



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, MONDAY, MAY 10, 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.

	Page #	*Approx. Time*
1. CALL TO ORDER		1:00 pm
2. APPROVAL OF AGENDA		
2.1 Questions on Agenda Items		
2.2 Town Hall Session		
3. COMMUNITY INFORMATION MEETING		
3.1 Draft Bylaw No. 208 (Land Use Contract Amendment)		
3.2 Draft Bylaw No. 207 (RR/FH Community Facilities 1%)		
4. PUBLIC HEARING - none		1:45 pm
5. PREVIOUS MEETINGS		
5.1 Local Trust Committee Minutes for Adoption		
5.1.1 Minutes of April 12, 2010 Local Trust Committee Business Meeting (attached)	1	
5.1.2 Minutes of April 21, 2010 Special Meeting (attached)	10	
5.2 Public Hearing Records and Community Information Meeting Notes		
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission - none		
6. BUSINESS ARISING FROM THE MINUTES		2:00 pm
6.1 Follow-up Action Report (attached)	17	

7.	DELEGATIONS - none	
8.	CORRESPONDENCE (attached)	2:15 pm
8.1	Grant Youngson, Transport Canada letter dated April 22, 2010 re: Private Aerodrome on Galiano Island - Staff recommends that the Local Trust Committee receive the correspondence.	19
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS	2:20 pm
9.1	GL-RZ-2010.1 (Kim Lenglet)–Draft Bylaw No. 208 – for further consideration (attached)	20
----- BREAK (15 minutes) -----		
10.	LOCAL TRUST COMMITTEE PROJECTS	2:45 pm
10.1	Draft Bylaw No. 207 (RR/FH Community Facilities 1%) – for further consideration (attached)	22
10.2	Land Use Bylaw Amendments Report (attached)	24
11.	REPORTS	3:45 pm
11.1	Work Program Reports - for Information	
	11.1.1 Galiano Island Local Trust Committee Work Program - Report dated April, 2010 (attached)	36
	11.1.2 Excerpt from the 2008-2011 Trust Council Strategic Plan (attached)	41
11.2	Applications Report - for information	
	11.2.1 Galiano Island Applications Report dated April, 2010 (attached)	44
11.3	Expense/Budget Reports - for information	
	11.3.1 Trustee and Local Expenses - none	
	11.3.2 Adopted LTC Budget 2009/2010 (attached)	50
11.4	Bylaw Enforcement -none	
11.5	Policies and Standing Resolutions Report (attached) – for information	51
11.6	Galiano Island LTC Web Page for Review (attached) – for information	53
11.7	Chair’s Report	
11.8	Trustee Report	

- 12. NEW BUSINESS** 4: 15 pm
- 12.1 Upcoming Meetings**
12.1.1 Local Trust Committee Business Meeting at
1:00 p.m. Monday, June 14, 2010 at the
North Community Hall
- 13. TOWN HALL MEETING** 4:20 pm
- 14. ADJOURNMENT** 5:00 pm

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

DRAFT

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, APRIL 12, 2010 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Gary Steeves Louise Decario Sandy Pottle Robert Kojima Gary Richardson David Millership	Chair Local Trustee Local Trustee Island Planner Island Planner Recording Secretary
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There were approximately sixteen (16) members of the public present.

1. CALL TO ORDER

Chair Steeves called the meeting to order at 1:00 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:

UNDER CORRESPONDENCE

- *Added Item 8.1* – Roger Pettit dated April 8, 2010
- *Added Item 8.2* – Mike Hoebel dated April 11, 2010
- *Added Item 8.3* – Geoff Gaylor dated April 11, 2010

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.

Geoff Gaylor stated that he is Chair of the OCP forest advisory committee and referenced correspondence item 8.3. Mr. Gaylor stated concern regarding Private Managed Forest Land (PMFL) legislation and the negative effect(s) it is having on the Official Community Plan (OCP) review process.

Planner Richardson read correspondence item 8.3 aloud.

Chair Steeves responded by stating that PMFL legislation is a reality, has purpose and would be difficult for the provincial government to amend. Chair Steeves encouraged the public and members of the OCP steering and advisory committees not to be fearful of PMFL legislation and to continue discussions and ideas gathering as normal with the intent of making optimal recommendations to the Local Trust Committee (LTC) for the betterment of Galiano's future - it will be the job of the Trustees to consider and debate any recommendations and potential consequences before and whilst creating the best possible bylaws for Galiano. Chair Steeves then stated that the LTC should dispel fear and build community and urged the Galiano community to take responsibility for its own future by not relying on litigation.

Akasha Forest stated that she is a member of the OCP ecosystem protection advisory committee. Ms. Forest stated concern regarding PMFL legislation and the negative effect(s) it is having on the OCP review process.

Chair Steeves responded by stating that the LTC cannot interfere with provincial legislation.

There was some discussion regarding current bylaws, OCP process, Stevens court case, PMFL legislation and ways in which the LTC might approach/consult government regarding any concerns and/or requests.

Geoff Gaylor stated support for the OCP forest advisory committee to meet with staff in the form of a one day workshop.

Mike Hoebel stated that he is Chair of the OCP steering committee and referenced correspondence item 8.2. Mr. Hoebel stated concern regarding PMFL legislation and the negative effect(s) it is having on the OCP review process.

Chair Steeves read correspondence item 8.2 aloud.

There was some discussion regarding funding in relation to obtaining legal opinions.

