

The Galiano Local Trust Committee Report

Louise Decario and Sandy Pottle

The Galiano Island Local Trust committee met at the South Galiano Community Hall on May 5, 2014.

Galiano Land and Community Housing Trust (GLCHT) A Power Point presentation on the feasibility of GLCHT's affordable housing application was presented by Mr. Robert Barr, one of the consultants hired by GLCHT to conduct the study. This project would see the creation of 20 units of affordable housing built by the home owners on leased land. The project would be located on a 10 acre lot adjacent to the Page Drive Seniors Housing Complex.

Development Variance Permit The LTC considered several variances on a property on which a retaining wall and deck and stairs were constructed within the setbacks from the natural boundary of the sea without development permits. It was decided that the variance for the retaining wall be granted and that variance for the deck and stairs be declined.

Forest 1 Rezoning Application A Staff memorandum regarding the rezoning application for District Lot 79 was received by the LTC apprising the Committee of the results of two resolutions passed at the April 7 meeting. The first requested that the Approving Officer require provision of access to water as per advocacy policies contained in the Galiano Official Community Plan which state that such provision should be made whenever land is subdivided. The second directed staff to work with the applicant to pursue dedication of land east of the roadway in the proposed subdivision as a local park to be managed by the Capital Regional District. Galiano Parks and Recreation Commission supports this plan and it may be designated a local park. A motion was passed approving dedication of a road allowance on the North boundary of the proposed subdivision.

Short Term Vacation Rentals (STVR) First reading was given to Draft Bylaws 247 and 248 which would permit Short Term Vacation rentals on residentially zoned lands as a home occupation. This requires that the owner/operator live on the premises where the STVR takes place. It also would permit STVR on properties on which the owner/operator does not reside through Temporary Use Permits. The bylaws have been referred to the appropriate agencies, the Galiano Island Advisory Planning Committee (APC) and the various water districts on the island. A Public Hearing will be scheduled for July.

Contractor Home Base The LTC has directed staff to establish a focus group similar to an Advisory Planning Committee to address the issue of contractor home based business. Planner Kris Nichols has established Terms of Reference including the identification of all contractor type businesses and locations on Galiano. Staff will advertise for focus group participants.

Elevated Groundwater Catchment Area Development Permit Area First reading was given to draft Bylaw 246 which will change some aspects of the present DPA. Staff has been directed to prepare a fact sheet regarding the key points of changes which will be made. The bylaw has been referred to the Advisory planning Committee and the agencies. A motion was also passed to schedule a Community Information meeting and a Public Hearing.

The meeting was a long one and some items were deferred until the June Meeting which will be held at the **South Galiano Community hall at 12:30 pm June 9, 2014.**



Islands Trust

**Galiano Island
Local Trust Committee**

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Trustee Office Hours: Fridays 11:00 a.m. to 2:00 p.m. (Louise)
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or by appointment

Planner Kris Nichols 12:00 p.m. to 3:00 p.m. May 29 and June 19

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