



Galiano Island Board of Variance Meeting Agenda

Date: July 11, 2025

Time: 10:00 a.m.

Location: Electronic Meeting

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. MINUTES

3.1 February 18, 2025 (attached)

4. APPLICATIONS

4.1 PL-BOV-2025-0162 (Gold) - Staff Report (attached)

5. ADJOURNMENT

Galiano Island Board of Variance Minutes of a Hearing

Date: February 18, 2025
Location: Electronic Meeting
Members Present: Bert Hol, BOV Chair
Priscilla Ewbank, BOV Member
Dennis Perch, BOV Member
Staff Present: Kim Stockdill, Island Planner
Bruce Belcher, Planner 2
Carly Bilney, Recorder
Applicants: Michael Carrothers
Brent Dennis
Erin Willows
Others Present: There were no members of the public present.

1. CALL TO ORDER

Island Planner Stockdill called the meeting to order at 12:36 p.m. She acknowledged that the meeting was being held on the territories of the Coast Salish Peoples.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. SELECTION OF BOARD OF VARIANCE CHAIR

GL-BOV-2025-01

It was Moved and Seconded,

that Galiano Island Board of Variance appoint Bert Hol as the Galiano Island Board of Variance Chair.

CARRIED

4. MINUTES

4.1 Galiano Island Board of Variance Minutes Dated August 19, 2021

By general consent the Galiano Island Board of Variance meeting minutes of August 19, 2021 were adopted.

Support was expressed for having the Board of Variance review the completed meetings minutes soon after the meeting, rather than at the next Board of Variance meeting so the discussion is still fresh in Board members' memories.

5. APPLICATIONS

5.1 PL-BOV-2024-0273 (Carrothers) - Staff Report

Island Planner Stockdill reviewed the staff report. The following comments were made:

- The variance would allow for the replacement of the old septic dispersal field by a modern one in the same location
- The property is in an archaeologically important area and the property owner is working with the existing design to reduce the risk of unnecessary disturbance to the site
- Archaeologist Erin Willows visited the site in 2021; her assessment supports using as much of the existing infrastructure as possible
- The property owner has been mindful and respectful of reducing or eliminating ground disturbance
- An updated septic dispersal field would reduce the chances of effluent entering the ocean
- The proposed retaining wall would be a 4.5-foot stone wall that holds soil in around the septic tanks
- The tanks are made of polyethylene and the soil would protect them from UV light; a soil berm would also alleviate concerns about earthquake stability
- First Nations have had opportunity during the archaeological referral period to comment on the proposed work, and the plan has received support so far; First Nations may provide oversight when the work is being done if they are available
- Wastewater control is important; the septic field system has been in use for decades and no evidence of breakout onto the beach could be found; in modern systems, the effluent is treated before it is dispersed
- Every other alternative location for the septic field requires soil disturbance
- There is an existing tank under the house into which the sewage goes once it departs the house; it is not considered part of the septic system
- The proposal meets all other regulations in the land use bylaw
- Planner Belcher visited the site and expressed support for the proposed location of the tanks and field
- The residents park on the road and there will be no driving over the septic system
- Concern was expressed about what a property owner might do in the future with expanded lot lines
- The septic system is built for what is currently there, and there is no extra capacity in the septic system for an expansion of either dwelling (even a small bunkie or additional bedroom)
- Should the owners wish to expand either dwelling in the future, they would need to go through the variance process again

Chair Hol noted that the Board of Variance is of the opinion that the variance does not do any of the following:

- Result in inappropriate development of the site
- Adversely affect the natural environment
- Substantially affect the use and enjoyment of adjacent land
- Vary permitted uses and densities under the applicable bylaw
- Defeat the intent of the bylaw

Comments were made that use of the cemetery next to the subject property is currently under discussion.

GL-BOV-2025-02

It was Moved and Seconded,

that, having considered the matters set out in s.542(1)(c) of the *Local Government Act*, and having found that undue hardship would be caused to the applicant if s.531 (1) of the *Local Government Act* is complied with, the Galiano Island Board of Variance approves application GL-BOV-2024-0273 (Carrothers) as presented and shown on Schedule A of the GL-BOV-2024-0273 (Carrothers) Notice of Hearing.