Resolution GL-LTC-035-10

It was Moved and Seconded that the Galiano Island Local Trust Committee obtain and share clarification about the impact of the recent court judgment (Stevens versus Capital Regional District) on the work of the Official Community Plan review.

CARRIED

Resolution GL-LTC-036-10

It was Moved and Seconded that the Galiano Island Local Trust Committee requests clarification of the meaning of the terms “directly or indirectly” that are included in Section 21 of the Private Managed Forest Land Act in relation to restricting forest management activity, as they apply to lands inside and outside the Private Managed Forest Land in the Galiano Island Trust Area.

CARRIED

There was further discussion regarding ways in which the LTC might approach/consult government regarding any concerns and/or requests.

Chair Steeves recommended the LTC follow previously given political advice which was for Galiano to follow through with the OCP process before presenting any challenges, concerns and/or requests to government Ministries – the LTC should be clear on exactly what issues help is needed with before engaging provincial Ministers.

Resolution GL-LTC-037-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to write to the Deputy Minister of Community and Rural Development expressing concerns of the steering committee and several advisory committees of the Galiano Official Community Plan review process regarding Section 21 of the Private Managed Forest Land Act in particular and to be signed by the Galiano Local Trust Committee Chair.

CARRIED

Note: there was a break at 2:30 p.m. and the meeting reconvened at 2:50 p.m.

Gary Moore stated that he is a member of the OCP transportation advisory committee and supports well planned development. Mr. Moore stated concern regarding PMFL legislation and the negative effect(s) it is having on the OCP review process.

Andrew Loveridge stated support for the inclusion of Galiano in a Gulf Islands National Park, including initiatives to purchase forestlands to be included. Mr. Loveridge stated support for conservation.

Mike Hoebel asked if Bowen Island is petitioning for some of its lands to be included in a Gulf Islands National Park.

Trustee Decario responded with confirmation.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of February 26, 2010 Special Meeting

Amendments:

- *Page 3 Item 5.1.1 third paragraph* – replace “Trustee Pottle indicated she was in favour of proceed with the proposed Bylaws and dealing the issue of the zoning designation.” with “Trustee Pottle indicated she was in favour of proceeding with the proposed Bylaws and dealing with the issue of the zoning designation in the OCP review.”

The Minutes of February 26, 2010 Special Meeting were approved as amended by consent.

5.1.2 Minutes of March 15, 2010 Business Meeting

The Minutes of March 15, 2010 Business Meeting were approved by consent.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 February 26, 2010 Public Hearing Record

Received by virtue of being on the agenda.

Amendments:

- *Page 1 Item 4.1 fifth paragraph* – replace “Anne” with “Anna”
- *Page 1 Item 4.1 eighth paragraph* – replace “critical mass to the community and diversity in” with “critical mass to the community and diversity of”

5.2.2 March 15, 2010 Community Information Meeting Notes

Received by virtue of being on the agenda.

5.2.3 March 15, 2010 Public Hearing Record

Received by virtue of being on the agenda.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson and Planner Kojima provided information.

There was some discussion regarding the Georgia View Road gate continuing to be locked.

7. DELEGATIONS

None

8. CORRESPONDENCE

Correspondence items are received by virtue of being on the agenda.

8.1 Roger Pettit correspondence dated April 8, 2010

There was some discussion regarding meeting times and places.

8.2 Mike Hoebel correspondence dated April 11, 2010

See item 2.2 for discussion and related resolutions.

8.3 Geoff Gaylor correspondence dated April 11, 2010

See item 2.2 for discussion and related resolutions.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-RZ-2010.1 (Kim Lenglet)

Planner Richardson provided information from staff report dated March 31, 2010.

Resolution GL-LTC-038-10

It was Moved and Seconded that the Galiano Island Local Trust Committee instruct staff to arrange a Community Information Meeting for May 10, 2010 for Draft Bylaw No. 208.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Official Community Plan (OCP) Review

10.1.1 Official Community Plan Review – Report

Planner Kojima provided information from staff report dated March 31, 2010 Re: OCP Review – Land Use Amendment Criteria.

There was some discussion regarding District Lot 81 as well as land use amendment criteria and categorization in general.

Trustee Decario thanked Planner Kojima for his useful and informative report.

Resolution GL-LTC-039-10

It was Moved and Seconded 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 Official Community Plan review.

CARRIED

10.1.2 Minutes of the OCP Steering and Advisory Committees

10.1.2.1 March 7, 2010

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

10.1.2.2 March 14, 2010

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

10.2 Draft Bylaw No. 207 cited as “Galiano Island Official Community Plan No. 108, 1995, Amendment No. 2, 2010” (RR/FH Community Facilities 1%)

Planner Richardson provided information from staff report dated March 31, 2010 Re: OCP Amendment – Community Facility Policy g).

There was some discussion regarding density and minimum parcel size.

Resolution GL-LTC-040-10

It was Moved and Seconded that the Galiano Island Local Trust Committee instruct staff to arrange a Community Information Meeting for May 10, 2010 for Draft Bylaw No. 207.

CARRIED

11. REPORTS

11.1 Work Program Reports

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

Planner Richardson provided information.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Provided for information purposes only.

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:

- *Add* – Special OCP Meeting dates and related agendas.
- *Add* – Staff Report dated March 31, 2010 Re: OCP Amendment – Community Facility Policy g).
- *Add* – Staff Report dated March 31, 2010 Re: OCP Review – Land Use Amendment Criteria.

Planner Kojima will update the page.

