



File No: Ecological Protection Zone  
(GB LTC Top Priority No. 3)

DATE OF MEETING: July 11, 2019  
TO: Gabriola Island Local Trust Committee  
FROM: Ian Cox, Planner 1  
Northern Team  
SUBJECT: Development of Ecological Protection Zone

## RECOMMENDATIONS

1. That the Gabriola Island Local Trust Committee direct staff to prepare draft bylaws to amend Gabriola Island Land Use Bylaw No. 177 to establish an Ecological Protection Zone in accordance with the "Ecological Protection Zone" project charter v 1.0 dated January 24, 2019.

## REPORT SUMMARY

The purpose of this report is to provide background information and bring forward draft land use bylaw provisions and policy language to be considered by the Gabriola Island Trust Committee (LTC) in order to establish an ecological protection (EP) zone in Gabriola Island Land Use Bylaw No. 177, 1999 (LUB). Per the staff recommendation, the LTC may request staff to prepare draft bylaws for referral, readings and public hearing in order to facilitate rezoning of Coats Marsh Regional Park and Burren's Acres Nature Reserve, as described in the "Ecological Protection Zone" Project Charter v 1.0 dated January 24, 2019.

## BACKGROUND

The LTC passed the following resolution at their meeting on January 24, 2019:

### **GB-2019-119**

#### **It was MOVED and SECONDED**

that the Gabriola Island Local Trust Committee approve the "Ecological Protection Zone" Project Charter v 1.0 dated January 24, 2019.

#### **CARRIED**

In response to LTC direction, staff has drafted a zone framework with provisions and language for consideration by the LTC in advance of necessary referrals to affected local First Nations and agencies.

Coats Marsh Regional Park was donated to the Regional District of Nanaimo (RDN) and Nature Trust of BC (TNT) in 2008 through the federal Ecological Gifts Program and is managed under the RDN management plan for the park that extends to the year 2021; an update is pending.

Staff has contacted the RDN and TNT to discuss options and gather input as to their interests on the parcel, particularly concerning permitted uses and structures in order to align with the current management plan that is in place. It has not been possible to coordinate a meeting between all parties or receive substantial input up to the time of writing this report. However, staff feel that in the interest of expediting the top priority project, the

LTC should move forward with bylaw development and proceed with standard referrals. Staff will continue to communicate with the RDN and TNT to ensure any concerns are addressed. To this end, a tentative meeting date has been set for the week of August 19<sup>th</sup>.

For further background regarding the inception of the project and information on the proposed rezoning of the subject properties, please refer to the [Staff Report dated January 24, 2019](#).

## **ANALYSIS**

### **Policy/Regulatory**

#### ***Islands Trust Policy Statement***

A preliminary review of the Islands Trust Policy Statement (ITPS) is provided for consideration in **Attachment 1**. Staff would undertake a full review of the ITPS before second reading of the draft bylaws.

#### ***Official Community Plan***

Development of land use regulations for the purpose of ecological protection is consistent with the objectives and policies of the Gabriola Official Community Plan (OCP). Policies relevant to both the development of conservation/protection type zoning and to the subsequent re-zoning of the two properties is presented in **Attachment 2**.

#### ***Land Use Bylaw***

An LUB amendment would create and add the EP zone to the bylaw, including text and map schedules. Since it is the opinion of staff that no OCP amendment is needed at this time, the draft bylaws could be referred to the Executive Committee prior to the statutory public hearing and before third reading without the need for approval by the Minister, as is the requirement for OCP amendments.

In the current draft state, the EP zone would necessitate two additions to the Definitions section of the LUB to properly clarify uses not specifically contemplated by the current document:

***NATURE PARK*** means the use of land, buildings or structures primarily for the conservation and enjoyment of natural areas. Uses can include boardwalks, trails, environmentally sensitive area protection, nature sanctuaries and the like.

***ECOLOGICAL RESTORATION*** is the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed.

### **Issues and Opportunities**

#### ***Islands Trust Conservancy***

Development of an EP zone presents an opportunity to directly further the conservation goals and objectives of the Islands Trust Conservancy Regional Conservation Plan (see [pages 35-37 of the Regional Conservation Plan](#)).