CARRIED

Island Planner Stockdill commented that staff will follow up on the request from the Board of Variance to review minutes for approval prior to the next meeting. Brief discussion ensued about the process of having Board of Variance members conduct site visits to properties they are adjudicating.

Engineer Brent Dennis noted he is a board member with the Canadian Onsite Technical Resource Association that developed the standards of practice and engineering guidelines for wastewater, and offered to provide third party input on future applications.

6. ADJOURNMENT

By general consent the meeting was adjourned at 1:46 p.m.

Recorder

Date

File No.: GL-BOV-2025-0162 (Gold)

DATE OF MEETING: July 11, 2025

TO: Galiano Island Board of Variance

FROM: Kim Stockdill, Island Planner
Southern Team

SUBJECT: Board of Variance Application
Applicant: Kerry Gold
Location: Lot 2, Wise Island (PID 003-661-612)

REPORT SUMMARY

The purpose of the report is for an appeal to the Board of Variance (BOV) to vary the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) for the **front and interior side lot line setbacks and the setback to the natural boundary of the sea** to permit an existing deck on the subject property.

The proposed variances are to the “Setbacks from Watercourses” provisions under **General Regulations** and the “Minimum Setbacks” provisions for the **Small Lot Residential (SLR) Zone** of the LUB, as shown in Figure 2 specifically as follows:

1. Subsection 2.15 which states that buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea is varied to permit an existing deck within **7.0 metres** of the natural boundary of the sea.
2. Article 5.3.8.1 which states that building and structures must be sited at least 7.5 metres from front lot line is varied to permit an existing deck within **1.3 metres** from a front lot line.
3. Article 5.3.8.2 which states that building and structures must be sited at least 6.0 metres from each interior side lot line is varied to permit an existing deck within **1.2 metres** from an interior side lot line.

This application is being made under Section 540 (a) (i) of the *Local Government Act* for a variance to a bylaw respecting the siting, size or dimensions of a building or other structure.

APPLICANT’S RATIONALE

As further described in the letter submitted by the applicant and included as Attachment 1, the rationale for the requested variances is summarized as follows:

- We are requesting a minor variance to the 7.5-metre shoreline setback, as the corner of our deck is set back 7.0 metres in one small area where the natural boundary curves inward. This encroachment is minimal (0.5 metres), only detectable by survey tools, and not visible to the eye. The rest of the deck is in general compliance with the required shoreline setback.
- The deck has a 1.2-metre setback from the property line, while the cabin itself has always had a 1.4-metre setback. Both are consistent with the cabin’s original footprint, which was established in the 1970s. The deck does not impact neighbouring views or use, and it respects the character of the existing structure.

- The deck is modest in size and located on the sheltered north side of the cabin under an existing tree. This location avoids weather exposure and did not require removal or disturbance of any vegetation. It is the only deck on the property and replaces an older, rotted deck that was located elsewhere on the lot.
- The deck is well away from a footpath (labelled as “road” on the survey), which is a narrow dirt trail leading to just one neighbouring property. That owner accesses their land via a private dock, and the footpath ends at their lot, so there is no through traffic or public impact.
- The lot is narrow and irregularly shaped, presenting significant challenges for compliance with standard setback rules. Our small 600 sq. ft. cabin has very limited options for outdoor use, and without the deck, we would be left with no usable outdoor space. Removing the deck would also create unnecessary financial strain.
- Since acquiring the property, we have respected the natural environment by avoiding removal of native trees and plants, not introducing non-native species or hardscaping, and maintaining a minimal footprint. The property is part of a bird sanctuary and Garry oak ecosystem, and we have been careful to preserve these values.

BACKGROUND

This BOV application results from a bylaw enforcement file (GL-BE-2019.23) regarding the construction of an attached deck without building permits. The Capital Regional District will be notified of the outcome of the BOV appeal. If the BOV is granted, the variance would legalize the siting of the existing deck on the subject property (Figure 2).

