



Islands Trust

STAFF

REPORT

File No.: GB-RZ-2023.1 (BC
Ferries)

DATE OF MEETING: September 3, 2026

TO: Gabriola Island Local Trust Committee

FROM: Stephen Baugh, Island Planner
Northern Team

SUBJECT: Update on Application to Amend the OCP and LUB for the redevelopment of
Descanso Bay Ferry Terminal
Applicant: John Steil
Location: DISTRICT LOT 2058 NANAIMO DISTRICT AS SHOWN ON PLAN
VIP75537; and
LOT A SECTION 20 GABRIOLA ISLAND NANAIMO DISTRICT
PLAN VIP75538

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee proceed no further with Bylaw Nos. 316 and 317.

REPORT SUMMARY

This report presents an update on the status of bylaw amendment application GB-RZ-2023.1 (BC Ferries) and requests direction for next steps on the application from the LTC.

BACKGROUND

This application was first considered by the LTC in September of 2023, at that meeting the LTC gave First Reading to Bylaw No. 316 and 317 for a site specific bylaw amendment to the Descanso Bay Ferry Terminal. The staff report, dated September 14, 2023, noted:

“The previous bylaw amendment application was withdrawn as a result of objections raised by Snuneymuxw First Nation for a variety of reasons. The applicant has reported that BC Ferries has engaged with Snuneymuxw First Nation and that a protocol agreement has been agreed to by the two parties in the intervening years between applications. At the time of report writing there was no documented support for the proposed terminal development from Snuneymuxw First Nation.”

The LTC did receive a letter from Snuneymuxw First Nation (Attachment 1) prior to the September meeting which confirmed their interest in responding to an Islands Trust referral and working through an engagement process with BC Ferries.

At this time a referral response from Snuneymuxw First Nation has not been received and the applicant has indicated they are working with Snuneymuxw First Nation to complete the referral process.

An update from the applicant was requested on February 5, 2026, regarding the steps taken so far and the next steps in the engagement with Snuneymuxw First Nation on this project. On April 15 the applicant indicated, "There has been no significant change with respect to any Snuneymuxw First Nation concerns. It remains an ongoing process, and we would like to keep our applications active." On May 15, the applicant sent the following summary of recent and ongoing work related to the application:

- BC Ferries has shared the project-related information associated with the application with Snuneymuxw First Nation (SFN).
- The project team met with SFN's technical review representatives several times in 2024 to review the project information and proposed application.
- Based on those discussions, no major technical concerns with the project information itself were identified to the project team.
- Broader discussions between BC Ferries and SFN have continued at the corporate/government relations level and involve matters beyond the scope of the rezoning application itself.
- BC Ferries' Indigenous Relations team has continued to work with SFN and provincial representatives to support those discussions and advance the process where possible.

Snuneymuxw First Nation staff do not have an update on the referral status at this time and indicated that the discussions with BC Ferries are related to relationship building.

Rationale

Communication and engagement between BC Ferries and Snuneymuxw First Nation is ongoing and significant time has passed since the LTC gave First Reading to Bylaws Nos. 316 and 317. Open applications should not extend indefinitely; and given the time that has elapsed and that there is no timeline for a referral response, staff are recommending the LTC proceed no further with this application. Additionally, as time extends there is a possibility that bylaws may need to be redrafted should the LTC advance projects and other amendment bylaws. Other alternatives to the staff recommendation are listed below for LTC consideration.

ALTERNATIVES

Staff are recommending the LTC select one of the following options as noted at the beginning of this report:

1. Keep file open and defer consideration of Second Reading

If this option is selected, staff will bring the bylaws for consideration of Second Reading at the specified time.

That the Gabriola Island Local Trust Committee defer consideration of Second Reading for Bylaw No. 316 and Bylaw No. 317 until [identify milestone or timeframe].

2. Request Additional 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 the following information from the applicant prior to consideration of Second Reading [identify information].

3. Request Staff present the Bylaws for Consideration of Second Reading

If this option is selected, staff will present the bylaws for consideration of Second Reading at the September 3, 2026 LTC meeting.

That the Gabriola Island Local Trust Committee request staff present Bylaw No. 316 and Bylaw No. 317 for consideration of Second Reading at their next regular business meeting.

