

**Galiano Island Local Trust Committee**  
*Louise Decario and Sandy Pottle*

The Galiano Island Local Trust Committee (LTC) met at the North Community Hall on October 7, 2013.

**Bylaws 235 & 236** A highlight of the meeting was adopting bylaws for the Dewinetz application. These bylaws allow extra density of 12 clustered Rural Residential lots, each permitting a house and a cottage on five acres in exchange for 75% of the land being transferred to BC Parks. Also, as part of a community benefit, proceeds from the sale of one of the twelve lots will support the Galiano Island Housing Society in creating three assisted living units plus one caretaker unit at the Page Drive Seniors Housing Complex. The applicant also voluntarily placed covenants on some sensitive ecosystems within the residential area.

**Development Permit Application (DPA)** A major portion of the meeting was taken up with discussion regarding a development permit application that would allow for a private dock to be built north of the Spanish Hills dock. In January of this year it was noticed that pilings had been erected without required permits. The project was stopped and a DPA application is now before the LTC. Two marine biologist's reports have been received, one paid for by the applicant and one by the Trust. It has been determined that the pilings are in an eelgrass bed. Also, neighbours have complained that their view is being blocked. Both the applicant's agent and the neighbours were given time to comment.

After lengthy deliberation the LTC decided to defer consideration of the application until: 1) a survey is provided to demonstrate that the proposed dock is in compliance with guideline 52 of the Shoreline and Marine Permit Area. (Guideline 52 states "Residential docks should not extend from shore any further than necessary to accommodate a small pleasure craft. Residential docks should not be designed to accommodate boats with a draft greater than 2.2 metres ...). and 2) that a subsequent report is provided that assesses the entire site adjacent to the owner's parcel verifying that the dock location minimizes impacts on sensitive ecosystems.

**Short Term Vacation Rentals (STVRs)** Planner Nichols presented a Project Charter for review. The LTC was pleased with the thoroughness of the Charter and, after a few minor amendments, endorsed it. In the next two months background and communication materials and a survey on-line and on paper will be developed. Between January and March group consultation meetings and a community information meeting will be held. The plan is to complete the STVR review by the end of June 2014. STVR is now top priority on our project list.

**Galiano Land and Community Housing Trust (GLCHT)** The GLCHT application is to rezone a 10 acre (4 ha) parcel of land to permit the construction of 20 affordable dwelling units ranging in size from 500 – 1000 sq. ft. (46.5 - 92.9 sq. m.). GLCHT is proposing a self-build, affordable (as per definition in the OCP), and green construction development. Pertinent bylaws, OCP 233 and LUB 234 were given First Reading on July 9<sup>th</sup>, 2012. An Open House and Community Information Meeting will be held on November 16<sup>th</sup> from 1:00 to 4:00 pm. The purpose of this meeting is to present the project and allow opportunity to ask questions of GLCHT representatives, CRD, trustees or planning staff. This is the first time that the LTC has had an application to increase density for affordable housing. The green component is a new idea so it is important to hear from all interested. Please plan to attend.

The next meeting of the LTC is **12:30 at the South Hall on November 18, 2013.**

**Galiano Island  
Local Trust Committee**

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**Planner Kris Nichols**  
Island Office Days: July 2, August 22, September 19, October 24,  
November 21, and December 12  
Office Hours: 12:00 pm – 3:00 pm

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