



Revised to include late items

**GALIANO ISLAND  
LOCAL TRUST COMMITTEE  
BUSINESS MEETING AGENDA  
TO COMMENCE AT 1:00 PM, MONDAY, APRIL 12, 2010  
AT THE SOUTH COMMUNITY HALL  
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C**

\*Approximate time is provided for the convenience of the public only and is subject change without notice.

	<b>Page #</b>	<b>*Approx. Time*</b>
<b>1. CALL TO ORDER</b>		1:00 pm
<b>2. APPROVAL OF AGENDA</b>		
<b>2.1 Questions on Agenda Items</b>		
<b>2.2 Town Hall Session</b>		
<b>3. COMMUNITY INFORMATION MEETING -none</b>		
<b>4. PUBLIC HEARING - none</b>		
<b>5. PREVIOUS MEETINGS</b>		1:20 pm
<b>5.1 Local Trust Committee Minutes for Adoption</b>		
5.1.1 Minutes of February 26, 2010 Special Meeting (attached)	<b>1</b>	
5.1.2 Minutes of March 15, 2010 Business Meeting (attached)	<b>8</b>	
<b>5.2 Public Hearing Records and Community Information Meeting Notes</b>		
5.2.1 February 26, 2010 Public Hearing Record (attached)	<b>19</b>	
5.2.2 March 15, 2010 Community Information Meeting Notes (attached)	<b>21</b>	
5.2.3 March 15, 2010 Public Hearing Record (attached)	<b>22</b>	
<b>5.3 Section 26 Resolutions-without-meeting - none</b>		
<b>5.4 Advisory Planning Commission - none</b>		
<b>6. BUSINESS ARISING FROM THE MINUTES</b>		1:40 pm
<b>6.1 Follow-up Action Report (attached)</b>	<b>24</b>	
<b>7. DELEGATIONS - none</b>		

<b>8.</b>	<b>CORRESPONDENCE</b> - none	
<b>9.</b>	<b>APPLICATIONS, PERMITS, BYLAWS AND REFERRALS</b>	2:00 pm
9.1	<b>GL-RZ-2010.1 (Kim Lenglet)</b> (attached)	<b>26</b>
----- <b>BREAK ( 15 minutes)</b> -----		
<b>10.</b>	<b>LOCAL TRUST COMMITTEE PROJECTS</b>	2:45 pm
10.1	<b>Official Community Plan (OCP) Review</b>	
10.1.1	Official Community Plan Review – Report (attached) (RK)	<b>31</b>
10.1.2	Minutes of the OCP Steering and Advisory Committees (attached) – for information	
10.1.2.1	March 7, 2010	<b>34</b>
10.1.2.2	March 14, 2010	<b>38</b>
10.2	<b>Draft Bylaw No. 207 cited as “Galiano Island Official Community Plan No. 108, 1995, Amendment No. 2, 2010” (RR/FH Community Facilities 1%)</b> (attached)	<b>40</b>
<b>11.</b>	<b>REPORTS</b>	3:15 pm
11.1	<b>Work Program Reports</b> - for Information	
11.1.1	Galiano Island Local Trust Committee Work Program - Report dated April, 2010 (attached)	<b>44</b>
11.1.2	Excerpt from the 2008-2011 Trust Council Strategic Plan (attached)	<b>49</b>
11.2	<b>Applications Report</b> - for information	
11.2.1	Galiano Island Applications Report dated April, 2010 (attached)	<b>52</b>
11.3	<b>Expense/Budget Reports</b> - for information	
11.3.1	Trustee and Local Expenses (attached)	<b>58</b>
11.3.2	Adopted LTC Budget 2009/2010 (attached)	<b>60</b>
11.4	<b>Bylaw Enforcement</b> -none	
11.5	<b>Policies and Standing Resolutions Report</b> (attached) – for information	<b>61</b>
11.6	<b>Galiano Island LTC Web Page for Review</b> (attached) – for information	<b>63</b>
11.7	<b>Chair’s Report</b>	
11.8	<b>Trustee Report</b>	

- |            |   |         |
|------------|---|---------|
| <b>12.</b> | <b>NEW BUSINESS</b>   | 4:00 pm |
|            | <b>12.1 Upcoming Meetings</b>   |         |
|            | 12.1.1 Local Trust Committee Business Meeting at<br>1:00 p.m. Monday, May 10, 2010 at the<br>South Community Hall |         |
| <b>13.</b> | <b>TOWN HALL MEETING</b>  | 4:00 pm |
| <b>14.</b> | <b>ADJOURNMENT</b>  | 4:45    |

**MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE SPECIAL MEETING  
HELD ON FRIDAY FEBRUARY 26, 2010 AT 1P.M.  
AT THE LIONS HALL, 912 BURRILL ROAD, GALIANO ISLAND**

<b>PRESENT:</b>	Sheila Malcolmson	Acting Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Gary Richardson	Planner
	Patricia Joyce	Minute Taker

There were approximately eighteen [18] members of the public present.

**1. CALL TO ORDER**

Chair Malcolmson called the meeting to order at 1pm. Introductions were made and the meeting introduced.

**2. APPROVAL OF AGENDA**

Chair Malcolmson asked for any additions to the agenda. The agenda was amended by adding:

- under item 3. Applicant Presentation; Planner re recent consultation with Applicant
- following 4.1 a recess will be taken
- under item 5.1 the Planner will present options
- following item 6.1 add item 6.2 Agriculture and Food Security; Advisory OCP Committee Referral Report
- following item 6.2 add item 6.3 Report on Review of Agriculture and Food Security Advisory OCP Committee referral Report by the OCP Review Steering Committee.
- following item 7.1. add item 7.2 Questions and Comments

The agenda as amended was approved by consensus.

**2.1 Town Hall Session**

No comments

**3. QUESTIONS ON PROPOSED BYLAWS NO. 204 AND 205  
APPLICANT'S PRESENTATION**

**Cindy Dobbe** made the presentation on behalf of the Looking Glass Foundation. She reviewed the goal of the Foundation, "to fund and operate a residential facility for youth and young adults affected by eating disorders". The facility will hold a maximum of 20 beds, mostly for females and for males as needed. Financial structure enables 12 of the beds to be "charity beds". Best practices for Eating Disorders will be followed. Currently Safety sprinklers are being installed in the building.

Planner Richardson reviewed the agencies comments regarding the application:

The Public were invited to comment. Comments were mostly in strong support of the application.

**One island resident** expressed concern regarding ground water resources.

The applicant commented that this is unlikely to increase substantially as the clients will be in a strictly monitored program, and will be educated regarding the use of water resources available on Galiano Island.

**Question** - Will the medical resources at the facility be sufficient? was a question indicating concern that the island's medical staff not become overburdened.

**Ms. Dobbe** said that their staff plan has a medical doctor 4 days per week, and that these days would cover the days of the island physician's time off. This doctor would also be available for emergency treatment of Galiano residents as needed. A Registered nurse and a Licensed Practical Nurse will also be employed giving 24/7 coverage between the two positions; it is expected that medical students will be present at times.

**Question** - Which direction will clients be taken in medical emergencies?

**Ms. Dobbe** answered that their destination would be Victoria as Galiano is within the VIHA's area.

Trustee Decario asked the applicant to comment on permitting; do they want to hold back or proceed to rezoning.

**Ms. Dobbe** wants the rezoning process to continue. She indicated that she intends to work toward a good working relationship with the Provincial Government.

The owner of the property adjacent to the site of the facility also expressed concerns regarding water, and safety.

**Ms. Dobbe** invited him to attend at the facility when education is scheduled for the clients and mentioned that the clients will not be out unattended at any time.

**A Galiano resident** commented that there may be a hiatus in the Galiano Doctor position [as our current physician is leaving at the end of May], however he would urge the LTC to proceed with rezoning without delay.

The amendment proposed by the APC to change the zone designation would incur a delay as a further hearing would be required.

The neighbour [see above] commented that his land is designated for Agricultural use. He asked what would be the impact if he is burning slash. It was noted that burning is not allowed adjacent to a Community Facility. However, he has no wish to hold up the application.

A comment was made that government is not allowed to say "non-profit" – that the focus must be on the activity to be carried out on land, and not on the operator's motive.

#### **4. PUBLIC HEARING**

##### **4.1 Proposed Bylaw No. 204 and No. 205 (Looking Glass Foundation)**

See separate Public Hearing Record of same date.

\*Note – A ten minute recess was taken.

#### **5. APPLICATIONS, PERMITS, BYLAW & REFERRALS.**

##### **5.1 GL-RZ-2009.1 (Looking Glass Foundations)**

5.1.1 Proposed Bylaw No.204 cited as “Galiano Island Official community Plan Bylaw No. 108, 1995, Amendment No. 2, 2009 for further consideration

The Planner indicated options:

Chair Malcolmson asked if there were any further process questions from the Trustees.

Trustee Pottle indicated she was in favour of proceed with the proposed Bylaws and dealing the issue of the zoning designation.

Trustee Decario noted the broad support for the application; also that concerns of speakers were well addressed e.g. the medical advantages for the Galiano community. The location is no problem for her.

Trustee Decario suggested:

- making an amendment to remove "non-profit";
- land use designation has no effect on the application;
- water use will not increase substantially.
- proceed with the proposed Bylaws.

Chair Malcolmson asked Planner Richardson how he would advise the Trustees as they consider proposed Bylaw No.204.

Planner Richardson replied referring to Schedule 1, 4.3, 1)a) that the words "managed non-profit organizations" should be deleted, and 1a) will read "The principal use shall be health facilities for the treatment of eating disorders."

Resolution GL-LTC-009-10

It was Moved and Seconded that the Galiano Island Local Trust Committee amend proposed Bylaw No. 204, Schedule 1: 4.3, 1) a) by removing the words "managed by non-profit organizations".

**CARRIED**

Resolution GL-LTC-010-10

It was Moved and Seconded that the Galiano Island Local Trust Committee Proposed Bylaw No. 204 cited as "Galiano Island OCP Bylaw No. 108, 1995" as amended be given Second Reading.

**CARRIED**

Resolution GL-LTC-011-10

It was Moved and Seconded that the Galiano Island Local Trust Committee Proposed Bylaw No. 204, cited as "Galiano Island OCP Bylaw No.108, 1995" as amended be given Third Reading.

**CARRIED**

Resolution GL-LTC-012-10

It was Moved and Seconded that the Galiano Island Local Trust Committee proposed Bylaw No. 204 cited as "Galiano Island OCP Bylaw No.108, 1995" as amended be referred to the Executive Committee of the Islands Trust and to the Minister of Community and Rural Development for approval consideration.

