

File No.: File Number(s)
(File Name or Cross Ref. No.)

DATE OF MEETING: June 16, 2022
TO: Gabriola Island Local Trust Committee
FROM: Anthony Fotino, Island Planner
Northern Team
COPY: Heather Kauer, Regional Planning Manager
SUBJECT: Ecological Protection Zone Project

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee waive the requirement for a public hearing on Bylaw No. 313 cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2022” as the Bylaw is consistent with the Gabriola Island Official Community Plan No. 166, 1997, and request staff to proceed with public notification as per Section 467 of the Local Government Act.

REPORT SUMMARY

This report provides the Gabriola Island Trust Committee (LTC) with staff’s recommended next steps in regards to the Ecological Protection Zone rezoning application.

BACKGROUND

The application seeks to develop a new ecological protection zone for the Gabriola Island Land Use Bylaw No. 177, including redesignating Burren’s Acres Nature Reserve and Elder Cedar Nature Reserve to a park or conservation/protection type zone. Further, to explore the possibility of including the rezoning of 707 Community Park donor lands added via Potlatch rezoning process. A map of the subject lands can be found in the below appendix.

This project is the result of the Gabriola Island LTC resolution dated July 13, 2017 to amend its Top Priorities List to include the development of a new ecological protection zone for Land Use Bylaw no.177 , including the redesignation of Burren’s Acres Nature Reserve and Elder Cedar Nature Reserve. The Charter was amended twice, with a third on November 28, 2019 to include Elder Cedar Nature Reserve in the project scope.

The most recent LTC resolution on this file is dated October 21, 2021:

GB-2021-092

It was MOVED and SECONDED,

that the Gabriola Island Local Trust Committee request Staff to add the “Development of an Ecological Protection Zone” project back to the Top Priority List after the “IN1 Zoning Review” project is completed.

CARRIED

Issues and Opportunities

The proposed redesignation is consistent with the Gabriola Island Official Community Plan. Therefore is the opportunity to streamline the process and forego the required public hearing component. This would make for a more time efficient timeline.

Consultation

Once the decision is made regarding the public hearing, staff will recommend referral of the bylaw to First Nations, School District (SD) 68, and other agencies and local governments..

Rationale for Recommendation

It is staff's opinion that, as per s.467 of the Local Government Act, the required public meeting requirement for this rezoning can be bypassed as it is consistent with the policies of the Official Community Plan.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Proceed with Public Hearing

The LTC may wish to hold public hearing for the proposed bylaw. Recommended wording for the resolution is as follows:

That the Gabriola Island Local Trust Committee request that the statutory public hearing be held for the "Ecological Protection Zone" project after first [and second] reading of the bylaw.

2. Proceed no further with the project

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

Upon the Committee's resolution, staff will draft a bylaw for the subject area. Staff would present the bylaw at the next LTC meeting for first reading.

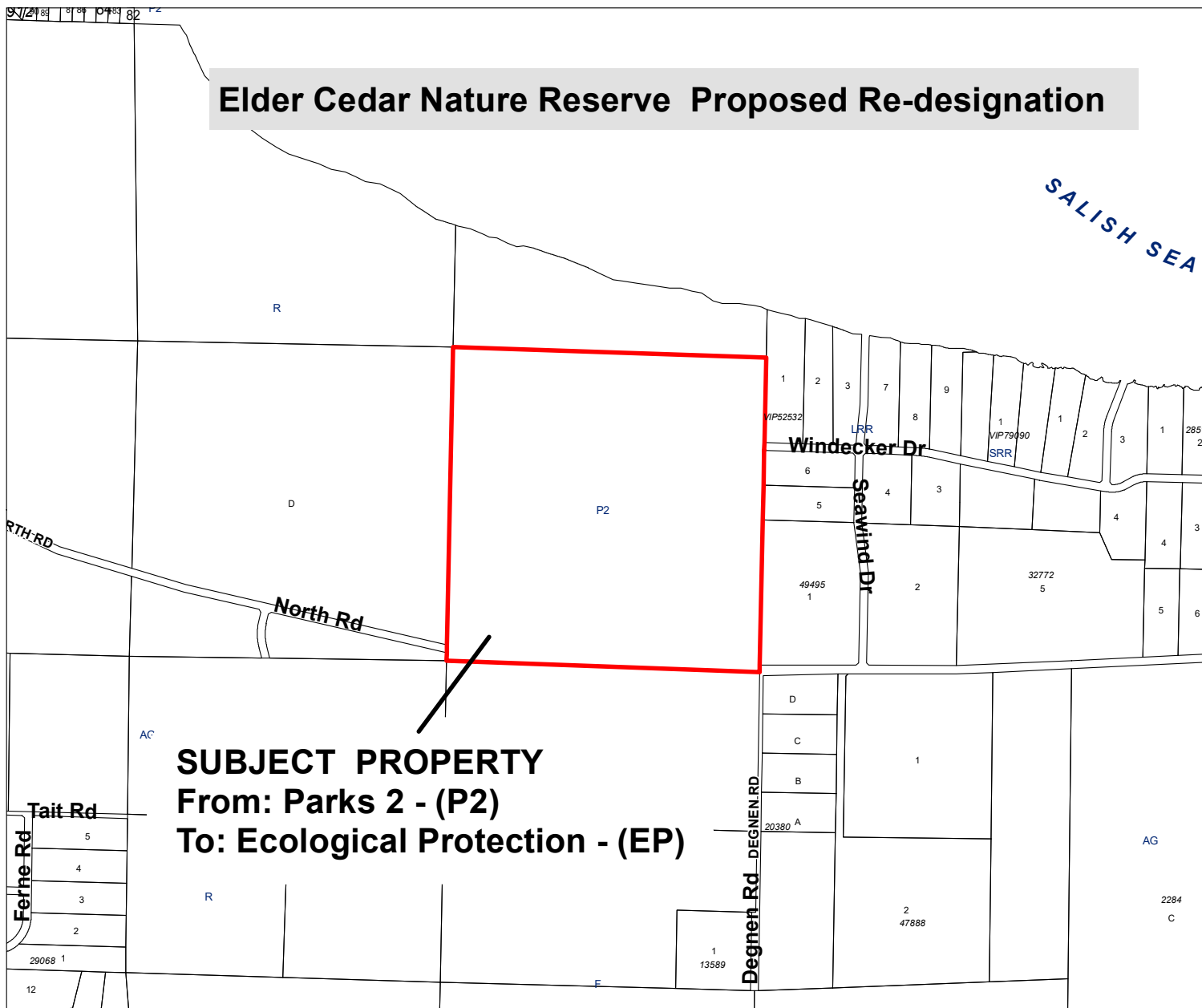
Submitted By:	Anthony Fotino, M.Pl Island Planner	May 31, 2022
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	Select Date.