NEXT STEPS

If the staff recommendation is selected, the application will be closed and the proponent may submit a new application and fee for a substantially similar application a minimum of 1 year from the date of refusal of the application, per the [Gabriola LTC Development Procedure Bylaw](#)

Submitted By:	Stephen Baugh, Island Planner	August 18, 2026
Concurrence:	Renée Jamurat, RPP MCIP, RPM	August 26, 2026

ATTACHMENTS

1. Letter from Snuneymuxw First Nation dated September 1, 2023
2. Proposed Bylaw No. 316
3. Proposed Bylaw No. 317



Snuneymuxw

First Nation

www.snuneymuxw.ca

September 1, 2023

Jeffrey Ferraby, P.Eng
Project Coordinator
British Columbia Ferry Services Inc.
Suite 500 – 1321 Blanshard Street
Victoria, B.C. V8W OB7
jeffrey.ferraby@bcferries.com

Dear Mr. Ferraby,

Re: Snuneymuxw First Nation Referrals Review Letter: Proposed Upgrades at the Gabriola Island and Nanaimo Harbour ferry terminals

You have submitted an email to Snuneymuxw First Nation (SFN) on July 10, 2023, requesting to initiate the Snuneymuxw referral process for the proposed upgrades to the Gabriola Island and Nanaimo Harbour (Xwesolewel village) ferry terminals. Your referral application partial fee of \$250 was received on June 29, 2023, SFN issued a receipt letter to you on August 9, 2023, and we received your referral management checklist on August 11, 2023. Please remit the remaining balance of the Referral Processing Fee in the amount of \$500 as soon as practicable. I will follow up with an invoice shortly.

While you may review the full SFN Referrals Management Process on the SFN website, I will briefly outline it here. It is a 4 – phase process that begins with Initiation, proceeds to Review and Response, and concludes with Decision. Initiation phase begins when you are issued a Receipt Letter and Checklist and once those two are received, and reviewed for completeness, the file will move on to Review. The Review Phase can take anywhere from 90 days to several months, depending on the nature and consequences of the proposed activity, and requires material and relevant due diligence including substantive information sharing. For example, this is the phase where assessments, studies and/or reports are either reviewed wholly by SFN or conducted jointly. It is an iterative part of the process, so I strongly encourage proponents to share all information that is either in its possession, comes into its possession or is planned to be undertaken to support permits and authorizations. Review Letters are issued by myself. The Review Phase will generate one or more Response(s) to assessments, studies or reports and the proponent will have an opportunity to incorporate that into the proposed activity. Responses are issued in writing. Once Responses mutually addressed, the proposed activity moves to a Decision evidenced by a Decision Letter from Chief Mike Wyse.

I confirm with you that the SFN referrals process has begun and that this matter is in the Review Phase. Thank you for creating the shared folder where documents are deposited and that will act as the repository for all material related to this referral. You have shared with us that your priority is threefold at this time: 1) begin the Island Trust (IT) Rezoning Process; 2) begin engagement with the Nanaimo Port Authority (NPA) to develop leasing arrangements on the Nanaimo Harbour terminal, and 3) receive feedback on an environmental assessment matrix. I will address each of those with the following:

1. IT Rezoning Process: You have shared 27 documents to support the IT rezoning application, including the John Steil cover letter to Steven Baugh on June 13/23, all of which were shared with SFN on August 23, 2023. This is located on a Snuneymuxw village site. SFN has a team of environmentalists, civil engineers, biologists, archeologists, a fisheries coordinator, a Lands Coordinator, SFN Elders and other specialized technicians. Our team will begin reviewing matters identified in Mr. Steil's letter as number 13 through to 26 (13 documents). Our goal is to provide responses to each. In addition to this review that is underway, SFN and IT have communications from several years ago regarding this proposed rezoning, including a protocol relationship. After a pause in communication, we will resume our review under our new Referrals Policy. Furthermore, I understand that the topic of the proposed upgrades to the Gabriola Ferry terminal will be on the September 14, 2023, agenda for IT trustees to deliberate. At this time, SFN is supportive for this to occur while we conduct our Review Phase which includes the 13 documents. When we receive a referral from IT sometime following the September 14, 2023, IT trustee meeting, we will work with them to complete it.
2. NPA Lease: I confirm that I have received the site map outlining the area you wish to lease from the NPA which is also located on the Snuneymuxw Xwesolewel village site. We have begun to present responses to the BCF – SFN working group table and are committed to finalizing this with Brian Anderson.
3. Environmental Assessment Matrix: Jeffrey Li will provide this to SFN at his earliest convenience and we can begin review with a goal to issue response(s). We have designated Jeff Christie from our team to work with Mr. Li.

The January 7, 2020, letter issued by your Indigenous Relations Manager shares a link to the terminal development plans for both terminals and outlines the permits and authorizations. Please share with us whether this has changed or remains the same and include a timeline for each permit and authorization as well as the assessments / studies / reports.

To support this work, you agree to provide SFN with capacity support funding. Our team will provide thoughts on the approximate budget and will work collaboratively with you to get immediate capacity support flowing to SFN as soon as possible.

The SFN team looks forward to achieving progress with you in the Review Phase. Should you or any member of your team have any questions, please contact myself at Desireet@snuneymuxw.ca or 250-824-1351, Monday to Friday 8:00- 4:00.