**CARRIED**

- 5.1.2 Proposed Bylaw No. 205 cited as "Galiano Island Land Use Bylaw no. 127, 1999, Amendment No. 1, 2009, for further consideration

Resolution GL-LTC-013-10

It was Moved and Seconded that the Galiano Island Local Trust Committee proposed Bylaw No. 205, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.1, 2009" be given Second Reading.

**CARRIED**

Resolution GL-LTC-014-10

It was Moved and Seconded that the Galiano Island Local Trust Committee proposed Bylaw No. 205, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.1, 2009" be given Third Reading.

**CARRIED**

Resolution GL-LTC-015-10

It was Moved and Seconded that the Galiano Island Local Trust Committee Proposed Bylaw No. 205, cited as "Galiano Island Land Use ByLawNo.127,1999, Amendment No.1, 2009" be referred to the Executive Committee the Islands Trust.

**CARRIED**

Resolution GL-LTC-016-10

It was Moved and Seconded that the Galiano Island Local Trust Committee refer the recommendations of the Advisory Planning Commission, (February 3, 2010) to staff for review and consideration of a new land use designation in the Official Community Pan review such as Health and Education.

**CARRIED**

These resolutions will be brought before the Trust Executive next Tuesday, March 2, 2010, and if approved will be sent to the Minister of Community and Rural Development and if approved will come back to the LTC for final approval.

**6. LOCAL TRUST COMMITTEE PROJECTS**

**6.1 Transportation Advisory Committee OCP Referral Report, Part 1**

To be received and to provide direction to staff

**6.2 Agriculture and Food Security Advisory Committee Report**

To be received and to provide direction to staff

**6.3 Report from Steering Committee - Review of Agriculture and Food Security Advisory Committee Report**

To be received and to provide direction to staff

Trustee Decario indicated that she and Trustee Pottle are delighted to receive these reports.

## Resolution GL-LTC-017-10

It was Moved and Seconded that the Galiano Island Local Trust Committee receive the above listed reports and direct staff to review each report and report back to the Local Trust Committee with comments.

**CARRIED**

### **7. New Business**

#### **7.1 Presentation - observation wells and groundwater levels by Pat Lapcevic - Ministry of Environment, Water Stewardship Division.**

Chair Malcolmson welcomed Ms. Lapcevic and thanked her for coming to speak to the LTC.

Ms. Lapcevic gave a summary of her work with the Water Stewardship Division; she works in the areas of Surface Water and Water Protection, which includes checking levels in the 2 observation wells on Galiano, and has responsibility for implementing education programs for owners and drillers. In addition Ms. Lapcevic studies the Priority Aquifers in her area checking water levels every 100 days.

A discussion document issued by her office is titled An Introduction to the regulation of the use of Groundwater.

Information about the work of the Water Stewardship Division can be found at [www.env.gov.bc.ca/main/divisions.html#wsd](http://www.env.gov.bc.ca/main/divisions.html#wsd)

Chair Malcolmson thanked Ms Lapcevic for attending and for her useful and interesting presentation. Ms Lapcevic answered a number of questions and provided various brochures on Water to those present.

### **8. Town Hall Meeting**

A member of the public asked what the staff look for in the reports.

Planner Richardson gave an explanation of staff's roll in the OCP review.

**Michael Hoebel**, Chair of the OCP Steering Committee, informed the Trustees that they will receive a final report on Part 1 of the Transportation Advisory Committee Report after Sunday, March 7th Steering Committee meeting. He also explained the overview format reviewers are using for all the advisory reports.

**9. Adjournment**

The Next meeting of the Galiano Island Local Trust Committee will be held on March 15<sup>th</sup>, 2010.

The Meeting adjourned at 4.15pm.

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**RECORDER**

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**CHAIR**

**Minutes Subject To  
Approval By  
Local Trust Committee**

# DRAFT

**MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE MEETING  
HELD ON MONDAY, MARCH 15, 2010 AT 1:00 PM  
AT THE SOUTH ISLAND COMMUNITY HALL,  
GALIANO ISLAND, B.C.**

<b><u>PRESENT:</u></b>	Gary Steeves	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Robert Kojima	Island Planner
	Gary Richardson	Island Planner
	David Millership	Recording Secretary

There were approximately thirteen (13) members of the public present.

## 1. CALL TO ORDER

Chair Steeves called the meeting to order at 1:05 p.m. Introductions were made and the meeting introduced.

## 2. APPROVAL OF AGENDA

Chair Steeves asked for any additions or changes to the agenda. Additions, changes and/or notes were as follows:

- *Added Item 10.3 OCP Review Reports*
- *Added Item 12.4 New First Nations Penelakut Band Chief*

The agenda was approved as amended by consent.

### 2.1 Questions on Agenda Items

None

### 2.2 Town Hall Session

Chair Steeves opened the meeting to the public for comments.

**Gary Coward** stated concern regarding bylaw enforcement on Galiano. Mr. Coward then asked the status of the RR/FH community facilities 1% issue in relation to land acquisition and density for affordable housing in the Georgia View Road area.

Trustee Decario responded that the Galiano Island Local Trust Committee (GLLTC) resolved on February 8, 2010 to direct Staff to prepare an Official Community Plan (OCP) amendment to deal with the 1% issue by reducing the minimum parcel size.

Trustee Decario then stated that associated density and Land Use Bylaw (LUB) issues would depend on various factors such as whether or not road paving is necessary and that such factors would be worked out and addressed during process.

**Jack Payne** asked why Georgia View Road is locked where the affordable housing lot is and who has the key to the lock?

Planner Richardson responded that it is a public road.

Chair Steeves responded that the issue would be addressed during process.

### **3. COMMUNITY INFORMATION MEETING**

See separate Community Information Meeting minutes dated March 15, 2010.

### **4. PUBLIC HEARING**

See separate Public Hearing Meeting minutes dated March 15, 2010.

### **5. PREVIOUS MEETINGS**

#### **5.1 Local Trust Committee Minutes for Adoption**

##### **5.1.1 Minutes of February 8, 2010 LTC Business Meeting**

Amendments:

*Page 5 – Item 10.2 title – replace “No. 106” with “No. 206”*

*Page 7 – Item 11.8 first paragraph – add “OCP” before “budget”*

The Minutes of February 8, 2010 LTC Business Meeting were approved as amended by consent.

##### **5.1.2 Minutes of February 26, 2010 LTC Special Meeting**

Pending – not yet received.

#### **5.2 Public Hearing Records and Community Information Meeting Notes**

##### **5.2.1 February 26, 2010 Public Hearing Record**

Pending – not yet received.

#### **5.3 Section 26 Resolutions-without-meeting**

None

#### **5.4 Advisory Planning Commission**

5.4.1 Draft Advisory Planning Commission Meeting Minutes of February 3, 2010

Received by virtue of being on the agenda.

### **6. BUSINESS ARISING FROM THE MINUTES**

#### **6.1 Follow-up Action Report**

Planner Richardson and Planner Kojima provided information.

### **7. DELEGATIONS**

None

### **8. CORRESPONDENCE**

None

Chair Steeves introduced attendee Ken Hancock, Capital Regional District (CRD) Director Southern Gulf Islands.

There was some discussion regarding affordable housing, the CRD Regional Housing Trust Fund, roadwork and CRD and The Islands Trust interaction.

### **9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

#### **9.1 GL-RZ-2010.1 (Kim Lenglet)**

Planner Richardson provided information.

The applicant is requesting that Land Use Contract (LUC) G70321 be discharged from nineteen (19) lots – the LUC applies to a total of forty (40) lots within four separate plans.

Jack Payne, a lot owner included in the application, provided information.

Dianne Leronde, a lot owner included in the application, provided information.

There was some discussion regarding the potential consequences of discharging the LUC as well as the possible inclusion in the application of the remaining twenty-one (21) lots.

Resolution GL-LTC-018-10

It was Moved and Seconded that the Galiano Island Local Trust Committee instruct staff to prepare a bylaw that would discharge Land Use Contract G70321 from lots subject to application GL-RZ-2010.1 and that the Galiano Island Local Trust Committee instruct staff to have a covenant prepared that would limit the number of dwellings and cottages on split zoned lots subject to application GL-RZ-2010.1 to one dwelling and one cottage per lot.

**CARRIED**

Resolution GL-LTC-019-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to contact applicant GL-RZ-2010.1 and if appropriate contact the property owners not covered by application GL-RZ-2010.1 to determine whether or not they wish to be added to application GL-RZ-2010.1 and seek response within thirty days.

**CARRIED**

*Note: there was a break at 2:30 p.m. and the meeting reconvened at 2:45 p.m.*

**10. LOCAL TRUST COMMITTEE PROJECTS**

**10.1 Official Community Plan (OCP) Review**

10.1.1 Official Community Plan Review – GIPRC Submission Report

Planner Kojima provided information from Staff Report dated March 5, 2010 Re: OCP Review – Galiano Island Parks and Recreation Commission (GIPRC) Correspondence.

There was discussion regarding staff's comments in relation to GIPRC comments and suggestions concerning the Galiano OCP.

Resolution GL-LTC-020-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to make revisions to the Draft Official Community Plan as recommended in the staff report dated March 5, 2010 except for number two (2) and number three (3) and include number nine (9) as an advocacy policy.

**CARRIED**

10.1.2 Revised Subdivision Potential Map

The revised subdivision potential map was received.

10.1.3 Minutes of the OCP Steering and Advisory Committees

10.1.3.1 January 3, 2010

Minutes of the OCP Steering and Advisory Committees are received by virtue of being on the agenda.

10.1.3.2 January 17, 2010

Minutes of the OCP Steering and Advisory Committees are received by virtue of being on the agenda.

10.1.3.3 January 31, 2010

Minutes of the OCP Steering and Advisory Committees are received by virtue of being on the agenda.

**10.2 Galiano Island Proposed Bylaw No. 206 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” GHG Emissions Reductions.**

Resolution GL-LTC-021-10

It was Moved and Seconded that the Galiano Island Local Trust Committee amends Proposed Bylaw No. 206, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” schedule 1 by deleting the words “refers to” and replacing them with the words “mitigation and adaptation is the result of” in the first sentence of the first paragraph under 4.3.

**CARRIED**

Resolution GL-LTC-022-10

It was Moved and Seconded that the Galiano Island Local Trust Committee amends Proposed Bylaw No. 206, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” by inserting the words “and adaptation” after the words “climate change mitigation” in the last sentence of the last paragraph of schedule 1.

**CARRIED**

Resolution GL-LTC-023-10

It was Moved and Seconded that the Galiano Island Local Trust Committee read Proposed Bylaw No. 206, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” as amended a second time.

