



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, MONDAY, OCTOBER 18, 2010
AT THE NORTH COMMUNITY HALL
20925 PORLIER PASS 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 - none		
4. PUBLIC HEARING (Reconvened)		1:30 pm
4.1 Proposed Bylaw 207 (OCP) (reduction in parcel size requirement for lands to be used for affordable and/or senior housing resulting from rezoning from F1 to RR and FH)		
4.2 Proposed Bylaw 208 (Discharging of Land Use Contract G70321)		
		2:00 pm
5. PREVIOUS MEETINGS		
5.1 Local Trust Committee Minutes for Adoption		
5.1.1 Minutes of September 9, 2010 Local Trust Committee Business Meeting (attached)	1	
5.1.2 Minutes of September 24 2010 Special Meeting (attached)	11	
5.2 Public Hearing Records and Community Information Meeting Notes		
5.2.1 Record of September 9, 2010 Public Hearing (attached)	17	
5.3 Section 26 Resolutions-without-meeting - none		

5.4	Advisory Planning Commission - none	
6.	BUSINESS ARISING FROM THE MINUTES	2:15 pm
6.1	Follow-up Action Report (attached)	24
7.	DELEGATIONS - none	
8.	CORRESPONDENCE (attached) <i>[correspondence received concerning applications and/or projects is considered with the application]</i>	
8.1	Kim Lenglet email dated September 23, 2010 re: Guest Cottages - Staff recommends that the LTC forward correspondence to Planner Kojima.	26
8.2	Shirlene Raines letter dated September 30, 2010 re: Community Housing Options - Staff recommends that the LTC forward correspondence to Planner Kojima.	27
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS	2:00 pm
9.1	GL-RZ-2010.1 (Kim Lenglet) – Galiano Island Proposed Bylaw No. 208 (LUC) - for further consideration (attached)	30
9.2	Galiano Island Local Trust Committee Proposed Bylaw 207 (OCP) – for further consideration (attached)	32
9.3	Trust Fund Board Regional Conservation Plan 2011-2015 – referral for comment (attached under separate cover)	34
9.4	GL-SUB-2010.1- frontage waiver request (Suddaby) (attached)	35
----- BREAK (15 minutes) -----		
10.	LOCAL TRUST COMMITTEE PROJECTS - none	
11.	REPORTS	3:00 pm
11.1	Work Program Reports - for Information	
11.1.1	Galiano Island Local Trust Committee Work Program - Report dated October , 2010 (attached)	37
11.1.2	Excerpt from the 2008-2011 Trust Council Strategic Plan (attached)	41
11.2	Applications Report - for information	49
11.2.1	Galiano Island Applications Report dated October, 2010 (attached)	

11.3	Expense/Budget Reports - for information	
	11.3.1 Trustee and Local Expenses (attached)	53
	11.3.2 Adopted LTC Budget 2009/2010 (attached)	54
	11.3.3 Draft 2011 – 2012 Budget Requests (attached)	55
11.4	Bylaw Enforcement -none	
11.5	Policies and Standing Resolutions Report	66
	(attached) – for information	
11.6	Galiano Island LTC Web Page for Review	68
	(attached) – for information	
11.7	Chair’s Report	
11.8	Trustee Report	
12.	NEW BUSINESS	4:00 pm
12.1	Upcoming Meetings	
	12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, November 8, 2010 at the South Community Hall	
12.2	Draft LTC Meeting Schedule for 2011 (attached)	70
12.3	Publishing Notices Beyond Legislative Requirements - discussion	
13.	TOWN HALL MEETING	
14.	ADJOURNMENT	5:00 pm

DRAFT

MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, SEPTEMBER 9, 2010 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.

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

There were approximately twenty-two (22) 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:

- *Added Item 8.3* – Mel Brown letter dated September 4, 2010 Re: Application to Rezone DL 72 and Lot 15 of DL's 71 and 77, Plan VIP61007, Galiano Island
- *Added Item 8.4* – Keith Holmes letter dated September 6, 2010 Re: Conflict of Interest Guidelines
- *Added to Item 9.3* – Draft Covenant
- *Added Item 12.1.2* – September 24, 2010 GLLTC Special Meeting
- *Added Item 12.1.3* – October Meetings Schedule

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.

Ursula Deshield referenced page twenty-three (23) item four (4) of the agenda package and asked for clarification regarding agricultural setbacks.

Planner Richardson responded that setbacks would apply to within the parcel itself if a structure is for human habitation - setbacks relating to split-zones are dealt with differently. Planner Richardson commented that setbacks will be discussed more at the October 18, 2010 meeting.

There was some discussion regarding past decisions relating to setbacks.

Doug Latta asked if there would be a public hearing today regarding Proposed Bylaw 207.

Chair Steeves responded that there would be a public hearing today regarding Proposed Bylaw 207.

Geoff Gaylor stated that he is Chair of the Official Community Plan (OCP) Review Forest Policy Advisory Committee and provided a committee update. Mr. Gaylor stated that the committee is a diverse and committed group and is trying to determine common ground and find solutions and agreement regarding specific policy options recommendations.

There was some discussion regarding when the committee's final report would be submitted to the Local Trust Committee (LTC) and it was determined that the report should be ready by the end of September, 2010.

There was some discussion regarding process, meeting guidelines (Robert's Rules of Order), the Road Network Plan (RNP) and seizing the opportunity to work with government.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

4.1 Proposed Bylaw 207 (OCP) (reduction in parcel size requirement for lands to be used for affordable and/or senior housing resulting from rezoning from F1 to RR and FH)

See separate Public Hearing Record dated September 9, 2010.

4.2 Proposed Bylaw 208 (Discharging of Land Use Contract G70321)

See separate Public Hearing Record dated September 9, 2010.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of August 9, 2010 Local Trust Committee Business Meeting

The Minutes of the August 9, 2010 Local Trust Committee Business Meeting were approved as presented by consent.

5.1.2 Minutes of August 9, 2010 In Camera Meeting

The Minutes of the August 9, 2010 Local Trust Committee In Camera Meeting were approved as presented by consent.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission

None

Note: there was a break at 2:45 p.m. and the meeting reconvened at 3:05 p.m.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson provided information.

7. DELEGATIONS

None

8. CORRESPONDENCE

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

8.1 Email dated August 15/10 from Doug Staunton re: Access to Dionisio Park

Planner Richardson to forward item 8.1 to Planner Kojima.

8.2 Email dated July 26, 2010 from Roy Smith re: Water Study for Galiano

Planner Richardson to forward item 8.2, to Planner Kojima.

8.3 Mel Brown letter dated September 4, 2010 Re: Application to Rezone DL 72 and Lot 15 of DL's 71 and 77, Plan VIP61007, Galiano Island

Planner Richardson will keep the related application "open" and it will remain on the Applications Report.

Planner Richardson to forward item 8.3, to Planner Kojima.

8.4 Keith Holmes letter dated September 6, 2010 Re: Conflict of Interest Guidelines

There was some discussion regarding decision-making versus non-decision-making bodies in relation to conflict of interest guidelines.

Planner Richardson to forward item 8.4, to Planner Kojima.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-RZ-2010.1 (Kim Lenglet) – Galiano Island Proposed Bylaw No. 208 (LUC)

Deferred to next meeting.

9.2 Galiano Island Local Trust Committee Proposed Bylaw 207 (OCP)

Deferred to next meeting.

9.3 GL-RZ-2005.2 (Romagnoli) Draft Bylaw 210 and associated Draft Covenant

Planner Richardson recommended that Islands Trust legal council review the associated Draft Covenant before the LTC make any related decisions.

Planner Richardson will report back to the LTC regarding the Porlier Pass Road easement.

Resolution GL-LTC-089-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to advise the applicants of the Galiano Island Local Trust Committee's support in principle of the Draft Covenant for GL-RZ-2005.2 (Romagnoli) subject to legal review by Islands Trust legal council.

CARRIED

Resolution GL-LTC-090-10

It was Moved and Seconded that the Galiano Island Local Trust Committee Draft Bylaw No. 210 cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2010" be given First Reading.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 GL-LUB-2010.1 (various Land Use Bylaw Amendments)

Planner Richardson provided information.

Reference items two (2), six (6), eight (8), fifteen (15), twenty-one (21) and twenty-two (22) of *Table 1: Land Use Bylaw Sections for Amendment* were each discussed by the LTC in relation to agreement of staff recommendations.

- *Ref. 2.* – Agreement. Increase the floor area for agricultural accessory buildings to one hundred and forty (140) square metres.
- *Ref. 6.* – Planner Richardson will report back to the LTC regarding specific wording.
- *Ref. 8.* – Agreement to defer until the Official Community Plan (OCP) Review Forest Policy Advisory Group Report is received.
- *Ref. 15.* – Agreement. "Not to exceed 1.5 metres in width" needs to be reflected in the Bylaw.
- *Ref. 21.* – Agreement. W) To be measured from the "drip line".
- *Ref. 22.* – Agreement. Current Liquor Control Act license definitions need to be reflected in the Bylaw.

There was some discussion regarding communication with Kim Lenglet. Ms. Lenglet does not want a covenant on her property so she suggested removing the split-zoning designation and doing the property as one zone instead.

Trustee Decario and Trustee Pottle agreed that it would make sense to do that.

Resolution GL-LTC-091-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to include in the Land Use Bylaw Amendments the elimination of the split zoning on the properties whose legal descriptions are as follows: lots 9, 10 and 11 of plan 35698.

CARRIED

Planner Richardson will list “GL-LUB-2010.1 (various Land Use Bylaw Amendments)” as “GL-LUB-2010.1 (Draft Bylaw 209)” in the future.

11. REPORTS

11.1 Work Program Reports

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

Planner Richardson provided information; applications were discussed with regards to status and action. Planner Richardson will update the report accordingly.

Resolution GL-LTC-092-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to contact the Crystal Mountain Society in relation to GL-RZ-2004.6 and advise them of the Galiano Island Local Trust Committee’s decision to wait for the conclusion of the Official Community Plan review process before proceeding with their application.

CARRIED

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Provided for information purposes only.

Planner Richardson will request Staff to provide the whole report in the future, as some miss-assigned funds still need to be dealt with.

