

Galiano Island Local Trust Committee
Louise Decario and Sandy Pottle

The Galiano Island Local Trust Committee (LTC) didn't meet in August due to staff holidays. We have, however, been available to meet, receive calls and emails as requested or needed. Our numbers and office hours remain the same unless posted otherwise. Don't hesitate to call us at home if the office is closed.

Protection of sensitive ecosystems was an important topic considered throughout last term's Official Community Plan review. The Ecosystem Protection Advisory Committee thoroughly reviewed the Plan's aims and objectives and carefully considered the four development permit areas already in place. As a result of this committee's recommendations and in order to expand protections, there are now seven Development Permit Areas as follows:

1. Riparian
2. Shoreline and Marine
3. Tree Cutting and Removal
4. Elevated Groundwater Catchment
5. Sensitive Ecosystems
6. Commercial and Industrial Form and Character
7. Steep Slope Hazard

Within each of these areas (which can be viewed on the Islands Trust webpage, Galiano link) a permit application and approval is required before building may proceed. It is important to note that building or other development within these areas is possible, but requires careful consideration by the owners and the LTC, and that sometimes a professional assessment may be needed. In this way, better protections are assured. Helpful guidelines for applicants are available from the LTC or from Galiano planner Kris Nichols.

The **Shoreline and Marine Development Permit Area (DPA)** (#2 above) is intended to protect Galiano waterfront. This has been a longstanding permit area on Galiano revised during the OCP review. Development of land within 15 meters from the natural boundary of the sea instead of the previous 7.5 meters, and in the waters fronting the property requires a permit. This includes, for example, buildings, stairs, seawalls and docks. It is important to know that there are many exceptions (fifteen in all) in which no permit is required for such things as repairs, gardening, placement of moveable objects and others. It is a good idea to consult the new OCP, the trustees or a planner. There have been a number of misunderstandings around this part of the OCP which may have been avoided by such checking.

In the past year and a half we have had a number of DPA applications to review. Most have been approved. Applications for development on a small lot for the North End Fire Hall and one for a rip-rap embankment reinforcement on Gossip Island are the two most recent permits issued. Both of these applications followed the guidelines and as a result proceeded quickly. Difficulties or delays may occur either when process is avoided, when varying the bylaw is requested, or when construction is begun before a required permit is sought.

Please keep in touch.

The next Galiano Island Local Trust Committee will be on **September 9th** at the **South Hall 12:30pm**.



Islands Trust

**Galiano Island
Local Trust Committee**

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Planner Kris Nichols	250-405-5170	knichols@islandstrust.bc.ca

Local Trust Office	23 Madrona,	250-539-3526
Office Hours:	Fridays, 11am to 2pm (Louise)	
	Tuesdays, 4 – 6pm (Sandy)	
	Or by appointment	

Planner Kris Nichols,		
Office Hours:	September 19	October 24 12-3 pm

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