**CARRIED**

Resolution GL-LTC-024-10

It was Moved and Seconded that the Galiano Island Local Trust Committee read Proposed Bylaw No. 206, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” a third time.

**CARRIED**

Resolution GL-LTC-025-10

It was Moved and Seconded that the Galiano Island Local Trust Committee refer Proposed Bylaw No. 206, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” to the Islands Trust Executive Committee for approval.

**CARRIED**

Resolution GL-LTC-026-10

It was Moved and Seconded that the Galiano Island Local Trust Committee refer Proposed Bylaw No. 206, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” to the Minister of Community and Rural Development for approval.

**CARRIED**

### 10.3 OCP Review Reports

#### Resolution GL-LTC-027-10

It was Moved and Seconded that the Galiano Island Local Trust Committee receive the Galiano OCP Review Steering Committee report named *Overview and Comments on the Final Report of the Agriculture and Food Security Advisory Committee* dated February 23, 2010.

**CARRIED**

#### Resolution GL-LTC-028-10

It was Moved and Seconded that the Galiano Island Local Trust Committee receive the Galiano OCP Review Steering Committee report named *Overview and Comments on the Final Report of the Affordable Housing Advisory Committee* dated March 11, 2010.

**CARRIED**

#### Resolution GL-LTC-029-10

It was Moved and Seconded that the Galiano Island Local Trust Committee receive the Galiano OCP Review Affordable Housing Advisory Committee report named *Galiano OCP Affordable/Community Housing Final Report* dated March 2010.

**CARRIED**

#### Resolution GL-LTC-030-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to review and report on the Galiano OCP Review Affordable Housing Advisory Committee report named *Galiano OCP Affordable/Community Housing Final Report* dated March 2010 and all future advisory committee reports.

**CARRIED**

## 11. REPORTS

### 11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated March 2010.

Provided for information purposes only.

11.1.2 Excerpt from the 2008-2011 Trust Council Strategic Plan

Provided for information purposes only.

## **11.2 Applications Report**

11.2.1 Galiano Island Applications Report dated March 2010

Planner Richardson provided information.

## **11.3 Expense/Budget Reports**

11.3.1 Trustee and Local Expenses

Provided for information purposes only.

Planner Kojima stated that the GLLTC is required to submit all outstanding OCP receipts by March 31, 2010.

11.3.2 Adopted LTC Budget 2009/2010

Provided for information purposes only.

## **11.4 Bylaw Enforcement**

None

## **11.5 Policies and Standing Resolutions Report**

Provided for information purposes only.

## **11.6 Galiano Island LTC Web Page for Review**

Amendments:

*Replace* – subdivision potential map with revised map.

*Add* – affordable housing staff report.

*Add* – transportation, agriculture and affordable housing advisory committee reports.

Planner Richardson will update the page and add all other advisory committee reports as they are received.

## **11.7 Chair's Report**

Chair Steeves stated that Trust Council will meet on March 23, 24 and 25, 2010 on Hornby Island and must adopt a budget. Chair Steeves stated that all Trust Council sessions would be open to the public except one short in camera meeting.

## **11.8 Trustee Report**

Trustee Pottle stated that she attended a meeting in Ladysmith on February 15, 2010 with the First Nations Penelakut Band, that she will be attending Trust Council on March 23, 24 and 25, 2010 on Hornby Island, that the Looking Glass Foundation Proposed Bylaw(s) was approved by Trust Council and has now been referred to the Ministry of Community and Rural Development for approval, and that she has been attending as many meetings as possible.

Trustee Decario stated that she attended a meeting in Ladysmith on February 15, 2010 with the First Nations Penelakut Band, that she attended a CRD meeting, that she will be attending Trust Council on March 23, 24 and 25, 2010 on Hornby Island, and that she is perturbed by the fact that "stop work" orders issued by building inspectors are being ignored.

## **12. NEW BUSINESS**

### **12.1 Upcoming Meetings**

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, April 12, 2010 at the South Community Hall

The meeting is scheduled as stated.

12.1.2 Scheduling of Special Meetings for OCP Review

Planner Kojima will look at dates and make some suggestions.

### **12.2 Trust Fund Board Sensitive Ecosystem Booklet**

Chair Steeves stated that the Islands Trust Fund has created a booklet called "A Sensitive Ecosystem Guide" and that the booklet is available for purchase at a cost of ten dollars (\$10.00). Chair Steeves then stated that variations of the booklet in PDF format would be available for download via the Islands Trust website.

Resolution GL-LTC-031-10

It was Moved and Seconded that the Galiano Island Local Trust Committee purchases thirty copies of “A Sensitive Ecosystem Guide” from the Islands Trust Fund.

**CARRIED**

**12.3 RCMP Response re: Call Volume on Galiano Island**

Resolution GL-LTC-032-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to invite the Southern Gulf Islands Royal Canadian Mounted Police Detachment Commander to a Galiano Island Local Trust Committee Meeting to discuss call volume statistics and Royal Canadian Mounted Police services in the community.

**CARRIED**

**12.4 New First Nations Penelakut Band Chief**

Resolution GL-LTC-033-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to write a letter to Chief Wilber Jack of the First Nations Penelakut Band which congratulates him on becoming Chief and states that the Galiano Island Local Trust Committee looks forward to any future dealings.

**CARRIED**

**13. TOWN HALL MEETING**

Chair Steeves opened the meeting to the public for comments.

**Ron Taylor** stated support for receiving Galiano call data information from the Royal Canadian Mounted Police (RCMP) in the form of per capita comparisons to other Southern Gulf Islands and the identification of types of calls. Mr. Taylor then stated that he would submit suggested subdivision potential map replacement revisions to Michael Hoebel.

**Michael Hoebel** asked if the Steering Committee and Advisory Committee final reports would be added to the website.

Chair Steeves responded that the reports would be added upon receiving by the GLLTC.

**Doug Latta** stated support for a renewed builder/owner building permit program for the reason that it would enable more affordable housing and encourage greener building techniques – the way the permit system is setup now makes building very costly and onerous and does not encourage alternative energy sources.

There was some discussion regarding the British Columbia Building Code as well as types of occupancy permits.

#### **14. ADJOURNMENT**

Resolution GL-LTC-034-10

It was Moved and Seconded that the meeting be adjourned at approximately 5:20 p.m.

**CARRIED**

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**RECORDER**

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**CHAIR**

MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE PUBLIC HEARING  
REGARDING PROPOSED BYLAW NOS. 204 AND 205  
HELD ON FRIDAY, FEBRUARY 26, 2010 AT 1:00 PM  
AT THE GALIANO LIONS PARK SOCIETY, GALIANO ISLAND, B.C.

<b>PRESENT:</b>	Sheila Malcolmson	Acting Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Gary Richardson	Planner
	Patricia Joyce	Minute Taker

There were approximately eighteen [18] members of the public present.

Chair Malcolmson called the meeting to order at 1:20 p.m. and introduced the panel.

Chair Malcolmson read the formal statement describing the purpose and guidelines for the public hearing, citing the bylaws. She reiterated that the purpose of the public hearing is to listen to the views of individuals.

**4.1 Proposed Bylaw No. 204 and No. 205 (Looking Glass Foundation)**

Planner Richardson read the Notice of Public Hearing; the Notices of the meeting posted; the Proposed Bylaws, and listed the agency referrals and responses.

Chair Malcomson opened the floor to the public for comments.

**Andrew Loveridge** said he is strongly in favour of these Bylaws and urges rapid passing of them without delay.

**Michael Hoebel** is in full support of the proposed bylaws and the changes indicated.

**Anne Keefer** has working experience with eating disorders and considers this application a great opportunity to enrich the Galiano Community.

**Cheryl Bastedo** expressed her support of the proposed Bylaws.

**Diana Lilly** expressed support of the proposed Bylaws.

**Bowie Keefer** expressed a welcome for the proposed facility, commenting that its operation will add critical mass to the community and diversity in, and an increase in the medical staff. He also stated that its operation year round is very healthy for the Galiano economy.

**Simon Crawley**, owner of the adjacent property to the site of the proposed facility said he is happy with the proposed bylaws.

**Gwilym Smith** expressed support for the project.

**Wendy Lloyd** read aloud a submission on behalf of Fay Oko.

Chair Malcolmson called three times for public submissions; there being none the Chair declared the Public Hearing closed.

Chair Malcolmson declared that no further written submissions would be accepted.

The Public Hearing was adjourned at approximately 2:00 p.m.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.**

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**RECORDER**

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**CHAIR**

**MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE  
COMMUNITY INFORMATION MEETING  
HELD ON MONDAY, MARCH 15, 2010 AT 1:20 PM  
AT THE SOUTH ISLAND COMMUNITY HALL,  
GALIANO ISLAND, B.C.**

<b><u>PRESENT:</u></b>	Gary Steeves	Chair
	Sandy Pottle	Local Trustee
	Louise Decario	Local Trustee
	Robert Kojima	Island Planner
	Gary Richardson	Island Planner
	David Millership	Recording Secretary

There were approximately thirteen (13) members of the public present.

Chair Steeves called the meeting to order at 1:20 p.m. Introductions were made and the meeting introduced.

**3.1 Proposed Bylaw No. 206 (Greenhouse Gas Emissions Reduction)**

Planner Kojima provided information and stated that Galiano is in the process of updating its Official Community Plan (OCP) to be consistent with provincial greenhouse gas (GHG) emissions legislation – provincial legislation is mandating a thirty-three percent (33%) reduction in GHG emissions by 2020.

Chair Steeves opened the meeting to the public for comments.

None

The meeting was adjourned at approximately 1:25 p.m.

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**RECORDER**

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**CHAIR**

**MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE PUBLIC HEARING  
HELD ON MONDAY, MARCH 15, 2010 AT 1:25 PM  
AT THE SOUTH ISLAND COMMUNITY HALL,  
GALIANO ISLAND, B.C.**

<b><u>PRESENT:</u></b>	Gary Steeves	Chair
	Sandy Pottle	Local Trustee
	Louise Decario	Local Trustee
	Robert Kojima	Island Planner
	Gary Richardson	Island Planner
	David Millership	Recording Secretary

There were approximately thirteen (13) members of the public present.

Chair Steeves called the meeting to order at 1:25 p.m. Introductions were made.

Chair Steeves gave notice and stated the meeting rules and guidelines.

**4.1 Proposed Bylaw No. 206 (Greenhouse Gas Emissions Reduction)**

Planner Kojima identified Proposed Bylaw No. 206 and stated that all required notices in relation to this meeting were published in time.

Planner Kojima stated that Proposed Bylaw No. 206 was referred to the Ministry of Community and Rural Development as well as First Nation Bands.

