

GILSS input into changes to the Gabriola Island Official Community Plan

Housing

Goal is affordability, while looking at health and safety and while looking after the environment

Specifics:

- Allow clusters of tiny homes (on wheels or not) and larger ones up to a maximum total floor area per lot size for all lots (see the Mayne Island OCP)
- Create a blanket overall maximum house size in all zones
- Allow approved composting toilets, grey water systems and holding tanks, inspected in some way, as acceptable methods of waste disposal
- Apply the least stringent type of building code to tiny houses; don't set the bar too high so that people can't meet the minimum standards
- Apply enforcement to ensure minimum living standards

Farming

Points not specific to the OCP but that are part of the context that the Gabriola LTC should help put in place:

- It would help keep land in agricultural production if the Gabriola LTC would lobby the Island Trust and the provincial government to apply a triple property tax to landowners who don't farm land that was that was previously used for food production
- Although the calculation of when a landowner gets property tax relief for farm status has changed to be based on acreage instead of an across-the-board minimum sales, a lot of non-resident landowners grow hay to get the benefit of farm status, and the changed calculation is more costly to farmers who are actually farming on small plots of land. Instead, we'd like to see the Gabriola LTC lobby the Island Trust and the provincial government to reduce the farm status benefit for landowners that only produce animal feed and bedding

Specifics:

- Make it possible for multi-dwelling housing so that a group of people could purchase a property together to live on it and farm
- Encourage co-ops in the OCP to make farmland – and housing – more affordable
- Allow human waste production to be tied with use in farming in a circular system instead of requiring a specific amount of septic service per development
- Encourage landowners to covenant agricultural land in perpetuity (although we are not sure who would hold the covenant)

The Gabriola Island Land Stewards Society (GILSS) respectfully acknowledges that we are uninvited guests living and operating on the traditional, ancestral territory of the Snuneymuxw First Nation and other Coast Salish Peoples. We recognize their ongoing history, culture and traditions as careful stewards of the land and waters of the Gabriola Island area for millennia.