The 0.16 ha (0.4 ac) subject property is located on Wise Island—an off-grid, boat-access-only island with an undeveloped dedicated road that bisects it. The property contains an existing house with an attached deck, along with several small accessory structures and buildings.

In 2005, the previous property owners applied to the Galiano Island Local Trust Committee (LTC) for a Development Variance Permit (DVP) to legalize the siting of the existing dwelling unit. The applicants stated that the house was originally constructed in 1978, with additions completed in 2003. The Galiano LTC approved the DVP to legalize the dwelling unit within the front and interior lot line setbacks. See approved DVP GL-DVP-2005.2 – Attachment No. 4.

Staff visited the property on June 6, 2025. During the site visit, the BOV members requested further information from the applicant, including a timeline when and where the deck(s) were constructed and pictures of the previous deck.

Additional site context is included in Attachments 2 and 3.

Figure 1 – Subject Property

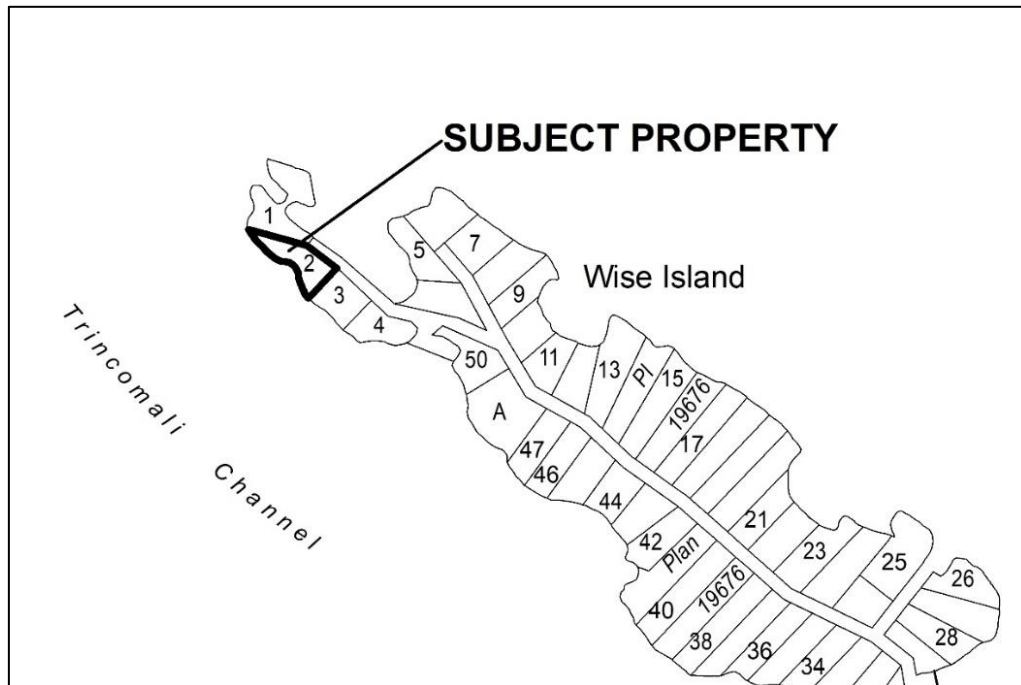
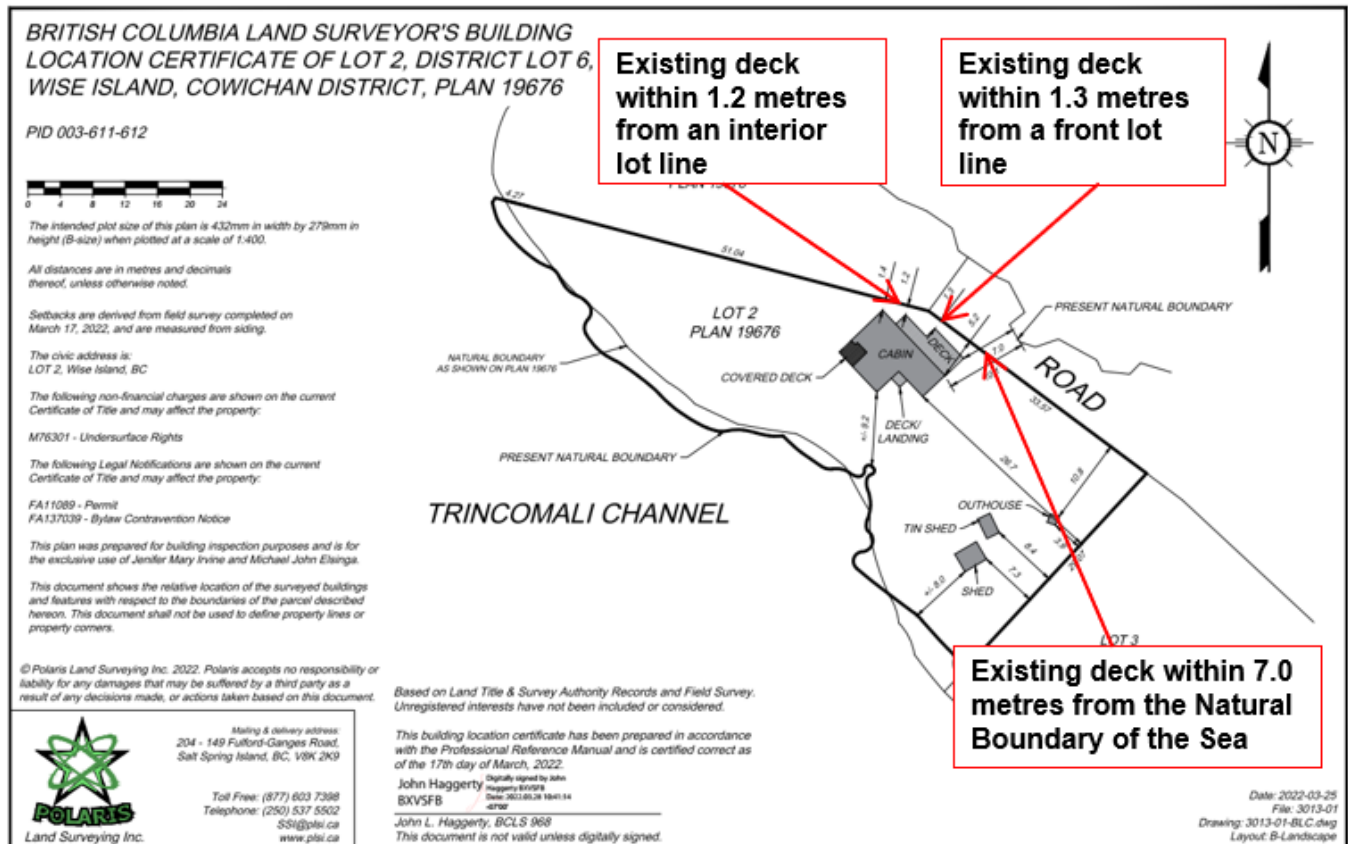