11.7 Chair's Report

Chair Steeves stated that he attended the Association of Vancouver Island and Coastal Communities (AVICC) convention - derelict vessels were discussed and Chair Steeves voted against a resolution (which passed) to cull some non-migrating Canada geese. Chair Steeves stated that he attended Trust Council on Hornby Island, that the Executive will meet soon and that the next Trust Council will take place in June on Saturna Island with San Juan County Commissioners in attendance to discuss local marine issues. Chair Steeves stated that the Islands Trust would work with a lower budget in 2010/2011 than in 2009/2010.

11.8 Trustee Report

Trustee Pottle stated that she attended Trust Council on Hornby Island and voted against the budget (which passed) due to the inclusion of a newly created Legislative Services Manager position. Trustee Pottle stated that she has been attending as many meetings as possible.

Trustee Decario stated that she attended Trust Council on Hornby Island and voted against the budget (which passed) due to the inclusion of a newly created Legislative Services Manager position. Trustee Decario stated that she has been attending as many meetings as possible.

12. NEW BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, May 10, 2010 at the South Community Hall

The meeting is scheduled as stated.

Planner Kojima stated that upcoming Special Meeting dates are as follows:

- April 21, 2010 at the Lions Hall
- May 6, 2010 at the South Hall
- May 20, 2010 at the South Hall
- May 31, 2010 at the South Hall

There was some discussion regarding ways in which to advertise the Special Meetings.

Resolution GL-LTC-041-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to prepare a mail out notification of upcoming Galiano Island Local Trust Committee Special Meetings.

CARRIED

13. TOWN HALL MEETING

Chair Steeves opened the meeting to the public for comments.

Linda Millard stated support for the approved Galiano water study.

Planner Kojima responded by advising the OCP groundwater advisory committee to be specific in its needs when writing a referral for proposal to get the study done.

14. ADJOURNMENT

Resolution GL-LTC-042-10

It was Moved and Seconded that the meeting be adjourned at approximately 4:45 p.m.

CARRIED

RECORDER

CHAIR

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE SPECIAL MEETING
HELD ON WEDNESDAY, APRIL 21, 2010 AT 1:00 PM
AT THE LIONS HALL, 912 BURRILL ROAD
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Gary Steeves	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Robert Kojima	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 1:10 p.m. Introductions were made and the meeting introduced.

2. APPROVAL OF AGENDA

Chair Steeves asked for any additions or changes to the agenda. The following is the amended agenda for the meeting – items 3, 3.1 and 4.4 were new additions.

1. CALL TO ORDER
2. Approval of Agenda
 - 2.1 Questions on Agenda Items
3. BUSINESS ARISING
 - 3.1 Letter to Dale Wall
4. LTC OCP REVIEW PROJECT
 - 4.1 Draft OCP Revisions – for receipt
 - 4.2 Affordable/Community Housing Advisory Group Final Report – staff report attached
 - 4.3 Geological Hazard Mapping – Report of March 31, 2010 by Shane Moore, C.N. Ryzuk and Associates attached for receipt
 - 4.4 Ecosystem Protection Advisory Committee Final Report dated April 15, 2010 – for receipt
5. NEW BUSINESS
 - 5.1 Upcoming Special Meetings – May 6th, May 20th, May 31st (1-5pm @ the South Hall)
6. TOWN HALL (time permitting)
7. ADJOURNMENT

The agenda was approved as amended by consent.

2.1 Questions on Agenda Items

Emily Menzies asked if the Local Trust Committee (LTC) would be discussing the Ecosystem Protection Advisory Committee Final Report.

Chair Steeves stated that the report would be received but not discussed today.

There was some discussion regarding process.

Roy Smith asked if the LTC would be doing amendments to bylaws and/or creating new bylaws as the Official Community Plan (OCP) review process unfolds or if the LTC would do them all at once at the end of the OCP process.

Chair Steeves responded that the LTC has not yet decided.

Trustee Decario responded that the Road Network Plan (RNP) may be addressed but that things were undecided.

Trustee Pottle responded that there is concern regarding triggering the Private Managed Forest Land (PMFL) Act on Galiano and hence any bylaw changes or additions would be carefully made with that in mind.

3. BUSINESS ARISING

3.1 Letter to Dale Wall

Chair Steeves explained that there had been some confusion this week regarding whether the letter to Dale Wall would continue to be sent due to the fact that Linda Adams had scheduled a meeting with him for May 5, 2010.

There was some discussion.

Chair Steeves stated that *Resolution GL-LTC-037-10* stands and that the letter will continue to be sent.

Planner Kojima will draft the letter.

4. LTC OCP REVIEW PROJECT

4.1 Draft OCP Revisions

Received by virtue of being on the agenda.

Planner Kojima provided information relating to the document *Galiano Island Local Trust Committee Official Community Plan Draft OCP Revisions Version 1 – April 9, 2010* and asked the LTC for feedback.

Trustee Decario stated that the document was very well done and that the OCP advisory committees would also be reviewing it.

Trustee Pottle thanked Planner Kojima for his excellent work.

Discussed revisions were as follows:

- *Page 11 section II item 3 Forest Advocacy Policies d)* – split.
- *Page 12 section II item 3 Forest Advocacy Policies j)* – delete.
- *Page 15 section II item 5.2 Home Occupation Policies f)* – “restaurants shall not be permitted” should be a stand-alone advocacy policy.
- *Page 18 section II* – the start of item 6 needs to be identified.
- *Page 19 section II item 6 Parks and Recreation Advocacy Policies h)* – replace with “The trail network plan developed by the Parks and Recreation Commission, in cooperation with the LTC and other stakeholders, shall be included in the Community Plan.”
- *Page 23 section III item 1.2 Air Transportation first paragraph* – delete the first sentence.
- *Page 34 section IV item 5 Environmentally Sensitive Areas Policies c)* – add “with” after “along”.
- *Globally* – replace “Telus” with “telecommunications companies”.

