

Galiano Island Local Trust Committee
Louise Decario and Sandy Pottle

The Galiano Island Local Trust Committee met at the South Community Hall on September 9, 2013. This report summarizes the proceedings.

Development Permit Application This application seeks to vary the Galiano Island Land Use Bylaw 127, 1999 to legalize existing buildings and structures (retaining wall, stairs and deck) on the subject property. A motion was approved which will require an assessment by a Qualified Environmental Professional to determine the impact of the seawall and the impact that might arise from deconstructing the wall. It was further moved that the Bylaw Enforcement Coordinator review the file on matters related to this application.

Application for Rezoning Forest 1 lot This application proposes to rezone a 55.85 Ha forest zoned property into a 23 Ha Forest 3 lot and four 2 Ha Residential lots with the remaining portion (23 Ha) being rezoned Nature Protection and transferred to B.C. Parks. Staff was directed to draft bylaws which would include the possibility of an extra lot, beach access and road access to the new residential properties.

Application for affordable housing Rezoning (GLCHT) Staff provided the LTC with a summary report of materials received from the Galiano Land and Community Housing Trust. In order to ensure that the information necessary to convene a Community Information Meeting on this application is complete the LTC moved that GLCHT retain a professional with relevant experience in Affordable Housing projects to determine the feasibility, sustainability and affordability of the project being undertaken. The LTC also moved that a Community Information Meeting be scheduled and that representatives from the Capital regional District Housing and Building inspection; representatives from the Vancouver Island Health Authority; the fire department; the septic engineer for the project be available at the CIM to answer any questions that may arise.

Bylaw 241 Bylaw No. 241 addresses: Sawmilling on residential lots and contractor yards. Sawmilling regulations have been approved in principal. The LTC is proposing that Contractor Yards be included under the Home Occupation Regulations in our Official Community Plan. Conditions include: hours of operation consistent with CRD noise bylaws, 7.5 metre setbacks and screening. It has been recommended that outdoor storage of materials be limited to 5% of the lot area. This would permit a 1/2 acre lot a storage site of approximately 101 sq. m. (1089 sq. ft.) and a 2 ha site a storage site of approximately 1000 sq. m. (10764 sq. ft.). The 1000 sq. m. would be the largest size permissible without having to seek another zone such as Light Industrial The bylaw has been referred to the Advisory Planning Committee and staff has been directed to schedule a Public Hearing

Bylaw 242 (OCP) and 243 (LUB) At the LTC meet in June 2013 the LTC approved a motion to refer the matter of allowing an increase in cottage size to 70 square metres to the Advisory Planning Committee for comment. The APC has approved a motion to support the allowable cottage floor area size to 70 square metres only on lots over a specified size due to concerns about impacts, especially groundwater, on smaller lot sizes. At the LTC meeting a motion was passed to delay a decision on this matter until the Short Term Vacation Rental review is complete. This matter will be reviewed in the near future.

The next meeting of the LTC is at 12:30 **at the north hall on October 7 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
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