

Village of Queen Charlotte OCP and Bylaw Review Open House

April 29, 2017

Highlights, Policy Directions, and Choices



Purpose

The purposes of the open house were:

- 1) to receive community input on topics of interest being addressed in the Official Community Plan update, particularly matters of change;
- 2) to satisfy *Local Government Act* requirements for consultation in updating an Official Community Plan;
- 3) to provide information to the public about the recent Resident Satisfaction Survey and Marijuana Regulation Survey; and
- 4) to receive community input on additional topics related to the Zoning Bylaw

Open House Design

The open house event was designed to provide opportunity for learning, informal conversations with staff and elected officials, and collect information on public opinion on a wide variety of community issues.

Kiosk stations were set up with information on Official Community Plan topics, special topics such as the Marijuana Regulation Survey, and several Zoning Bylaw topics.

For each topic, the key question(s) were stated and citizens were offered an opportunity to “vote” their preference with a sticky dot. Preference choices were:

- Green dot = good idea
- Yellow dot =has potential
- Red dot = bad idea

Note: “voting” was informal and not controlled to ensure people didn’t vote more than once or not at all.

Posters provided a space for participants to write down their perceived pros and cons for each topic. Sticky notes were also provided for people to write other comments. Highlights of all written comments are summarized in this report.

We were also joined by the Northern Savings Credit Union who presented a newly released tiny house and float home loan and insurance program.

Jaunty background music, balloons, face painting for children, and food sales by the village’s youth program’s cookie monsters created a welcoming and festive atmosphere.



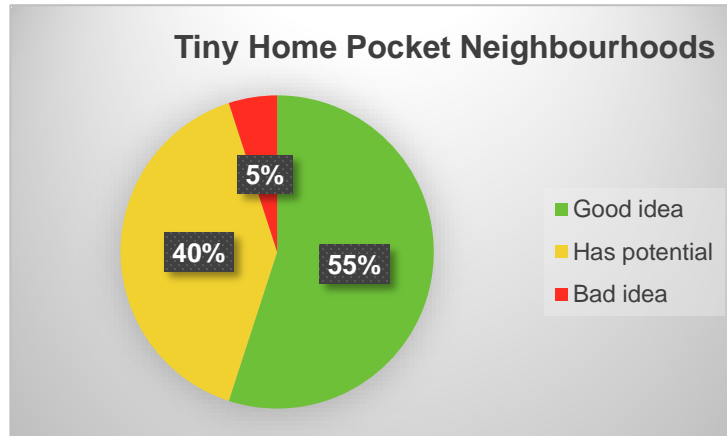
Short presentations on relevant topics of community interest and the Official Community Plan update were made by the Mayor, Lori Wiedman, CAO, and the consultant, James van Hemert.

An estimated 70 people participated, in addition to staff.

Summary Highlights

Residential Land Use

1. Tiny Home Pocket Neighbourhoods



Pros	Cons	Additional Comments
increased choice and additional income for homeowners	concerns over possible tax increases for owners of larger residential lots and questions about whether or not tiny homes are permanent or movable	reflected an interest in allowing tiny home neighbourhoods in more locations than just those shown on the map and in possible subsidy help from the Village

OCP policy direction options

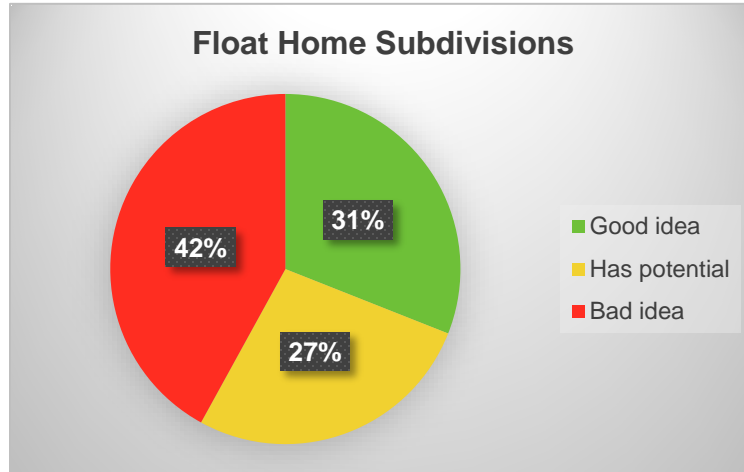
- No change; or
- Encourage tiny homes as infill development on existing developed lots where space permits and on vacant lots; and/or
- Encourage new planned tiny home neighbourhoods