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:

UNDER LATEST NEWS

- *Update* – Galiano Island Local Trust Committee Public Hearing Notice - September 9, 2010 to reflect Proposed Bylaw No. 207 and Proposed Bylaw No. 208 being recessed and reconvening on October 18, 2010 at 1:00 p.m. at the North Galiano Community Hall.

UNDER OTHER OCP REVIEW DOCUMENTS

- *Add* – John Pritchard Commentary.

UNDER OFFICIAL COMMUNITY PLAN REVIEW DRAFTS

- *Add* – Draft 2.

UNDER LAND USE BYLAW REVIEW

- *Add* – Staff Report

11.7 Chair's Report

Chair Steeves stated that the next Trust Council meeting would take place on September 14-16, 2010 on Bowen Island. He added that it is open to the public for the most part and will include a food sustainability presentation by Planner 1, Kaitlin Kazmierowski; the adoption of financial matters; routine administration matters; a report from the Community Housing Taskforce; a meeting with the Bowen Island Municipal Council and a report from and performance evaluation of the Chief Administrative Officer (CAO).

11.8 Trustee Report

Trustee Decario stated that she has attended and will continue to attend various meetings (Trust Council, LTC, OCP, Penelakut First Nation etc.) as well as liaise with the public.

Trustee Pottle stated that she has attended and will continue to attend various meetings (Trust Council, LTC, OCP, Penelakut First Nation etc.) as well as liaise with the public.

12. NEW BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, October 18, 2010 at the North Community Hall

The meeting is scheduled as stated.

12.1.2 Local Trust Committee Special Meeting at 1:00 p.m. Friday September 24, 2010 at the South Community Hall

The meeting is scheduled as stated.

12.1.3 October Meetings Schedule

Resolution GL-LTC-093-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to setup two Special Meetings for the Official Community Plan Review in October.

CARRIED

Trustee Pottle requested that she be advised of the meeting dates before September 15, 2010 as she also has commitments as a Paramedic.

13. TOWN HALL MEETING

Chair Steeves opened the meeting to the public for comments.

Gary Coward stated support for revisiting density allowances in relation to the land in question for affordable/senior housing.

Jane Wolverton stated support for allocating budget to the Forest Policy Advisory Group Committee for primary and backup secretary services.

Chair Steeves responded that he would highly recommend Zora Star for the position as she is the best he has worked with – she is a facilitator/Chair from Pender Island.

Trustee Decario stated that she would follow-up with Geoff Gaylor, Chair of the Forest Policy Advisory Group Committee.

Ken Millard stated support for allocating budget to the Forest Policy Advisory Group Committee for primary and backup secretary/facilitator services – in consultation with the Forest Policy Advisory Group Committee.

Debbie Holmes stated support for considering water issues when considering density for lands to be used for affordable and/or senior housing – income concerns should not result in water concerns not being addressed.

Ken Millard stated support for the Forest Policy Advisory Group Committee's need to generate a useful report by the end of its term.

Linda Millard stated support for finding out and using the proper term for a "Geohydrologist" and then referring to it consistently throughout all documents.

Brian Mitchell stated that "must address" is a policy term and that in the glossary "address" means "implement".

Chair Steeves responded that there are many subjective areas within policy.

Avis Seeds asked the status regarding addressing noise relating to the Galiano Rod and Gun Club.

Planner Richardson responded that it is being addressed and is on the Projects List.

14. ADJOURNMENT

Resolution GL-LTC-094-10

It was Moved and Seconded that the meeting be adjourned at approximately 5:15 p.m.

CARRIED

RECORDER

CHAIR

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE SPECIAL MEETING
HELD ON FRIDAY, SEPTEMBER 24, 2010 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
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 fifteen (15) 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:

- *Added Item 3.1* – John Pritchard email dated September 24, 2010 Re: LTC Meeting
- *Added Item 4.2* – Staff report dated September 16, 2010 Re: OCP Review – Steering Committee Objectives Recommendations
- *Added to Item 5.1* – Special Meeting dates October 7, 2010 and October 26, 2010

The agenda was approved as amended by consent.

2.1 Questions on Agenda Items

None

3. CORRESPONDENCE

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

3.1 John Pritchard email dated September 24, 2010 Re: LTC Meeting

Trustee Decario responded that the Local Trust Committee (LTC) will continue with today's special meeting and will also continue to discuss water related issues at future meetings. Trustee Decario stated that the LTC welcomes public input on any subject at anytime.

4. OCP REVIEW PROJECT

4.1 Water Advisory Committee Recommendations – Staff report

Chair Steeves stated that the LTC and Galiano community appreciate the work of the Official Community Plan (OCP) Review Water Advisory Committee.

Planner Kojima provided information from staff report dated September 4, 2010 Re: OCP Review – Water Advisory Group Recommendations.

Reference items one (1) through thirty-seven (37) of *Recommendations of the Water Advisory Committee* were each discussed by the LTC in relation to agreement of staff recommendations.

Chair Steeves welcomed comments from the public throughout the discussion.

1. *Agreement.*

Planner Kojima will provide Terms of Reference before moving forward with a Request for Proposal (RFP).

There was some discussion regarding funding, budget and specific criteria related to a Galiano water study and/or studies - it was suggested that Pat Lapcevic of Saturna Island be contacted and may be able to provide further relevant information.

2. *Agreement.*

3. *Agreement.*

4. *Agreement.*

There was some discussion regarding the Langley Township Water Management Plan (WMP), funding, liability and the Water Act.

5. *Agreement.*

6. *Agreement.*

There was some discussion regarding the OCP review process and that advocacy is a part of that process.

Planner Kojima stated that advocacy policies are usually but not always followed by future LTC's.

7. *Agreement.*

There was some discussion regarding observation wells and the density of wells on Galiano in relation to other islands.

8. *Agreement.*

9. *Agreement.*

10. *Agreement.*

11. *Agreement.*

12. *Agreement.*

13. *Agreement.*

14. *Agreement.*

There was some discussion regarding water and Development Permit Areas (DPA's) in relation to the Private Managed Forest Land (PMFL) Act.

15. *Agreement.*

16. *Agreement to review this item again in April 2011.*

There was some discussion regarding the protection of critical recharge areas relating to zoning and minimum lot size. The term "critical" should be defined further and innovative water catchment solutions as well as the 140 metre rule need to be looked into. Planner Kojima stated that DPA's control "land alteration" and DPA's are recommended over zoning in this case. More water study data is needed before updating policy or proceeding with any regulations.

17. *Agreement.*

18. *Agreement.*

There was some discussion regarding areas that are not fully developed, aquifers, water cistern bylaws for new construction and the difficulty in managing groundwater resources.

19. *Agreement.*

There was some discussion regarding desalinization systems, regulation and “shocking” wells once per year.

20. *Agreement.*

21. *Agreement.*

22. *Agreement.*

There was some discussion regarding the LTC maybe being able to support a grant program of some kind.

23. *Agreement.*

There was some discussion regarding water being a Crown resource and the difference between a dug well and pond.

24. *Agreement.*

25. *Agreement.*

26. *Agreement to have policy that permits the LTC to review lot coverage percentage in the Land Use Bylaw (LUB) – thus dealing with it in a regulatory framework.*

There was some discussion regarding water permeability and 10% versus 25% lot coverage. Planner Kojima recommended dealing with things on a case-by-case basis.

27. *Agreement.*

There was some discussion regarding enforcement, gravel pits, leaching, what qualifies as advocacy, an environmental emergency response plan, and the need to initiate public education surrounding groundwater and other environmental issues.

28. *Agreement to change “low flush toilets” to “low flush fixtures”.*

29. *Agreement.*

30. *Agreement.*

31. *Agreement that the LTC may consider limiting floor area.*

There was some discussion regarding the fact that house size does not necessarily relate to water usage – number of people and number of bathrooms and sinks better determine water usage.

32. *Agreement.*

33. *Agreement to include in Terms of Reference for hydrologist.*

34. *N/A.*

35. *Agreement.*

There was some discussion regarding ponds being considered a land activity.

36. *Agreement.*

37. *Agreement.*

Trustee Pottle stated that bulk water exports may need to be addressed in the OCP – Planner Kojima will look into it.

There was some discussion regarding the need to address water extraction for commercial purposes in the OCP - Planner Kojima will add that as an OCP policy.

Trustee Decario stated that it might be beneficial to have a preamble to the water supply section of the OCP – Planner Kojima will look into doing that.

There was some discussion regarding different ways in which to protect land and DPA's in general.

4.2 Staff report dated September 16, 2010 Re: OCP Review – Steering Committee Objectives Recommendations

Deferred

5. NEW BUSINESS

5.1 Upcoming Special Meetings – October 7, 2010 and October 26, 2010

Resolution GL-LTC-095-10

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to arrange Galiano Island Local Trust Committee Special Meetings for October 7, 2010 and October 26, 2010.

CARRIED

6. TOWN HALL MEETING

Chair Steeves opened the meeting to the public for comments.

None

7. ADJOURNMENT

Resolution GL-LTC-096-10

It was Moved and Seconded that the meeting be adjourned at approximately 4:10 p.m.

CARRIED

RECORDER

CHAIR

**RECORD OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE PUBLIC HEARING
REGARDING PROPOSED BYLAWS NO. 207 AND 208
HELD ON MONDAY, SEPTEMBER 9, 2010 AT 1:40 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

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

There were approximately twenty-one (21) members of the public present.

Chair Steeves called the meeting to order at 1:40 p.m. Introductions were made.

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

4.1 Proposed Bylaw 207 (OCP) (reduction in parcel size requirement for lands to be used for affordable and/or senior housing resulting from rezoning from F1 to RR and FH)

Planner Richardson identified Proposed Bylaw No. 207 (OCP) and stated that all required notices in relation to this meeting were published in time. Planner Richardson then outlined meeting procedures regarding public submissions – all written submissions are welcomed and must be received before the public hearing is closed.

Planner Richardson stated that Proposed Bylaw No. 207 (OCP) was referred to a number of bodies including the Capital Regional District (CRD) and the Penelakut First Nation. The CRD stated support for Proposed Bylaw No. 207 (OCP) and the Penelakut First Nation requested a meeting with the Local Trust Committee (LTC) regarding Proposed Bylaw No. 207 (OCP).

Planner Richardson stated that it is standard procedure for written referral comments and written submissions from the public, if received, to be stored in a public hearing binder that is available for the public to read at anytime upon request.

