

## Local Trust Committee Report

*Louise Decario and Sandy Pottle*

The Galiano Local Trust Committee's (LTC) monthly meeting was held on June 9<sup>th</sup> at the North Community Hall.

Planner Kris Nichols explained how the **Galiano Land and Community Housing Trust Society (GLCHT)** affordable housing application stands today. The bylaw written for this application was reviewed and amended because of various changes made since we received it. Trustees and planner will review the final feasibility study as well as the needs and demand study for the July meeting.

GLCHT board members are anxious to proceed to Public Hearing. Before that can happen, however, a Housing Agreement and details surrounding its administration must be finished. There are also other issues including residency, house size, site plan, and parking to be resolved. The Capital Regional District (CRD) has indicated its willingness to administer the housing agreement. A separate bylaw is required for adoption of a housing agreement which needs to be ready for community review at the Public Hearing.

Although two applications for rezoning forest lands have been adopted, the request to **discharge covenants** on lands being transferred to BC Parks and on newly created residential lots needed further discussion. Discharge of covenants was complicated since wetland and gate restrictions were to remain, while the tree-cutting covenants were to be removed. We worked through this carefully to avoid errors.

**Groundwater Development Permit Area 4** is being revised and will go to Community Information Meeting and Public Hearing on July 5<sup>th</sup>. The LTC reviewed a fact sheet explaining the DPA that will be sent, prior to Public Hearing, to property owners with land in DPA4. The intent of the revised bylaw is to improve clarity by establishing where and how the DPA applies. Properties subject to the existing DPA will remain the same.

An update on an application to rezone **District Lot 79 on Bodega Beach Drive** was reviewed by the LTC. This application creates five 5-acre residential lots, and one 50 acre Forest 3 lot. The remainder of DL 79 will be transferred to BC Parks and to CRD for a locally managed park. Several items are needed before bringing this application to Public Hearing: identification of a "home plate" for development, a Preliminary Layout Approval from Ministry of Transportation and Infrastructure, a covenant for the Forest 3 lot, and a Letter of Agreement from BC Parks. If this information is received before the next meeting, Staff has been directed to arrange for both a Community Information Meeting and Public Hearing.

A Community Information Meeting and Public Hearing will be held on Saturday, July 5<sup>th</sup> for **Short Term Vacation Rental Bylaws**. We're hoping for a good turnout at this meeting.

A **Temporary Use Permit** was issued to the Galiano Conservancy Association for educational and retreat programming activities and associated overnight camping uses on a 188 acre split zoned Rural 2 and Agriculture property. The intent of the Conservancy is to eventually rezone this property in order to establish a permanent Galiano Restorative Learning Centre.

**July 5, 2014 Community Information Meeting and Public Hearing Lions Hall 12:30 pm**  
*Short Term Vacation Rental Bylaws and Groundwater DPA4 Bylaws*

**July 7, 2014 Local Trust Committee Meeting South Hall 12:30 pm**



Islands Trust

Galiano Island  
Local Trust  
Committee

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**Local Trust Office** 23 Madrona Road Telephone: 250-539-3526

**Trustee Office Hours:** Fridays 11:00 a.m. to 2:00 p.m. (Louise)  
Tuesdays 4:00 p.m. to 6:00 p.m. (Sandy)  
or by appointment

**Planner Kris Nichols** 12:00 p.m. to 3:00 p.m.  
June 24, July 24, August 28 & September 24

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