Planner Kojima outlined meeting procedures regarding public submissions and stated that no written referral comments associated with Proposed Bylaw No. 206 were received. Planner Kojima stated that it is standard procedure for written referral comments, if received to be stored in a public submissions binder that is available for the public to read at anytime upon request.

Chair Steeves opened the meeting to the public for comments.

**Doug Latta (1029 Montague Road)** stated support for increased density.

**Dianne Leronde (92 Thorburn Place)** asked how GHG emissions reduction targets are being quantified.

Planner Kojima responded that it is a challenge to quantify GHG emissions but that government will be developing a method for establishing baseline data.

The meeting was adjourned at approximately 1:30 p.m.

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**RECORDER**

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**CHAIR**



# Islands Trust

## Follow Up Action Report w/ Target Date

### Galiano Island Oct-19-2009

No.	Activity	Responsibility	Target Date	Status
1	Staff to prepare a bylaw contraventions and penalty schedule for the LUBs under the jurisdiction of the LTC to be included in the Islands Trust Council Bylaw Notice Enforcement Bylaw for consideration at the next LTC meeting	Miles Drew	Oct-30-2009	On Going

### Dec-14-2009

No.	Activity	Responsibility	Target Date	Status
2	MIWSS Septic System Workshop - Saturday May 1, 2010. LTC will pay 100.00 for final report.	Gary Richardson	Dec-23-2009	On Going

### Feb-08-2010

No.	Activity	Responsibility	Target Date	Status
3	Staff to report to LTC with criteria for considering land use changes in OCP review	Robert Kojima	Mar-31-2010	Done

4	Staff to draft an OCP amendment that will reduce the minimum size required for RR/FH Community Facilities 1% land from 2 ha.	Gary Richardson	Mar-30-2010	Done
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### Feb-26-2010

No.	Activity	Responsibility	Target Date	Status
5	Agriculture and Food Report and Transportation report to be reviewed by staff.	Robert Kojima	Apr-21-2010	On Going

### Mar-15-2010

No.	Activity	Responsibility	Target Date	Status

6	Proposed bylaw 206 (Climate change) to be forwarded to EC and Minister for approval	Robert Kojima	Mar-31-2010	Done
7	Galiano Island Parks and Recreation Commission OCP comments: Draft OCP to include recommendations of staff report, except #s 2 and 3 and include an advocacy policy for #9.	Robert Kojima	Mar-31-2010	Done
8	Update webpage by: replacing subdivision potential map with updated version, posting OCP staff report, and adding advisory committee final reports.	Kathy Jones Robert Kojima	Mar-19-2010	Done
9	Staff to Review dwelling and cottage numbers from Wildfire protection plan mapping and compare to census and assessment data	Robert Kojima	Mar-31-2010	Done
10	Staff to review and comment on Affordable Housing Advisory Group final report recommendations	Robert Kojima	Apr-21-2010	On Going
11	Staff to schedule special LTC meetings to review advisory group recommendations	Robert Kojima Sharon Lloyd-deRosario	Mar-31-2010	Done
12	Staff to determine status of gated portion of Georgia View Road.	Gary Richardson	Mar-29-2010	On Going
13	Minutes of February 8, 2010 adopted as amended.	Sharon Lloyd-deRosario	Mar-29-2010	Done
14	GL-RZ-2010.1 - LUC amendment application. Staff to prepare a draft bylaw wthat would discharge LUC from lots subject to application.	Gary Richardson	Mar-30-2010	Done
15	GL-RZ-2010.1 - LUC amendment application. Staff to prepare a draft covenant that would permit only one cottage and one dwelling on split zoned lots subject to the application.	Gary Richardson	Apr-30-2010	On Going
16	GL-RZ-2010.1 - LUC amendment application. Staff to contact applicant to determine if other property owners subject to the LUC should be contacted to determine if they want to be party to the application.	Gary Richardson	Mar-30-2010	Done
17	LTC to purchase thirty (30) copies of "A Sensitive Ecosystem Guide".	Nancy Roggers	Mar-29-2010	On Going
18	Staff to request RCMP Commander to LTC meeting to discuss call statistics.	Gary Richardson	Mar-30-2010	Done
19	Staff to draft letter to Chief Wilber Jack to congradulate him on becoming chief.	Gary Richardson	Mar-30-2010	On Going

8.1

Late Item

**Kathy Jones**

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**From:** Louise Decario [ldecario@islandstrust.bc.ca]  
**Sent:** April-09-10 9:30 AM  
**To:** Robert Kojima; Gary Richardson; Kathy Jones  
**Cc:** Gary Steeves; Sandy Pottle  
**Subject:** Fw: OCP LTC meetings

Is it possible to add this email as a late item of correspondence at Monday's LTC meeting? Louise

----- Original Message -----

**From:** [Roger & Lisa Pettit](#)  
**To:** [Gary Steeves](#) ; [Louise Decario](#) ; [Sandy Pottle](#)  
**Sent:** Thursday, April 08, 2010 8:59 PM  
**Subject:** OCP LTC meetings

Hi Everyone,

I notice that you have scheduled four meetings to review OCP material and, maybe, to gather some public input. I find it a little disturbing that all four meetings are in the South-end and are scheduled for between 1 pm and 5 pm. I guess that is a good way to ensure that the same people who routinely come to LTC meetings will be the only ones attending. I cannot guarantee that more people would attend if some of the meetings were scheduled for a different time or place, but the one sure way that working people will not attend is to schedule them all during the day when they will be at work. I know it is more convenient for "staff". I am becoming more and more convinced that what passes for local government in our community is all about creating jobs for and satisfying staff -- served with a huge dose of tokenism. As much as I would like to take part, if it rains I will likely attend the meetings, otherwise I will likely be planting.

Roger

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09/04/2010



# STAFF REPORT

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March 31, 2010

**File No.:** GL-RZ-2010.1

**To:** Galiano Island Local Trust Committee  
Prepared for April 12, 2010 LTC Meeting

**From:** Gary Richardson  
Island Planner  
Local Planning Services

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**Re:** **Application to Discharge Land Use Contract G70321 from Lots 2,4,6,9,15,16,18,19,21, Plan 36330, DL 29 and Lots 1,2,5,7,8, Plan 30670, DL 29 and Lots 1,2,8,9,10, Plan 35698, DL 15, Galiano Island.**

**Owner:** Various  
**Applicant:** Kim Lenglet  
**Location:** Georgia View/Sticks Allison Road area.

## Supplementary Report

### 1) BACKGROUND:

An application to discharge Land Use Contract G70321 (LUC) from 19 property owners was received on December 15, 2009.

A staff report was prepared for the March 15, 2010 LTC meeting regarding this application.

At the March 15, 2010 LTC Meeting the Committee passed the following resolutions:

#### Resolution GL-LTC-018-10

It was Moved and Seconded that the Galiano Island Local Trust Committee instruct staff to prepare a bylaw that would discharge Land Use Contract G70321 from lots subject to application GL-RZ-2010.1 and that the Galiano Island Local Trust Committee instruct staff to have a covenant prepared that would limit the number of dwellings and cottages on split zoned lots subject to application GL-RZ-2010.1 to one dwelling and one cottage per lot.

## Resolution GL-LTC-019-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to contact applicant GL-RZ-2010.1 and if appropriate contact the property owners not covered by application GL-RZ-2010.1 to determine whether or not they wish to be added to application GL-RZ-2010.1 and seek response within thirty days.

In response to the March 15, 2010 LTC resolutions staff has:

- 1) drafted bylaw 208 to discharge the LUC from the 19 of the 40 lots subject to the LUC;
- 2) contacted the primary applicant to get approval to send a letter to the 21 property owners not subject to the discharge application to determine if they want to join the application. The applicant gave permission for staff to send the letter.
- 3) (will be) sending a letter to the owners of lots that are not subject to the discharge application to determine if they want to be added to the application.

Next steps:

- 1) forward the bylaw to agencies.
- 2) prepare a draft covenant to restrict the density on split zoned lots to one (1) dwelling and one (1) cottage.
- 3) arrange a community information meeting.
- 4) establish a May 7, 2010 deadline for adding more properties to the draft bylaw.
- 5) after the May 7, 2010 date has passed consider directing staff to arrange a public hearing.
- 6) consideration of 1<sup>st</sup> reading.

### **2) STAFF COMMENTS:**

The LTC can hold a community information meeting May 10, 2010 as part of the scheduled LTC meeting. Once the CIM is held and the May 7, 2010 deadline has passed for adding new properties to the bylaw the LTC can consider directing staff to arrange a public hearing.

The LTC has already asked staff to prepare a covenant restricting the density on split zoned lots to one (1) dwelling and one (1) cottage. The draft covenant will be prepared for the CIM.

Consideration of 1<sup>st</sup> reading should be done after May 7, 2010 when addition all of the lots subject to the application is finalized.

Staff will refer the bylaw to agencies after the LTC has had a chance to review it at the April 15, 2010 meeting.

### **3) RECOMMENDATIONS:**

**That the Galiano Island Local Trust Committee instruct staff to arrange a Community Information Meeting for May 10, 2010 for draft bylaw 208.**

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Prepared and Submitted by:

*Gary Richardson*

March 31, 2010

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Gary Richardson, Island Planner

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Date

Concurred in by:

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David Marlor, MCIP  
Regional Planning Manager

---

April 1, 2010  
Date



**GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 208**

**SCHEDULE A**

1. Land Use Contract, Schedule B is amended by discharging it from the following lots: Lots 2,4,6,9,15,16,18,19,21, Plan 36330, District Lot 29 and Lots 1,2,5,7,8, Plan 30670, District Lot 29 and Lots 1,2,8,9,10, Plan 35698, District Lot 15, Galiano Island, Cowichan District



# STAFF REPORT

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March 31, 2010

**File No.:** GL-OCP-2009.2

**To:** Galiano Island Local Trust Committee  
For the meeting of Apr 12, 2010

**From:** Robert Kojima  
Island Planner  
Local Planning Services

**CC:** Gary Richardson, Island Planner  
David Marlor, RPM

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**Re: OCP Review – Land Use Amendment Criteria**

## BACKGROUND:

The LTC previously requested that staff report on potential amendments to Land Use designations that could be considered within the OCP Review. The LTC has received a submission from at least one landowner requesting that the LTC re-designate that owner's lot and the LTC may receive other requests over the course of the review. Outside of an OCP review, any change to the Land Use designation of a specific property would typically be considered as part of a rezoning application. This report will outline the intent of land use designations in general and some principles that the LTC can consider in assessing potential changes to land use designations.