Chair Steeves stated that the LTC will meet with the Penelakut First Nation in the near future and that a meeting summary will be available afterwards via the public submissions binder.

Planner Richardson stated that Proposed Bylaw No. 207 (OCP) would reduce the parcel size requirement to 1.5 hectares from 2.0 hectares for lands to be used for affordable and/or senior housing resulting from rezoning from F1 to RR and FH.

Planner Richardson stated that Sheila Anderson submitted a letter of support for Proposed Bylaw No. 207 (OCP).

Chair Steeves opened the meeting to the public for comments.

Doris Recinos (591 Robson Way) asked why the public hearing was advertised in the Driftwood newspaper rather than say the Islands Tides newspaper.

Planner Richardson responded that the public hearing was advertised according to determined legal requirements stating that public hearings must be advertised at least twice before the meeting is held and by an approved publisher.

Chair Steeves responded that it does appear more logical to advertise Galiano Island related matters in the Islands Tides newspaper and that Planner Richardson will follow-up with regards to legal requirements and process.

Doug Latta (1029 Montague) stated support for Proposed Bylaw No. 207 (OCP).

Tom Hennessy (637 Southwind) stated that he hopes the covenant associated with the land in question does not transfer to the affordable housing land thus limiting the number of densities permitted to three (3) – affordable housing and densities go together.

Ken Millard (address not stated) stated that any concurrences he has made in regards to Tom Hennessey's statement were made as a private individual and not on behalf of the Galiano Conservancy Association.

Debbie Holmes (888 Georgeson Bay) requested clarification of the land in question.

Member of the public Don Anderson responded by identifying the property on a map that was on display.

Cheryl Bastedo (109 Sticks Allison) stated support for Proposed Bylaw No. 207 (OCP) and commented that there are many unanswered questions relating to the land in question.

Debbie Holmes (888 Georgeson Bay) stated support for Proposed Bylaw No. 207 (OCP) only if future affordable housing plans for the land in question do not further fragment the Heritage Forest portion.

Gary Coward (480 Garner) stated support for Proposed Bylaw No. 207 (OCP) only if future affordable housing plans for the land in question do not further fragment the Heritage Forest portion.

Andrew Loveridge (2401 Sturdies Bay) stated that the Penelakut First Nation should be consulted before any further comments or related decisions are made.

Avis Seeds (address not stated) stated that the Penelakut First Nation should be consulted before any further comments or related decisions are made.

Akasha Forest (2231 Montague) stated support for Proposed Bylaw No. 207 (OCP), support for minimizing fragmentation and support for consulting the Penelakut First Nation before this public hearing is closed. Ms. Forest commended the Trustees.

Ursula Deshield (480 Morgan) stated support for minimizing fragmentation (clustering is preferred) and support for consulting the Penelakut First Nation before this public hearing is closed.

Michael Hoebel (798 Georgeson Bay) stated support for consulting the Penelakut First Nation before this public hearing is closed.

Chair Steeves responded by stating that the LTC will meet with the Penelakut First Nation in the near future and that today's public hearing will be recessed to a later date rather than closed.

Gary Coward (480 Garner) stated support for the future affordable housing site being named Hu'le'lum.

Jane Wolverton (442-1 Highland) stated support for Proposed Bylaw No. 207 (OCP) and support for affordable housing. Ms. Wolverton commended everyone's efforts.

Leo Engelmann (338 Sticks Allison W) asked how many people might live on the future affordable housing site.

Chair Steeves responded that right now the land in question permits three (3) houses but that a rezoning application to allow more will most likely take place.

Member of the public Don Anderson provided some information regarding the affordable/senior housing management plan – which the Galiano Club must abide by - and explained that the plan includes a principal to reduce forest fragmentation.

Debbie Holmes (888 Georgeson Bay) stated that she has heard that three (3) or sixteen (16) houses could be slated for the land in question and requested clarification.

Planner Richardson responded that the density has not yet been set in the Official Community Plan (OCP) for the land in question but that three (3) or sixteen (16) houses could be applied for – it would then be up to the LTC to approve or not approve the application.

Andrew Loveridge (2401 Sturdies Bay) stated that housing the homeless is more important than fragmenting the forest on the land in question – the forest on the land in question is already in fairly rough shape.

Tom Hennessy (637 Southwind) stated support for affordable housing.

Debbie Holmes (888 Georgeson Bay) stated support for considering water issues when considering density for the land in question.

Jane Wolverton (442-1 Highland) stated support affordable housing.

Tom Hennessy (637 Southwind) stated support for green model housing and the Galiano Conservancy Association and Affordable/Senior Housing Committee working together.

Debbie Holmes (888 Georgeson Bay) stated that the land in question is not the only option available for affordable housing.

Cheryl Bastedo (109 Sticks Allison) stated support for consulting the Penelakut First Nation before this public hearing is closed.

Ken Millard (address not stated) stated that the Galiano Conservancy Association wrote a letter of support – with observations - for Proposed Bylaw No. 207 (OCP) and asked if the LTC had received it.

Planner Richardson responded by requesting Mr. Millard to resend the letter of support from the Galiano Conservancy Association.

Doug Latta (1029 Montague) stated that the land in question might be the only option for affordable housing – there haven't been any other viable options to date.

Dora Fitzgerald (1480 Cottage Way) stated support for Proposed Bylaw No. 207 (OCP) and support for additional affordable housing options in the future.

Dianne Laronde (92 Thornburn) stated support for Proposed Bylaw No. 207 (OCP).

Resolution GL-LTC-087-10

It was Moved and Seconded that the Galiano Island Local Trust Committee recesses the Public Hearing for Proposed Bylaw No. 207 (OCP) until October 18, 2010 at 1:00 p.m. at the North End Community Hall.

CARRIED

4.2 Proposed Bylaw 208 (Discharging of Land Use Contract G70321)

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

Planner Richardson identified Proposed Bylaw No. 208 and stated that all required notices in relation to this meeting were published in time. Planner Richardson then outlined meeting procedures regarding public submissions – all written submissions are welcomed and must be received before the public hearing is closed.

Planner Richardson stated that Proposed Bylaw No. 208 was referred to a number of bodies including the Capital Regional District (CRD) and the Penelakut First Nation. The CRD stated support for Proposed Bylaw No. 208 and the Penelakut First Nation requested a meeting with the Local Trust Committee (LTC) regarding Proposed Bylaw No. 208.

Planner Richardson stated that it is standard procedure for written referral comments and written submissions from the public, if received, to be stored in a public hearing binder that is available for the public to read at anytime upon request.

Chair Steeves stated that the LTC will meet with the Penelakut First Nation in the near future and that a meeting summary will be available afterwards via the public submissions binder.

Planner Richardson stated that Proposed Bylaw No. 208 would discharge Land Use Contract G70321 for application for properties referenced in the proposed bylaw only – it would not discharge Land Use Contract G70321 for all properties. Land Use Contract G70321 guides development in several ways including restricting cottage size to five hundred (500) square feet. Proposed Bylaw No. 208 would discharge Land Use Contract G70321 for properties referenced in the proposed bylaw resulting in a cottage size allowance of six hundred and forty six (646) square feet.

Planner Richardson stated that a six hundred and forty six (646) square foot cottage size allowance is in keeping with other Rural Residential (RR) zoned properties on Galiano. Planner Richardson commented that he recommends provisions for split-zoned lots.

Chair Steeves opened the meeting to the public for comments.

Doris Recinos (591 Robson Way) asked why the public hearing is taking place today - before the LTC meets with Penelakut First Nation.

Chair Steeves responded that today's public hearing date was set for today and that related notices/expenses were incurred before knowing of the Penelakut First Nation request for a meeting. Chair Steeves stated that the LTC will meet with the Penelakut First Nation in the near future and that today's public hearing will be recessed to a later date rather than closed.

Debbie Holmes (888 Georgeson Bay) stated support for identifying any water issues in the area before approving Proposed Bylaw No. 208.

Ursula Deshield (480 Morgan) stated support for Proposed Bylaw No. 208.

Akasha Forest (2231 Montague) stated support for Proposed Bylaw No. 208.

Michael Hoebel (798 Georgeson Bay) stated support for Proposed Bylaw No. 208.

Gary Coward (480 Garner) stated support for Proposed Bylaw No. 208.

Elizabeth Latta (1029 Montague) stated support for Proposed Bylaw No. 208.

Dianne Laronde (92 Thornburn) stated support for Proposed Bylaw No. 208.

Cheryl Bastedo (109 Sticks Allison) stated concern with the building and possible renting of cottages.

Akasha Forest (2231 Montague) stated support for consulting the Penelakut First Nation before this public hearing is closed.

Resolution GL-LTC-088-10

It was Moved and Seconded that the Galiano Island Local Trust Committee recesses the Public Hearing for Proposed Bylaw No. 208 until October 18, 2010 at 1:00 p.m. at the North End Community Hall.

CARRIED

The meeting was adjourned at approximately 2:45 p.m.