Planner Kojima will update the document accordingly.

4.2 Affordable/Community Housing Advisory Group Final Report – staff report

Chair Steeves thanked the Affordable/Community Housing Advisory Group for their final report.

Planner Kojima provided information from staff report dated April 14, 2010 Re: OCP Review – Affordable/Community Housing Advisory Group Recommendations.

There was some discussion regarding market versus non-market affordable housing, amending the commercial zone to include residential and the general importance of having affordable housing near to amenities.

Reference items one (1) through twenty-two (22) of the Affordable/Community Housing Advisory Group recommendations were each discussed by the LTC in relation to consent of staff recommendations.

- *Ref. 1. – Consent.* Trustee Pottle commented that a housing needs assessment should not be required to be done before any affordable housing projects would be considered.
- *Ref. 2. – Consent.*
- *Ref. 3. – Consent.*
- *Ref. 4. – Consent.*
- *Ref. 5. – Consent.* Chair Steeves commented that the Executive Committee is setting up a central fund for applicants to apply to for sponsorship. The central fund will help prevent merit-based applications from being turned down due to limited LTC budgets.
- *Ref. 6. – Consent.* Trustee Decario commented that advocating an Alternative-Owner-Builder type option would help young people. Chair Steeves commented that it is a possibility that the Capital Regional District (CRD) might abolish building inspection services.
- *Ref. 7. – Consent.* Planner Kojima commented that the Vancouver Island Health Authority (VIHA) is generally not supportive of composting toilets. Chair Steeves commented that Wally Foster was able to obtain a permit for a composting toilet but that it took several tries and two years to accomplish.
- *Ref. 8. – Consent.* Trustee Decario commented that land coops should be researched.
- *Ref. 9. – Consent.*
- *Ref. 10. – Consent.*
- *Ref. 11. – Consent.* Chair Steeves commented that there is the potential to have water management areas within a specific Development Permit Area (DPA).
- *Ref. 12. – Consent but further discussion is needed.* Trustee Decario commented that she likes the idea of neighbourhoods deciding for themselves whether or not they support secondary suites in their neighbourhood.

Note: there was a break at 3:00 p.m. and the meeting reconvened at 3:15 p.m.

- *Ref. 13. – Further discussion needed.* Planner Kojima commented that third party housing agreements are difficult from a legal perspective and are not the same as housing agreements which the LTC can enter into under the authority of the *Local Government Act*.
- *Ref. 14. – Consent but further discussion is needed.*
- *Ref. 15. – Leave OCP the way it is.*

- *Ref. 16. – Consent.*
- *Ref. 17. – Consent.* Chair Steeves commented that the objective should be to find decent housing solutions rather than legalizing sub standard housing solutions such as travel-trailers, which have associated health issues. Planner Kojima commented that zoning would permit an eco-pad such as the one Tom Hennessey created because the eco-pad is designed as a building/structure for dwelling and is not a travel-trailer.
- *Ref. 18. – Consent.*
- *Ref. 19. – Consent that the LTC will consider all applications that meet criteria for affordable, special needs and seniors housing.* Trustee Decario commented that she likes some of the provisions/policies in the North Pender Island OCP.
- *Ref. 20. – Consent.* Planner Kojima commented that if an application includes density transfer then that would simply enhance the application for consideration by the LTC, but would not be a precondition.
- *Ref. 21. – Consent.*
- *Ref. 22. – Consent to hold a special meeting regarding Short Term Vacation Rentals (STVR's).*

Resolution GL-LTC-043-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to incorporate changes agreed to by consensus as they relate to the Affordable/Community Housing Advisory Group final report dated March 2010 and the associated staff report dated April 14, 2010.

CARRIED

4.3 Geological Hazard Mapping – Report of March 31, 2010 by Shane Moore, C.N. Ryzuk and Associates

Planner Kojima provided information and stated that he will bring the associated map to the next LTC meeting.

There was some discussion regarding the Private Managed Forest Land (PMFL) Act and associated permitted activities, driveways, and the fact that the LTC is obligated to regulate development in hazardous areas.

Resolution GL-LTC-044-10

It was Moved and Seconded that the Galiano Island Local Trust Committee direct staff to draft Development Permit Area provisions based on the steep slope hazard mapping and

recommendations of the Shane Moore, C.N. Ryzuk and Associates report dated March 31, 2010.

CARRIED

4.4 Ecosystem Protection Advisory Committee Final Report dated April 15, 2010

Received by virtue of being on the agenda.

5. NEW BUSINESS

5.1 Upcoming Special Meetings – May 6th, May 20th, May 31st (1-5pm @ the South Hall)

The special meetings are scheduled as stated.

Chair Steeves reminded everyone that the next LTC Business Meeting would be on Monday, May 10, 2010 at 1:00 p.m. at the South Community Hall.

6. TOWN HALL

Chair Steeves opened the meeting to the public for comments.

Roy Smith stated support for a housing needs assessment being done on Galiano. Mr. Smith stated that parking regulations would need to be considered if amending the commercial zone to include residential. Mr. Smith stated support for an advocacy policy that would encourage VIHA and other organizations to consider alternatives to the potable water requirement – such as requiring a water money bond instead - at the time of subdivision. Mr. Smith stated support for obtaining a legal opinion to define restrict versus regulate in relation to forest activities legislation. Mr. Smith asked the LTC if the public is permitted to attend the May 5, 2010 meeting with Dale Wall.