## ISSUES SUMMARY:

1. Purpose of Land Use Designations: the Land Use Schedule of the OCP is sometimes not explicitly understood or considered, often because it appears to be a simplified version of the zoning map. In fact, the Local Government Act requires that an OCP include policy statements and map designations for present and proposed residential, commercial, industrial, institutional, agricultural, recreational and public utility land uses. The land use policy section of the OCP is typically divided into sections consistent with the land use map designations and the policies within each section apply to lands within the respective designations. Most land use designations do reflect present land uses and are thus similar to the zoning in the Land Use Bylaw; for example, land designated 'Rural' on a land use schedule may be zoned Rural 1, Rural 2 and Rural Comprehensive on a Land Use Bylaw zoning map. However, some lands may be designated as a particular land use in advance of zoning (this is the 'proposed' aspect of a land use map).

2. Proposed principles for re-designating land uses as part of an OCP review:
  - a. Land Use Designation may be amended to reflect a change in land's status: these are circumstances where the land has become a protected area, a park, or has received some other designation from another level of government. For example, land that has been acquired for park land, by whatever level of government, should be re-designated accordingly; or land that has been included in the ALR should be designated Agricultural; finally, a residential lot that has been acquired and/or covenanted for conservation purposes only should be re-designated.
  - b. Land Use Designation may be amended to be consistent with existing zoned or otherwise lawful existing land use: this is a situation where a land use designation is inconsistent with the existing zoning or the actual, and lawful, use occurring on the property. There may be circumstances where there is a lawful use occurring on a lot, but by happenstance or oversight, the land use schedule shows the land in a different and inconsistent designation. Where the intent is that the use should in fact change in the future to be consistent with the designation, then the designation should not be amended; however, in situations where the use is not anticipated or desired to change, amending the land use designation would be appropriate. An example of this circumstance in some other OCPs (not Galiano's) would be the land portion of ferry terminals, which were in the past highways and often not designated differently from the surrounding residential land uses, and these terminals should now be re-designated to a service or marine land use designation.
  - c. Land Use Designations may be amended to reflect future or intended uses that directly support the Object of the Islands Trust or which have a clear community benefit: In these circumstances a site or area of land which has special characteristics or features, such as environmental sensitivity, or is intended or proposed for a community facility or a use with clear community benefit, could be considered for a different land use designation. Examples might be designating an environmentally sensitive waterbody in a separate environmental land use designation (this could be in addition to a DPA designation), or pre-designating a location for affordable housing, or designating land intended for a future community hall.
  - d. Land Use Designations that identify intended future land use changes supported by overarching policy in the OCP. This would address the legislated ability to address proposed future land uses and recognize that land use designations do not have to be consistent with the actual current uses or zoning. Zoning could be amended in future by the LTC or by application by landowners. Examples would be:

- i. Where OCP policies identify a need for additional industrially zoned lands and identifies a suitable general location, then the land use schedule could re-designate those lands as industrial.
  - ii. The OCP policies identify that future residential development should occur in a particular location which is currently zoned and designated for Rural land uses, then the Land Use schedule could re-designate those rural lands as residential (or 'Future Residential').
3. Circumstances under which an LTC should not consider re-designating land as part of an OCP Review: generally, where there would be a change in land use which could have significant impacts on neighbouring properties or the environment, and is not otherwise supported by OCP policies, the LTC should consider such changes through a separate application process. The role of the public hearing, staff review, and the referral process is important in allowing an LTC to fully consider the issues and potential impacts associated with a site specific change in use. Including such changes within the process of a larger OCP review could effectively limit the ability of affected persons and agencies to comment on, and the LTC to consider, the consequences of such land use changes.

If the LTC supports the above criteria, it should endorse the report and direct staff to apply the criteria in bringing forward potential Land Use designation changes in the course of the OCP review.

**RECOMMENDATIONS:**

1. THAT the Galiano Island Local Trust Committee endorse the principles and criteria recommended in the staff report dated March 31, 2010 and apply these principles and criteria in considering changes to land use designations during the current OCP review.

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Prepared and Submitted by:



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Robert Kojima

March 31, 2010

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Date

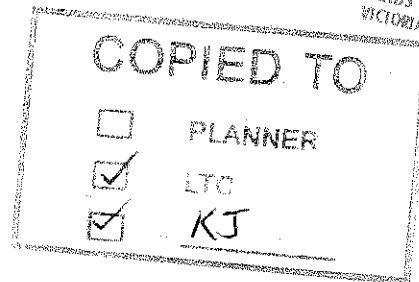
~~DRAFT~~

**MINUTES OF THE GALIANO ISLAND  
OFFICIAL COMMUNITY PLAN (OCP) STEERING COMMITTEE MEETING  
HELD ON SUNDAY, MARCH 7, 2010 AT 1:30 PM  
GALIANO ACTIVITY CENTRE  
1290 STURDIES BAY ROAD**

PRESENT:	Mike Hoebel	Chair
	Paul LeBlond	Co-Chair
	Pam Freir	Member
	John Pritchard	Member
	Peter Midgley	Member
	Margaret Griffiths	Member
	Glenna Mattin	Member
	Geoff Gaylor	Member
	Roy Smith	Member
	Patricia Joyce	Minute Taker

**RECEIVED**  
MAR 30 2010

ISLANDS TRUST  
VICTORIA BC



Regrets: Akasha Forest, Bowie Keefer, Dave Ages, Ron Taylor

Also present: Trustee Decario and 4 members of the public.

The Chair called the meeting to order at 1.33 pm.

The chair explained that there is an error in 1. Approval of Agenda in the Draft Minutes of the February 28th meeting. The second sentence should read: " the Advisory Committee's Final Report, Part 1 has been sent to the LTC and was received by them at their meeting on Friday February 26th, 2010."

**1. Approval of Agenda**

This change will be made in the Approved Minutes of February 28, 2010, as per the above explanation.

**2. Minutes of February 28, 2010 Steering Committee Meeting.**

The minutes were adopted as circulated.

**3. Correspondence**

The Steering Committee's Review of the Transportation Advisory Committee's Final Report, part 1, has not yet been sent to the LTC. The review will continue as item 4.1 today.

**4. Advisory Committee Updates**

**4.1** Steering Committee's Review of Transportation Advisory Committee's Final Report, Part 1, continued.

The chair reviewed the dissenting opinion of one Steering Committee member regarding the SC's decision about the comments to be included in the SC review report in relation to transportation policy (o). The chair had proposed to include the following words in the review report: "One Steering Committee member proposed to include in this review report a rewritten version of the recommendation made by the Transportation Advisory Committee regarding transportation policy 'o'. This was not agreed to by the rest of the committee because it is not the role of the Steering Committee to change Advisory Committee

recommendations.” This was AGREED.

4.2 **Affordable Housing Advisory Committee** -adoption of SC review report on Advisory Committee final report.

The final report is completed; however at present it is a very large file, so only one has been printed. This will be rectified and the file will be posted on Active Galiano.

The chair excerpted the Recommendations from the Report as a summary for the Steering Committee's review focus, which was circulated to all committee members. Members of the Affordable Housing Advisory Committee were present to respond to questions of clarification.

A: General Policy and Advocacy Recommendations

1. OK
2. Adopt LEED Standards.  
Expanded & defined on page 26 of Advisory Committee Report. Member of the Advisory committee explained that the recommendation does not call for these [sustainable] building standards to be made mandatory, for Affordable Housing Projects, as LEED standards will make for increased construction costs, beyond building to the BC Building Code.
3. Galiano Community Housing Fund:  
It was mentioned that the CRD Housing Fund is now available for Galiano, but the whole fund is small and it is for all the islands. It was suggested that clarity is needed re methods of raising funds for Affordable Housing. A member for the Advisory committee mentioned that one idea was to propose a tax levy for all property owners.
4. Reduced taxes for Community Housing  
It was mentioned that Page Drive and the Golf Course receive tax exemption as they are CF zoned [Community Facilities]. It was pointed out that most Affordable Housing Projects pay taxes.
5. Reduce Fees for Community Housing Rezoning Applications.  
A member commented that this is not within the jurisdiction of the LTC. However Trustee Decario informed the meeting that the Trust is considering a similar idea.
6. Allow Alternative Owner-Built Permits Option.  
This practice used to be in place; however it was killed by the banks, who refused to grant mortgages for such buildings.
7. Promote Innovative Water & Sewage Options  
Discussion took place re water catchment that would help in reducing use of ground water for affordable housing buildings. Affordability may be an issue for these systems. It was agreed that this recommendation should be considered along with recommendations which will come forward from the Groundwater Advisory Committee.

B. Land Use Recommendations.

8. Introduce a Community Housing Section to the OCP .

Comment: Good idea.

9. Create a Community Housing Zone  
OK
10. Require Housing Agreements Discussion re which kinds of developments / properties will/ would require a Housing Agreement.
11. Rainwater Catchment  
OK
12. Secondary suites  
OK. There was a comment re public road access.
13. Increase Cottage Size OK . but the report does not recommend a specified number to be permitted.
14. Enlarged Cottage or Secondary Suite  
OK
15. Legalize Rooming /Boarding Houses  
OK Add note re water usage and sewage disposal.
16. Housing List  
OK.
17. Allowing Trailers  
The comment was made that the CRD will fight this - they do not want any trailers at all. However it is probably a good idea to have this recommendation out in the open so that some regulation can be instituted. Language in the recommendation should reflect the difference between Trailers and Mobile Park Homes.
18. Create a Mobile Home Park Zone  
How large would/ could such a Park be? No minimum or maximum has been suggested.
19. Allow Density Bonus/ Amenity Zoning Salt Spring Island OCP shows the scope of Amenity Zoning, in their OCP.
20. Allow Density Transfers  
OK
21. Allow Strata Titles on Housing on Residential Lots  
Discussion re when this is allowed and when it is not allowed.
22. Short Term Vacation Rentals  
This paragraph actually cites various ways to deal with STVRs. Since the LTC have stated that at some point they may hold a public meeting on this issue, the Advisory Committee decided not to work any further on this item.

The Chair commented that he would like to see the Affordable Housing Final Report and the Steering Committees final Review of the Affordable Housing Final Report in the hands of the LTC as soon as possible. He plans to update the comments of today's meeting and to

circulate the update to members, in the hope of receiving it back to him and to the LTC by Friday, March 12.

**4.2. Ground Water Advisory Committee**

Estimates 2 - 3 weeks for final report.

**4.3 Forest Policies Advisory Committee**

The committee is working on finding a balance between Forestry Management and Parkland with help from planner R. Kojima. The committee has also committed to hold one more meeting with Forest lot Owners and to address residential rights at that time. Estimated time for a report is mid April at the earliest. Comment was made that a previous goal for Park and other protected land was 12%. Trustee Decario responded that a new goal has not been set yet.