Hay ch q'a



Desiree Thomas
Snuneymuxw First Nation Lands Coordinator

Cc:

Peter Luckham, pluckham@islandstrust.bc.ca

Mike Davidson, MDavidson@npa.ca

PROPOSED ATTACHMENT 2

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 316

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997”, is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as “Gabriola Official Community Plan (Gabriola) Bylaw No. 166, 1997, Amendment No. 1, 2023”.

READ A FIRST TIME THIS 14th DAY OF SEPTEMBER 2023

READ A SECOND TIME THIS _____ DAY OF _____ 202x

PUBLIC HEARING HELD THIS _____ DAY OF _____ 202x

READ A THIRD TIME THIS _____ DAY OF _____ 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS

_____ DAY OF _____ 202x

ADOPTED THIS _____ DAY OF _____ 202x

Chair

Secretary

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316
Schedule "1"

1. **Schedule "A"** of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:
 - 1.1 **Preface, Map Schedules, III.** Schedule D is amended by replacing the words "and 9" with ", 9 and 10".
 - 1.2 **Section 6 – Environmental, Marine and Heritage Resources, Subsection 6.2 Marine Resources, Marine Resource Policies,** clause "b)" is amended by inserting the words "ferry terminal;" before "and, marine transportation."
 - 1.3 **Section 6 – Environmental, Marine and Heritage Resources, Subsection 6.2 Marine Resources, Marine Resource Policies,** clause "g)" is amended by inserting the words "or ferry terminal:" after "marine transportation".
 - 1.4 **Section 6 – Environmental, Marine and Heritage Resources, Subsection 6.2 Marine Resources, Marine Resource Policies,** clause "g) i." is amended by replacing the words "BC Ferry Corporations" with "British Columbia Ferry Services Inc."
 - 1.5 **Section 7 – Transportation and Servicing, Subsection 7.2 Water Transportation, Water Transportation Policies,** clause "c)" is amended by removing the words: "Vancouver Island and/or".
 - 1.6 **Section 7 – Transportation and Servicing, Subsection 7.2 Water Transportation, Water Transportation Policies,** clause "e)" is deleted in its entirety and replaced with "The ferry terminal at Descanso Bay operated by British Columbia Ferry Services Inc. provides an essential transportation service for the Gabriola Island community and visitors to and from Vancouver Island. Upgrading of the ferry terminal is strongly supported to improve the overall customer experience. The ferry terminal and adjacent marine area in Descanso Bay shall be subject to a Development Permit Area established for the protection of the natural environment, protection of development from hazardous conditions, regulation of the form and character of commercial development and promotion of energy and water conservation and greenhouse gas emission reduction. Ferry Terminal zoning shall regulate permitted uses, building and structures, signage and parking."
 - 1.7 **Section 7 – Transportation and Servicing, Subsection 7.2 Water Transportation, Water Transportation Policies,** clauses "g), h) and i)" be deleted and replaced with the following, and all subsequent clauses re-numbered chronologically:

"f) British Columbia Ferry Services Inc. should continue to engage the Islands Trust, First Nations, Ministry of Transportation and Infrastructure, customers and the Ferry Advisory Committee on implementing the Terminal Development Plan for the ferry terminal at Descanso Bay."
 - 1.8 **Section 9 – Development Permit Areas, Subsection 9.4 DP-9 Light Industrial Use Development Permit Area,** is corrected by replacing the reference to "Area 8" with "Area 9".

1.9 **Section 9 – Development Permit Areas**, is amended by adding a new subsection 9.5:

“9.5 Development Permits to Establish Objectives for the Protection of the Natural Environment, Protection of Development from Hazardous Conditions, Form and Character of Commercial Development and Promotion of Energy, Water Conservation and Reduction of Greenhouse Gas Emissions.

DP-10 Ferry Terminal

Development Permit Area 10 (Schedule D) is designated according to Section 488(1)(a),(b),(f),(h),(i) and (j) of the *Local Government Act* and includes the only site designated ‘Ferry Terminal’ in the planning area. The area is also designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of a report from a registered professional biologist and/or another qualified professional may be required due to the special conditions and objectives described below. The Development Permit Area should not be interpreted as a prohibition on development activity but as identification of areas where professional assessment and specific development adaptation measures are required.

Justification

Descanso Bay represents an ecologically important marine environment and significant coastal setting with rich social and economic history. The bay maintains a strong sense of place and identity as the gateway to Gabriola Island. The ferry terminal represents the busiest traffic corridor on the island with critical infrastructure which may be damaged by future coastal flooding related to sea level rise. The designation of this area as a DPA will help ensure that environmental, social and cultural values are protected and future terminal redevelopment or expansion reflects the needs of the community and can adapt to a changing climate.