ATTACHMENTS

1. Updated Redesignation Figures

Elder Cedar Nature Reserve Proposed Re-designation

SALISH SEA



SUBJECT PROPERTY
From: Parks 2 - (P2)
To: Ecological Protection - (EP)

S'ul-hween X'pey (Elder Cedar) and Burrens Acres Nature Reserve Proposed Re-designation

SALISH SEA

Lock Bay
SANDWELL
PROVINCIAL PARK

SUBJECT PROPERTY
From: Parks 2 - (P2)
To: Ecological Protection - (EP)

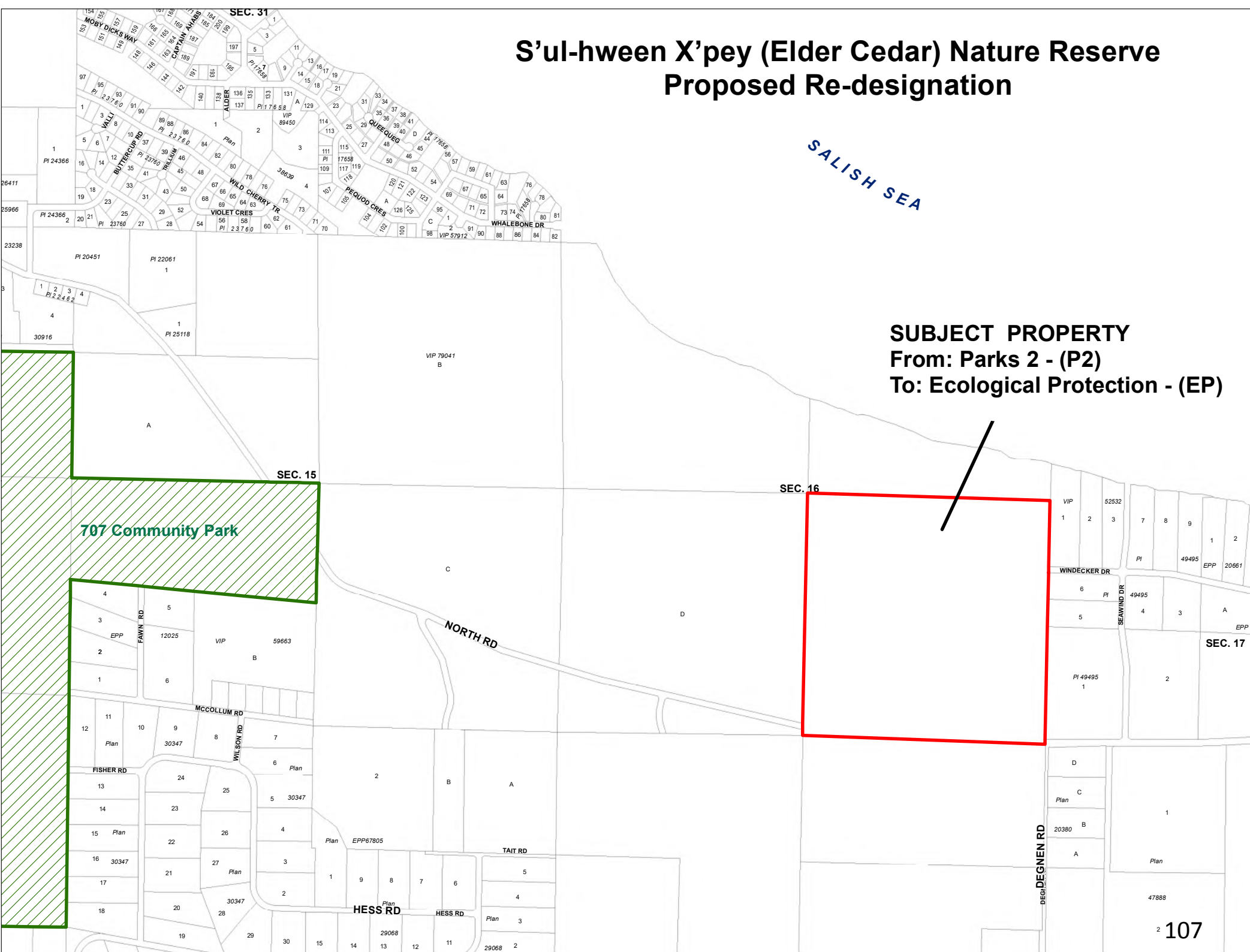
707 Community Park

SUBJECT PROPERTY
From: Large Rural Residential - (LLR)