**4.4 Ecosystems Protection Advisory Committee**

Expects a report to be completed in 1 to 2 weeks.

**4.5 Community & Economic Development Advisory Committee**

A report from this committee expected in 3 to 4 weeks.

**4.6 Transportation Advisory Committee**

Estimates 2 weeks for a Final Report - part 2 [Road network plan]

**5. OCP Principles Review subcommittee - discussion of next steps**

An updated version dated March 3, 2010, had been circulated to committee members. Some criticism had been received regarding making changes to the existing background and principles sections of the current OCP, but adding to either background or principles would be perhaps be acceptable. It was agreed that Climate Change and Green House Gas Emissions do need to be added as mandated by the Provincial Government. And First Nations interests on Galiano should be added to the Principles, in view of ongoing discussions with First Nations Groups and the Islands Trust.

A member pointed out that the document under consideration at the meeting is an effort to reflect public comment, that has recently been expressed, and therefore was not included in the last OCP. The focus of each of the proposed principles was pointed out. It was agreed that the Principles Review subcommittee will revisit the Front End document [January 20,2010] and consider what changes might be made.

**6. First Nations - updated discussion paper**

John Pritchard indicated that the discussion paper he is revising will shortly be ready for the Steering Committee to review, with the intention of forwarding it to the Local Trust Committee as important background information for the OCP review.

**7. Other Business**

Next Meeting March 14, 1.30-4.30

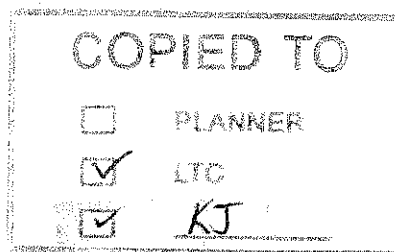
Trustee Decario indicated that a new map is available showing additional information re Buildout on Galiano.

Forest Policies Advisory Committee meets Monday, March 8 @7pm.

Meeting Adjourned 4:35 pm

~~DRAFT~~  
**MINUTES OF THE GALIANO ISLAND  
OFFICIAL COMMUNITY PLAN (OCP) STEERING COMMITTEE MEETING  
HELD ON SUNDAY, MARCH 14, 2010 AT 1.30 PM  
GALIANO ACTIVITY CENTRE  
1290 STURDIES BAY ROAD**

PRESENT:	Mike Hoebel	Chair
	Paul LeBlond	Co-Chair
	Pam Freir	Member
	Ron Taylor	Member
	Bowie Keefer,	Member
	Glenna Mattin	Member
	Geoff Gaylor	Member
	Roy Smith	Member
	Patricia Joyce	Minute Taker



Regrets: Akasha Forest, Dave Ages, John Pritchard, Peter Midgley, Margaret Griffiths

Also present: Trustees Pottle and Decario and 1 member of the public.

The Chair called the meeting to order at 1.40 pm.

**1. Approval of Agenda**

The Agenda was accepted as circulated.

**2. Minutes of March 7th , 2010 Steering Committee Meeting**

The minutes were adopted as circulated.

**3. Correspondence**

The Chair confirmed that the Steering Committee Review report for the Transportation Advisory Committee final report (phase 1) had been sent to the Local Trust Committee, as had the Steering Committee Review report for the Affordable Housing Advisory Committee final report had been sent to the Local Trust Committee. The chair indicated that he will check to see that all reports completed are posted on Active Galiano.

**4. Advisory Committee Updates**

**4.1 Groundwater Advisory Committee**

The committee met on March 13, 2010; they are working to fit the pieces of their report together. At least 2 more weeks will be needed before completion.

**4.2 Forest Policies Advisory Committee**

Geoff Gaylor advised that the members have looked at the Front End document which was prepared by the Steering Committee's principles subcommittee in January. General comments have been made regarding the History in the Front End document, and the feeling is that history needs to be interpreted very carefully. The committee plans to discuss the "new" draft principles statement along side the OCP at their next meeting.

The committee has discussed Transportation policy (o) and decided to wait for the Road Network Plan recommendations to be signed off by the Transportation Advisory Committee and for a map to aid discussion.

The committee is considering the concept of residential use on Forest Lots with conditions; it is not yet

clear what the conditions will be, or what means could be used for application.<sup>4</sup> The P.M.F.L. is also to be discussed with a view to its effect on residential use on Forest Zoned Lots.

The next meeting is scheduled for Monday, March 22nd at 7pm.

**4.3 Ecosystem Protection Advisory Committee**

Committee met on March 10th, and will meet again on March 24th. Target date for completion of their report is the end of March.

**4.4 Community and Economic Development Advisory Committee**

Committee is finalizing its report, and expects to submit it sometime next week.

**4.5 Transportation Advisory Committee**

A final draft of the Advisory Committee's recommendations regarding the Road Network Plan is in process. Recent discussion includes the following points.

- If a statutory right of way is given and designated an Emergency Route, this could include egress and access, and the statutory right of way would therefore be included in an emergency evacuation system.
- There is a concern that under proposed Bylaws 158/159 a statutory right of way would automatically allow a public trail.

Next Advisory Committee meeting is on March 19. The final report on the RNP should be completed by the end of March.

**5. OCP Principles review subcommittee**

**5.1 Introductions to Denman, Pender and Salt Spring OCPs**

The above documents circulated to members show varied approaches to introductory sections of recently revised OCPs, e.g. some with extensive information about history as context for their OCPs (Denman Island), some with essentially none (Salt Spring Island).

**5.2 Introduction to Galiano's current OCP and draft New Principles paper**

Paul Leblond explained that the revised draft "new" principles paper circulated to members is a blend of the current draft principles with principle statements in the current OCP. Various changes were suggested which were recorded by the subcommittee to include in the revision of the document for the next Steering Committee Meeting.

**6. First Nations sub-committee - updated discussion paper.**

The paper is not available yet.

**7. Other Business**

7.1 **Next meeting:** Sunday, March 21, 1:30 -- 4:30 pm.

Meeting adjourned at 4:35 pm.



# STAFF REPORT

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March 31, 2010

**File No.:** GL-OCP-2010.1

**To:** Galiano Island Local Trust Committee  
Prepared for April 12, 2010 LTC Meeting

**From:** Gary Richardson  
Island Planner  
Local Planning Services

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**Re: OCP Amendment – Community Facility Policy g)**

**Owner:** Various  
**Applicant:** Galiano Island Local Trust Committee  
**Location:** Galiano Island Local Trust Committee Area

## Supplementary Report

### 1) BACKGROUND:

A staff report was prepared on this subject February 27, 2009.

At its February 10, 2010 business meeting the LTC passed the following resolution:

#### Resolution GL-LTC-007-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to prepare an Official Community Plan amendment to deal with the 1% issue by reducing the minimum parcel size.

Staff has drafted a bylaw (207) for the LTCs review (attached).

Next steps:

- 1) forward the draft bylaw to agencies.
- 2) forward the draft bylaw to owners and covenant holders of Heritage Forest Land.
- 3) forward bylaw for legal review.
- 4) arrange a community information meeting.

5) consideration of 1<sup>st</sup> reading.

**2) STAFF COMMENTS:**

The LTC can hold a community information meeting May 10, 2010 as part of the scheduled LTC meeting. Once the CIM is held the LTC can consider directing staff to arrange a public hearing.

Consideration of 1<sup>st</sup> reading should be done after the May 10, 2010 LTC meeting as changes to the bylaw may need to be made as a result of public comment.

Staff will refer the bylaw to agencies after the LTC has had a chance to review it at the April 15, 2010 meeting.

**3) RECOMMENDATIONS:**

**That the Galiano Island Local Trust Committee instruct staff to arrange a Community Information Meeting for May 10, 2010 for draft bylaw 207.**

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Prepared and Submitted by:

*Gary Richardson*

March 31, 2010

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Gary Richardson, Island Planner

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Date

**Concurred in by:**

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David Marlor, MCIP  
Regional Planning Manager

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April 1, 2010  
Date

BYLAW NO. 207

\*\*\*\*\*

A BYLAW TO AMEND THE GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

\*\*\*\*\*

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the Islands Trust Act gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the Local Government Act,

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2010."

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this day of , 200\_.
PUBLIC HEARING HELD this day of , 200\_.
READ A SECOND TIME this day of , 200\_.
READ A THIRD TIME this day of , 200\_.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this day of , 200\_.
APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this day of , 200\_.
ADOPTED this day of , 200\_.

DEPUT SECRETARY

CHAIR

**GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 207  
SCHEDULE 1**

Galiano Island Local Trust Committee Bylaw No. 108, cited as, "Galiano Island Official Community Plan Bylaw No. 108, 1995" is amended as follows:

- 1) By amending, SECTION II LAND USE, 4.1 g) by deleting "2 ha" and replacing it with "1.72 ha".



**Top Priorities**

**Galiano Island**

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	OCP Review	<p>Phase 1 - Staff review: build-out analysis, community profile, technical review, preliminary mapping, consultant work, early agency consultation</p> <p>Phase 2 - Community consultation: initial meetings, issue identification, consideration of public consultation mechanisms, appointment of advisory groups, advisory group meetings and recommendations, other on-going consultation and participatory mechanisms, review of recommendations.</p> <p>- Phase 3 - Policy development: drafting and review of new or revised policies. Targeted LUB amendments to be considered once policy drafting complete, further community consultation</p> <p>Phase 4 - Legislative phase: agency referrals, readings, public hearing, EC, Ministerial approval, final consideration and adoption.</p>	Sep-19-2008	Robert Kojima	Nov-01-2011	On Going
2	OCP/LUB Amendments	Staff report to LTC identifying routine OCP/LUB amendments.	Apr-20-2009	Gary Richardson	May-10-2010	On Going

3	Greenhouse Gas Emission reduction target and policies	Staff to prepare report with draft wording to minimally meet Bill 27 requirements. LTC may include additional policies and actions in draft bylaw based on OCP review recommendations prior to adoption in 2010	Oct-19-2009	Robert Kojima	May-31-2010	On Going
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# Projects

## Galiano Island

No.	Description	Activity	Received/Initiated	Status
1	C3 Zone Guest Services	Add "Guest Services" to bring C3 zone in-line with uses permitted in other commercial accommodation zones. Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
2	Water Policy	Review water policy Review potable water requirements Boundary adjustment water requirements Examine availability of Natural Resources Canada assistance Work could be undertaken as part of the OCP Review	Feb-16-2005	On Going
3	OCP and Land Use Bylaw Definitions	Definitions need to be reviewed for: - Sustainable Forest Principles - Dwellings (reference issues of internal access, breezeways, etc) - Floor Areas, especially in relation to unenclosed buildings - Grade level, setbacks of unenclosed buildings, height, accessory buildings, watercourses, museums Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
4	Zoning Amendments	Review of AG and R3 zones: permitted uses and accessory building allowances; Review all zones to allow accessory buildings for farm type uses Retreats - policy review	Dec-15-2008	On Going