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

RECORDER

CHAIR



Follow Up Action Report w/ Target Date

**Galiano Island
Jul-12-2010**

No.	Activity	Responsibility	Target Date	Status
1	Staff to review common property permissions and restrictions in other Island LUBs and report back to the LTC.	Gary Richardson	Sep-09-2010	Done

Aug-09-2010

No.	Activity	Responsibility	Target Date	Status
2	GL-RZ-2005.2 (Ramoganoli) Staff to: 1) draft a bylaw for the LTCs consideration; done 2) contact the applicant and initiate discussions regarding the proposed covenant; 3) prepare a supplementary report for the LTC on how the road network plan may impact the property. 4) determine who the applicant wants the covenant holders to be. 5) conduct a site review of the proposed building site. 6) copy proposed covenant for LTC by Aug 10.	Gary Richardson		On Going

3	Staff to contact the CRD regarding Turtle Island and other small Islands that are Park to determine how the CRD manages them.	Gary Richardson		Done
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Sep-09-2010

No.	Activity	Responsibility	Target Date	Status
4	Minutes of the August 9, 2010 LTC meeting approved as drafted.	Sharon Lloyd-deRosario		Done

5	Minutes of the August 9, 2010 LTC in camera meeting adopted as drafted.	Sharon Lloyd-deRosario	Done
6	Email from Doug Staunton dated August 15, 2010 to be forwarded to planner Kojima.	Sharon Lloyd-deRosario	Done
7	Email from Roy Smith dated July 26, 2010 to be forwarded to planner Kojima.	Sharon Lloyd-deRosario	Done
8	Letter from Mel Brown dated September 4, 2010 to be forwarded to planner Kojima.	Sharon Lloyd-deRosario	Done
9	Letter from Kieth Holmes dated September 6, 2010 to be forwarded to planner Kojima.	Sharon Lloyd-deRosario	Done
10	Proposed Bylaws 207 and 208 to be placed on the October 18, 2010 LTC agenda.	Kathy Jones	Done
11	GL-RZ-2005.2 (Romagonoli) staff to report back regarding on how the poposed RNP may apply to the subject property. Staff to advise the applicant that the LTC supports the most recent draft of the proposed covenant in principal, subject to legal review. (done)	Gary Richardson	On Going
12	Draft bylaw 210 (Romagnoli) to be updated to show 1st reading.	Kathy Jones	Done
13	GL-LUB-2010.1 (Land Use Bylaw Amendments) staff to update bylaw and report back as directed by the LTC (see minutes for details).	Gary Richardson	On Going
14	Staff to add the elimination of split zoned lots for Lots 9, 10 and 11 of plan 35698 to the LUB amendments.	Gary Richardson	Done
15	GL-RZ-2004.6 (Crystal Mountain Society) Staff to advise applicant that the LTCs decision is to wait until the OCP review process is complete before proceeding with the application.	Gary Richardson	Done
16	Staff to provide LTC with complete budget report each time an upated version is available.	Gary Richardson Nancy Roggers	Done
17	Web page to be amended (see minutes for details).	Kathy Jones	On Going
18	Staff to set up two special meetings in October for the OCP review.	Robert Kojima Sharon Lloyd-deRosario	Done

Kathy Jones

From: Gary Richardson
Sent: September-23-10 1:59 PM
To: Kathy Jones
Subject: FW: Guest cottages

please put on next gal agenda

thanks

From: Louise Decario [mailto:ldecario@islandstrust.bc.ca]
Sent: Thursday, September 23, 2010 1:12 PM
To: Robert Kojima; Gary Richardson; Gary Steeves
Subject: Fw: Guest cottages

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

From: [kim lenglet](#)
To: [Louise Decario](#) ; [Sandy Pottle](#)
Sent: Thursday, September 23, 2010 12:39 PM
Subject: Guest cottages

Hello Louise and Sandy,

Hope you are well and all is going smoothly.

I would like to know if any thought has been given to increasing the size of guest cottages? If not I encourage you to consider this matter.

Since cottage size was increased to 60 sq m there have been two major changes to the building code that have reduced the available living space and have significantly increased construction cost per sq metre.

The first is the increase in wall insulation required from R12 (2x4 walls) to R20 (2x6 walls) and ceiling insulation from R20 (2x8 rafters) to R28 (2x 10 rafters).

The second is the 'rainwall' or 'rainscreen' protection now required which means there needs to be minimum 1/2" airspace between the sheathing and the exterior cladding.

These two changes have increased the cost of an exterior wall by as much as 30%.

These changes will likely result in homeowners using minimal thickness fibre/ cement as an exterior cladding.

There are no other equitable options for achieving maximum living space and affordable dwellings within the 60 sq m restriction.

Thankyou for your consideration in this matter,

Kim Lenglet

Forwarded to
 Galiano Islands Trust Local Trust Committee
 Community Housing Group
 Local Trustees
 Michael K

September 30, 2010

Community Housing Options

Listed below are properties that with either rezoning or density transfers may be suitable for community housing complexes. Selling price to be based (approximately) on 2010 Tax Assessed values and willingness of owners to sell. I have spoken with many (not all) of these property owners in recent times and many are willing to sell. Some of the assessed values are below market, some too high. There are other properties which have great potential for housing- these are some which I have chosen for consideration.

If existing portion of Heritage Forest land of 4 acres is permitted one main dwelling and one guest cottage density it would be valued at approx \$200,000 in today's market. The funds realized from the sale of this property would be the down payment on another property. Funding could be obtained on the balance based on the income from prospective tenants and/or grants.

- a. assuming that no one is to pay more than 30% of their income on rent
- b. sliding scale rental amount with maximum at market value for a similar sized unit

1. Driftwood Village – PID: 003-408-302, Lot 1, Plan 5793
 - a. Presently zoned C4-must be rezoned
 - b. 1.99 acres
 - c. Tax assessed (prior to exemptions) L253,300; B574,500; T827,800
 - d. Walking distance to all amenities including ferry
 - e. Likely to require infrastructure and building upgrades
 - f. Has the advantage of providing immediate housing
 - g. Fully landscaped
 - h. Currently has 10 units of various sizes

2. 172 Burrill Road – PID: 007-182-970, Lot 12, Plan1576
 - a. zoned VR2 – has subdivision potential which could be amended to permit building to density
 - b. 5.85 acres
 - c. tax assessed
 - d. walking distance to all amenities including ferry
 - e. likely to require infrastructure and building upgrades
 - f. has the advantage of providing immediate housing
 - g. established gardens, good growing land
 - h. currently has main residence, 2 cottages, 1 trailer, 3 accessory structures

3. 310 Burrill Road – PID: 001-118-480, Lot 2, Plan 31858
 - a. Zoned VR2
 - b. Acres: 3.10 acres
 - c. Tax assessed L227,000; B178,000; T405,000
 - d. Walking distance to all amenities including ferry
 - e. Road access from Shopland road and Burrill Road
 - f. Likely to require infrastructure and building upgrades
 - g. Has the advantage of providing immediate housing
 - h. Good growing areas
 - i. Currently has main residence, 1 cottage, accessory structures

4. 409 Porlier Pass Drive – PID: 001-416-987, Lot 1, Plan 29196
 - b. Zoned RR and AGR
 - c. 10.00 acres
 - d. Tax assessed (prior to exemptions) L270,800 after ex.169,300
 - e. Walking distance to many amenities although 2 km from ferry
 - f. Drilled well on property
 - g. Current split zoning permits 2 houses and one guest cottage
 - h. Has road frontage on both Porlier Pass Drive and Georgeson Bay, adjacent to Page Drive

- 5.. 267 Porlier Pass Drive – PID: 003-720-837, Lot A, Plan 19389
 - a. zoned RR
 - b. 9.55 acres
 - c. tax assessed L298,000
 - d. walking distance to many amenities although 2 km from ferry
 - e. road frontage on Porlier Pass Drive
 - f. adjacent to Daystar Market

6. Sturdies Bay Road, Rem 2, Plan 13798
 - a. zoned SLR, subdivision or build to density potential
 - b. 9.05 acres
 - c. tax assessed L267,000
 - c. walking distance to many amenities although 2 km from ferry
 - d. Between the Hummingbird Pub and Community Hall

7. 1098 Ellis Road – PID: 001-124-960 Lot 1, Plan 31894, adjacent Lot 4, Plan 1974
 may also be available-has old barn)
 - a. zoned SLR
 - b. 11.5 acres; subdivision potential 3 lots or build to density
 - c. tax assessed L1,041,000; B197,000; T1,238,000 (currently listed for sale at \$1,849,000)
 - d. encompasses point of land and northerly portion of Morning Beach
 - e. established gardens and fruit trees
 - f. meadow/field area ideal for farm animals

- g. 1972 architecturally designed home-deferred maintenance (would be great B&B or “community centre”
 - h. walking distance to stores, golf course
8. 180 Harris Road, Lot 3, Plan 1974 (bordered by Zenner Road) PID:006-621-937
- a. Zoned SLR
 - b. 12 acres subdivision potential 3 lots or build to density
 - c. tax assessed L503,000; B112,000; T615,000
 - d. walking distance to many amenities including great beaches
 - e. Tidal bay waterfront adjacent to golf course
9. 211 Morgan Road, Lot 3, Plan 25461 PID: 002-914-166
- a. zoned RR
 - b. 11.81 acres; subdivision potential to 2 lots or building to density
 - c. Tax assessed
 - d. L342,000; B341,000; T683,000 (currently listed for sale at \$649,000)
 - e. Stunning established parklike gardens
 - f. Lots of house on 2 levels, double garage
 - g. Provides immediate housing
 - h. Beautiful quiet location near parks and beach
 - i. Could have farm animals

Shirlene Raines
RR#1, Site 24, C-17
Galiano Island, B.C.
VON1P0
250-539-3537
Associate Broker Gulfport Realty

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 208

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 12th day of July, 2010.

PUBLIC HEARING HELD this 9th day of September, 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 2,4,5,6,9,15,16,18,19,21, Plan 36330, District Lot 29 and Lots 1,2,5,7,8, Plan 30670, District Lot 29 and Lots 1,2,3,7,8,9,10, Plan 35698, District Lot 15, Galiano Island, Cowichan District

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 10th day of May, 2010.

PUBLIC HEARING HELD this 9th day of September, 20. 10

READ A SECOND TIME this day of, 20.

READ A THIRD TIME this day of, 20.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this day of, 20.

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this day of, 20.

ADOPTED this day of, 20.

**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 "1.50 ha".

attached as
separate document

**Trust Fund Board
Regional Conservation Plan 2011 – 2015**

Referral for comment



Memorandum

Suite 200, 1627 Fort Street Victoria, B.C. BC V8R 1H8

Telephone (250) 405-5151 FAX: (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

information@islandstrust.bc.ca www.islandstrust.bc.ca

Date October 5, 2010 File Number GL-SUB-2010.1

To Galiano Island Local Trust Committee

From Gary Richardson
Island Planner
Local Planning Services

Re Highway Parcel Frontage Waiver – Proposed Subdivision of Lot 4, Block 3, District Lots 5 and 6, Galiano Island, Cowichan District, Plan 1974, Except Parts in Plans 21644 and 23244

An application was made to subdivide the above referenced lot into two lots.

The LTC is being asked to consider a resolution waiving the requirement under s. 944 of Local Government Act that the minimum highway frontage for all lots created by subdivision be greater than 10% of the perimeter. In the proposed plan, the subdivision would result in one of the lots (Lot 1) having a frontage of less than 10% of the perimeter.