Zoning bylaw options

- Clarify whether or not tiny homes may be permanent or movable or either. Note that many tiny homes are built on trailer chassis with wheels.
- If moveable homes are permitted, need to clarify the nature of sewer, water, and electrical hook ups. Property taxes may not apply to movable homes.
- Location of tiny home neighbourhoods: anywhere residential land use is identified in the OCP? Or, restrict to urban areas?
- Implementation question: permit tiny home neighbourhoods within existing residential zones or create a new tiny home zone district with its own unique standards?

Staff and consultant discussion notes: permanent preferred, not moveable; consider option of existing zones as well as a tiny home zone district with unique standards.

2. Float Home Subdivisions



Pros	Cons	Additional Comments
none identified	sea level rise and tsunami risks; parking, garbage pickup, bigger float launches	include bad anchor spots, water and sewer problems

OCP policy direction options

- Don't allow float homes, or
- Support float homes provided certain conditions are satisfied related to identified risks and access to services

3. Secondary Suites: Specifically allow for them in zoning

91% good idea

Cons: concern raised about possible change in property tax

OCP policy direction options

- No change; or
- Clearly state that secondary suites are supported

Zoning bylaw options

- Identify in which zones and under which conditions secondary suites are permitted. For example, are they in addition to the two principal residents, one or two?
- Establish standards of maximum size, parking? Separate entrance? Within residence, separate accessory building?

Staff and consultant discussion notes

- Consider requiring minimum parking of one space per residence

4. Rental Standards: Work with property owners to develop basic standards for rental accommodations

50% good idea; 35% has potential

Pros identified are more yearly rentals and access for rentals for youth on MCFD youth agreements

Written notes identified concern regarding controls to ensure locals aren't pushed out to accommodate visitors or seasonal workers

OCP policy direction options

- No change; or
- Support building maintenance bylaw; and/or
- Support standards for short term rentals

Zoning bylaw options

- Develop building maintenance bylaw
- Establish short term rental regulation in zoning bylaw

5. Tourist Accommodations: Allow vacation cottages and B&Bs to be in separate buildings

85% good idea

Cons related to the loss of long term rentals and the need to accommodate both short term and long term

OCP Policy direction options

- Short Term rental policy based on an appropriate balance of long and short term

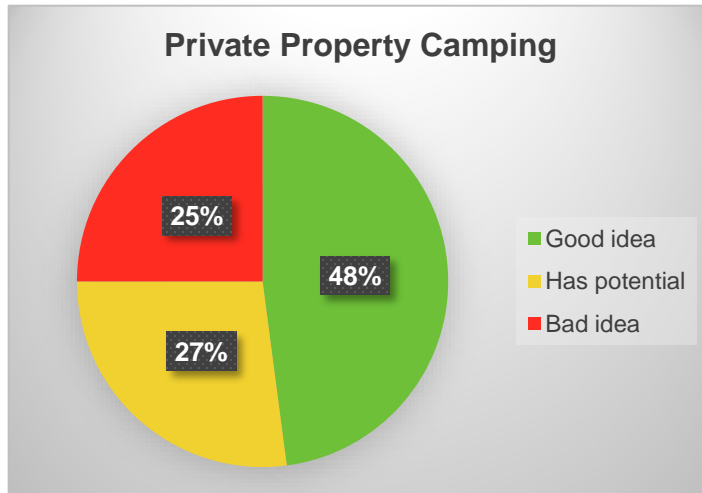
Zoning Bylaw options

- Establish short term rental regulations in zoning bylaw

Staff and consultant discussion notes

- Establish parking standards

6. Tourist accommodations: allow permitted private property camping in all zones except Resource Management (RM)



Cons identified include noise, aesthetic, and enforcement issues

OCP policy direction options

- No change; or
- Expand policy to allow for private property camping under certain conditions

