



File No.: GB-RZ-2022.1
(Alley Enterprises Ltd,
Maloney)

DATE OF MEETING: September 29, 2022

TO: Gabriola Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Northern Team

SUBJECT: Application to amend the OCP and LUB for commercial and residential redevelopment of the Wild Rose Garden Centre
Applicant: Patricia Maloney on behalf of Alley Enterprises Ltd.
Location: 750 Tin Can Alley, Gabriola Island
Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee request staff to prepare draft amendments to the Gabriola Island Official Community Plan that will remove references to the Wild Rose Garden Centre business name and include Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) in the 'Village Commercial' land use designation and 'Village Centre' Development Permit Area No. 7;
2. That the Gabriola Island Local Trust Committee request staff to draft amendments to the Gabriola Island Land Use Bylaw to rezone Lot B, Plan VIP50373, Section 19, District 32 (750 Tin Can Alley, Gabriola Island PID 023-005-629) to a site specific Village Commercial zone which maintains the existing uses and expands principle commercial and accessory residential uses consistent with the bylaw amendment application; regulates buildings and structures; height; siting requirements including setbacks; lot coverage; parking; and subdivision.
3. That the Gabriola Island Local Trust Committee requests that the applicant for GB-RZ-2022.1 (Alley Enterprises Ltd, Maloney) provide planning staff with the following prior to the Local Trust Committee considering first reading of draft bylaws:
 - a) a copy of an assessment report and design recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems to confirm the property is capable of supporting a sewage disposal system for the proposed commercial and residential uses;
 - b) a copy of an assessment report and recommendations prepared by a qualified professional hydrogeologist, with expertise in community water systems to confirm the aquifer is capable of supporting the proposed commercial and residential uses with no adverse effects on adjacent existing groundwater users.
4. That the Gabriola Island Local Trust Committee request staff to provide early notification to Snuneymuxw First Nation of application GB-RZ-2022.2 describing the scope of proposed changes to the Gabriola Official Community Plan and Land Use Bylaw.

REPORT SUMMARY

This application proposes to amend the Gabriola Island [Official Community Plan Bylaw No. 166](#) (OCP) and [Land Use Bylaw No. 177](#) (LUB) to accommodate future commercial and residential redevelopment of the 'Wild Rose Garden Centre' located at 750 Tin Can Alley, Gabriola Island Lot B, Plan VIP50373, Section 19, District 32 (PID 023-005-629).

The staff report provides the Gabriola Island Local Trust Committee (LTC) with a preliminary overview of the proposal; identifies land use planning issues associated with the application; and seeks direction from the LTC on next steps.

Staff recommends draft amendments to the OCP and LUB be prepared for LTC consideration. Staff also recommends the applicant obtain professional water and sewage reports to demonstrate there is sufficient groundwater and soil conditions to support the maximum intended development proposed for the subject property.

BACKGROUND

The application proposes to amend both the OCP and LUB to enable expansion of existing commercial uses at the Wild Rose Garden Centre to include general retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices, as well as two new residential densities. The application proposes to protect one density as affordable rental housing through a housing agreement with the LTC.

The applicant has provided a summary of their intended changes as well as baseline professional reports, as part of the bylaw amendment application, to confirm the condition of **existing** sewage disposal and ground water yield. The applicant has also provided a geotechnical and environmental assessment in support of their application. A summary of the findings of the professional reports are provided in Attachment 2 and copies of the professional reports and other documents referenced in this staff report are available at: <https://islandstrust.bc.ca/island-planning/gabriola/current-applications/>

The applicant is currently working with professionals to assess the groundwater and soil conditions to demonstrate the site conditions can support the proposed redevelopment. Additional reports on these matters will be provided to planning staff and the LTC at a future date.