Section 944(2) establishes that a local government may exempt a parcel from this requirement by resolution. The intent of the statutory provision is presumably to give local governments control over a proliferation of panhandle lots, along with a general control over odd-shaped lots. The two proposed lots are being divided by Ellis Road (see attached plan) which appears to be the most effective way to subdivide this lot. Also GL-DVP-2007.9 was approved to allow proposed Lot 1 to have a width less than $\frac{1}{4}$ its depth. Waiving of the statutory requirement for a 10% perimeter in this instance would appear to create no negative effect on neighbours or on future residents of the new lots.

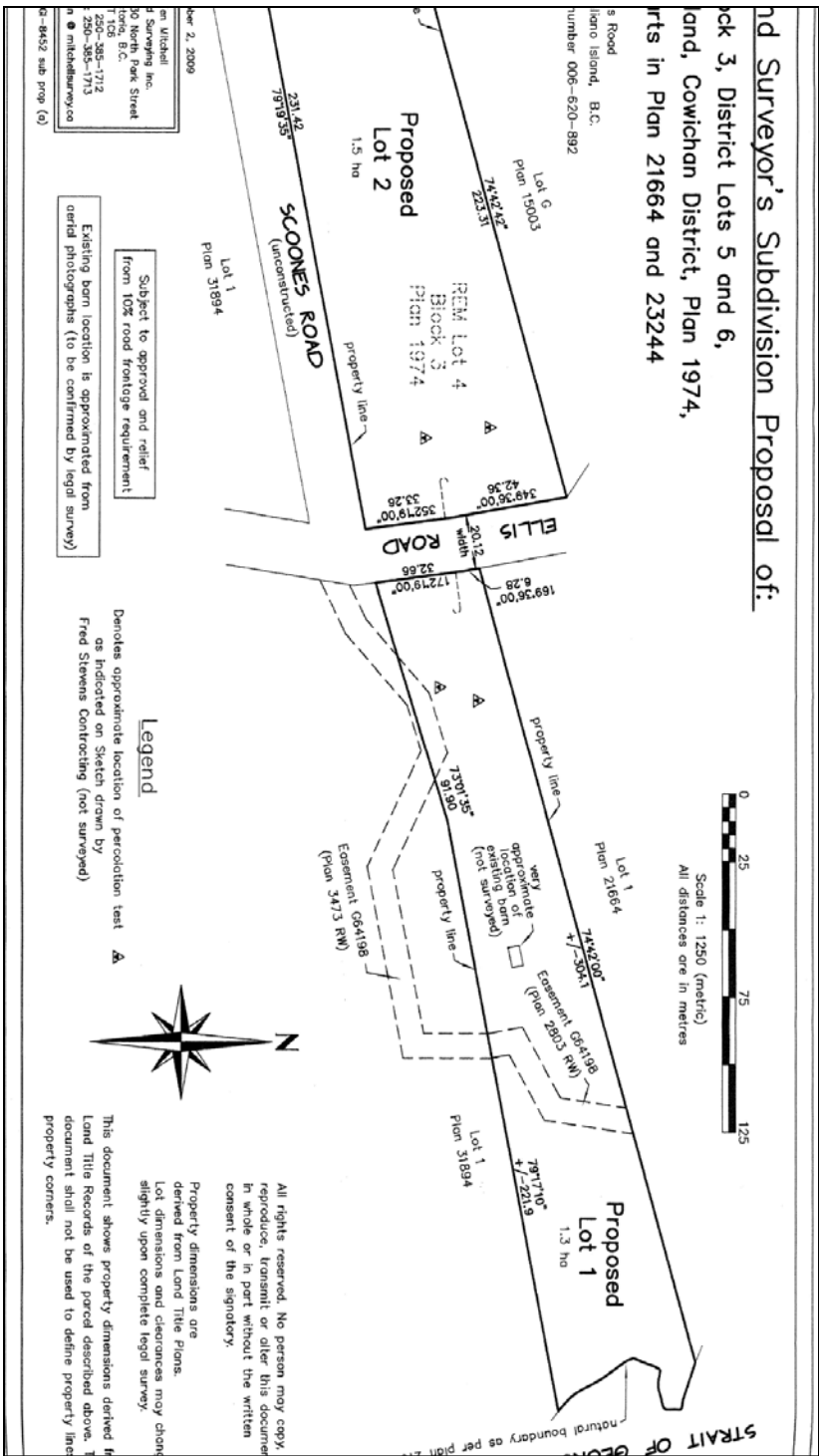
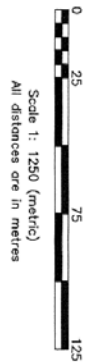
Based on the above considerations, I would recommend a resolution waiving the 1/10th perimeter requirement for proposed Lot B.

Recommendation:

1. THAT pursuant to Section 944(2) of the *Local Government Act*, the Galiano Island Local Trust Committee grant exemption from the 10% perimeter provisions of Section 944(1) of the *Local Government Act* for proposed Lot 1 of subdivision application GL-SUB-2010.1 (Suddaby).

pc David Marlor, RPM

and Surveyor's Subdivision Proposal of:
 Block 3, District Lots 5 and 6,
 and, Cowichan District, Plan 1974,
 Lots in Plan 21664 and 23244



Subject to approval and relief from 10% road frontage requirement

Denotes approximate location of percolation test as indicated on Sketch drawn by Fred Stevens Contracting (not surveyed)

Legend

▲ Denotes approximate location of percolation test as indicated on Sketch drawn by Fred Stevens Contracting (not surveyed)

This document shows property dimensions derived from Land Title Records of the parcel described above. The document shall not be used to define property lines or property corners.

Property dimensions are derived from Land Title Plans. Lot dimensions and clearances may change slightly upon complete legal survey.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the written consent of the signatory.

en Mitchell
 D Surveying Inc.
 90 North Park Street
 Cowichan, B.C.
 250-385-1712
 250-385-1713
 m@mitchellsurveying.com
 25-0452 sub prop (0)



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 - COMPLETED</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 - ON-GOING</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 - COMMENCED</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. Review OCP/LUB Definitions	May-10-2009	Gary Richardson	Aug-30-2010	On Going
3	Proposed Bylaws 158 and 159 (Road Network Plan)	May-10-2010			On Going



Projects

Galiano Island

No.	Description	Activity	Received/Initiated	Status
1	Docks and Seawalls	Review existing policies and regulations 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	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 Conservation lands Remove Silv Forest Foundation as a potential	Dec-15-2008	On Going

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	Review Request From Bernard Mignault contained in letter of Dec 24/08.		Feb-09-2009	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	Rod and Gun Club land use issues		May-11-2009	On Going
14	Parking	Review policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– Islands Trust Act



Islands Trust Council - Strategic Plan 2008-2011

Adopted: September, 2009 – Updated: Sept. 21, 2010

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and unique natural environment of the islands in the Strait of Georgia and Howe Sound have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council is made up of the 26 locally-elected officials of the Trust Area who are responsible for land use decisions in their island communities. Our Council has a unique mandate from the province to protect the unique environment and amenities of the islands. It meets quarterly to make decisions about overall policy, staff resources and budget. Our current Council was elected for a 3-year term during BC Local General Elections in November 2008. The current term will end in December 2011.

A Strategic Plan for our 2008-2011 term

Since December 2008, we have worked hard to identify the most important goals for the current term. By identifying these goals and developing a strategic plan to achieve them, we can focus finite resources and measure progress. Through adoption of a Strategic Plan, we have confirmed the following focus areas for our 2008-2011 term:

Goal 1 Ecosystem Preservation and Protection

We can create a legacy for the future by preserving and protecting the most significant parts of our natural environment:

- We will identify and protect our most significant riparian areas.
- We will improve the identification and protection of island biodiversity, as well as our most sensitive environments, and significant natural areas.
- We will work to reduce greenhouse gas emissions, both by managing our internal operations and by fostering energy-efficient communities in our land use decisions.

Goal 2 Stewardship of Island Resources

We will work to steward island resources, and to ensure that the scale, rate and type of development is compatible with the maintenance of island ecosystems.

- We will use land use planning tools to address the sustainability and quality of freshwater resources.
- We will support initiatives to achieve reliable, adequate and sustainable funding for the Trust Fund Board, our conservation land trust.
- We will take steps to advance good management of coastal areas, by encouraging landowner stewardship and by considering new planning tools.

Goal 3: Sustain Island Character and Healthy Communities

We recognize that the health of our communities is improved if our islands are safe and secure, if there is strong public involvement in decision-making, and if we accommodate people of differing age groups and income levels.

- We will work to support and restore socio-economic diversity with strategies for affordable, accessible and appropriate community housing.
- We will work to understand and minimize the negative effects that climate change could have on island communities.
- We will cultivate community engagement and participation in land use planning.

Goal 4 Organizational Effectiveness

Our island communities need effective and efficient government services:

- We will continue our work to provide services on an increasingly cost-effective basis.
- We will encourage recognition and support of the Islands Trust object by our communities and by other agencies and levels of government.