Zoning bylaw options

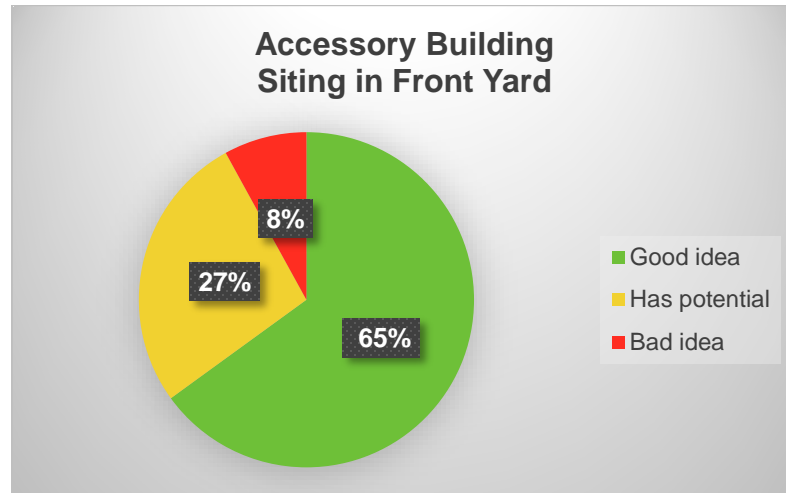
- No change; or
- Permit private property camping subject to a permit and appropriate site conditions

Staff and consultant discussion

- Village has conditions specified in the permit



7. Accessory building siting: Allow siting in front or side yard of a parcel and establish minimum setback requirements



Recognition in the written notes of participants that the additional scope will permit more accessory buildings, potentially save views; consider aesthetics for neighbours and views from major roads

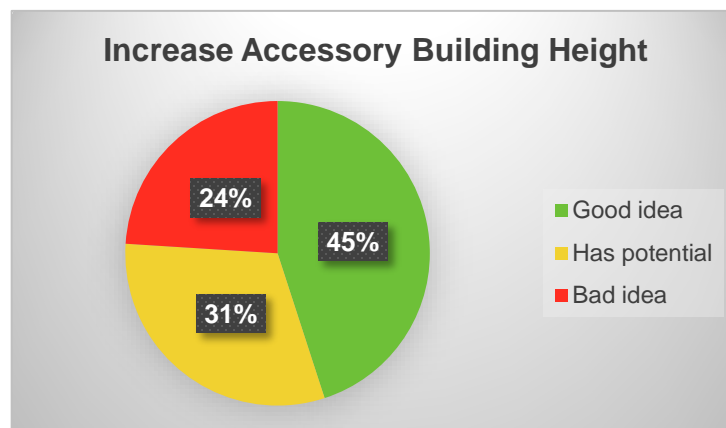
OCP policy direction options

- No change; or
- Recognize greater flexibility for accessory building locations

Zoning Bylaw options

- Establish setbacks for accessory building in front or side yards

8. Accessory building height: Increase height limit to 15 feet (4.57m) to accommodate a boat on a trailer (current limits heights to 11.8 feet (3.6 m))



Cons: possible obstructions to neighbours views

OCP policy direction options

- No change; or
- Recognize unique nature of community’s marine storage needs

Zoning bylaw options

- Permit greater height of accessory buildings
- Choice: consider greater setbacks in exchange for greater height

Staff and consultant discussion

- Note that maximum height for a principal building is 29 feet

9. Conservation style subdivisions: Homes grouped together and natural features such as streams, wetlands, and forests are preserved for the neighborhood to enjoy. Possible only in Rural Residential (RR) zone