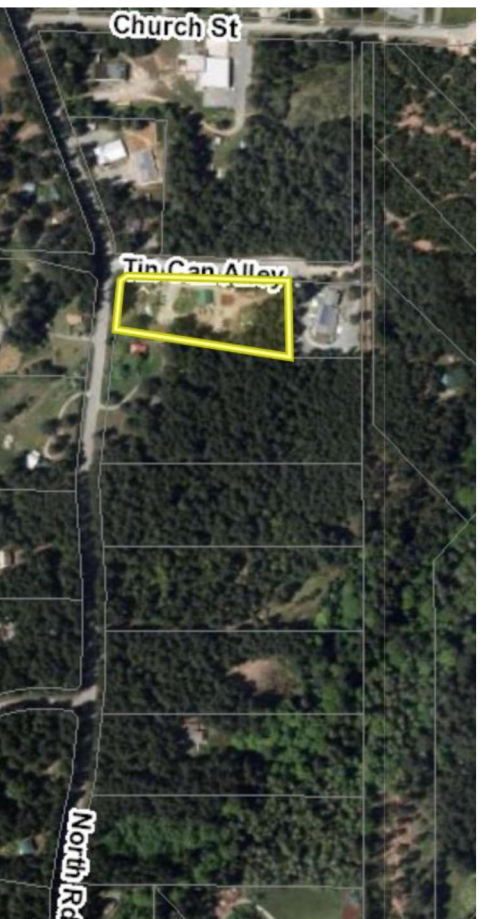


Figure 1. Subject Property - 750 Tin Can Alley, Gabriola Island

Pre-application Community Meeting

The applicant held an independently facilitated Community Information Meeting (CIM) on May 9, 2022 on Gabriola Island, to gather public input on the proposed redevelopment. Nine residents attended the meeting and survey results collected are found at the link provided above. The applicant reports that attendees felt the 'Village Commercial' zoning was not appropriate at this location but limited expansion of commercial uses would be appropriate.

ANALYSIS

Policy/Regulatory

A comprehensive site context analysis is provided for the subject property (Attachment 1). There are a number of Islands Trust policies, OCP policies and LUB regulations that are pertinent to the consideration of this proposal, detailed in Attachment 2 and summarized as follows:

Islands Trust Policy Statement:

Staff note that an ITPS Checklist (Directives Only) will be completed at the time that draft bylaw amendments are presented to the LTC. The following Islands Trust Policy Statement (ITPS) directive policies are relevant to the application for early consideration by the LTC:

3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

Official Community Plan:

Attachment 2 of this report provides a comprehensive overview of relevant OCP policies related to this application. The subject property is designated 'Local Commercial' in the OCP and reference to the current business name

“Wild Rose Garden Centre” appears in Section 3.4. The applicant has requested that the subject property remain in the ‘Local Commercial’ designation rather than being included in the ‘Village Commercial’ designation.

OCP policy 3.2 d) stipulates:

“The expansion of the Village Commercial designation shall be considered based on compliance with the following criteria:

- i) Adequate off-street parking, landscaping and pedestrian access is provided;*
- ii) The design and site layout of the proposed development can be well integrated into the existing land use pattern in the Village Centre;*
- iii) The parcel fronts onto a main road and access and egress to the parcel can be provided safely;*
- iv) The additional area proposed for the Village Commercial is small in size.”*

The proposed redevelopment of the subject property appears to be consistent with the criteria listed in OCP policy 3.2 d) and would therefore justify an amendment to the OCP designation, to include the subject property in the ‘Village Commercial’ land use designation. Other factors supporting a ‘Village Commercial’ re-designation include:

- Parcel is not significantly distanced from the village centre and strongly linked to the village centre by being situated at the terminus of the newly constructed village way pedestrian trail;
- Parcel is located on the public transit (GERTIE) route; and
- Parcel is at the junction of a major pedestrian/equestrian/cycling trail access point.

There is no development permit area (DPA) in effect for the subject property. Should the LTC concur with the staff recommendations to prepare draft bylaws, staff recommend the subject property be included in the Village Commercial Development Permit Area No. 7 (see analysis below for discussion). The applicant supports the subject property being included in the DPA.