Chair Steeves stated the meeting is not considered an LTC meeting – rather a meeting with Linda Adams which the Trustees will be attending too - and that the public has not been invited to attend.

Trustee Decario stated support for Planner Kojima attending the May 5, 2010 meeting with Dale Wall.

7. ADJOURNMENT

Resolution GL-LTC-045-10

It was Moved and Seconded that the meeting be adjourned at approximately 5:00 p.m.

CARRIED

RECORDER

CHAIR



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-26-2010

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

Mar-15-2010

No.	Activity	Responsibility	Target Date	Status
4	Staff to review and comment on Affordable Housing Advisory Group final report recommendations	Robert Kojima	Apr-21-2010	Done

5	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
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Apr-12-2010

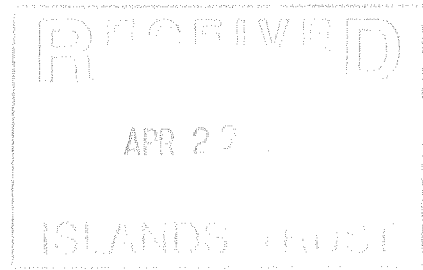
No.	Activity	Responsibility	Target Date	Status
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6	Minutes of February 26, 2010 LTC meeting adopted as amended.	Sharon Lloyd-deRosario	Apr-19-2010	Done
7	Minutes of March 15, 2010 LTC meeting adopted as drafted.	Sharon Lloyd-deRosario	Apr-26-2010	Done
8	GL-RZ-2010.1 (Lenglet) - send out letter to owners of properties not subject to the LUC and give them until May 7, 2010 to request to be included in application. Schedule CIM for Draft Bylaw 208 - May 10, 2010 Forward bylaws to agencies	Gary Richardson	Apr-19-2010	Done
9	staff to draft a letter to Deputy Minister of Community and Rural Development re steering and advisory committee concerns regarding PMFL and OCP process - MEETING SCHEDULED	Robert Kojima David Marlor	Apr-23-2010	On Going
10	Obtain legal summary of effects of Stevens v. CRD on OCP process	Robert Kojima David Marlor Gary Steeves	May-10-2010	On Going
11	Staff to mail-out notice of special meetings	Robert Kojima Sharon Lloyd-deRosario	Apr-29-2010	Done
12	Amend web site by putting the following under latest news: Special OCP meeting dates Draft bylaws 207 and 208	Kathy Jones	Apr-14-2010	Done
13	Arrange Community Information meeting for draft bylaw 207 (RR/FH 1%).	Gary Richardson	Apr-28-2010	Done



22 April 2010

Gary Steeves
Chair, Galiano Island Trust Committee



Dear Mr. Steeves,

I am writing in response to your letter of 14th October 2009, expressing concerns regarding a private aerodrome on Galiano Island. At the outset, I would like to explain the role of Transport Canada, and more specifically, Aerodromes and Air Navigation Branch.

The Federal Government is responsible to regulate all aviation activity in Canada and does so through the Aeronautics Act and the Canadian Aviation Regulations (CARs). With respect to aerodromes, the applicability of some regulations is dependent on certain criteria. An aerodrome must be *certified* by Transport Canada, Aerodromes and Air Navigation, if it receives scheduled air service, or is situated in a built-up (urban) area. In rare circumstances, the Minister may also mandate certification, if doing so would be in the public interest. Certified airports have more stringent requirements than the small private strip under discussion. Both, however, are afforded a certain status under the Aeronautics Act.

Aerodromes and Air Navigation Branch evaluates sites to determine if certification is required, and in this case it is not. As such the owner requires no specific authorization from Transport Canada to operate from this private aerodrome.

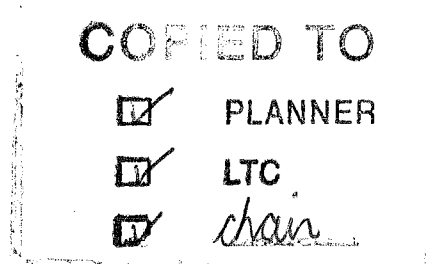
Other parts of the CAR's contain pilot conduct provisions to regulate aircraft in flight. Some of these provisions are meant to ensure aircraft are operated safely with respect to persons and structures on the ground. All pilots must operate in accordance with these regulations.

At this time, our office has no information suggesting a contravention of the regulations has occurred.

Should you wish to discuss this more fully with me, please do not hesitate to contact me directly at 604-666-8333.

Thank you,

Grant Youngson
Acting Regional Manager
Aerodromes and Air Navigation
400-3600 Lysander Lane
Richmond, B.C.
V7B 1C3



GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 208

DRAFT

A BYLAW TO AMEND BYLAW NO. 9, 1978 (LAND USE CONTRACT)

WHEREAS the Galiano Island Local Trust Committee and the owners of 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 agree to amend Land Use Contract G70321 by discharging it from their properties;

WHEREAS Section 930 (2) (a) of the Local Government Act permits such amendments by bylaw;

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 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. The Land Use Contract attached to Bylaw No. 9, 1978 is amended as outlined in Schedule A of this Bylaw.
2. This Bylaw shall be registered in the Victoria Land Title Office in accordance with the Land Title Act.
3. This Bylaw may be cited for all purposes as "Lots 1 to 5 inclusive, District Lot 29, Galiano Island, Cowichan District, Plan 30670; and Lots 6 and 9, District Lots 15 and 29, and Lots 7 and 8, District Lot 15, All of Galiano Island, Cowichan District, Plan 30670, and District Lot 15 except the easterly 350 feet thereof and except Plans 21551, 22128, 22765 and 30670, Galiano Island, Cowichan district, Land Use Contract By-law, 1978, Amendment No. 1, 2010".