#### ***OCP Review***

An opportunity exists to amend OCP language around the Parks (P) Land Use Designation to more accurately reflect the objectives of the proposed EP zone, should those bylaws be adopted. Staff feel that this could be accomplished as part of a future OCP review and is less immediately critical since the OCP adequately supports ecological

protection in its current form, as demonstrated by staff analysis of relevant OCP Objectives and Policies in Attachment 4 to the [Staff Report dated January 24, 2019](#).

***Inclusion of Potlatch Donor Lands (707 Parkland Additions)***

The land recently added to the 707 Community Park via the 2016 Potlatch rezoning application and associated density transfers, could be considered candidates for inclusion in the new Ecological Protection Zone. Given the proximity to Coats Marsh, an opportunity presents itself again at this time for increased protection while the LTC considers rezoning Coats Marsh itself.

Discussion around the difficulty in acquiring large portions of land on Gabriola for the purpose of preservation and protection, where human recreational activity would be a secondary focus to conservation, arose as part of the above-mentioned application. The donor lands adjacent to the 707 are currently zoned Forestry Wilderness Recreation 1 (FWR1) by reason of the fact that they were added to the RDN Community Park and acquired the same zoning. Coats Marsh currently retains its Resource (R) zoning despite its status under the Ecological Gifts Program. Part of the intent of the Ecological Protection Zone project at its inception was to include the subject rezoning properties under the OCP Parks designation at an appropriate future opportunity.

By including the 707 parkland additions as rezoning candidates in the Ecological Protection Zone project, further protection could be provided for the sensitive Coats Marsh ecosystem - particularly the wetland in the south-east area of the park, since it extends across the common interior lot line and into the smaller addition area.



***Figure 1 - 707 Community Park, Parkland Addition***

The current RDN management plan for the 707 Park provides for the creation of park amenities that enhance recreational function with no negative impact on its ecological and cultural values. Notwithstanding this historic and current low-impact and passive recreation focus, further impacts to the marsh from the creation and/or extension of the trail network or other amenity development could perhaps be mitigated by the inclusion of the parkland additions that would see a conservation rather than a recreational focus applied through zoning.

## **Consultation**

The LTC should consider if it wishes to undertake consultation with First Nations, School District (SD) 68, agencies or adjacent local governments beyond what is required by statute and protocol agreements that are in place, and direct staff accordingly.

## **Statutory Requirements**

Since it is the opinion of staff that the creation of an EP zone and the proposed rezonings would not require OCP amendment at this time, a public hearing (or public hearing waiver) prior to third reading and adoption and approval by the Executive Committee of any proposed bylaws would fulfil statutory requirements. Notwithstanding, see the below section of this report titled “First Nations” regarding Trust Council First Nations Engagement Principles.

## **Protocols**

The following protocol agreements exist and are relevant to bylaw referrals in relation to the project:

- Protocol Agreement and Letter of Understanding (LOU) between the Islands Trust and the Regional District of Nanaimo (RDN) regarding each local government’s jurisdictions and responsibilities, and coordination between the Islands Trust and RDN staff.
- Protocol Agreement between the Snuneymuxw First Nation and the Islands Trust Council (on behalf of the Gabriola Island LTC) that identifies matters in which the LTC will consult with Snuneymuxw First Nation.

## **First Nations**

Both subject properties are within the asserted territory of the Snuneymuxw First Nation as well as seven other First Nations and one Treaty Group, according to the BC Provincial Consultative Areas Database<sup>1</sup>:

- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Snuneymuxw First Nation
- Stz’uminus First Nation (Chemainus)
- Hul’qumi’num Treaty Group

As mentioned, review of applicable OCP policies suggests that the creation of an ecological protection zone and the subsequent rezoning of the subject properties would not require a corresponding OCP amendment since the intent of each is deemed to be consistent with the OCP, the Islands Trust Policy Statement and the Object of the Trust. Regardless, in accordance with the Trust Council First Nations Engagement Principles, staff recommend that the LTC provide local First Nations with early and ongoing opportunity to comment on any draft bylaws, particularly in light of Trust Council’s recent Reconciliation Declaration adopted on March 14, 2019.