Staff also recommend re-designation of the subject property to ‘Village Commercial’ and removing business names from OCP policy 3.4 a) and replacing with property identification numbers or parcel legal descriptions.

Land Use Bylaw:

The subject property is currently zoned Local Commercial 3 – Garden Centres (LC3). The principle permitted use is ‘garden centres’ and accessory uses for this parcel are limited to single family residential, mini-storage and farm supply centre. There is one other parcel on Gabriola Island with this specific ‘garden centre’ zoning, and one existing business in the Village Commercial 1 zone that retails products consistent with the definition of garden centre – *“a business for the cultivation and retail sale of plants and garden supplies”*.

Should the LTC request staff to prepare draft amending bylaws, staff recommend rezoning to a corresponding site specific ‘Village Commercial’ zone that includes the existing principle and accessory uses and expands to include general retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices, as well as two new residential densities, one protected by a housing agreement as affordable rental housing.

Issues and Opportunities

Staff have identified the following issues and opportunities for LTC consideration:

- Detailed plans for redevelopment;
- Groundwater Management;
- Sewage Disposal;
- Development Permit Area No. 7 – The Village Centre; and
- Existing Restrictive Covenants

Detailed Plans for Redevelopment

The applicant has not submitted detailed building, landscape or elevation plans for future redevelopment of the site as they intend to incrementally redevelop the property as business opportunities arise. The applicant is requesting zoning flexibility to accommodate future expansion of existing commercial uses to include retail sales, rentals, personal services, restaurants, bakeries, food truck and accessory offices. These uses are consistent with what is currently permitted in the Village Commercial Zones. The applicant is not requesting 'Village Commercial' uses such as laundromats or servicing or fuelling of vehicles.

The subject property meets the minimum lot size to be subdivided into two parcels, with each being permitted one residential dwelling under the current zoning and OCP policy direction, pending discharge of a restrictive covenant on title that prohibits uses other than “*one retail garden, farm supply and nursery store business*”. The applicant is requesting draft zoning authorize up to two dwellings on the parcel, with no potential for subdivision and voluntarily offering that one of the two dwellings be restricted to affordable rental housing through a housing agreement with the Local Trust Committee.

Groundwater Management

The existing commercial uses are serviced by an onsite well that is operating at 2.4 imperial gallons per minute as verified by a [flow rate test](#) conducted by a contractor. The applicant has applied for a groundwater license with the province for the existing garden centre use. Should the LTC direct staff to prepare draft bylaws, staff recommend that the LTC request confirmation of adequate water quality and quantity to support the application, which could then also be used to support a future application for an amended groundwater license.

Sewage Disposal

The existing commercial uses are serviced by an onsite Type 1 gravity fed septic system. Recent investigation by a professional as documented in the [Septic System Survey](#) report indicates that the existing system requires some repairs and maintenance to support the existing use. Any additional commercial or new residential uses would likely trigger the need for an expansion to the existing system or a new onsite sewage disposal system.

Should the LTC direct staff to prepare draft bylaws, staff recommend the LTC request from the applicant a copy of an assessment report and recommendations prepared by a qualified professional engineer, with expertise in wastewater treatment for non-domestic and domestic systems, to verify that the site can accommodate a sewerage system for the intended commercial and residential uses.

Development Permit Area No. 7 – The Village Centre

The Gabriola village centre area is designated as a 'Development Permit Area' (DPA) for the purposes of establishing objectives and guidelines for form and character, water conservation and reduction of greenhouse gas emissions. The designation is intended to ensure that commercial development and redevelopment will be pedestrian oriented, landscaped to conserve water resources and encourage fuel efficient vehicles and alternative modes of transportation. The Official Community Plan policy 3.2 e) stipulates that:

“Land in the Village Commercial designation and any future additions to the Village Commercial designation shall be placed in the Village Centre development permit area so as to ensure that the form and character of development which occurs is consistent with the existing character of the Folklife Village.”

