

## **Galiano Local Trust Committee Report**

*Louise Decario and Sandy Pottle*

The Galiano Local Trust Committee's (LTC) monthly meeting was held on April 7<sup>th</sup> at the South Community Hall.

Town hall speakers spoke in favour of the **Galiano Island Community Housing Trust's application** for rezoning a property on Georgeson Bay Road. The LTC requires the final consultant's report before making further decisions. The report should be ready mid-April.

A **Development Permit application for construction of a private dock** was before the committee for a third time. This has been a difficult application as the bay is a highly productive ecological area with eelgrass beds, kelp beds and numerous sea animals. The pilings for the dock were put in place before permits were issued and since then biologists' reports confirm that they were placed in an eelgrass bed. Our bylaws allow for docks but they must be sited to minimize impacts on sensitive ecosystems. After much discussion, the LTC passed a resolution to amend the development permit to reflect the orientation of the dock that was contained in the original application to the Ministry of Forests Land and Natural Resources. Staff will forward this motion to the Ministry.

A **Development Variance Permit** was issued to allow a variation to the height of a previously built accessory building.

The LTC received a report from Planner Kris Nichols on a rezoning application submitted ten years ago by **Crystal Mountain, A Society for Eastern and Western Studies**. This was an application to establish a forest retreat zone on Galiano. Due to inactivity since 2004, the planner recommended that we proceed no further with the application and refund a portion of the fees. Applicants were present at the meeting to explain how some of their plans have changed. Additional information such as proposed density, an updated site plan, confirmation of road and emergency access is required before the rezoning can proceed. The LTC resolved to close the file, but encouraged the applicants to submit a new application with staff assistance.

The LTC's number one project is to consider **Short Term Vacation Rentals** on the island and come up with useful and reasonable policy and regulation. The online survey and recent community information meeting confirmed that Galiano wishes this activity to continue, but with some limits. To that end, we directed staff to prepare draft bylaw amendments that would permit short term vacation rentals as home occupations. Owners who have rentals that do not fall under the home occupation bylaw would need to apply for temporary use permits so that neighbours have a say. Draft bylaws are expected for the May meeting.

**Home based contractor yards** were once again discussed. This issue has been complicated since, although we do value the necessity of on-island contractors, we also respect the wishes of residential neighbours. The LTC decided to set up a balanced focus group to further explore this topic. Staff was directed to prepare terms of reference for this committee.

The next meeting of the Galiano Local Trust Committee will be **Monday, May 5<sup>th</sup> 12:30 pm at the South Hall.**