To: Ecological Protection - (EP)

S'ul-hween X'pey (Elder Cedar) Nature Reserve Proposed Re-designation

SALISH SEA

SUBJECT PROPERTY
From: Parks 2 - (P2)
To: Ecological Protection - (EP)

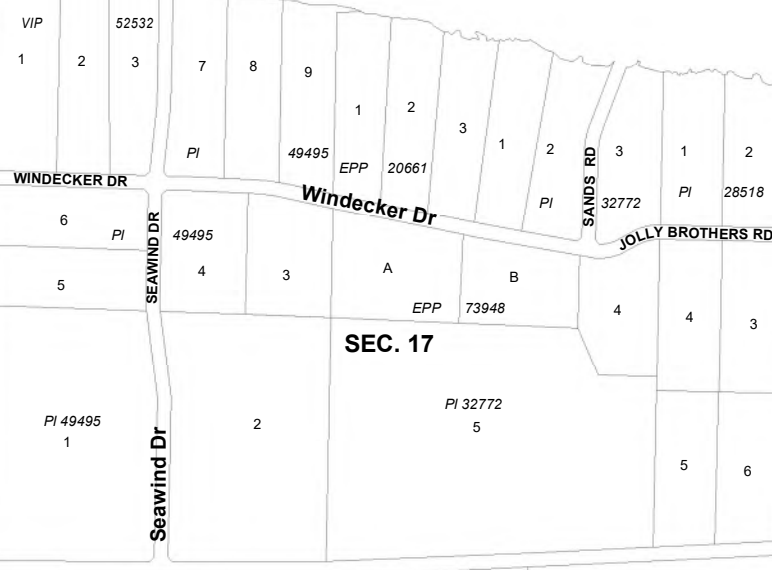
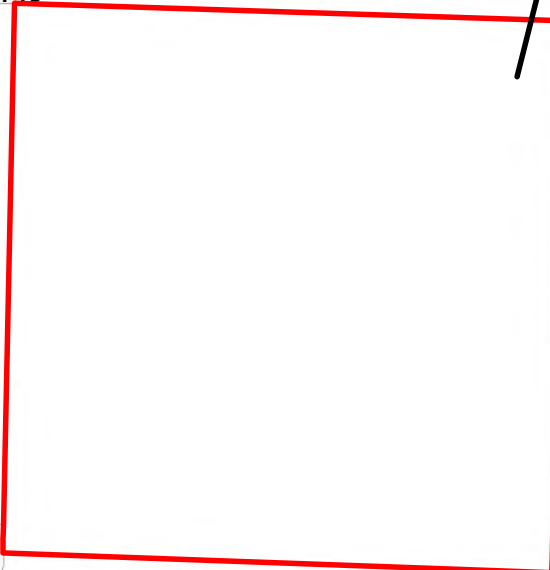


S'ul-hween X'pey (Elder Cedar) Nature Reserve Proposed Re-designation

SUBJECT PROPERTY
From: Parks 2 - (P2)
To: Ecological Protection - (EP)

SALISH SEA

SEC. 16



SEC. 17

WHALEBONE DR
90 88 86 84 82

RD

North Rd

TAIT RD

Tait Rd

DEGLEN RD Degnen Rd