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<sup>1</sup> The Province of BC Consultative Areas Database contains a current inventory of local First Nations with interests in specific geographic areas.

## Rationale for Recommendation

Development of an Ecological Protection Zone and the proposed rezoning of Coats Marsh Regional Park and Burren’s Acres Nature Reserve is substantially in compliance with the Islands Trust Policy Statement, aligned with the provincial Object of the Trust, and directly furthers the conservation goals and objectives of the Islands Trust Conservancy Regional Conservation Plan.

## ALTERNATIVES

### 1. Direct Staff to Draft Alternate Language

The LTC may wish to consider changes to the draft zone language and regulations themselves. Recommended wording for the resolution is as follows:

*That the Gabriola Island Local Trust Committee request staff to amend the draft ecological protection as follows: (Specific details to be provided by the LTC).*

### 2. Proceed no further

The LTC may choose not to proceed with this project at this time. Recommended wording for the resolution is as follows:

*That the Gabriola Island Local Trust Committee request staff to remove “Development of an Ecological Protection Zone” from the Top Priorities List and place it on the LTC Projects List.*

## NEXT STEPS

Should the LTC so direct, staff will prepare draft bylaws with any requested changes by the LTC in advance of the necessary referrals before adoption and in preparation for the rezoning of the subject parcels.

Submitted By:	Ian Cox, Planner 1 Northern Team	June 25, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 3, 2019

## ATTACHMENTS

1. ITPS Directives Only Checklist - Preliminary Review
2. Draft Ecological Protection (EP) Zone

# Attachment 1 – ITPS Directives Only Checklist



Islands Trust

## ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

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File No.: Not assigned

File Name: Ecological Protection Zone

### **PURPOSE**

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

### **POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

### **DIRECTIVES ONLY CHECKLIST**

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✘ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	<b>3.1</b>	<b>Ecosystems</b>
✓	<b>3.1.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	<b>3.1.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	<b>3.1.5</b>	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.
	<b>3.2</b>	<b>Forest Ecosystems</b>
✓	<b>3.2.2</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	<b>3.3</b>	<b>Freshwater and Wetland Ecosystems and Riparian Zones</b>
✓	<b>3.3.2</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
N/A	<b>3.4.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	<b>3.4.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

### PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	<b>4.1</b>	<b>Agricultural Land</b>
N/A	<b>4.1.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	<b>4.1.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	<b>4.1.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	<b>4.1.7</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	<b>4.1.8</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	<b>4.1.9</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	<b>4.2</b>	<b>Forests</b>
✓	<b>4.2.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	<b>4.2.7</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
✓	<b>4.2.8</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to

		ensure the preservation of native biological diversity.
<b>CONSISTENT</b>	<b>No.</b>	<b>DIRECTIVE POLICY</b>
	<b>4.3</b>	<b>Wildlife and Vegetation</b>
	<b>4.4</b>	<b>Freshwater Resources</b>
<b>N/A</b>	<b>4.4.2</b>	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.
<b>N/A</b>	<b>4.4.3</b>	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
	<b>4.5</b>	<b>Coastal Areas and Marine Shorelands</b>
<b>N/A</b>	<b>4.5.8</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
<b>N/A</b>	<b>4.5.9</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
<b>N/A</b>	<b>4.5.10</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
<b>N/A</b>	<b>4.5.11</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	<b>4.6</b>	<b>Soils and Other Resources</b>
<b>N/A</b>	<b>4.6.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

## PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

<b>CONSISTENT</b>	<b>No.</b>	<b>DIRECTIVE POLICY</b>
	<b>5.1</b>	<b>Aesthetic Qualities</b>
✓	<b>5.1.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	<b>5.2</b>	<b>Growth and Development</b>
✓	<b>5.2.3</b>	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.
✓	<b>5.2.4</b>	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.
<b>N/A</b>	<b>5.2.5</b>	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.
<b>N/A</b>	<b>5.2.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	<b>5.3</b>	<b>Transportation and Utilities</b>
<b>N/A</b>	<b>5.3.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
<b>N/A</b>	<b>5.3.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
<b>N/A</b>	<b>5.3.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
<b>N/A</b>	<b>5.3.7</b>	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.
	<b>5.4</b>	<b>Disposal of Waste</b>



N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
<b>CONSISTENT</b>	<b>No.</b>	<b>DIRECTIVE POLICY</b>
	<b>5.5</b>	<b>Recreation</b>
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
✓	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
✓	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	<b>5.6</b>	<b>Cultural and Natural Heritage</b>
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	<b>5.7</b>	<b>Economic Opportunities</b>
N/A	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.
	<b>5.8</b>	<b>Health and Well-being</b>
N/A	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.