Conservation lands

Remove Silv Forest Foundation as a potential covenant holder on forest lands

Review the F3 option

Work could be undertaken as part of the OCP Review

5	Development Permit Areas	Review for functionality (include examination of commercial DP for Sturdies Bay) Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
6	Setbacks and Lot Coverage	Review setbacks for C1 and AG zones Review lot coverage restrictions generally Review setbacks for septic systems Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
7	Telecommunication Towers	Prepare guidelines and review/amend when appropriate.	Dec-15-2008	On Going
8	Soil Removal and Deposit Bylaw	Develop a soil removal and deposit bylaw	Dec-15-2008	On Going
9	Docks and Seawalls	Review existing policies and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
10	Strata Lots and Building Stratas	Review policies and regulations and ensure common properties are appropriately zoned Examine building strata in regard to all properties	Dec-15-2008	On Going
11	Temporary Use Permits for Sawmills	Establish policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
12	Short-term Vacation Rentals	Review and develop policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
13	Report on concept of receiving land as park under RR/FH option	Review policies	Dec-15-2008	On Going
14	Parking	Review policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
15	Proposed Bylaws 158 and 159 (Road Network Plan)		Feb-09-2009	On Going
16	Review Request From Bernard Mignault contained in letter of Dec 24/08.		Feb-09-2009	On Going

17 Rod and Gun Club land use issues	TBA	May-11-2009	On Going
18 Review Galiano Inn zoning re liquor sales in LUB.		Feb-26-2010	On Going

# Excerpt from the Islands Trust 2008-2011 Strategic Plan

This excerpt contains only those strategic plan items specific to local trust committees.

## Goal 1: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate changes since last TC meeting</i>
To identify and protect riparian areas	Implement Riparian Area Regulations throughout the Trust Area	Develop bylaws re RAR requirements, subject to RAR mapping completion	LTCs/BIM*	Funding in place (09/10 budget)	By whether all islands are RAR compliant	Two islands are RAR compliant
To improve the identification and protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms	Protect sensitive and significant land through land use planning decisions	<b>2008-2011 term</b> Optimize opportunities to protect land	LTCs/BIM*	No new funding required	By the hectares of land that have been protected	TBD
To reduce greenhouse gas emissions	Amend OCPs to include emission reduction targets, policies and actions (TPAs)	<b>Jan to May 2010</b> Establish targets, policies, and actions in OCPs by legislated deadline (May 31/09)	LTCs/BIM*	Funding in place (09/10 budget) Additional funding may be available through application	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Policies and action included in two OCPs (SSI, DE)
	Foster energy-efficient communities through land use planning decisions	<b>FY 2010/11</b> Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes	LTCs/BIM*	Subject to funding (10/11 budget)	By whether GHG emission reduction is achieved in LTC land use decisions	TBD

11.1.2

## Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To increase the sustainability and quality of freshwater resources	Include new policies and regulations as OCPs and LUBs are amended	<b>FY 2009/10</b> OCP/LUB reviews underway on selected islands  <b>FY 2010/11 &amp; 2011/12</b> OCP/LUB reviews underway on selected islands	LTCs  LTCs	Funding in place (09/10 budget)  Subject to funding (10/11 budget)	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews beginning in 09/10  Reviews planned to begin in 10/11
To advance the stewardship of coastal areas and marine shore lands	Develop and implement new land use planning tools for shoreline and marine protection	<b>FY 2009/10</b> Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC	Funding in place (09/10 budget)	By whether OCP has been amended to include new forms of protection	OCP review underway

## Goal 3: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To support socio-economic diversity of island communities	Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing  Support local food security	<b>FY 2010/11</b> Consider implementing land use planning decisions to advance affordable housing  Support completion of a second area farm plan (Denman)	LTCs  LTC	Subject to funding (10/11 budget)  No new funding required	By the number of LTCs have implemented land use planning decisions regarding affordable housing.  By whether a second area farm plan is complete	Not started  Started
To minimize the impact of climate change	Integrate climate change adaptation into land use	<b>FY 2012/2013</b> Continue implementation of adaptation planning framework	LTCs/BIM*	Subject to funding	By the number of LTCs/IMs with new policies and regulations related to food security	OCP/LUB reviews started  Not started

\* Depends upon decisions of the Bowen Island Municipal Council

\*\* Depends upon decisions of the Trust Fund Board

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
upon islands and communities	planning and regulatory decisions					
To cultivate community engagement and participation in land use planning	Develop new tools and strategies to encourage community engagement in land use planning processes	<b>FY 2010/2011</b> Consider new tools and strategies to encourage community engagement in land use planning processes	LTCs	TBD	TBD	Not started

## Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To provide services on an increasingly effective basis	Develop cost effective bylaw enforcement tools Develop model LTC meeting procedure bylaw regarding bylaw electronic meetings	<b>FY 2009/10 &amp; 2010/2011</b> Consider bylaw amendments to allow Bylaw Dispute Adjudication System <b>FY 2009/2010</b> LTCs to consider adoption	LTCs  LTCs	No new funding required  No new funding required	By the number of islands where a Bylaw Dispute Adjudication System is in place  By the number of LTCs that have adopted amendments	Initial discussions started  Not started

### Abbreviations:

ADMIN – Administrative Services  
 BIM – Bowen Island Municipality  
 DEM – Digital Ecosystem Mapping  
 EC – Executive Committee  
 FN – First Nations  
 FY – Fiscal Year  
 GHG – Green House Gases  
 IM – Island Municipality  
 IT – Islands Trust  
 LPC – Local Planning Committee  
 LPS – Local Planning Services

LTA – Local Trust Area  
 LTC – Local Trust Committee  
 LUB – Land Use Bylaw  
 MCRD – Ministry of Community & Rural Development  
 MGMT – Management Team  
 NA – Not Applicable  
 NAPTEP – Natural Area Protection Tax Exemption Program  
 OCP – Official Community Plan  
 PMFL – Private Managed Forest Land  
 RAR – Riparian Area Regulations  
 RCP – Regional Conservation Plan  
 RD – Regional District

RFD – Request for Decision document  
 RM – Records Management  
 SEM – Sensitive Ecosystem Mapping  
 SSI – Salt Spring Island  
 TAS – Trust Area Services  
 TBD – To Be Determined  
 TC – Trust Council  
 TFB – Trust Fund Board  
 TPA – Targets, Policies and Actions (re GHG emission reduction)  
 TPC – Trust Programs Committee  
 UBC – University of British Columbia  
 UBCM – Union of BC Municipalities

For more information, contact

**Sheila Malcolmson**, Chair,

**Linda Adams**, Chief Administrative Officer, Visit our website at

Islands Trust Council upon decisions of the Bowen Island Municipal Council

3

[www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

email: [info@islandstrust.bc.ca](mailto:info@islandstrust.bc.ca) or the Telephone: [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

telephone: 250.247.8078 telephone: 250.405.5151



# Applications w/ Status - Galiano Island Status: Open

## Applications

### Development Permit

File Number	Applicant Name	Date Received	Purpose
GL-DP-2002.3	OShaughnessy, Robert F	May-07-2002	Development Permit Area 2 - Shoreline Areas. Application is to allow an existing sea wall and fill to remain in shoreline area.

**Planner:** Gary Richardson

### Planning Status

**Status Date:** Mar-30-2010

This matter will be on the LUB amendment report to be prepared for May 10,2010 LTC meeting.

**Status Date:** Jan-06-2010

Staff to prepare a report on potential LUB amendments. Report will include this matter.

**Status Date:** Apr-08-2009

DP can not proceed until OCP/LUB amended.

File Number	Applicant Name	Date Received	Purpose
GL-DP-2008.2	Richard & Dorothy Beauchamp	Apr-23-2008	DP Area 1 - Riparian Areas. Sewage disposal works located within DP Area 1 in close proximity to a stream. X-reference GL-DVP-2006.3 and GL-DP-2006.2

**Planner:** Gary Richardson

### Planning Status

**Status Date:** Dec-04-2009

Nothing from applicant to date staff to coordinate request for information with BEO.

**Status Date:** Oct-29-2009

Staff will send a final request to applicant giving 30 days to provide information.

**Status Date:** Jul-31-2009

Property owner has directed engineer to provide requested information.

## **Development Variance Permit**

<b>File Number</b>	<b>Applicant Name</b>	<b>Date Received</b>	<b>Purpose</b>
GL-DVP-2006.3	Dorothy Beauchamp	Sep-05-2006	Variances required to allow for the siting of: deck, sewage treatment plant, sewer pipe, sewage absorption field, addition to a dwelling and accessory building.

**Planner:** Gary Richardson

### **Planning Status**

**Status Date:** Dec-04-2009

Staff to resolve DP application before DVP can proceed.

**Status Date:** Jan-26-2009

GL-DP-2008.2 to be considered by the LTC before variances are considered.

**Status Date:** Nov-30-2007

Waiting for further information.

## **Rezoning**

<b>File Number</b>	<b>Applicant Name</b>	<b>Date Received</b>	<b>Purpose</b>
GL-RZ-2004.6	Crystal Mountain Society	Jun-14-2004	To amend OCP and LUB to allow for a Retreat Centre and Forest Retreat. Lot 4, Plan VIP68079, DL 88/89. x-reference draft bylaws 187 (OCP) and 188 (LUB).

**Planner:** Gary Richardson

### **Planning Status**

**Status Date:** Sep-11-2009

Applicant advised staff that they want file to remain open.

**Status Date:** Jun-24-2009

Letter written to applicant to determine if they want file to remain open.

**Status Date:** Jan-26-2009

Staff to contact applicants and determine if they want to proceed with application.

<b>File Number</b>	<b>Applicant Name</b>	<b>Date Received</b>	<b>Purpose</b>
GL-RZ-2005.2	Victor Romagnoli	Mar-21-2005	To rezone from F1 to F3 to permit for one residence and related buildings. Lot B, Plan VIP 68079, DL 88/89.

**Planner:** Gary Richardson

### **Planning Status**

**Status Date:** Aug-13-2009

Aug 13, 2009 email from Alastair Smith advising that they want to keep file open.

**Status Date:** Jun-24-2009

Letter written to applicant to determine if they want file to remain open.