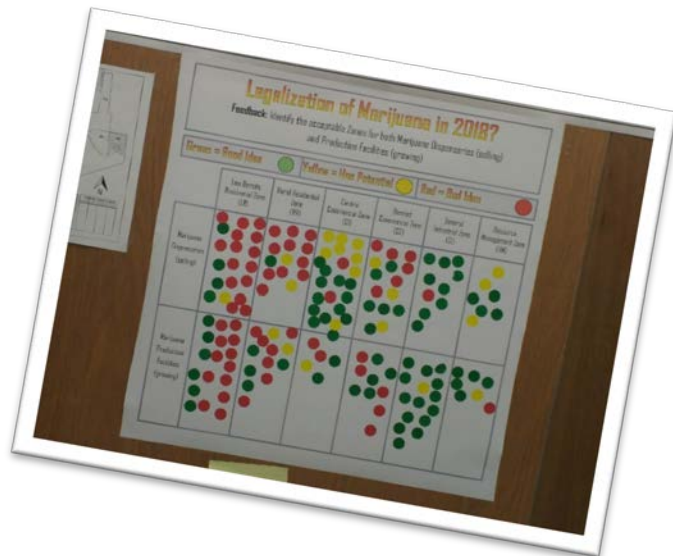
74% good idea; 24% has potential

OCP policy direction options

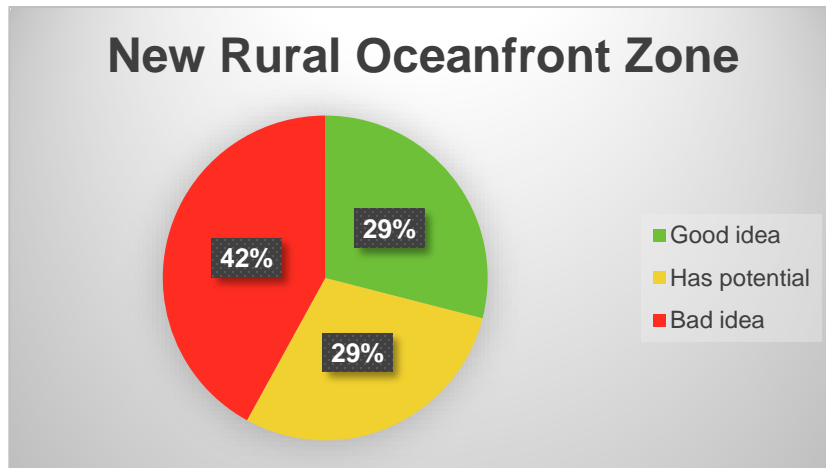
- No change; or
- Support clustered conservation style subdivision

Zoning bylaw options

- Modify RR to make density the prime directive and lot sizes flexible subject to set conservation set aside percentage



10. New Rural Oceanfront Zone: accommodate current non-conforming uses and allow oceanfront lots to be subdivided into lot sizes smaller than 1 hectare (2.4 acres) in the Rural Residential (RR) zone



Pros	Cons
need for more housing	related to sewer and water issues, sea level rise risk, and the cost of erosion protection

OCP policy direction options

- No change; or
- Support oceanfront zoning subject to certain minimum lot size, setback and minimum floor level standards

Staff and consultant discussion

- Include minimum lot size for septic, seek council direction

11. Commercial/Industrial Land Use: Require bicycle parking facilities for new or expanded commercial and industrial buildings

43% good idea; 45% has potential

Pros include the idea of covered bike racks to encourage sustainable transportation.

Written comments suggest a strong sentiment toward encouragement rather than mandating bike racks. Suggestion to provide communal rather than individual business bike racks.

OCP policy direction options

- No change; or
- Encourage bike racks as communal and individual facilities when conditions warrant

Zoning bylaw options

- Requirement for new bike racks for new or expanded business where no communal facilities exist

Staff and consultant discussion

- Bicycle Network Plan is currently being prepared and may influence this topic

12. Living in Commercial and Industrial Zones: To preserve our Village character and protect the current non-conforming residential properties in the Commercial and Industrial Zones, change the zoning to allow those single family dwellings to exist as the primary use

95% good idea

Cons single family use may detract from encouraging business and sprucing up the business core

13. Legalization of Marijuana in 2018

Marijuana Dispensaries:

- Strong opposition to dispensaries in residential areas: 76% of all bad idea votes across all land uses
- Support for central commercial (34% good idea) and general industrial (23% good idea) of all 'green' good idea votes across all land uses
- A few votes for has potential and good idea for dispensaries in Resource Management and split 50% on good idea and bad idea for blended commercial

Marijuana Production Facilities:

- Opposition to production in low density residential: 44% of all bad idea votes across all land uses
- Split good idea for facilities in Rural residential (35% good idea and 55% bad idea of all votes for this land use)
- Split opinion: good idea for central commercial (50% good idea or has potential; 50% bad idea)
- Strong good idea for General Industrial: 41% of all good idea votes across all land uses and 94% within this land use

Written concerns noted with respect to land consumed for grow ops rather than residential use, need for limitations on the number of pot plants for private use, limits on the number of production facilities, adequate security to prevent crime and break in and entry.