Objective

The objectives of this development permit area are as follows:

1. To enhance the natural shoreline and marine environment.
2. To manage development in areas exposed to future flooding from the combined effects of sea level rise and coastal storms.
3. To improve the maritime commercial character, safety and efficiency of the ferry terminal for local residents, visitors and service providers.
4. To encourage innovative building design and ecological and cultural interpretive signage for Descanso Bay in Hul’qumi’num and English languages.
5. To reduce energy and water consumption in buildings and encourage occupant comfort, health and safety.
6. To encourage pedestrian, bicycle and transit use.

Information Note: Development Permit Area Guidelines for DP-10 Ferry Terminal are in the Gabriola Island Land Use Bylaw.”

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316
Schedule “2”

1. Schedule “B” of Gabriola Island Official Community Plan (Gabriola) Bylaw, 1997 is amended as follows:

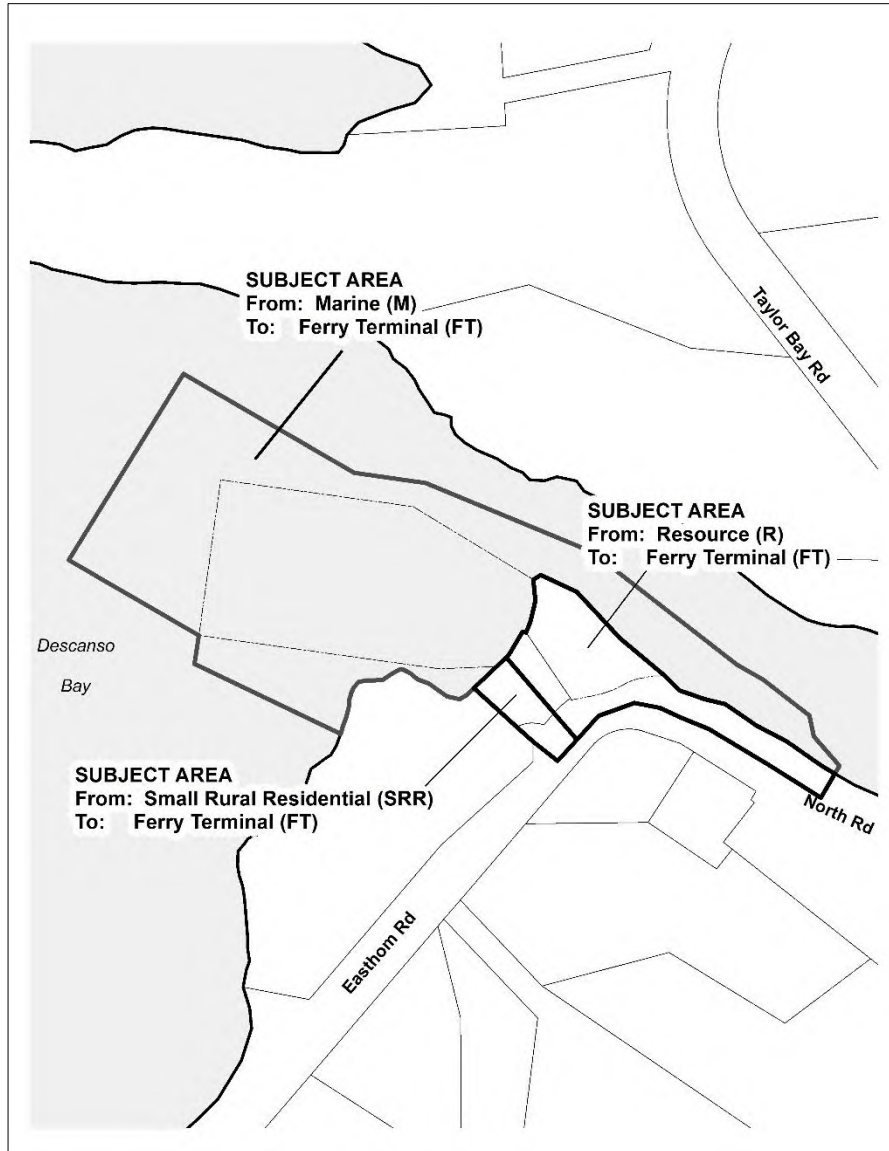
- 1.1 Schedule “B” – Land Use Designations – North Sheet**, is amended as follows:

- a. On those lands described as DISTRICT LOT 2058, NANAIMO DISTRICT, AS SHOWN ON PLAN VIP75537 (PID 025-798-090) the land use designation is changed from “Resource” and “Marine” to “Ferry Terminal” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.
- b. On those lands described as LOT A, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP75538 (PID 025-798-103) the land use designation is changed from “Resource” and “Small Rural Residential” to “Ferry Terminal” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.
- c. On those marine areas on Plan No. 1 the land use designation is changed from “Marine” to “Ferry Terminal” as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 166 as are required to effect this change.