(Italics indicate significant changes since last Trust Council meeting; shaded text represents actions in past and future years)

*** See last page for key to abbreviations used in this document**

**EXCERPT FROM 2010
STRATEGIC PLAN**

**AS APPROVED AT SEPTEMBER
2010 TRUST COUNCIL**

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
To identify and protect riparian areas	Implement Riparian Area Regulations throughout the Trust Area	FY 2009/10 Review RAR mapping by UBC	LPC	Funded by 09/10 program budget	By whether RAR mapping contract is complete.	Complete
		FY 2010/11 & 2010/11 Develop bylaws re RAR requirements, subject to RAR mapping completion	LTCs/BIM*	Funded by 09/10 program budget	By whether all islands are RAR compliant through bylaw development	Two islands are RAR compliant RAR stream mapping complete for all southern islands Application processing procedures compliant with RAR for all islands
		FY 2010/11 Develop communications materials about RAR for use in LTC meetings	LPC	Funded by 10/11 program budget	By whether staff have developed communications materials	Funding allocation approved by Council in June
To improve the identification of protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms	Continue improvements to mapping data (i.e. ecosystem maps) Protect sensitive and significant land through land use planning decisions Monitor and enforce LTC conservation covenants	FY 2009/10 Complete DEM acquisition & implementation programs for Trust Area	LPC	Funded by 09/10 program budget	By whether DEM program is complete	Complete
		FY 2010/11 & 2011/12 Complete SEM acquisition and implementation programs for Trust Area	LPC	Funded by 10/11 program budget	By whether SEM program is complete	Dependent on TEM, which is now complete. On track for completion this term
		2008-2011 term Optimize opportunities to protect land	LTCs/BIM*	Funded by base budget	By the hectares of land that have been protected	Awaiting opportunity. (Denman bylaws adopted). Relevant OCP policies in development on several islands
		FY 2009/10 & 2010/11 Establish management plan for LTC conservation covenants	LPC	Funded by base budget	By whether a management plan has been finalized	Covenant inventory complete. Covenant monitoring approach reviewed by LPC in August.
		FY 2010/11 Management/monitoring program for LTC conservation covenants	LPC	Funded by base budget	By whether the management plan has been funded and implemented	Not started

<p style="text-align: center;">To reduce greenhouse gas emissions</p>	<p>FY 2009/10 May/June – LPS staff to attend ministry workshops for planners re. TPAs</p>	LPS	Funded by base budget	By whether relevant staff have attended workshops	Complete
	<p>Sept 2009 Develop a Trust-wide work program to include targets, policies and actions for GHG emission reduction in all island OCPs by legislated deadline (May 31/10)</p>	LPC	Funded by base budget	By whether LTCs and BIM have focused work programs to include targets, policies and actions for GHG emission reduction in their OCPs.	Complete
	<p>Jan to May 2010 Establish targets, policies, and actions in OCPs by legislated deadline (May 31/10)</p>	LTCs/BIM*	Funded by 09/10 and 10/11 program budgets. Additional funding may be available through grants	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Targets, policies and action included in seventeen OCPs submitted for ministerial approval. Two OCPs are delayed.
	<p>FY 2009/10 Develop relevant information on a Trust-wide basis that will serve all LTCs</p>	LPC	Funded by program budget (09/10 budget)	By whether we have developed tools to assist LTCs/LIMs in reducing GHG emissions through land use decisions	Complete
	<p>FY 2010/11 Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes</p>	LTCs/BIM*	Funded by 10/11 program budget	By whether GHG emission reduction is achieved in LTC land use decisions	OCP/LUB reviews underway for several islands All future OCP reviews must address GHG emissions reduction
<p>Amend OCPs to include emission reduction targets, policies and actions (TPAs)</p>					
<p>Foster energy-efficient communities through land use planning decisions</p>					

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		FY 2009/10 OCP/LUB reviews underway on selected islands	LTCs	Funded by 09/10 program budget	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews continuing in 10/11
		FY 2010/11 & 2011/12 OCP/LUB reviews underway on selected islands	LTCs	Funded by 10/11 program budget		Reviews underway or planned to begin in 10/11
To advance the stewardship of coastal areas and marine shore lands		FY 2009/10 Develop integrated shoreline and watershed protection mapping for one island to assist OCP process (joint UBC/IT project)	LPC	Funded by 09/10 program budget	By whether mapping is complete	Complete
		FY 2009/10 and 2010/11 Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC	Funded by 09/10 & 10/11 program budget	By whether OCP has been amended to include new forms of protection	Background shoreline research almost complete OCP review underway
Page No. 45	Develop and implement new land use planning tools for shoreline and marine protection	FY 2010/11 Provide recommendations to the Trust Council regarding a Trust – wide adoption of an integrated shoreline & watershed protection approach for OCP processes	LPC	Funded by base budget	By whether recommendations have been provided to TC.	RFD with recommendations to Trust Council in Sept 2010
		FY 2011/12 Initiate Green Shores for Homes project: Extend integrated shoreline & watershed protection approach to Islands Trust Area	EC LTC/BIM*	Subject to funding	By whether integrated shoreline and watershed protection mapping is complete	Funding applications in process

* Depends upon decisions of the Bowen Island Municipal Council

** Depends upon decisions of the Trust Fund Board

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
<p>To support socio-economic diversity of island communities</p>	<p>Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing</p>	<p>FY 2009/10 Provide recommendations and guidance for LTCs with respect to relevant options for land use planning decisions to advance affordable housing</p> <p>FY 2010/11 Consider implementing land use planning decisions to advance affordable housing</p> <p>FY 2011/12 Measure and report on island housing affordability</p>	<p>LPC</p> <p>LTCs</p> <p>TAS LPS</p> <p>TAS LPS</p> <p>LTC</p> <p>LTC</p> <p>TPC LPC</p> <p>LTC</p>	<p>Funded by 09/10 program budget</p> <p>Funded by 10/11 programs budget</p> <p>TBD</p> <p>Funded by base budget</p> <p>Funded by 10/11 programs budget</p> <p>Subject to funding (11/12 budget)</p> <p>Funded by base budget</p>	<p>By whether recommendations/guidance has been provided.</p> <p>By the number of LTCs have implemented land use planning decisions regarding affordable housing.</p> <p>TBD</p> <p>By whether IT resource webpage with food security links have been created</p> <p>By whether a second area farm plan is started</p> <p>By whether a second area farm plan has been completed</p> <p>By whether a workshop has been held</p> <p>By the number of LTCs/IMs with new policies and regulations related to food security</p>	<p>Complete</p> <p>Task Force will continue in 10/11 to provide assistance to LTCs regarding implementation</p> <p>Completed for SSI&GB May be included in indicators program</p> <p>Webpage now live. UBCM funding approved for seniors' community garden project</p> <p>Started. Matching funding received</p> <p>Not started</p> <p>Scheduled for Sept 2010</p> <p>Food security toolkit in preparation OCP/LUB reviews started</p>
	<p>Support local food security</p>	<p>FY 2009/2010 Support public education by creating IT resource webpage (e.g. with SSI area farm plan) and encouraging community gardens</p> <p>FY 2010/2011 Support completion of a second area farm plan (Denman)</p> <p>FY 2011/2012 Complete a second area farm plan (Denman)</p> <p>FY 2010/2011 Trust Council workshop about local government role in food security</p> <p>FY 2009/10 & 2010/11 Reviews underway on selected islands</p>	<p>LPC</p> <p>LTC</p> <p>LTC</p> <p>LTC</p> <p>LTC</p> <p>LTC</p> <p>LTC</p>	<p>TBD</p> <p>Funded by base budget</p> <p>Funded by 10/11 programs budget</p> <p>Subject to funding (11/12 budget)</p> <p>Funded by base budget</p>	<p>TBD</p> <p>By whether IT resource webpage with food security links have been created</p> <p>By whether a second area farm plan is started</p> <p>By whether a second area farm plan has been completed</p> <p>By whether a workshop has been held</p> <p>By the number of LTCs/IMs with new policies and regulations related to food security</p>	<p>Complete</p> <p>Task Force will continue in 10/11 to provide assistance to LTCs regarding implementation</p> <p>Completed for SSI&GB May be included in indicators program</p> <p>Webpage now live. UBCM funding approved for seniors' community garden project</p> <p>Started. Matching funding received</p> <p>Not started</p> <p>Scheduled for Sept 2010</p> <p>Food security toolkit in preparation OCP/LUB reviews started</p>
	<p>Develop climate change adaptation plan</p> <p>Integrate climate change adaptation into land use</p>	<p>FY 2011/2012 Continue implementation of adaptation planning framework.</p> <p>FY 2012/2013 Continue implementation of adaptation planning framework</p>	<p>TPC LPC</p> <p>LTCs/BIM*</p>	<p>Subject to funding</p> <p>Subject to funding</p>	<p>TBD</p> <p>TBD</p>	<p>Not started. May be delayed.</p> <p>Not started</p>

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** 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
<p>To cultivate community engagement and participation in land use planning</p>	<p>planning and regulatory decisions</p>					
	<p>Develop new tools and strategies to encourage community engagement in land use planning processes</p>	<p><u>FY 2009/10</u> Develop new tools and strategies to encourage community engagement in land use planning processes</p>	<p>LPC</p>	<p>Funded by base budget</p>	<p>By whether information about new tools and strategies has been circulated to trustees and staff.</p>	<p>World Café demo held during June TC Staff training planned Info circulated as part of Climate Wise Islands materials and regarding sensitive ecosystems. Sensitive ecosystems webpage developed</p>
		<p><u>FY 2010/11</u> Consider new tools and strategies to encourage community engagement in land use planning processes</p>	<p>LTCs</p>	<p>Funded by base budget</p>	<p>TBD</p>	<p>Developing public portal for IT mapping data Affordable housing webpage planned Food security toolkit under development</p>

Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To provide services on an increasingly effective basis	Develop cost effective bylaw enforcement tools	FY 2009/10 & 2010/11 Establish a Bylaw Dispute Adjudication System for the Islands Trust	LPC	Funded by base budget	By whether a Bylaw Dispute Adjudication System is established.	Regulatory adjustments approved by province for several islands. Agreement approved by Trust Council Mar 10. Awaiting ministerial approval
		FY 2009/10 & 2010/11 Consider bylaw amendments to allow Bylaw Dispute Adjudication System	LTCs	Funded by base budget	By the number of islands where a Bylaw Dispute Adjudication System is in place	Bylaw drafting in progress
	Review of development application fee levels and cost recovery mechanisms	FY 2010/11 Develop terms of reference and identify budget and data needs for review of application fees	FPC	Funded by base budget	By whether terms of reference has been developed and any necessary budget and data needs have been identified.	Not started
		FY 2011/12 Review of application fees, development of amendments to model fees bylaw and related policies	FPC	Subject to budget (11/12 budget)	By whether application fees and cost recovery mechanisms have been reviewed, policies have been amended and a model fees bylaw has been developed.	Not started
	Adoption of amended fees bylaws	LTCs	Subject to budget (11/12 budget)	By whether all LTCs have adopted amended fees bylaws	Not started	

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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
 ID – Identification
 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
 NAPTPEP – Natural Area Protection Tax Exemption Program
 OCP – Official Community Plan
 PSSC – Policy Statement Sub Committee
 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
 TEM – Terrestrial Elevation Mapping
 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,
 Islands Trust Council
 email: smalcolmson@islandstrust.bc.ca
 telephone 250.247.8078

Linda Adams, Chief Administrative Officer,
 Islands Trust
 email: ladams@islandstrust.bc.ca
 telephone 250.405.5151

Visit our website at
www.islandstrust.bc.ca

Colour Key for fourth column:	
Green	Potential committee/unit/body taking lead for strategy/activity
Blue	Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality
Yellow	Trust Programs Committee or Trust Area Services staff
Orange	Executive Committee/CAO's office
White	Financial Planning Committee/Administrative Services staff
Light Green	Management team
Light Blue	Trust Fund Board or Islands Trust Fund staff

* Depends upon decisions of the Bowen Island Municipal Council
 ** Depends upon decisions of the Trust Fund Board



Applications w/ Status - Galiano Island Status: Open

Print Date: Oct-07-2010

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2010.2	John Scoones Planner: Gary Richardson	Aug-25-2010	To allow the retaining wall to be as close as 1ft from the property line.