Figure 2 – Site Plan (portion of subject property)



ANALYSIS

Official Community Plan:

The subject property is designated as **SLR - Small Lot Residential** in the Galiano Island Official Community Plan 108, 1995. There are three **Development Permit Areas (DPAs)** designated on the property:

- DPA 2 – Shoreline & Marine
- DPA 3 - Tree Cutting and Removal
- DPA 5 – Sensitive Ecosystems (Woodland)

The existing structure meets the exemptions in the Development Permit Areas.

Land Use Bylaw

The subject property is zoned **Small Lot Residential (SLR)** in the Galiano Island Land Use Bylaw No 127, 1999. The residential and accessory uses of the property conform to the zoning or were legalized by the DVP.

ISSUES AND OPPORTUNITIES

Impact in Neighbouring Properties

As the existing deck encroaches onto an undeveloped, dedicated roadway, and is located more than 40 metres (130 feet) from the nearest dwelling unit, staff are of the opinion that the proposed variances would have minimal impacts to site lines or other enjoyment and use of the adjacent properties.

Minor Variance & Undue Hardship

The *Local Government Act* (LGA) establishes that a Board of Variance may order that a *minor* variance be permitted provided that the Board finds that *undue hardship* would be caused to the applicant if the variance is not granted (see ‘Legislative Context’ – below).

The applicants have provided a response on the question of what they deem to be the ***undue hardship*** if the variance is not granted (Attachment 4).

The Intent of the Regulations being Varied

Section 542 (c) (v) of the LGA states that the Board may grant a minor variance if the Board is of the opinion that the variances do not defeat the intent of the bylaw. Although the Board must form its own opinion, the following assessment of the intent of the regulations may assist:

The intent of the setback from the natural boundary of the sea are:

- Protection of the natural environment, and more specifically the sensitive shoreline
- Limiting the visual impact of development on adjacent properties and the public realm
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character

The intent of the front and interior side yard setbacks are:

- Limiting the visual impact of development on adjacent properties
- Establishing a consistent development pattern within a local area
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area

- Maintaining a rural character
- Establishing certainty with respect to residential development by maintaining consistent siting regulations

Potential Impacts of Granting the Variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits. In this case, the variance being sought is relatively non-impactful, the building was constructed seventeen years ago, and there have been no concerns raised by neighbours.

CONSULTATION

Notices were circulated to all adjacent properties (Attachment 5). In addition, copies have been posted on island bulletin boards and the Islands Trust website under Galiano Island.

At the time of writing this report, no correspondence has been received in response to the notification. Any submissions received after the agenda is published will be forwarded directly to the Board of Variance members and presented by staff at the July 11, 2025 meeting.

A referral was sent to the Ministry of Transportation and Transit (MOTT) requesting comments on the siting of the deck, which is located 1.3 metres from the dedicated road. A response from MOTT had not been received at the time this report was written. Staff will report back at the BOV meeting if a response is received prior to or at that time.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

STATUTORY REQUIREMENTS

Legislative Context

Section 536 of the LGA stipulates that any local government that has adopted a zoning bylaw must establish a Board of Variance. Each LTC has a Board of Variance.

A person may apply to the Board of Variance for an order to vary certain zoning bylaw provisions where an applicant can adequately demonstrate, to the satisfaction of the Board, that compliance with the bylaw provisions would cause the applicant undue hardship.

It is up to the Board of Variance to determine what constitutes a minor variance and whether or not undue hardship has been proven.

This application is being made under Section 540 (a) (i) of the LGA where:

A person may apply to a board of variance for an order under Section 542 if the person alleges that compliance with any of the following would cause the person hardship:

(a) a bylaw respecting

(i) the siting, dimensions or size of a building or structure

Section 542 establishes that the board of variance may only order that a minor variance be permitted from the requirements of the bylaw, if the board of variance:

- (a) has heard from the applicant and any person notified under section 541,*
- (b) finds that undue hardship would be caused to the applicant if the bylaw or 531 (1) is complied with, and*
- (c) is of the opinion that the variance or exemption does not do any of the following:*
 - i. result in inappropriate development of the site;*
 - ii. adversely affect the natural environment;*
 - iii. substantially affect the use and enjoyment of adjacent land;*
 - iv. vary permitted uses and densities under the applicable bylaw;*
 - v. defeat the intent of the bylaw;*
 - vi. vary the application of an applicable bylaw in relation to residential rental tenure.*

Further, Section 542 (2) establishes that the board of variance must not make an order that would:

- (a) be in conflict with a covenant registered under section 219 of the Land Title Act or section 24A of the Land Registry Act, R.S.B.C., c. 208;*
- (b) deal with a matter that is covered in a land use permit or covered in a land use contract*
- (c) to (e) deal with matters covered by a phased development agreement; a floodplain specification; or apply to a property with heritage protection applies.*

Staff confirm that the following requirements set out in LGA section 542 (1) and (2) have been met. Specifically:

1. The statutory notification has been undertaken.
2. The variance would not vary permitted uses or densities.
3. The variance would not vary residential rental tenure.
4. The variance would not be in conflict with any covenants, permits, land use contract, phased development agreement, floodplain, or heritage protection provisions.