Although the applicant is requesting retaining the ‘Local Commercial’ designation in the OCP, the applicant is supportive of the subject property being included in Village Centre DPA No. 7 so that any future development would be subject to the DPA guidelines. As per the analysis in this report, staff recommend the subject property be included in the ‘Village Commercial’ land use designation and DPA. Should the LTC concur, then an amendment to Schedule D (North Sheet and South Sheet Development Permit Areas) of the OCP would also be required.

Existing Restrictive Covenants

The subject property is encumbered by two restrictive covenants. One requires:

“prior to the construction of buildings or structures on the Land that result in the total combined floor area exceeding 1393.5m² (15,000 sqft), the Transferor must provide written confirmation to the Gabriola Island Local Trust Committee from the relevant public approval authority that all of the sewage generated on the Land can be disposed of on the Land.”

At the time this covenant was registered it is likely the province was acting as the approval authority for sewerage systems. However any redevelopment of the lot at this time would be subject to the provincial Sewerage Systems Regulations and all works undertaken overseen by a registered onsite wastewater professional. The rezoning application process triggers the need for documentation and evidence by a qualified professional, that the subject property can accommodate a sewerage system to support all of the proposed uses.

The second covenant requires *“The Lands shall be limited in use to the operation of one retail garden, farm supply and nursery store business”*. Should the LTC request staff to prepare draft amending bylaws, staff recommend these covenants be discharged from title as a condition of zoning.

Consultation

Statutory Requirements

As the application involves OCP amendments, the LTC is required by the *Local Government Act* to consider opportunities for consultation with First Nations and persons, organizations and authorities it considers will be affected. The statutory process for bylaw amendments is prescribed by the *Local Government Act* and *Island Trust Act*.

Protocols

The Islands Trust Council has a protocol agreement with the Snuneymuxw First Nation (on behalf of the Gabriola Island LTC) which specifies that the Islands Trust will notify Snuneymuxw in writing of, and work in cooperation with, Snuneymuxw on applications for amendments to official community plans and land use bylaws.

A 2013 letter of understanding between Gabriola Island Local Trust Committee staff and staff at the Regional District of Nanaimo (RDN) requires that the Islands Trust provide the RDN with a draft copy of the OCP prior to first reading.

Consistent with these agreements, staff recommend notification to the Snuneymuxw First Nation and eventual early referral of draft bylaws to the RDN prior to consideration of first reading.

Rationale for Recommendation

Staff have identified the necessary information required from the applicant to address groundwater and sewerage disposal capacity. Staff recommend that draft OCP and LUB amending bylaws be prepared to enable the application for mixed commercial/residential redevelopment to advance to the next stage in the application process. The staff recommendations are found on page 1 of this report.

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 the applicant submit to the Islands Trust... (specify requested information).

2. Receive for information

The LTC may receive the report for information and defer consideration to a future LTC meeting date.

NEXT STEPS

Should the LTC concur with staff recommendations, staff will work with the applicant to prepare draft bylaw amendments for subsequent LTC consideration. The LTC may consider early referrals at that time.

Submitted By:	Sonja Zupanec, RPP, MCIP Island Planner	September 22, 2022
Concurrence:	Heather Kauer, RPP, MCIP Regional Planning Manager	September 22, 2022

ATTACHMENTS

1. Attachment 1 Site Context
2. Attachment 2 OCP Policies

ATTACHMENT 1 – SITE CONTEXT GB-RZ-2022.1 (ALLEY ENTERPRISES LTD) SEPTEMBER 2022

LOCATION

Legal Description	LOT B SECTION 19 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP60373
PID	023-005-629
Civic Address	750 TIN CAN ALLEY RR 3 GABRIOLA BC V0R 1X3
Lot Size	1.0 hectares (2.5 acres)
Location	