OCP policy direction options

- No change; or
- Support for dispensaries and production facilities

Zoning bylaw options

- Production facilities permitted in General Industrial and zones
- Dispensaries permitted in Central Commercial, General Industrial and Resource Management subject to security considerations, distance to schools, and distance to each other

Staff and consultant discussion

- Seek direction from Council for allowing production in rural residential and in C-2 Blended Commercial

14. **Riparian Setbacks:** To establish new riparian setbacks for watercourses within the Village. (The Village is not subject to the 15m (49.21ft) Provincial regulation and we can establish our own setback requirements for new construction in different zones)

Residential Zones:

52% good idea for a 5m set back in residential zone

Commercial & Industrial Zones:

76% good idea for a 15 m setback in commercial and industrial zones

Written comments

- Contextual ‘good idea’ that considers local conditions and the advice of a professional
- Concern expressed on the fairness to new development when most creeks in developed areas are culverted

OCP policy direction options

- Support setbacks based on professional assessment (i.e. site specific, not a one-size-fits-all setback)
- Establish Development Permit area guidelines that rely on professional assessment for new development of a particular size, e.g. subdivision of more than three lots, institutional, commercial, and industrial development of an ha or greater
- Establish Development Permit area guidelines as 5 m and 15 m and potentially vary based on professional advice

Staff and consultant discussion

Typically, biologists undertake these assessments; staff discussed the availability of these professionals on the island.

15. **Sewer Infrastructure:** Allow composting toilets in areas not serviced by the municipality sewer system (in compliance with Northern Health Authority regulations)

80% good idea

Written concern regarding proper installation, quality control and grey water pollutants

OCP direction options

- No change; or
- Proceed with policy supportive of composting toilets

16. **Bike Infrastructure for Commuting: To develop a Bicycle Network Plan through the community**

80% good idea; 20% has potential

Pros safe, sustainable transportation as an alternative to RVs; recommend long and wide trails.

Written notes on the challenge of accommodating bike lanes in tight spaces and safe mixing with pedestrians.

OCP policy direction options

- No change; or
- If more than one cycle path will be created, clarify as a ‘network’ in GHG section

17. **Climate Change: How should the Village address climate change issues such as rising sea levels?**

Comments with respect to mitigation:

- Move to renewable non-fossil fuel forms of energy production and transportation—ride sharing, transit

Comments with respect to adaptation:

- Address setbacks and minimum floor levels relative to sea level rise
- Review with other municipalities and the regional government sea level rise impacts to infrastructure and residential areas; develop a risk mitigation plan
- Develop risk mitigation planning

OCP policy direction options

- No change; or
- Undertake risk mitigation planning

18. **Your Ideas for the Future**

Summary of ideas:

- Sewer treatment
- View protection bylaws
- Safe access between hospital and downtown

- Agricultural livestock exemptions in industrial such as alpacas
- Manage community forest ourselves
- Dust concerns for residents in industrial area
- Establish operating hours between 7 am and 11 pm for industrial users
- Increase land supply for village development
- Promote tourism promote culture, a sense of place, and develop first class facilities that include more camp sites, harbor facilities for tourists, RV parking and facilities (toilets, showers, laundry), summer music program, expanded recreation facilities

OCP policy direction options

- Most items here relate to public expenditures or programs and fall outside the matters of bylaws
- Expanding the definition and policy on urban agriculture may make sense

19. Observations on agricultural use and zoning

- The matter of domestic animals in industrial zone raises the questions of appropriateness of use (is it a pet or livestock? And does it matter?) and questions of sufficient area for the number of animals –e.g. animal units per acre. For example, 1 alpaca per 6,000 sq. ft. and maximum 4 per acre.
- Agriculture is not per se incompatible with industrial uses, in fact, much agriculture, is industrial in nature—processing, packing.
- VQC Zoning bylaw defines agricultural use, but not livestock and urban farming, and makes no distinctions on type of livestock raised.

Zoning Bylaw options

- An exemption is not an option because a development variance permit may not vary use
- Define livestock and urban farming and clarify what type of animals may live in different zones; or
- Ignore the keeping of alpacas as the bylaw does not define livestock and an alpaca may be considered a pet

Staff and consultant discussion

- Seek council input on urban agriculture