- 2. Schedule “D” – Development Permit Areas - OCP D North Sheet**, is amended by designating a new Development Permit Area “DP 10 – Ferry Terminal” on those marine areas and lands described as DISTRICT LOT 2058, NANAIMO DISTRICT, AS SHOWN ON PLAN VIP75537 (PID 025-798-090); LOT A, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP75538 (PID 025-798-103) and in those areas as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “D” of Bylaw No. 166 as are required to effect this change.

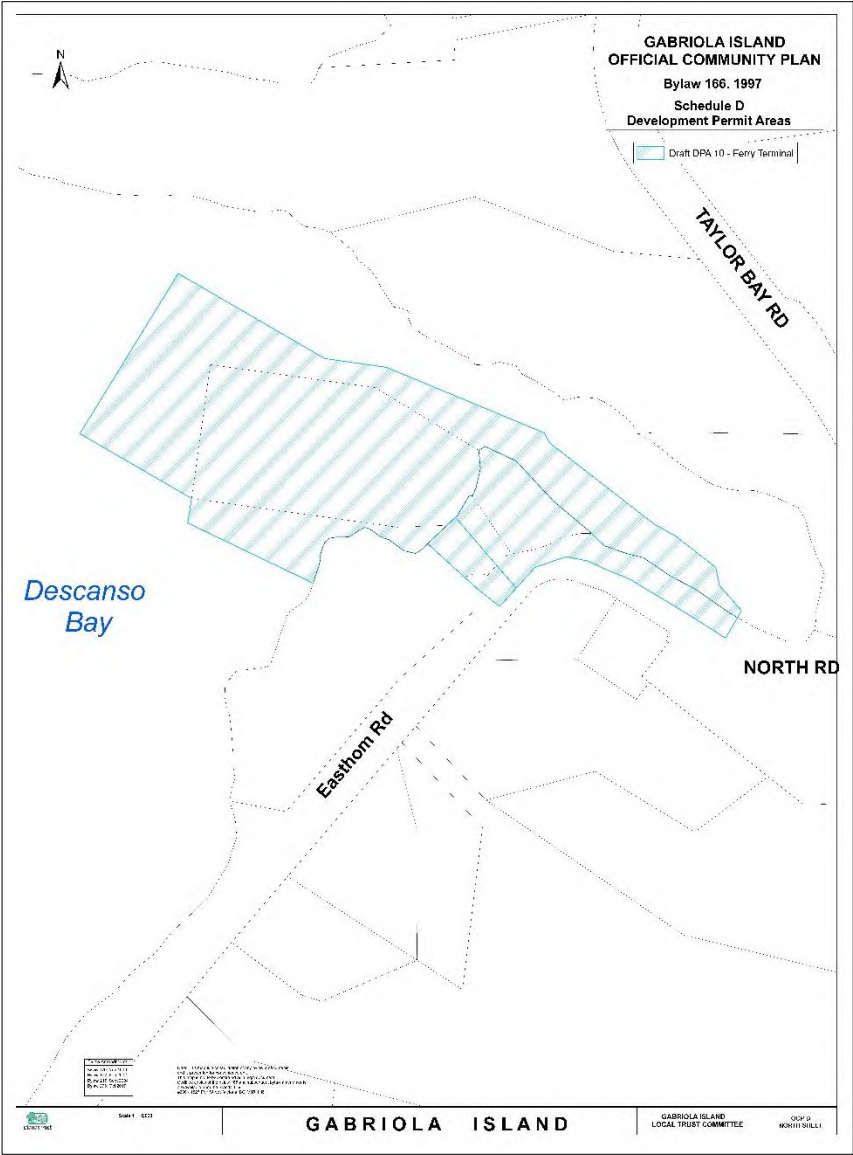
**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316**

Plan No. 1



GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 316

Plan No. 2



PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw No. 177, 1999, Amendment No. 1, 2023”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999”, is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	14TH	DAY OF	SEPTEMBER	2023
READ A SECOND TIME THIS	_____	DAY OF	_____	202x
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	202x
READ A THIRD TIME THIS	_____	DAY OF	_____	202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	202x
ADOPTED THIS	_____	DAY OF	_____	202x

Chair

Secretary

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317**

Schedule “1”

1. **Schedule “A”** of Gabriola Island Land Use Bylaw, 1999 is amended as follows:

1.1 **Part B GENERAL REGULATIONS**, Section B.1 **USES, BUILDINGS AND STRUCTURES**, Subsection **B.1.2 Prohibited Uses and Buildings**, Article B.1.2.2 Prohibited *Buildings* and *Structures*, is amended by replacing “Subsection D.5.5” with “Subsection D.5.6.”