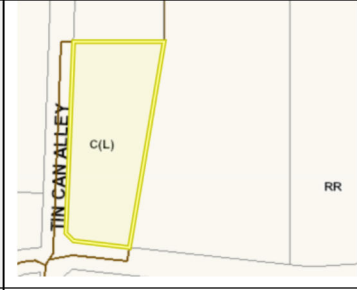

LAND USE

Current Land Use	Commercial Garden Centre
Surrounding Land Use	North = Institutional (Recycling Centre); East = Institutional (HOPE Centre); West = Residential; South = Residential

HISTORICAL ACTIVITY

File No.	Purpose
GB-RZ-2003.8	Historic rezoning and subdivision applications.
GB-RZ-2022.1	
GB-SUB-1993.1	
GB-TUP-1998.2	
UN-RZ-1992.41	
UN-SUB-1989.28	

POLICY/REGULATORY

Official Community Plan Designations		<p>Commercial – Local C(L) Applicant requesting no change in OCP Designation. Staff recommending change to ‘Village Commercial’ Development Permit Area: none, staff recommending inclusion in DPA No. 7 ‘Village Centre’</p>
Land Use Bylaw		<p>Local Commercial (3) LC3 Change in zoning required. Staff recommend a site specific ‘Village Commercial’ zone to regulate requested principle and accessory uses.</p>
Other Regulations	<p>The applicant is required to obtain a commercial water license and Island Health approval for a water system to support the intended redevelopment of the parcel in accordance with the <i>Drinking Water Protection Act</i> and <i>Water Sustainability Act</i>.</p>	
Covenants	<p>EW111710/11 – restrictive covenant requiring that prior to construction of buildings or structures exceeding 15,000 sq.ft, the owner must provide written confirmation to the LTC from “the relevant public approval authority” that all sewage generated on the Land can be disposed of on the Land. DISCHARGE OF COVENANT MAY BE REQUIRED if bylaws are to be amended to reflect the proposed redevelopment.</p> <p>EX009068/69 EG124744 – restrictive covenant requiring the lands to only be used in the operation of one retail garden, farm supply and nursery store business. DISCHARGE OF COVENANT REQUIRED if bylaws are to be amended to reflect the proposed redevelopment.</p>	
Bylaw Enforcement	<p>None at present time.</p>	

SITE INFLUENCES

Islands Trust Conservancy	<p>The proposal does not directly affect an Islands Trust Conservancy Board (ITC) owned property or conservation covenant, nor directly affects a property adjacent to an ITC owned property or conservation covenant. Referral to ITC for comment is not required.</p>
Regional Conservation Strategy	<p>Appendix II of the Regional Conservation Plan 2018-2027 estimated importance of habitat composition is LOW on the subject property.</p>
Species at Risk	<p>None mapped.</p>
Sensitive Ecosystems	<p>None mapped.</p>
Hazard Areas	<p>None identified in August 25, 2021 Geotechnical Assessment provided with the bylaw amendment application. Report suggested that site conditions are not conducive to the installation of on-site storm water infiltration measures; site MAY BE conducive to installation of stormwater detention measures. The locations of any proposed detention measures should be</p>

	<p>reviewed by the Geotechnical Engineer to determine if the design method(s) and/or location(s) pose a hazard to the Property or any adjacent or adjoining properties. A restrictive covenant may need to be required as a condition of rezoning to ensure stormwater management is addressed at the time of redevelopment.</p> <p>The applicant submitted a Phase 1 Environmental Site Assessment dated May 25, 2021 which stated that there were “no areas of Potential Environmental Concern (APEC)” and no further environmental investigation is recommended. The primary objective of the Phase 1 ESA is to identify areas of actual or potential contamination resulting from current or historical activities on the site or surrounding properties.</p>
Archaeological Sites	None identified. Early referral of draft bylaws to First Nations is recommended should the application proceed.
Climate Change Adaptation and Mitigation	Site clearing, replacement of existing structures and construction of the proposed development are anticipated to result in associated greenhouse gas emissions.
Groundwater Vulnerability	Islands Trust mapping indicates the Aquifer Intrinsic Vulnerability for this area is Moderately High. The applicant submitted a current water yield report from the existing well which stated the well yield is 2.4 gallons per minute . No hydrogeological information has been provided to confirm the proposed uses can be serviced by this yield or supplemented by an additional well or other water system.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT 3 – POLICIES (GB-RZ-2022.1 (ALLEY ENTERPRISES LTD))

GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN BYLAW No. 166, 1997

OCP Objective/Policy	Complies as of September 2022	Planner Comments as of September 2022
General Land Use Policies		
<p>2.0 (f) Applications for amendment to this OCP shall be required to include:</p> <ul style="list-style-type: none"> i. details concerning the potential environmental impacts of the proposed development; ii. a plan and specifications detailing how water supply and sewage disposal for the intended use are to be provided, and unless the development is residential and consists of less than five lots or dwelling units the plan and specifications must be prepared by a professional engineer; and iii. such other requirements as may reasonably be deemed necessary in adequately reviewing the application. 	<p>TBD</p>	<p>The applicant has not submitted details regarding a water or sewage disposal plan to support the intended redevelopment of the parcel. The applicant submitted a septic survey for the existing septic system servicing the Garden Centre. The report suggests that the Type 1 gravity system is operational but requires some repairs and upgrades to support the current use. The report suggests the property may be able to accommodate additional areas for onsite sewage disposal.</p> <p>The applicant submitted a current water yield report from the existing well which stated the well yield is 2.4 gallons per minute. No hydrogeological information has been provided to confirm the proposed uses can be serviced by this yield or supplemented by an additional well or other water system. Staff recommend confirmation of water supply and sewage disposal to support the intended redevelopment of the subject parcel, to be received by the LTC prior to consideration of first reading of any draft bylaws.</p>

<p>h) The Village Centre shall be recognized as the hub of the community and shall provide for a mix of uses at a scale in keeping with Gabriola’s character...”</p>	<p>YES</p>	<p>The application is in close proximity to the Village Centre and proposes a mix of uses consistent with the island’s character.</p>
<p>General Commercial Policies/Village Commercial Policies</p>		
<p>3.1 b) A commercially designated site shall be designated as a development permit area where it is believed important to regulate the form and character of development which occurs there.</p>	<p>TBD</p>	<p>Staff recommend the subject parcel be included in the Village Commercial development permit area, should the application proceed.</p>
<p>3.1 d) One single-dwelling residential unit per parcel may be permitted in any Commercial designation.</p>	<p>TBD</p>	<p>The applicant is requesting two residential units on the subject parcel with one of those units protected in perpetuity as affordable rental housing, with a housing agreement. The applicant is requesting zoning which will prohibit subdivision of the parcel in the future. The parcel currently has potential to be subdivided into two lots with one residential unit each if the covenant is discharged. No increase in density is proposed, if subdivision potential is extinguished from the parcel and the covenant is discharged.</p>
<p>3.2 d) The expansion of the Village Commercial designation shall be considered based on compliance with the following criteria: i. adequate off-street parking, landscaping and pedestrian access is provided; ii. the design and site layout of the proposed development can be well integrated into the existing land use pattern in the Village Centre; iii. the parcel fronts onto a main road and access and egress to the parcel can be provided safely; iv. the additional area proposed for Village Commercial is small in size. e) Land in the Village Commercial designation and any future additions to the Village</p>	<p>TBD</p>	<p>The proposal meets all criteria to be included in the Village Commercial designation, however the applicant has requested the subject parcel remain in the Local Commercial designation with a site specific amendment to the Local Commercial 3 – Garden Centres (LC3) zone instead. Staff recommend the LTC consider the merits (see analysis in staff report) to include this parcel in the ‘Village Commercial’ designation and zoning.</p>