READ A FIRST TIME this day of , 2010.

PUBLIC HEARING HELD this day of , 2010.

READ A SECOND TIME this day of , 2010.

READ A THIRD TIME this day of , 2010.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this day of , 2010.

ADOPTED this day of , 2010.

SECRETARY

CHAIR

**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

GALIANO ISLAND LOCAL TRUST COMMITTEE

DRAFT

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".



STAFF REPORT

April 26, 2010

File No.: GL/04-4

To: Galiano Island Local Trust Committee
For the meeting of May 10, 2010

From: Gary Richardson
Island Planner
Local Planning Services

CC: David Marlor, Regional Planning Manager

Re: Land Use Bylaw Amendments

Preliminary Report

THE PROPOSAL:

The Galiano Island Local Trust Committee (LTC) has identified a technical review of routine amendments to the Official Community Plan (OCP) and Land Use Bylaw (LUB) as a top priority on the work program. Staff understands that the local trust committee direction is that the OCP is only to be amended if required to support proposed LUB amendments.

The purpose of this report is to provide an overview of recommended amendments to the LUB where it would provide clarity, updated information, or remove ambiguity in the bylaw. Staff recognizes there are a number of additional topics that are identified for LUB review which will remain outstanding and require a more comprehensive review in the future. The proposed list of amendments addresses those issues that staff considers to be relatively straight forward and it is intended to provide clarity in the use and interpretation of the bylaw.

A list of identified sections in the LUB is outlined in Table 1 below, which also notes the reason for inclusion on the list, and possible amendments. In total there are 31 proposed amendments.

Table 1: Land Use Bylaw Sections Recommended for Amendment

	Applicable LUB Sections		Reason for Amendment	Possible Amendment
1	1.6	18 Part 18.1 Section 18.1.1 Subsection 18.1.1.1.1 Article	Error in progression.	18 Part 18.1 Section 18.1.1 Subsection 18.1.1.1 Article
2	2.5	Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.	The lower height that applies to accessory buildings is often missed as each zone contains a section that lists maximum permitted height for buildings and structures.	Put a comment in each zone that directs the reader to all other sections restricting height.
3	2.7	The maximum combined floor area of accessory buildings and structures other than cottages on a lot is 70 square metres in respect of each permitted dwelling other than a cottage, on lots 2 ha (4.94 acres) in area and less, and 93 square metres on lots with areas greater than 2 ha (4.94 acres).	Agricultural accessory buildings are restricted to the same floor area as residential accessory buildings.	Increase floor area for agricultural accessory buildings.

	Applicable LUB Sections		Reason for Amendment	Possible Amendment
4	2.12	Buildings and structures must Be sited at least 7.5 metres from the natural boundary of the sea, and at least 15 metres from any lake, a swamp and any other natural watercourse, except as provided by section 12.5.4.1 in the Marine Commercial Land Zone.	The reference to section 12.5.4.1 is no longer valid.	Amend section number to refer to appropriate section or if no longer required delete reference.
5	2.15	Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.	This section of the LUB that can be overlooked when determining setbacks.	Put a comment in each zone that directs the reader to all other sections restricting setbacks.
6	2.16	The siting regulations set out in this bylaw do not apply to any sign, fence or pumphouse so long as the pumphouse has a floor area of 10 square metres or less.	Fences are permitted; however there is no maximum height stated other than maximum height for buildings and structures.	Amend LUB by putting in maximum fence height.
7	2.17	If a lot is located in two or more zones, for the purposes only of the density and minimum and average lot size regulations of Parts 5 through 12 of this bylaw the portions of the lot that have different zoning designations must be considered as if they were separate lots.	The section may allow for some property owners to realize a higher density than is intended. There are 39 split zoned parcels on Galiano Island. There are no split zoned lots on the small islands within the Galiano Local Trust area.	Prepare wording that clarifies that there is no increase in density if a lot is split zoned.

	Applicable LUB Sections		Reason for Amendment	Possible Amendment
8	4.4.1, 8.2.2 and 8.2.7	Despite Subsection 8.2.1 on lands legally described as part of that part of district lot 3 lying north and west of the Government Road, except the southerly 15 chains, except Parcel B (DD 59923I) and Parcel C (DD 134548I) and except parts in Plans 9087, 13978 and 19389, Galiano Island, Cowichan District and the road right of way surrounding said lands the permitted uses are restricted to a museum.	The area that these sections describe has now been subdivided. Its legal description is Lot A, Plan VIP83933, District Lot 3, Galiano Island.	Replace the existing description of subject area with legal description.
9	7.1.4 and 7.1.5 7.25 and 7.26 7.45 and 7.46 7.55 and 7.56	<p>Minimum Setbacks:</p> <p>Buildings and structures must be sited: at least 7.5 metres from front and rear lot lines; and at least 6 metres from interior and exterior side lot lines.</p> <p>Buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.</p>	There are conflicting setbacks and its not clear when reading this section which setback applies. There is similar wording in all of the sections referenced.	Clarify by stating which setback applies when there are conflicting setbacks.