1.2 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.1 Number and Total Sign Area**, Article **B.4.1.1 Table 1: Sign Regulations**, is amended by adding the following under “**Water Zones**”:

Column 1	Column 2	Column 3
Zone	Maximum Number of Signs Permitted	Maximum Total Sign Area Permitted
FT	No maximum number. Despite subsection B.4.8.1, one electronic ground oriented reader board sign to provide ferry schedule information and advertising shall be permitted at the terminal.	4.0 sq.m. (43 sq.ft.) per water <i>lot</i> or lease and 4.0 sq.m (43 sq.ft.) in the upland portion of the zone.

1.3 **Part B GENERAL REGULATIONS**, Section B.4 **SIGNS**, Subsection **B.4.2 Exempted Signs**, Article **B.4.2.1 b.**, is amended by adding “FT,” immediately after the words “interpretive signs in the”.

1.4 **Part B GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles**, Article B.5.1.1 **Table 2: Parking Requirements, COMMERCIAL** is amended by adding the following:

Column 1	Column 2	Column 3	Column 4
Use	Standard Parking Requirements	Accessible Parking Requirements	Bicycle parking requirements
<i>Ferry terminal</i>	A minimum of 7 <i>parking spaces</i> for public use, plus 6 motorcycle and/or scooter <i>parking</i>	2 per 7 <i>parking spaces</i> for public use.	A minimum of 12 covered bicycle <i>parking spaces</i> .

	<i>spaces for public use</i>		
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- 1.5 **Part GENERAL REGULATIONS**, Section B.5 **PARKING**, Subsection **B.5.4 Location of Parking Spaces**, is amended by adding the following:

“B.5.4.4 Despite Article B.5.4.1, parking spaces for Ferry Terminal *use* may be permitted on a lot within the Ferry Parking (FP) *zone*.”

- 1.6 **Part C ESTABLISHMENT OF ZONES**, Section C.1 **DIVISION INTO ZONES**, Subsection **C.1.2 Water Based Zones**, insert new zone “FT Ferry Terminal” after “WG Water General” and before “WC1 Water Commercial 1 – *Marina*”.

- 1.7 **Part D ZONES**, Section D.5 **WATER ZONES**, insert new Subsection D.5.2 Ferry Terminal (FT) after Subsection **D.5.1 Water General (WG)** as shown on **Appendix 1** attached to and forming part of this bylaw; and renumber all subsequent subsections chronologically.

- 1.8 **Part F DEVELOPMENT PERMIT AREA GUIDELINES** is amended by adding a new Subsection **F.10 DP 10-Ferry Terminal** as shown on **Appendix 2** attached to and forming part of this bylaw.

- 1.9 **Part G DEFINITIONS**, Section G.1 **DEFINITIONS**, is amended by adding the following definition in alphabetical order:

“*ferry terminal* a marine and land-based facility that can include buildings and structures for the transportation of passengers, vehicles and goods; including passenger waiting room and amenities, storage areas, loading and unloading areas, and small scale commercial retail uses oriented to ferry users.”

2. **Schedule “B”** of Gabriola Island Land Use Bylaw, 177 is amended as follows:

- 2.1 Schedule “B” – North Sheet, is amended by changing the zoning classification of DISTRICT LOT 2058, NANAIMO DISTRICT, AS SHOWN ON PLAN VIP75537 (PID 025-798-090) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
- 2.2 Schedule “B” – North Sheet, is amended by changing the zoning classification of LOT A, SECTION 20, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN VIP75538 (PID 025-798-103) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
- 2.3 Schedule “B” – North Sheet, is amended by changing the zoning classification on those land areas as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.
- 2.4 Schedule “B” – North Sheet, is amended by changing the zoning classification on those marine areas as shown on Plan No. 2 attached to and forming part of this bylaw, and by

making such alterations to Schedule “B” of Bylaw No. 177 as are required to effect this change.

3. **Schedule “C”** of Gabriola Island Land Use Bylaw, 177 is amended as follows:

3.1 Schedule “C” - Map 9, is amended by replacing “Item D.5.2.1.a.vi” with “Item D.5.3.1.a.vi.”

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317**

Appendix 1

D.5.2 Ferry Terminal (FT)

D.5.2.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Ferry Terminal (FT) zone:

a. Permitted *Principal* Uses

- i *ferry terminal*
- ii *ferry terminal* parking
- iii emergency dock
- iv marine navigation aids

b. Permitted *Accessory* Uses

- i retail sales, excluding the sale of liquor
- ii *limited public market*

D.5.2.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Ferry Terminal (FT) zone:

a. Permitted Land-Based *Buildings* and *Structures*

- i Buildings and structures for *ferry terminal* use.

b. Permitted Marine-Based *Buildings* and *Structures*

- i Marine-based structures for *ferry terminal* use.
- li No *buildings* are permitted in the marine-based area of this zone, except for mechanical, electrical, and other similar uses that are required for the operation of the ferry terminal.