Commercial designation shall be placed in the Village Centre development permit area so as to ensure that the form and character of development which occurs is consistent with the existing character of the Folklife Village.		
3.4 a) The following sites are designation Local Commercial: i. Wheelbarrow Nursery ii. Wild Rose Garden Centre;...	TBD	The applicant is requesting to remain in the Local Commercial land use designation. Staff recommend the LTC consider the merits (see analysis in staff report) to include this parcel in the 'Village Commercial' designation and zoning. Staff also recommend business names be removed from the OCP and replaced with parcel identification numbers or legal descriptions.
<i>Heritage and Archaeological Resources Policies</i>		
6.3 (a) The Snuneymuxw First Nation and the Archaeology Branch should be consulted prior to the initiation of any future development which may impact on a known archaeological site on Gabriola, or an area exhibiting potential for the presence of unrecorded archaeological sites.	YES	The subject parcel is not in proximity to a known archaeological site nor is it identified as having potential. Staff still recommend early referral of any draft bylaws to the Snuneymuxw First Nation.
6.3 (f) Development proponents are encouraged to consider archaeological resources during all phases of project planning, design and implementation.	YES	The applicant is advised to obtain any required permit under the <i>Heritage Conservation Act</i> .
<i>Land Transportation Policies</i>		
7.1 (j) Commercial, multi-dwelling developments and public facilities should provide structures for the convenient and secure parking and locking of bicycles.	TBD	Detailed redevelopment plans have not been submitted as part of this application. Draft bylaws should expand the Village Commercial Development Permit Area to include the subject property to address bicycle parking requirements.
7.1 (k) The creation of an off-road bicycle and pedestrian trail along Gabriola's busiest traffic corridor from the ferry hill to Tin Can Alley should be considered when land use decisions, rezonings, subdivisions, road resurfacing or other development occurs along this route.	YES	The newly installed Village Way Trail ends/begins at the intersection of the subject property.
<i>Water Supply Policies</i>		
7.4 d) In considering the approval of a community water system, consideration shall be given to the results of a water management review, prepared by a Professional Engineer which examines:	TBD	The applicant has not submitted details regarding a water plan to support the intended redevelopment of the parcel.

<p>i) the potential impact on existing water users in the immediate area; ii) the recharge capability of the water source relative to anticipated maximum water demand of the proposed system; iii) ownership and management of the system; and, iv) remedies available in the event of a water system failure.</p>		<p>Staff recommend confirmation of water supply to support the intended redevelopment of the subject parcel, to be received by the LTC prior to consideration of first reading of any draft bylaws.</p>
<p>7.5 (1) To ensure that the disposal of sewage does not lead to health hazards through pollution of the groundwater or the marine waters within the Gabriola Planning Area.</p>	<p>TBD</p>	<p>The applicant has not submitted details regarding a sewage disposal plan to support the intended redevelopment of the parcel. The applicant submitted a septic survey for the existing septic system servicing the Garden Centre. The report suggests that the Type 1 gravity system is operational but requires some repairs and upgrades to support the current use. The report suggests the property may be able to accommodate additional areas for onsite sewage disposal.</p> <p>Staff recommend confirmation of sewage disposal to support the intended redevelopment of the subject parcel, to be received by the LTC prior to consideration of first reading of any draft bylaws.</p>
<p><i>Climate Change Adaptation and Greenhouse Gas Emission Policies</i></p>		
<p>8 (b) The Local Trust Committee should consider the development of new criteria for assessing official community plan or land use bylaw amendment applications from the perspective of climate change adaptation and greenhouse gas emission reduction.</p>	<p>TBD</p>	<p>For LTC consideration.</p>
<p>8 g) The Local Trust Committee should consider amendments to commercial parking regulations to encourage public transit, smaller vehicles, non-polluting vehicles and permeable parking surfaces.</p>	<p>TBD</p>	<p>Detailed redevelopment plans have not been submitted as part of the application. If the subject property is included in the DPA No. 7 these matters can be addressed at the time of development of the property.</p>