</i> • <i>Add ‘ponds’ to natural boundary setbacks.</i> • <i>clarity that no residential use of RVs</i> • <i>review regulations on connections between buildings for consistency with BCBC</i> • <i>Review lot coverage for split zoned lot calculations</i> • <i>Rezone/OCP map amendment for Baile Nature Reserve</i> • <i>Administration and enforcement: currently states that enforcement officers must give prior notice: update to be consistent with other bylaws that state entry at reasonable times.</i> • <i>Correct typos, update legislative references</i> 	
p) Formatting	Re-format LUB to Islands Trust LUB template, adopt a new base bylaw		<i>Any extensive amendments to LUB should include re-formatting LUB into standard template and adopting a new base bylaw</i>	