D.5.2.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Ferry Terminal (FT) zone:

a. *Building* and *Structure* Height Limitations

- i The maximum *height* of land-based *buildings* or *structures* is 5.0 metres (16.4 feet).
- ii The maximum *height* of marine-based *structures* is:
 - 10.0 metres (32.8 feet) above the water surface for floating *structures*;
 - and
 - 10.0 metres (32.8 feet) above the high water mark for *structures* fixed to the bed of the sea.

b. *Building* and *Structure* Siting Requirements

- i The minimum *setback* for *buildings* and *structures* is 1.5 metres (4.9 feet) from any *lot line* or lease or extension of an upland side *lot line*, with the exception of a *lot line* or lease line that defines the boundary between the sea and adjacent upland in which case there is no minimum *setback*.
- ii Despite B.1.1.2.b, pump/utility houses are permitted on the land-based portion of the Ferry Terminal zone, subject to Subsection B.2.5.
- iii Despite B.1.1.2.b, retaining walls are permitted on the land-based portion of the Ferry Terminal zone, subject to Subsection B.2.6.
- iv Despite B.2.1.1.a, *buildings* and *structures* for the purpose of *ferry terminal use*, may be sited a minimum of 0.0 metres from and at a height above the *natural boundary* of the sea at a level certified appropriate by a professional engineer.

c. Lot Coverage Limitations

- i The maximum combined *lot coverage* by marine and land-based *buildings* and *structures* is 60%.

**GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317**

Appendix 2

F.10 DP-10 Ferry Terminal

F.10.1 Applicability

- F.10.1.1** The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted under Policy F.10.2.1:
- a. subdivision of land;
 - b. construction of, addition to, or alteration of a building or other structure; and
 - c. alteration of land.

F.10.2 Exemptions

- F.10.2.1** The following activities are exempt from any requirement for a development permit. Despite these exemption provisions, property owners must meet any other local, provincial or federal requirements.
- a. temporary emergency repairs or emergency structural alterations;
 - b. building or structure painting, repairs, maintenance or structural alterations of a minor nature that do not require a building permit;
 - c. building interior renovations with no change to the external appearance of the premises;
 - d. installation of directional or interpretative signage; bicycle racks, bicycle or bus shelters, public art, or electric vehicle charging stations;
 - e. an application resulting in a lot consolidation; and
 - f. marine infrastructure necessary for the docking of ferry vessels.

F.10.3 Guidelines

Prior to undertaking any development activities within DP-10 that are not exempted by F.10.2.1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

Protection of the Natural Environment:

- F.10.3.1** Docks, piers, ramps and marine based structures should be designed and constructed to avoid or minimize and mitigate impacts to environmentally sensitive marine areas such as critical habitat of Species at Risk, eelgrass beds and fish habitat. Enhancement or restoration measures, such as creation of new habitat, are encouraged as a compensation tool.
- F.10.3.2** Minimize shading of the water by incorporating perforations, using large spacing between deck planks or by using an alternative deck surface such as metal mesh or grating.
- F.10.3.3** Exterior lights should be directed and/or shielded to illuminate the ground only and to prevent unnecessary light pollution in the vicinity.

- F.10.3.4 Native vegetation should be retained wherever possible. If not possible, then ecological restoration should be incorporated into the development.
- F.10.3.5 All landscaping plans for new development must be prepared by a member of the B.C. Society of Landscape Architects or other qualified professional. All plant materials and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.
- F.10.3.6 Additional conditions will be included in a development permit to incorporate any qualified professional recommendations within an environmental assessment.

Protection of Development from Hazardous Conditions:

- F.10.3.7 Development should be supported by a specific flood construction level study prepared and stamped by a qualified professional engineer with demonstrated experience in coastal engineering.

Promotion of Energy and Water Conservation and Greenhouse Gas Emission Reduction:

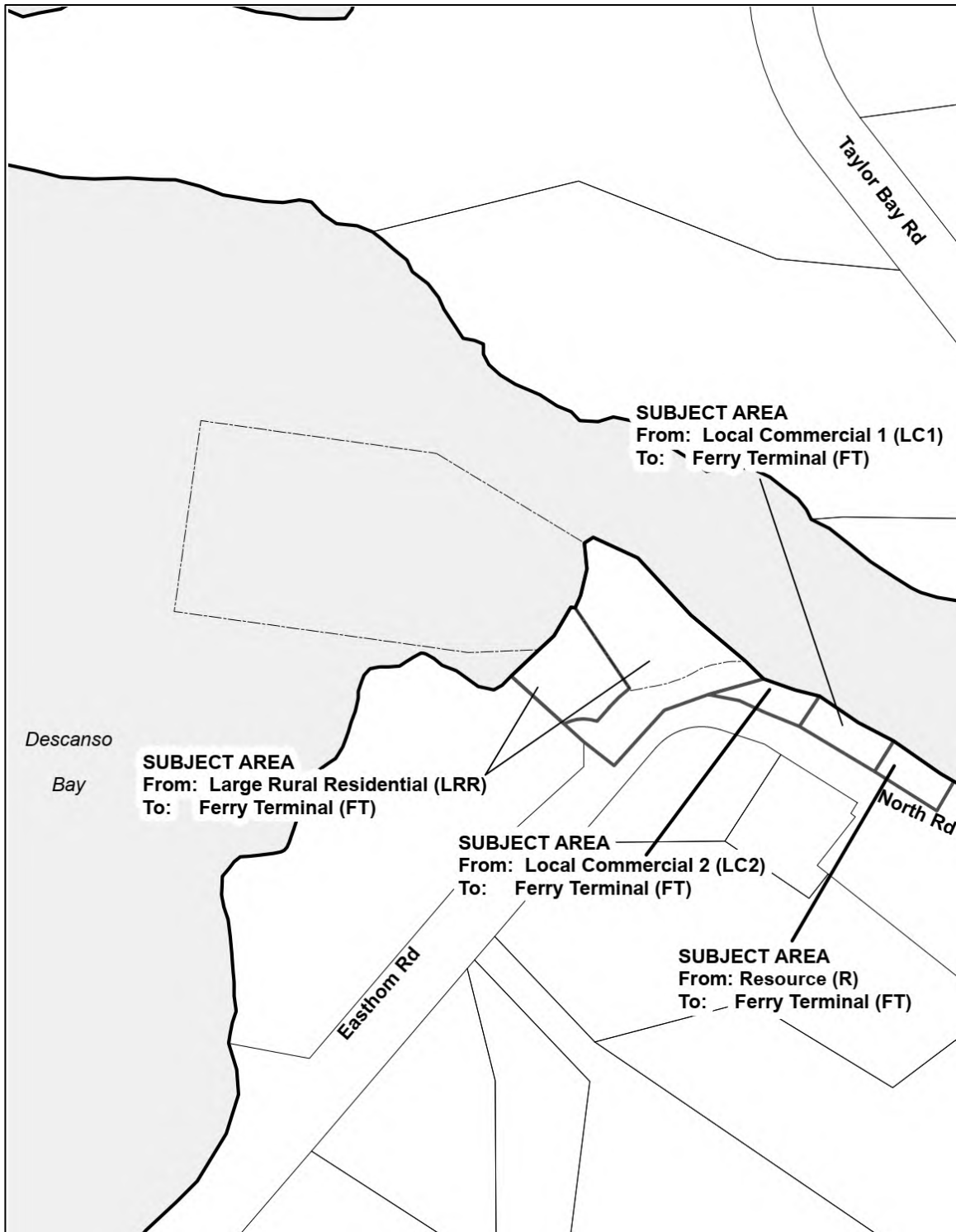
- F.10.3.8 A qualified professional retained by the applicant is required to provide a written report summarizing the proposed measures incorporated in the proposed development that address energy and water conservation.
- F.10.3.9 An integrated design process should be utilized to identify opportunities to reduce a building's energy and water consumption.
- F.10.3.10 Overall building energy performance and interior thermal comfort should be maximized through a combination of passive design strategies.
- F.10.3.11 The ferry terminal waiting room should include a potable water bottle filling station.
- F.10.3.12 An on-site integrated stormwater management plan prepared by a qualified professional should be required and implemented to reduce impervious surfaces, promote infiltration and capture and treat stormwater runoff from 90% of the average annual rainfall using acceptable best management practices. The plan should incorporate strategies for rainwater and storm water capture and reuse.
- F.10.3.13 Site design should minimize vehicle and pedestrian conflicts and clearly delineate pedestrian walkways throughout the site.
- F.10.3.14 Bicycle parking should be provided in a sheltered location and include a bike repair stand.
- F.10.3.15 Site design should prioritize safe and efficient public bus and school bus loading and off-loading at the terminal.

Form and Character

- F.10.3.16 Public access to the waterfront should be provided only in a location where it is safe and appropriate to do so. New waiting room and areas should be oriented to the waterfront providing good sightlines to arriving ferries and a sense of arrival to ferries arriving at Descanso Bay.
- F.10.3.17 Interpretive signage in the English and Hul'qumi'num languages pertaining to the ecological and cultural significance of Descanso Bay should be incorporated into the site design where possible.
- F.10.3.18 The ferry terminal waiting room should be universally accessible with a minimum indoor seating capacity for 16 occupants.
- F.10.3.19 Chain link fencing is discouraged.
- F.10.3.20 Public art including interpretation panels, welcoming poles, and other opportunities should be incorporated into terminal design where possible.
- F.10.3.21 Large expanses of blank or unimproved walls lacking building details are discouraged. Building facades should be articulated and broken into smaller distinct visual units. A variety of materials, textures and scales including art, vegetation or other screening should be utilized to provide visual interest.

GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 317

Plan No. 1



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Plan No. 2