Planning Status

Status Date: Oct-06-2010

Staff has visited the site and is requesting further information regarding siting of wall before proceeding with the application.

Status Date: Aug-26-2010

sent letter of acknowledgement of receipt of fees and application to applicant; copied application to trustees and forwarded file to planner.

Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2004.6	Crystal Mountain Society Planner: Gary Richardson	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).

Planning Status

Status Date: Sep-13-2010

LTC advised staff at the September 9, 2010 LTC meeting that they do not want to proceed with the application at this time. They will wait until the OCP policies are drafted. Nothing for staff to do at this time.

Status Date: Sep-01-2010

Staff to determine if LTC wants to proceed with this application at this time.

File Number	Applicant Name	Date Received	Purpose
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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: Sep-01-2010

Draft Bylaw on Sept 9, 2010 LTC agenda.

Status Date: Jul-27-2010

Staff report on August 9, 2010 LTC agenda.

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: Sep-13-2010

Applicant advised staff (September 4, 2010) that they want to wait until OCP policies are drafted so that they can determine how to proceed with the RZ (GL-RZ-2005.3) and Subdivision (GL-SUB-2007.1). Nothing required for staff to do at this time. Will bring forward December 9, 2010.

Status Date: Sep-01-2010

Letter sent to applicants July 27, 2010 that if staff does not receive response to options outlined in letter of April 15, 2010 that the file will be closed.

GL-RZ-2006.3

Gundy MacNab

Oct-16-2006

rezone from F1 to RRFH - DL 50

Planner: Gary Richardson

Planning Status

Status Date: Sep-13-2010

Nothing to be done by staff at this time will bring forward December 9, 2010.

Status Date: Sep-01-2010

Applicant advised staff on Aug 30, 2010 that she would like to wait until OCP review is complete before making a decision on how to proceed. She wants the file kept open.

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: Sep-13-2010

Nothing to be done by staff at this time. Will bring forward December 9, 2010.

Status Date: Jul-27-2010

Applicant advised that he wants to hold application until draft OCP is prepared, and that Jim Truit is to be included.

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: Jul-27-2010

Public Hearing scheduled for sept 9, 2010

Status Date: Jun-04-2010

Bylaw on June 14 LTC agenda for consideration of 1st reading.

Subdivision

File Number	Applicant Name	Date Received	Purpose
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: Sep-01-2010

Staff is following up on LTCs direction to have cov. registered.

Status Date: Jun-04-2010

Memo prepared by staff on the June 14 LTC agenda outlining cronology of cov. issue.

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: Sep-13-2010

Applicant advised staff (September 4, 2010) that they want to wait until OCP policies are drafted so that they can determine how to proceed with the RZ (GL-RZ-2005.3) that is required for this subdivision to comply with the Gal LUB. Nothing required for staff to do at this time. Will bring forward December 9, 2010.

Status Date: Sep-01-2010

If staff does not receive response to July 27, 2010 letter by September 7, 2010 MOTI will be advised that the RZ file has been closed and subdivision does not comply with zoning.

File Number	Applicant Name	Date Received	Purpose
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 by/laws 201 OCP and 202 LUB)

Planner: Gary Richardson

Planning Status

Status Date: Sep-13-2010

Waiting for applicant to satisfy PLA conditions nothing for staff to do at this time.

Status Date: Sep-01-2010

Applicant now needs to satisfy PLA conditions.

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2010.1	Land Survey Inc. Planner: Gary Richardson	Jun-03-2010	ELLIS RD To create 2 lots

Planning Status

Status Date: Oct-06-2010

Status Date: Oct-06-2010

Kathy Jones

From: Nancy Roggers
Sent: September-28-10 8:30 AM
To: David Marlor; Gary Richardson; Kathy Jones
Cc: Craig Elder
Subject: Galiano expense report - Sept/10
Attachments: galiano ltc.pdf; galiano ocp.pdf

		Budget	Spent	Balance
Invoices posted to September 27, 2010				
625 Galiano	65000 Trustee Expense	1,000.00		1,000.00
625 Galiano	65200 LTC Meetings	6,500.00	1,520.07	4,979.93
	65210 APC Meetings			-
	65220 Communications		357.28	(357.28)
	65230 Special Projects		100.00	(100.00)
	65240 Miscellaneous			-
	TOTAL LTC Local Expense	6,500.00	1,977.35	4,522.65
625 Galiano	72300 OCP/LUB Expense	19,000.00	5,457.63	13,542.37

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

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
Total		6 500

Summary:

The attached forms provide the rationale and basic breakdown of funding for each item. The following is a summary for convenience:

EC as an LTC	New or Continuation	Amount
1. OCP and LUB Development	Continuation	\$5,000
<i>EC as an LTC total</i>		<i>\$5,000</i>
Galiano	New or Continuation	Amount
1. OCP Review	Continuation	\$20,000
2. LUB Review	New	\$10,000
3. LUB on-Going Amendments	Continuation	\$5,000
4. Water Study – Phase 2	Continuation	\$10,000 (Strategic Plan)
<i>Total Galiano Total</i>		<i>\$45,000</i>
Mayne	New or Continuation	Amount
1. Housing Options Task Force	New	\$2,000
2. RAR DPAs	Continue Program	\$3,000 (Strategic Plan)
3. Shoreline Development Review	New	\$10,000 (Program)
4. Raptors Nest Protection	New	\$5,000 (Program)
5. Geological Hazard Mapping	Continue Program	\$8,000 (Program)
<i>Total Mayne Total</i>		<i>\$28,000</i>
North Pender	New or Continuation	Amount
1. Associated Islands OCP/LUB Update	New	\$4,000
2. Shoreline Development Review	New	\$10,000 (Program)
<i>Total North Pender</i>		<i>\$14,000</i>
Saturna	New or Continuation	Amount
1. RAR DPA	Continue Program	\$3,000 (Strategic Plan)
2. SEM Implementation	Continue Program	\$3,000 (Strategic Plan)
3. Eastpoint Water Protection DPA	Continuation	\$5,000 (Strategic Plan)
4. Geological Hazard Mapping	Continue Program	\$10,000 (Program)
<i>Total for Saturna</i>		<i>\$21,000</i>
South Pender	New or Continuation	Amount
1. OCP Review	Carry-over	\$10,000
2. SEM Implementation	Continue Program	\$3,000 (Strategic Plan)
3. Raptors Nest Protection	Carry-over	\$4,000 (Program)
4. Geological Hazard Mapping	Continue Program	\$3,000 (Program)
<i>Total for South Pender</i>		<i>\$20,000</i>
General	New or Continuation	Amount
1. General Project Fund	New	\$10,000 (program)
2. General LUB Amendments Fund	New	\$10,000 (program)
<i>Total for General</i>		<i>\$20,000</i>
Total Initial Request for Southern Region		\$153,000

Pc

ISLANDS TRUST

2011/2012 BUDGET

OCP BUDGET SUBMISSION

LTC: _____Galiano_____

Activity (eg. OCP or LUB)	Detailed Description and Cost Detail	Total Cost Estimate
OCP Review Completion	<p>Completion of the Galiano OCP review and begin work on LUB development.</p> <ul style="list-style-type: none"> • Public Meetings on draft OCP and revision, including advertising and hall and facilitation rental as required \$7,000 • Legal review – given nature of Galiano issues and possible solutions, extensive legal review is anticipated \$10,000 • Public hearing(s) including advertising and necessary rentals \$3,000 <p>Completion expected by September 2011</p>	\$20,000
LUB Review - begin	<p>Comprehensive review of the LUB based on the new OCP policies. Work expected to begin in January 2012 with staff review and public consultation.</p> <ul style="list-style-type: none"> • Public consultation on LUB review \$10,000 	\$10,000
LUB Misc. amendments	<p>Separate to the LUB review submitted on OCP/LUB form, there are a number of amendments required to the existing LUB that will be required</p>	\$5,000

(Galiano)	<p>prior to the completion of the review. This process has begun and funding would support continuation.</p> <ul style="list-style-type: none"> • Public process – CIMs and PH, including advertising \$4,000 • Legal reviews - \$1,000 <p>This is separate to the Southern Team – LUB housekeeping below due to the fact the process is carry-over from this year and nature of some amendments require additional funding.</p> <p>Note: Top priority of LTC</p>	
TOTAL		\$35,000

Please include sufficient detail that the description is easily understood without additional explanation.

