

Galiano Island Local Trust Committee
Louise Decario and Sandy Pottle

The Galiano Island Local Trust Committee held its regularly scheduled monthly meeting on July 15 2013 at the South Hall. A brief in camera session was held shortly after the meeting got underway in order to receive information regarding bylaw enforcement.

Delegation Galiano Land Trust and Community Housing Tom Hennessey presented a delegation on behalf of the Galiano Land and Community Housing Trust requesting that a Community Information Meeting (CIM) be convened regarding an application to rezone a 10 acre property to Community Housing. This project proposes to allow for the construction of twenty units of owner built affordable housing, twenty accessory buildings and two community buildings. It is proposed that these units be entirely reliant on rainwater collection with laundry and shower facilities available in the community buildings which will use well water. The LTC directed staff to summarize progress to date on the project outlining any outstanding issues which may need to be addressed before the CIM.

Correspondence from B.C. Park A letter from B.C. Parks addressed to Islands Trust Chief Administrative Officer, Linda Adams, was forwarded to the GILTC. Chair Hancock will reply to the letter addressing Park's interest in obtaining a public access route to Dionisio Park.

Development Permit Application The LTC received a Development Permit Application (DPA) for a dock that has already been partially constructed. Proper notification was given by staff before construction was commenced that a DP was required but no application was received until a complaint was received that this construction was taking place. The LTC directed staff to apply to the Director of Planning Services for the LTC to receive further advice and to request a second biologist report.

Forest 1 Rezoning Proposal A proposal was presented which would see two Forest 1 zoned lots rezoned to three 2-hectare Rural Residential lots and 3 Forest 3 zoned lots. Two of the proposed Forest 3 zoned lots would not meet the 20 hectare minimum lot size in this zone. Density transfer is also being proposed. As we do not have a means whereby this might be accomplished with present regulations staff has been directed to provide details on options which might be employed.

10% Frontage Waiver The Local Government Act requires that 10% of a proposed lot must front on a highway. This condition was waived by the LTC in order to accommodate a lot in the Dewinetz subdivision. Proceeds from the sale of this lot will be used to create assisted living units at the Page Drive Seniors Housing complex.

Development Permit Application and Variance A development permit application including a variance was approved for a property on Gossip Island to protect a property from erosion by installing a rock revetment.

Bylaw 241 contractors yard The issue of contractor yards was discussed and staff was directed to recommend changes to draft bylaw 241 which will address storage area, percent lot coverage, setbacks, hours of operation and residency of the contractor on the property.

STVR Report A staff report was received which outlined options for the LTC to consider in initiating a review of Short Term Vacation Rentals. It was decided that such a review would be led by Islands Trust Planner, Kris Nichols. Mr Nichols will develop a series of options, a review of regulations in other jurisdictions and previous discussions on island. LTC meetings and Special Meetings will provide a venue whereby the views of all community members can be heard. Submissions in writing will also be accepted. The LTC also received a report from the Galiano Island Chamber of Commerce on this topic.

Bylaw 240 On June 25 2013 the Executive Committee approved Bylaw No. 240 and it was adopted by the LTC. This bylaw addresses home occupations, signs and small animal husbandry in residential zones.

The next meeting of the Galiano Island Local Trust Committee will be on **Sept15th 12:30 pm South Community Hall**

Galiano Island Local Trust Committee

Ken Hancock (Chair)	250-629-6610	khancock@islandstrust.bc.ca
Trustee Louise Decario,	250-539-5760	ldecario@islandstrust.bc.ca
Trustee Sandy Pottle	250-539-5637	spottle@islandstrust.bc.ca
Planner Kris Nichols	250-405-5170	knichols@islandstrust.bc.ca

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

Planner Kris Nichols
Island Office Days: July 2, August 22, September 19, October 24,
November 21, and December 12
Office Hours: 12:00 pm – 3:00 pm

Islands Trust Office

#200 - 1627 Fort Street, Victoria, BC V8R 1H8
Phone 250-405-5151 Fax 250-405-5155
Website: www.islandstrust.bc.ca



Islands Trust