

Galiano Island Local Trust Committee
Louise Decario and Sandy Pottle

COMMUNITY INFORMATION MEETING (CIM)

On November 16, 2013, the Galiano Island Local Trust Committee (LTC) convened a Community Information Meeting (CIM) regarding the Galiano Land and Community Housing Trust (GLCHT) affordable Housing application. This application proposes to rezone a ten-acre parcel of land from Agricultural/ Rural Residential to Community Housing. A document entitled "Galiano Green Affordable Home Ownership Feasibility Plan" prepared by consultants Robert Barrs and Robert Brown was available at the meeting. This CIM was the first of two to be held in relation to this application.

The regularly scheduled business meeting of the Galiano Island LTC took place at the South Hall on Monday, November 18, 2013 the following items were addressed.

DEVELOPMENT PERMIT FOR SUBDIVISION A Development Permit Application (DPA) was approved for lands previously rezoned from Forest 1 to a combination of 12 Residential lots and Nature Protection. The Nature Protection zone portion of the land has been transferred to B.C. Parks. B.C. Parks lands are exempt from DP requirements. The DP will ensure that the subdivision is created as shown on the schedules to the permit.

BYLAWS 244 and 245 First reading was given to Bylaws 244 and 245, which, if approved, will allow for a rezoning from Forest 1 to five Rural Residential lots, one Forest 3 lot and one Nature Protection lot. Of the five residential lots created one will be sold and the proceeds (minus development costs) will be transferred to the Galiano Island Housing Society which owns and manages the Page Drive Seniors Housing project. The applicant (Landworks Consultants acting on behalf of Bowie Keefer et al) will also work concurrently with the Ministry of Transportation and Infrastructure on obtaining preliminary layout approval. The Nature Protection lands will be transferred to B.C. Parks. This application has many similarities to the application by Mr. Dewinetz which was recently completed. A covenant on the F3 portion for sustainable forestry on the Forest 3 lot will also be included.

BYLAW 238 This bylaw was proposed in order to allow the construction of a dwelling on an F1 zoned lot if the owner would sign a covenant reserving future road dedication over the lot. The owners of the lot decided against the covenant and a motion to defeat this bylaw was approved.

BYLAW 241 This bylaw was given second reading with amendments. It was decided to proceed no further with the section dealing with contractor yards and to go forward with amendments pertaining to sawmilling. A motion was approved directing Islands Trust planning staff to schedule a Community Information meeting and a Public hearing for the bylaw. It was further approved that a review and inventory of existing and potential Light Industrial zones be initiated by adding the topic to the work program.

The Islands Trust Water Education Project has been added under "What's New" on the Trust website. A link has also been added from the Galiano page.

Trust Council will meet in **Victoria from Dec 3 to Dec 5** and the next LTC Meeting will be held at the **South Hall on December 9th** at 12:30 pm. There will be Eggnog. Please attend.



Islands Trust

| | | |
|-------------------------|--------------|--|
| 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 |

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

**Galiano Island
Local Trust Committee**

| | | | |
|----------------------|----------------------------|-------------|-----------|
| Planner Kris Nichols | next scheduled office day: | December 12 | 12pm-3 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 | |