POLICY STATEMENT COMPLIANCE	
	Development of and Ecological Protection Zone and the proposed rezoning of Coats Marsh Regional Park and Burren's Acres Nature Reserve are substantially in compliance with the Islands Trust Policy Statement.

## Attachment 2 – DRAFT Ecological Protection (EP) zone

LUB zone name: **ECOLOGICAL PROTECTION (EP)**

Existing OCP designation: **PARK (P)**

Possible future OCP Designation: Ecological Protection (EP)

**Commented [IC1]:** Could include ITC properties to anticipate standard across Trust?

### DRAFT Definitions to be considered for the LUB Section XX:

*NATURE PARK* means the use of land, buildings or structures primarily for the conservation and/or preservation of natural areas. Principal uses include nature reserves/parks, ecological restoration, environmentally sensitive area protection and environmental education. Accessory uses include environmental research, public access and low impact recreation. Permitted structures include boardwalks, trails and signage.

*ECOLOGICAL RESORATION* is the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed.

[LUB Section numbers/location yet to be determined]

### Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Ecological Protection (EP) zone:

#### a. Permitted Principal Uses

i provincial park

**Commented [IC2]:** Contemplates future inclusion of provincial parks

ii regional park

**Commented [IC3]:** Coats Marsh is Regional

iii ecological reserve, *nature park*, (or simplify/generalize to nature conservation?)

**Commented [IC4]:** To include possibility of Islands Trust Conservancy properties. Fro discussion: broad or specific language here?

iv groundwater retention and recharge

v *ecological restoration*

vi low impact (passive) recreation

#### b. Permitted Accessory Uses

i research

**Commented [IC5]:** Staff opinion is that this implies scientific research and no need to further define in LUB.

ii education activities

**Commented [IC6]:** Interpretive walks, school field trips, lectures, etc. Others?

### 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 Ecological Protection (EP) zone:

#### a. Permitted *buildings* and *structures*

i benches, boardwalks

ii trails

iii interpretive, way-finding, and commemorative signage

iv Buildings and structures to accommodate educational programs, to a maximum of XX buildings per lot.

**Commented [IC7]:** Could include FN place names in future.

**Commented [IC8]:** To anticipate and allow for items in Section 3.3.8, RDN Management Plan.

- Lecture seating area
- Interpretive centre, etc.

**Commented [IC9]:** Does the LTC wish to restrict number of buildings or accomplish via lot coverage and/or floor area provisions?

## Regulations

The general regulations in Part B, plus the following regulations apply in the Ecological Protection (EP) zone:

### Buildings and Structures Siting Requirements

i The minimum setback for *buildings* or *structures* except for a sign, fence, bench, or boardwalk, is 15.0 metres (49.2 feet) from any lot line.

ii The maximum height of a *building* or *structure* is XX

**Commented [IC10]:** To allow for entrance signage, benches, etc.

**Commented [IC11]:** What is RDN proposing? – see above re: 3.3.8 structures. What should this permit? Needs further input.

### Lot Coverage and Floor Area Limitations

i The maximum combined lot coverage by *buildings* and *structures* is X (x) percent of the *lot* area.

ii The maximum permitted *floor area* for any *building* is XX square metres

**Commented [IC12]:** See % lot coverage examples.

**Commented [IC13]:** May apply to an interpretive centre as contemplated in the RDN management plan – keep it small? Needs RDN input

### Lot Area Requirements for Subdivision

No *lot* in the Ecological Protection (EP) Zone may not be subdivided.

or Subdivision of land is not permitted within the Ecological Protection (EP) Zone.

or No land (lot) within the Ecological Protection (EP) Zone may not be subdivided.

**Commented [IC14]:** Language needs legal review – intent is for no further subdivision.