10	7.3.5	Buildings and structures must be sited in accordance with the siting plan attached to and forming part of this bylaw.	There is presently no plan attached to the LUB.	Determine if there is a plan that should be attached and attached it as a schedule. If no plan is to be attached delete the reference to it.
11	8.1.1.1	dwelling for the provision of housing for senior citizens by non-profit society incorporated for that purpose.	Can not regulate user only the use.	Remove reference to non-profit society.
12	8.2.1.1	public and non-profit schools not including overnight accommodation or dormitories	Can not regulate user only the use.	Remove reference to public and non-profit.
13	8.2.1.2	non-profit community halls, libraries, museums, churches, cemeteries, recycling facilities	Can not regulate user only the use.	Remove reference to non-profit.
14	8.3.1.2	medical facilities operated by a non-profit society	Can not regulate user only the use.	Remove reference to non-profit society.
15	9.2	Visitor Accommodation(Inn) Zone – C3	Guest services are a permitted in other visitor accommodation zones but not in the C3 zone.	Add guest services as a permitted use in the Visitor Accommodation(Inn) Zone – C3

16	9.1.6, 9.2.9, 9.3.6 and 12.5.5	9.2.9 Buildings and structures must be sited: 9.2.9.1 at least 7.5 metres from front and rear lot lines; and 9.2.9.2 at least 6 metres from any interior side lot line except where the lot line is common to a lot in a commercial or industrial zone, in which case the required distance is 3 metres.	No setback listed for exterior side lot line.	Put a setback in each section listing setback from exterior side lot lines.
17	10.2.2	No buildings or structures of any kind, other than signs, picnic tables, boat launching ramps, toilets and baseball backstops are permitted.	Foot bridges and walkways are a common structure in parks.	Amend the section to allow foot bridges and walkways.
18	12.5.1.1	marinas open to the public.	Can not regulate user only the use.	Remove open to the public.
19	13.2.1	if the owner of land being subdivided is providing land for a school site pursuant to an agreement under s.942 of the Municipal Act as well as park land pursuant to s.941 of the Municipal Act, the total amount being dedicated as park land pursuant to the agreement and the Municipal Act.	Section 942 has been repealed.	Remove reference to s. 942 and amend wording accordingly.

20	13.22	A building permit shall not be issued for a building to be used as a dwelling in the water management area depicted on Schedule C unless the building is equipped with a cistern for the storage of rainwater for irrigation and fire protection purposes having a capacity of at least 16,000 litres.	Water does not need to be restricted to only irrigation and fire protection.	Amend section to allow water to be used for any purpose.
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21	13.23	<p>If a well is proposed as a source of potable water for a proposed subdivision, the applicant for subdivision must provide the written certification under seal of an Engineer with experience in groundwater hydrology that there is in respect of each building, structure, or use of land permitted by this bylaw on each proposed lot an available supply of potable water in the amounts set out in Table 1 and meeting or exceeding the Guidelines for Canadian Drinking Water Quality, and that the extraction from the groundwater table of that amount of water in respect of each permitted building, structure or use will not adversely affect the quantity or quality of water obtainable from any existing well or surface water then used as a source of potable water.</p>	<p>This has caused problems for applicants as the Canadian Drinking Water Guidelines contain many more parameters than are normally tested.</p> <p>Also Geohydrologist could be added as a professional that can provide certification.</p>	<p>Remove requirement in its entirety or put in a list of parameters that can readily be tested by local labs.</p> <p>Add Geohydrologist.</p>
22	13.24	<p>If a, If the certification referred to in section 13.23 cannot be made, the approving officer may nonetheless approve the subdivision in the following circumstances:</p>	<p>This section does not allow exclusions for boundary adjustments where there is an established supply of water.</p>	<p>Amend the section to allow boundary adjustments to be excluded where there is an established supply of water.</p>

23	16.1	No sign may be erected or placed on any premises in any of the zones listed in this section, except one building-mounted sign and one sandwich-board sign per highway frontage, each not exceeding a total sign area of 1.2 square metres, identifying a business carried on at those premises or the principal service or product sold at those premises:	This only allows signs to be mounted on a building, no free standing signs.	Amend the section to allow for free standing signs.
24	17.1.11	"floor area" means the total area of all storeys of a building measured to the outer surface of the exterior walls, and for this purpose all areas of a building having a floor, including an earthen floor, and a ceiling at least 1.5 metres apart constitute a storey.	Definition does not clearly address floor area for unenclosed buildings.	Amend definition to address unenclosed buildings.
25	17.1.14	"Guidelines for Canadian Drinking Water Quality" means the 6th edition of the guidelines for Canadian Drinking Water Quality published by Health and Welfare Canada in 1996.	Edition has changed.	Update reference.

26	17.1.27	"neighbourhood public house" means an establishment in respect of which a Class D licence has been issued under the Liquor Control and Licensing Act.	License types have changed.	Update reference.
27	17.1.38	"structure" means anything that is constructed or erected and that is fixed to, supported by or sunk into land or water, but does not include paved parking areas.	Requiring setbacks for underground structures does not seem necessary.	Amend to exclude all underground structures.
28	Various	Structures near watercourses.	The LUB prohibits structures near water courses, and often trail systems require foot bridges and walkways close to or over streams and ponds.	Review LUB and recommend amendment to allow for foot bridges and walkways.
29	various	Map changes due to change in owner ship	LUB map is out of date with respect to parkland.	Amend LUB map showing updated zones reflecting new use.
30	various	Examples: <i>Municipal Act</i> and Ministry of Transportation	Names of some government ministries have changed. Some references to Legislation have changed.	Update references to Legislation and Government Ministries.