**Status Date:** Apr-08-2009

Letter written to applicant to determine if they wish to keep file open.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.3	Landplan Group Inc	May-12-2005	To amend the LUB from F1 to RR & FH. DL 72 and Lot 15, DL 71 and 77, Plan VIP61007. X-reference GL-SUB-2007.1 FH proposed to form Part of Bogega Ridge Provincial Park

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Dec-04-2009

Staff to provide applicant with options as bylaw 203 removed RR/FH policy from OCP

**Status Date:** Sep-11-2009

Staff is reviewing covenant.

**Status Date:** Jul-31-2009

Staff is has now received confirmation from agencies listed below.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2006.3	Gundy MacNab Planner: Gary Richardson	Oct-16-2006	rezone from F1 to RRFH - DL 50

**Planning Status**

**Status Date:** Jul-31-2009

Letter received May 7, 2009 advising that the applicant wants the file to remain open until statement of claim dated April 20, 2009 is dealt with.

**Status Date:** Jul-31-2009

Letter received May 7, 2009 advising that the applicant wants the file to remain open until statement of claim dated April 20, 2009 is delt with.

**Status Date:** Apr-17-2009

If no response from letter is received by June 1, 2009 file will be closed.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2008.2	Fred King	Feb-22-2008	To amend the zoning from F1 to F3 for the property known as DISTRICT LOT 17, GALIANO ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN 22128

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Apr-22-2008

Applicant requested that application be placed on hold as applicant wishes to assess other options.

**Status Date:** Feb-27-2008

Sent letter of acknowledgment of receipt of fees and application to applicant. copied to trustees and forwarded file to planner.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2009.1	Looking Glass Foundation for Eating Disorders	May-29-2009	LUB amendment to allow a facility for the treatment of individuals with eating disorders and allow guest services.

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Mar-30-2010

Bylaw 204 has been forwarded to Minister for approval.

**Status Date:** Mar-05-2010

Proposed bylaws 204 and 205 have had 2nd and 3rd readings, have been approved by the executive committee. Bylaw 204 to be forwarded to the minister of community and rural development.

**Status Date:** Jan-28-2010

Public Hearing to be held Feb 26/10

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2010.1	Kim Linglet	Jan-04-2010	Various (19) properties involved: this one is to amend Land Use Contract G70321 - guest cottage size from 500 sq. f.t to 650 sq. ft.

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Mar-30-2010

Draft Bylaw on April 12, 2010 agenda.

**Status Date:** Mar-05-2010

Staff report on March 15 LTC agenda.

**Status Date:** Jan-28-2010

Planner to review application and prepare report for March LTC meeting.

**Subdivision**

File Number	Applicant Name	Date Received	Purpose
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GL-SUB-2002.1

FORSTBAUER, WALTER

To create 3 parcels for residential use. DL 44. X-reference  
GL-RZ-01-2001

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Dec-04-2009

Applicant waiting for outcome of forest issues before providing covenant.

**Status Date:** Jun-24-2009

Staff to contact applicant to determine status of covenant.

**Status Date:** Jan-26-2009

December 15, 2008 LTC meeting Planner Brodrick advised LTC that staff is waiting for revised covenant from applicant.

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2007.1	LPG Landplan Group Inc	Feb-12-2007	Creating 6 new lots, DL 72 and Lot 15, DL 71 and 77, Plan VIP61007. X-reference GL-RZ-2005.3

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Jan-26-2009

Application dependant on rezoning to RR/FH.

**Status Date:** Jan-03-2008

Applicant advises MoT and Islands Trust that they wish to continue with the application.

**Status Date:** Dec-21-2007

Sent MoT comments advising that application does not comply with rezoning but rezoning application in process.

GL-SUB-2008.2

William Alexander &  
Lennis Shirley  
Campbell c/o

May-15-2008

Subdivision to create 14 new lots, DL 57 x-Reference GL-RZ-2008.3  
(Proposed bylaws 201 OCP and 202 LUB)

**Planner:** Gary Richardson

**Planning Status**

**Status Date:** Dec-04-2009

**Status Date:** Oct-29-2009

PLA issued October 2009.

**Status Date:** Jun-24-2009

Letter sent to MoT to advise that bylaws 201 and 202 have been adopted.

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2008.3	Fredrick James & Isobel Kathllen Stevens c/o <b>Planner:</b> Gary Richardson	May-28-2008	To create 2 lots. Lot 14, Sections 5&8, Plan 2514 80 Cain Road
<b>Planning Status</b>			
<b>Status Date:</b> Mar-05-2010			
New water report recieved - staff to review.			
<b>Status Date:</b> Oct-02-2009			
Advised applicant Sept 29/09 that the water report submitted was not sufficient.			
<b>Status Date:</b> Jan-27-2009			
Waiting for applicant to fulfill conditions.			

**Kathy Jones**

---

**From:** Nancy Roggers  
**Sent:** March-25-10 8:25 AM  
**To:** Kathy Jones; Sharon Lloyd-deRosario; David Marlor; Gary Richardson  
**Cc:** Craig Elder  
**Subject:** Galiano expense report - Mar/10  
**Attachments:** galiano ltc expense.pdf; galiano ocp expense.pdf

		<b>Budget</b>	<b>Spent</b>	<b>Balance</b>
<b>Posted to March 22, 2010</b>				
625 Galiano	65000 Trustee Expense	1,100.00	1,204.51	(104.51)
625 Galiano	65200 LTC Meetings	3,900.00	4,547.97	(647.97)
	65210 APC Meetings	650.00	486.87	163.13

	65220 Communications	650.00	687.78	(37.78)
	65230 Special Projects	1,000.00	300.00	700.00
	65240 Miscellaneous	300.00	181.90	118.10
	<b>TOTAL LTC Local Expense</b>	<b>6,500.00</b>	<b>6,204.52</b>	<b>295.48</b>
625 Galiano	72300 OCP/LUB Expense	17,000.00	8,131.06	8,868.94

Thanks!

Nancy Roggers  
Finance Officer

Islands Trust  
#200 1627 Fort Street  
Victoria, B.C. V8R 1H8  
Phone: (250) 405-5154  
Fax: (250) 405-5155  
[www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.

**ADOPTED**

Galiano Island Local Trust Committee  
Expense Budget

2009-2010

\$6500

	G/L Code	Budget
LTC Meeting Expenses	65200	3 900
APC Meeting Expenses	65210	650
Communications	65220	650
Special Projects	65230	1 000
Miscellaneous	65240	300
<b>Total</b>		<b>6 500</b>

## Galiano Island Local Trust Committee

### POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 18, 2004	GL-LTC-118-04	Road Network Plan	It was Moved and Seconded that the issue of access, including the proposals provided in the Road Network Plan, be applied to any existing and future rezoning applications brought before the LTC.
2.	June 14, 2004	GL-LTC-130-04	Forest 1 and Forest 3 lots	<p>It was Moved and Seconded that staff be directed to draft a proposal to the Islands Trust Executive Committee requesting approval of a special Galiano Island Local Trust Committee initiative to accept, at reduced fee levels and for a limited time, applications to rezone eligible Forest 1 lots to Forest 3.</p> <p>In support of this request we offer that applications received under this initiative be batched in groups of two or more, each under a single bylaw. This approach, administered efficiently, will take less time to process and therefore cost less than if done singly, while still ensuring community input through full public process.</p> <p>The groupings we anticipate should be for properties of like nature and general location, though not necessarily contiguous.</p>
3.	July 21, 2004	GL-LTC-137-04	F1 Zone	It was Moved and Seconded that Galiano LTC consider option 1, Cost Recovery Model, of the July 7, 2004, staff report Re: Batching/Initiating Offer, as an operating policy for the charging of fees as part of any rezoning application and in particular with reference to applications for rezoning of F1- zoned properties.

No	Meeting Date	Resolution No.	Issue	Policy
4.	February 16, 2005	n/a	F3 Covenant	Galiano LTC will hold be a covenant holder to all covenants granted as part of the F3 rezoning process  The model F3 covenant will be referred to all prospective covenant holders for comment on the document and to seek confirmation that they are willing to be a covenant holder jointly with the local trust committee.
5.	June 29, 2005	n/a	Subdivision Applications	Staff are requested to prepare a report that provides wording for standing resolution to refer subdivision applications to the Galiano Fire Department and the Parks and Recreation Commission.
6.	Sept. 26, 2008	GL-RWM-12-08	RZ applications	<b>THAT</b> Galiano Island Local Trust Committee instructs staff to advise potential applicants that, upon receipt of a zoning amendment application, the Local Trust Committee will consider placing the application in abeyance until the completion of a review of the Official Community Plan policies, if in the opinion of the Local Trust Committee, the application may affect or be affected by the review, and that Staff be instructed to post notice to the public on the Islands Trust internet website to this effect.
7.	May 11, 2009	GL-LTC-85-09	Parks Commission Referral	<b>THAT</b> the Galiano Island Local Trust Committee direct Staff to send rezoning applications to the Galiano Island Parks and Recreation Commission for referral.

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# Islands Trust

Preserving **island** communities, culture and environment.

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## Galiano Island Local Trust Committee

### Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Galiano Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

- No latest news at this time

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### Population:

Approximately 1,258

### Size:

5,810 hectares (14,356 acres)

### Location:

26 kilometres north-east of the Swartz Bay ferry terminal located on Vancouver Island.

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## Projects, Bylaw Reviews and Reports

In this section you will find current Local Trust Committee projects specifically related to the island area.

### General

- no items at this time

### Climate Change Action

- [Staff Report - October 2009](#)
- [Community Engagement Tools](#)
- [Climate Wise Islands](#)
- [Staff Report - January 29, 2010](#) | [Proposed Bylaw No. 206](#)

### Ecosystem Mapping

- [Draft Galiano Island Local Trust Area ecosystem maps and feedback form](#)

## Official Community Plan Review

### OCP Committee Meetings

- [Calendar of Advisory Group Meetings](#)

### Advisory Groups

- Transportation: [Terms of Reference](#) | [Final Report](#)
- Affordable Housing: [Terms of Reference](#) | [Final Report](#)
- Agriculture and Food Security: [Terms of Reference](#) | [Final Report](#)
- Community and Economic Development: [Terms of Reference](#)
- Groundwater: [Terms of Reference](#)
- Steering Committee: [Terms of Reference](#)
- Forest Policy: [Terms of Reference](#)
- Ecosystem Protection: [Terms of Reference](#)

### Other OCP Review Documents

- [Staff Report - April 9, 2009](#)
- [Staff Report - May 19, 2009](#)
- [Staff Report - December 14, 2009](#)
- [Subdivision Potential Map](#) | [Note](#)
- [Community Profile](#)
- [Staff Report \(Short Term Vacation Rentals\) - January 27, 2010](#)
- [Staff Report - March 5, 2010](#)

### Forest Policy Information

- [Report from the Information Team](#)

## Committee Links

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