

Galiano Local Trust Committee Report
Trustees Louise Decario and Sandy Pottle

The Galiano Island Local Trust Committee (LTC) met at the South Galiano Community Hall on October 6, 2014.

The highlight of the meeting came with the presentation of a **Community Stewardship Award to the Galiano Conservancy Association (GCA)**. It was inspiring to see members of the GCA Board and their bright young staff accepting the award. GCA was formed in 1989 with its purpose “To preserve, protect and enhance the quality of the human and natural environment.” How nicely that fits with the Islands Trust mandate! GCA has grown over the years to become a major job provider on the island. The programmes offered to the community, to neighbouring urban centres, and to the world are very successfully run by these talented young people. Some of the programmes offered centre around land conservation, forest and native plant restoration, protection of species at risk, nature programmes including outdoor classrooms and Eco tours. The extensive library, excellent mapping department, and the many community workshops held are part of the Conservancy's commitment to public education. Now with the acquisition of land for a Learning Centre, GCA will grow even more. In honour of the occasion, one of Alison Colwell's delicious cakes was shared by all.

Delegations Concerns about a recently approved development permit for a dock in Montague Harbour were expressed by a neighbour. He was concerned about the orientation of this dock as well as some errors in the related staff report. He also expressed unhappiness with the apparent failure of the Ministry of Forest Lands and Natural Resources Operations (FLNRO) to follow its own guidelines before approving a water lease for the dock. The applicant for the dock responded, stating that he had carefully followed the process and that his choice of location was based on minimizing environmental effects particularly on eelgrass. Staff were instructed to write to the Ministry informing them about the neighbour's concerns.

Galiano Land and Community Housing Trust (GLCHT) Proposed Bylaws 233 & 234

The Galiano Green project for affordable housing is advancing although we hear from GLCHT board members and their supporters about their frustration.

There is a rumour that the Capital Regional District (CRD) requires rezoning to be completed before they will consider administering a Housing Agreement. This is not the case. According to Galiano OCP bylaw 1.6 b) ii) a housing agreement must be provided before rezoning. The CRD is on side with this policy. There is no Catch-22.

This Galiano project like all others must be handled with care and concern for neighbours and any environmental issues such as groundwater, septic, wetlands, etc. GLCHT's hiring of an experienced consultant has helped to make the project advance more quickly. The project itself has been amended and improved to include rental units, rent to own units, and units originally proposed as owner-built. The project is now to proceed in phases with an assessment at the completion of the first phase. This will mean that any concerns (and ideas) will be heard to ensure that this affordable housing project will be consistent with community needs.

The LTC staff and the GLCHT consultant have already completed a draft housing agreement which still needs review by the CRD Housing Secretariat and legal counsel. Involvement of the CRD is important because it has expertise in administering housing agreements. These are legally binding documents which protect the interests and rights of all parties, including, especially, those living in the complex.

At the request of the LTC, GLCHT has now submitted an application to the CRD Regional Housing Trust Fund for a \$300,000 grant. If approved, this grant will be extremely beneficial to Galiano Green. Galiano has never before received an affordable housing grant from the CRD, and it may be Galiano's turn.

The LTC reviewed the “Islands Trust Policy Statement Directives Only” checklist for proposed Bylaws 233 & 234 and determined that the bylaws are not contrary to or at variance with the Islands Trust Policy Statement although a few minor amendments were made.

Forest 1 Rezoning Application (Keefer) Proposed Bylaws 244 & 245 After some errors were uncovered in the wording of proposed bylaws 244 & 245, amendments were made and a second reading given. A draft forestry covenant will also be available before the public hearing, and so will the covenant that CRD has prepared for the community park. The LTC authorized sharing the cost of a legal review for the Forestry 3 covenant with the owners as it was felt that this covenant might become a template for future forest rezonings.

The LTC reviewed the “Islands Trust Policy Statement Directives Only” checklist for proposed Bylaws 244 & 245 and determined that the bylaws are not contrary to or at variance with the Islands Trust Policy Statement. Some small amendments were made and the public hearing will proceed on Nov. 3.

The next meeting of the Local trust Committee will be held at the **South Galiano Community Hall at 12:30 on November 3, 2014.** **Public Hearing for Bylaws 244 & 245.**