31	9.3(B)9	One retail area restricted to the sale of souvenirs, gifts, art, packaged food products and specialty wines and spirits, not exceeding 40 square metres is permitted as part of the comprehensive resort.	Restriction on sale of liquor does not appear to be necessary.	Amend bylaw to allow sales of all types of liquor.
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STAFF COMMENTS:

The amendments are intended to provide clarity and/or correct minor errors in the text that may otherwise be confusing for those using the Land Use Bylaw. Staff recommends that the LTC direct staff to prepare the applicable bylaws. Staff will come back to the LTC with the draft bylaws for review and comment. Following that, the draft bylaws will be referred to the appropriate agencies for comments, including but not limited to: the Agricultural Land Commission, First Nations, Capital Regional District Building Inspection, Ministry of Transportation and Infrastructure, and if the LTC chooses, the Advisory Planning Commission.

RECOMMENDATIONS:

THAT the Galiano Island Local Trust Committee direct staff to prepare draft bylaws that would amend the Galiano Island Land Use Bylaw No. 127, 1999 to address items 1 to 31.

Prepared and Submitted by:

Gary Richardson

April 29, 2010

Gary Richardson, Island Planner

Date

Concurred in by:

David Marlor

April 30, 2010

David Marlor, RPM

Date



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 - FORWARDED TO MINISTER'S OFFICE	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	2008-2011 term 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)	Jan to May 2010 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	FY 2010/11 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

* Depends upon decisions of the Bowen Island Municipal Council

** Depends upon decisions of the Trust Fund Board

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	FY 2009/10 OCP/LUB reviews underway on selected islands FY 2010/11 & 2011/12 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	FY 2009/10 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 Include new policies and regulations about food security in OCPs and LUBs as they are reviewed	FY 2010/11 Consider implementing land use planning decisions to advance affordable housing Support completion of a second area farm plan (Denman) FY 2009/2010 OCP/LUB reviews underway on selected islands	LTCs LTC LTC	Subject to funding (10/11 budget) No new funding required Funding in place (09/10 budget)	By the number of LTCs have implemented land use planning decisions regarding affordable housing. By whether a second area farm plan is complete By the number of LTCs/IMs with new policies and regulations related to food security	Not started Started OCP/LUB reviews started
To minimize the impact of climate change	Integrate climate change adaptation into land use	FY 2012/2013 Continue implementation of adaptation planning framework	LTCs/BIM*	Subject to funding	TBD	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	FY 2010/2011 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	FY 2009/10 & 2010/2011 Consider bylaw amendments to allow Bylaw Dispute Adjudication System FY 2009/2010 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
 TPB – 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

email: info@islandstrust.bc.ca or the Telephone: www.islandstrust.bc.ca

telephone: 250.247.8078

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www.islandstrust.bc.ca



Islands Trust

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: Apr-30-2010

The matter of sewalls need to be reviewed by staff. OCP and LUB amendments required.

Status Date: Apr-08-2009

DP can not proceed until OCP/LUB amended.

Status Date: Dec-12-2007

RE-examine LTC position of Oct 3/07 in April, 2008 when status of OCP review is considered.

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: Apr-30-2010

Applicant presently obtaining information to advance file.

Status Date: Apr-30-2010

Letter sent to applicant outlining options.

Status Date: Dec-04-2009

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

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
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

File Number	Applicant Name	Date Received	Purpose
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.

File Number	Applicant Name	Date Received	Purpose
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: Apr-30-2010

Community information meeting to be held May 10, 2010

Status Date: Mar-30-2010

Draft Bylaw on April 12, 2010 agenda.

Status Date: Mar-05-2010

Staff report on March 15 LTC agenda.

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 Planner: Gary Richardson	May-28-2008	To create 2 lots. Lot 14, Sections 5&8, Plan 2514 80 Cain Road
Planning Status			
Status Date: Mar-05-2010			
New water report recieved - staff to review.			
Status Date: Oct-02-2009			
Advised applicant Sept 29/09 that the water report submitted was not sufficient.			
Status Date: Jan-27-2009			
Waiting for applicant to fulfill conditions.			

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
Total		6 500

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	THAT 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	THAT 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.

April 2010

- [Notice of Special Meetings re: Official Community Plan Review](#)

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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](#) | [Final Report](#)

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

Committee Links

- [Committee Home](#)
- [Trustee Membership](#)
- [Contact Trustees](#)
- [Contact Planning Staff](#)
- [Planning Bylaws](#)
- [Administrative Bylaws](#)
- [Meetings Schedule](#)
- [Meeting Agendas](#)
- [Meeting Minutes](#)
- [Resolutions-Without-Meeting](#)
- [Associated Islands](#)
- [Land Use Application Forms](#)

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.

[Land Use Planning](#)

[Related Planning Services](#)

[Related Resources](#)

[Trust Area Mapping](#)

[Related Links](#)

- [Report from the Information Team](#)

Applications

Land Use Contract Amendment Application GL-RZ-2010.1 (Lenglet)

- [Staff Report dated March 1, 2010](#)
- [Staff Report dated March 31, 2010](#)
- [Draft Bylaw No. 208](#)

Official Community Plan Amendment GL-OCP-2010.1 (LTC Initiated) re: RR/FH One Percent Issue

- [Staff Report dated February 27, 2010](#)
- [Staff Report dated March 31, 2010](#)
- [Draft Bylaw No. 207](#)

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