The Cost Detail is to provide the Financial Planning Committee a sense of what elements make up the total cost. For example:

- \$500 Meeting costs
- \$5000 Consultant
- \$1000 Report preparation

Total \$6,500

Please forward this form to Mac Fraser by Thursday September 30, 2010

ISLANDS TRUST

2011/2012 BUDGET

STRATEGIC PLAN BUDGET REQUEST

Operational Unit: Local Planning

Strategic Plan Item	Estimated Budget	Description of Activities for 2011/12 (and budget detail)
Consider implementing land use planning decisions to advance affordable housing	\$15,000	Continuation of the Community Housing Task Force including funding for consultants to assist with implementation work of Affordable Housing Tool Kit and Seniors Housing Strategy
Develop bylaws re: RAR requirements, subject to RAR mapping completion	\$3,000 (\$6,000 with Mayne – see notes)	<p>RAR DPA amendments (Saturna and Mayne).</p> <p>RAR mapping completed for all southern islands – one small stream is subject to RAR on Saturna.</p> <p>To develop DPAs for RAR watersheds on Saturna Island based on work already completed. Mapping completed. Template DPAs already drafted for other LTCs.</p> <ul style="list-style-type: none"> • Public process including mailouts and advertising and information packages \$3,000 <p>Note: Mayne RAR is on hold pending MOE decision on third party assessment of RAR watersheds – work may be completed this year; if not, funding next year should include Mayne.</p>

		<p>Note: Listed as a Project for LTC, currently not on top priority list, may be moved up next year</p> <p>Note: North Pender in progress and expected to complete this year; Galiano to be completed as part of OCP review. No RAR on South Pender.</p>
Protect sensitive and significant land through land use planning decisions	\$6,000	<p>SEM Implementation (Saturna and South Pender)</p> <p>Implement SEM mapping by OCP amendment to include maps, policy amendments and/or public education</p> <ul style="list-style-type: none"> Public process including mailouts and advertisements \$3,000 x 2 LTCs <p>Note: Listed as a Project for LTCs, currently not on top priority lists, may be moved up next year</p>
To increase sustainability and quality of freshwater resources – include new policies and regulations as OCPs and LUBs are amended	\$5,000	<p>Water Protection DPA (Saturna)</p> <p>Develop a new development permit area to protect Eastpoint neighbourhood aquifers.</p> <ul style="list-style-type: none"> Public process including advertisements and mailouts \$3,000 Legal review \$2,000 <p>Note: currently a top priority of LTC</p>
To increase sustainability and quality of freshwater resources – include new	\$10,000	Water Study – Phase 2 (Galiano)

policies and regulations as OCPs and LUBs are amended		Funding approved in 2010/11 budget for an undefined study of water issues on Galiano Island. Funding. Review and implement recommendations from Phase 1 <ul style="list-style-type: none"> • Consultant contract \$10,000 Note: Listed as a Project for LTC, currently not on Top Priority list, may be moved up next year
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		\$5,000

The approved Strategic Plan is located on the LAN at:

<G:\EXEC\Council\Strategic Planning\2010\2010 09 04 Strategic Plan Sept 2010 update with potential amendments.doc>

Please forward this form to Craig Elder by Tuesday October 19, 2010

ISLANDS TRUST

2011/12 BUDGET

PROGRAM SUBMISSION

Operational Unit: LPS - Southern Team

Program Title	Description and Rationale – including budget breakdown	Total Cost Estimate
LUB Misc. amendments (Galiano)	<p>Separate to the LUB review submitted on OCP/LUB form, there are a number of amendments required to the existing LUB that will be required prior to the completion of the review. This process has begun and funding would support continuation.</p> <ul style="list-style-type: none"> • Public process – CIMs and PH, including advertising \$4,000 • Legal reviews - \$1,000 <p>This is separate to the Southern Team – LUB housekeeping below due to the fact the process is carry-over from this year and nature of some amendments require additional funding.</p> <p>Note: Top priority of LTC</p>	\$5,000
Southern Team – general projects fund	<p>Funding to accommodate misc. LTC projects that arise during the year. These are usually small projects that require funding to hold a meeting, a legal review, advertising or other small expense. Funding would be used as required for to support work for five LTCs. Recommend that this funding be made part of the base budget.</p> <ul style="list-style-type: none"> • 5 LTCs, one CIM/PH each at \$2,000 per LTC 	\$10,000
Southern Team – LUB Housekeeping	Specific budget to fund on-going LUB amendment updates for all	\$10,000

amendments	<p>five LTCs.</p> <ul style="list-style-type: none"> • 4 LTCs, one CIM/PH each at \$2,000 per LTC, plus legal review as necessary 	
Shoreline Development Review (Mayne and North Pender)	<p>Comprehensive review and new approach to managing upland and shoreline development. Involve review of OCP policies in this area, review of literature including Green Shores and incorporation of sensitive ecosystems (upland and foreshore).</p> <ul style="list-style-type: none"> • Consultants \$5,000 x 2 LTCs • Meetings and mailouts \$5,000 x 2 LTCs <p>Note: Top Priority of LTC</p>	\$20,000
Raptors Nest Protection (Mayne and South Pender)	<p>Work to locate and map raptor nests in advance of development of regulation to protect. Work funded this fiscal on Saturna but LTC has not directed staff to undertake work this fiscal due to other priorities</p> <ul style="list-style-type: none"> • Mayne - GPS and contractor \$5,000 • South Pender – carry over funding for this fiscal to next fiscal \$4,000 <p>Note: Listed as a Project for both LTCs, currently not on top priority lists, may be moved up next year</p>	\$9,000
Geological Hazard Mapping (Mayne, South Pender and Saturna)	<p>Develop maps of hazard areas on Mayne Island and incorporate into the OCPs (required content).</p> <ul style="list-style-type: none"> • Consultant to report on hazard areas Mayne \$5,000 • Consultants to report on hazard areas on Saturna \$10,000 (higher estimate for Saturna due to more unknowns than on Mayne) • No major consultants work expected on South Pender 	\$24,000

	<ul style="list-style-type: none"> Public process including mailouts and meetings \$3,000 x 3 LTCs <p>Note: Listed as a Project for all three LTCs, currently not on top priority lists, may be moved up next year</p> <p>Note: may be opportunities to partner with Parks Canada for Saturna geological hazard mapping work.</p>	
Housing Options (Mayne)	<p>Provide support to Mayne task force to consider and implement task force recommendations</p> <ul style="list-style-type: none"> Public meeting, mailouts \$2,000 <p>Note: Listed as a Project for LTC, currently not on top priority list, may be moved up next year</p>	\$2,000
National Park Zoning (Saturna)	<p>Bring Saturna zoning into alignment with National Park. Saturna is the last island to consider such amendments.</p> <ul style="list-style-type: none"> Public process including advertising and mailouts \$3,000 <p>Note: Listed as a Project for LTC, currently not on top priority list, may be moved up next year</p>	\$3,000

In the Rational section, please provide a dollar/activity breakdown that adds up to the Total Cost Estimate, so the Financial Planning Committee can understand how the total was calculated.

If the program item is a multi-year program, indicate which year 2011/12 is in the overall program (eg. Year 2 of 5), and the estimated total cost of the program.

Please forward this form to Craig Elder by Tuesday October 19, 2010

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 Page No. 66	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 Ag. No. 67	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.

K:\LTC\Galiano\Standing Resolutions\Policies and standing resolutions.doc



Islands Trust

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

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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.

[Land Use Planning](#)

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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.

October 2010

- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [New Islands Trust GHG Emission Inventories webpage posted](#)

September 2010

- [Notice of Reconvened Public Hearing - October 18, 2010](#)

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Galiano Island Local Trust Committee Projects

Planner Office Hours on Galiano Island

- [Planner Office Hours on Galiano Island - 2010](#)

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

Drafts

- [Draft 1: April 9, 2010](#)
- [Draft 2: July 2010](#)

OCP Committee Meetings

- [Calendar of Advisory Group Meetings](#)

Advisory Groups

- Transportation: [Terms of Reference](#) | [Final Report: Part 1](#) and [Part 2](#)
- Affordable Housing: [Terms of Reference](#) | [Final Report](#)
- Agriculture and Food Security: [Terms of Reference](#) | [Final Report](#)
- Community and Economic Development: [Terms of Reference](#) | [Final Report](#)
- Groundwater: [Terms of Reference](#) | [Final Report](#)
- Steering Committee: [Terms of Reference](#)
- Forest Policy: [Terms of Reference](#)
- Ecosystem Protection: [Terms of Reference](#) | [Final Report](#)

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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](#)
- [Staff Report - March 31, 2010](#)
- [Staff Report - April 14, 2010 re: Affordable/Community Housing Advisory Group Recommendations](#)
- [Staff Report - April 27, 2010 re: Agriculture and Food Security Advisory Group Recommendations](#)
- [Approved Project Schedule and Deliverables - May 2010](#)
- [Staff Report - May 13, 2010 re: Transportation Advisory Group Recommendations](#)
- [Staff Report - May 13, 2010 re: Community Economic Development Advisory Group Recommendations](#)
- [Staff Report - May 26, 2010 re: Ecosystem Protection Advisory Group Recommendations](#)
- [Staff Report - June 4, 2010 re: Transportation Advisory Group Recommendations Part 2](#)
- [Staff Report - September 2010 re: Water Advisory Group Recommendations](#)

Land Use Bylaw Review

- [Staff Report- April 26, 2010](#)
- [Staff Report - August 31, 2010](#)

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

- [Staff Report dated March 1, 2010](#)
- [Staff Report dated March 31, 2010](#)
- [Proposed 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](#)
- [Proposed Bylaw No. 207](#)

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**Southern Planning Team
2011 LTC Meeting Schedule (Based on 2010 Schedule)**

Date	Galiano	Mayne	North Pender	Saturna	South Pender	Executive Area
<i>Frequency:</i>	<i>Monthly modified **/***</i>	<i>Monthly modified **</i>	<i>Monthly modified **</i>	<i>Bi-monthly modified **</i>	<i>Bi-monthly modified **</i>	<i>Twice Yearly</i>
<i>Preferred day:</i>	<i>2nd Monday</i>	<i>1st Monday</i>	<i>Last Thursday</i>	<i>Last Wednesday</i>	<i>2nd Tuesday</i>	
<i>Location:</i>	<i>South Community Hall</i>	<i>Ag Hall</i>	<i>Community Hall</i>	<i>Community Hall or Rec. Centre Lounge</i>	<i>Fire Hall</i>	<i>Islands Trust Victoria</i>
<i>Time:</i>	<i>1:00 pm</i>	<i>1:00 pm</i>	<i>9:45 am</i>	<i>12:30 pm</i>	<i>10:00 am</i>	<i>9:30 am</i>
January	-	-	27 th	-	-	-
February	14 th	7 th	24 th	23 rd	8 th	-
March	14 th	7 th	31 st	-	-	-
April	11 th	4 th	28 th	27 th	12 th	-
May	9 th	2 nd	26 th	-	-	10 th
June	13 th ***	6 th	-	29 th	7 th	-
July	11 th	4 th	28 th	-	-	-
August	8 th	-	25 th	31 st	-	-
September	12 th	**19 th	29 th	-	**20 th	-
October	**17 th ***	3 rd	27 th	26 th	-	18 th
November	14 th	7 th	24 th	-	8 th	-
December	12 th	**19 th	-	**14 th	-	-

** alternate week /date . conflict with TC / EC or Stat.

*** meetings held at the North Community Hall

Note: Meetings dates tentative