In considering the appeal, the Board should be satisfied that the requirements under LGA Section 542 (1) and (2) are met:

1. That the proposed variance is of a minor nature;
2. That the owner would experience a hardship if the appeal is not granted;
3. That the variance would not result in inappropriate development of the site;
4. That the variance would not result adversely affect the natural environment;
5. That the variance would not result substantially affect the use and enjoyment of adjacent land; and
6. That the variance would not result defeat the intent of the bylaw.

Draft motion for consideration:

That, having considered the matters set out in s.542 (1)(c) of the *Local Government Act*, and having found that undue hardship would be caused to the applicant if s.531 (1) of the *Local Government Act* is complied with, the Galiano Island Board of Variance approve application GL-BOV-2025-0162 (Gold) as presented and shown on Schedule A of the GL-BOV-2025-0162 (Gold) Notice of Hearing.

Submitted By:	Kim Stockdill, Island Planner	July 2, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	July 2, 2025

ATTACHMENTS

1. Rationale statement from applicant
2. Site Context
3. Plans & Photos
4. GL-DVP-2005.2
5. Notice

April 21, 2025

To: Board of Variance

Re: Deck and property line on Wise Island Lot 2 Plan 19676

Dear Board of Variance,

We would like to request for a variance for a deck that is attached to our cabin, located on Wise Island, Lot No. 2. The request is for a minor variance to the setbacks from the shoreline and the property line.

Our one-bedroom rustic cabin, built in the 1970s by the previous owner, is extremely modest. The cabin has always had the existing footprint, but with a low deck on the south side. That deck rotted and became dangerous. Instead of rebuilding in the same location, eight years ago we chose to relocate the small deck to the sheltered north side, which is not only sheltered from the elements, but is tucked under a tree and did not require any disruption to the vegetation. This is our only deck.

We'd like to request a variance on the setback required from the deck and the water. As per the survey attached, the deck is in general compliance with the shoreline boundary. However, the shoreline dips towards the property in one small spot (identified on the survey drawing with an arrow as "present natural boundary"), and the setback in that spot is 7.0 metres to the corner of the deck when it should be 7.5 metres, or 1.5 feet less, to be compliant.

When reviewing our request, please consider that this indentation on the natural shoreline boundary is so slight that it can only be measurable with survey tools and is not obvious by visual observation.

We'd like to also request a minor variance on the setback from the property line. Since it was built, the cabin has always had a setback from the property line of 1.4 metres. The deck has a setback of 1.2 metres. However, it is in keeping with the spirit of the old cabin's footprint, in no way affecting any neighbouring views.

We have attached a development variance permit obtained by the previous owner in 2005.

Please note the deck is well away from a public pathway that runs along the north side, just outside the property. (The survey shows a "road"; however, this is only a dirt foot path). The pathway goes to one other property to the west, and it ends there. The owner of that property uses a private dock for access.

In terms of hardship, the lot is very narrow and has an irregular shape, and we are greatly restricted in what can be built without encroaching on a setback. Our old cabin is about 600 square feet and has no decks other than the one that requires a minor variance. To be denied the deck is a hardship because the shape of the lot combined with the regulations mean that we can't build anything on the site. Of course, having to remove the deck would be a financial hardship as well, but we understand that is not a consideration.

In summary, we ask that you consider in your review the fact that we took over ownership of an old cabin that was built decades ago on an irregular shaped lot, and since taking ownership, we have only relocated the one deck. Also, we are extremely limited in what we can do with the existing structure. We have kept our footprint to a minimum so as not to disturb the natural flora and fauna and to maintain the ecosystem of the bird sanctuary, and to protect the Garry oaks. We have been respectful of the natural environment and kept back from the shoreline: we have not removed any trees or plants; we have not introduced non-native plants or added hardscaping.

Thank you.

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 2, District Lot 6, Wise Island , Cowichan District, Plan 19676
PID	PID: 003-661-612
Civic Address	N/A
Lot Size	0.16 ha (0.4 ac)

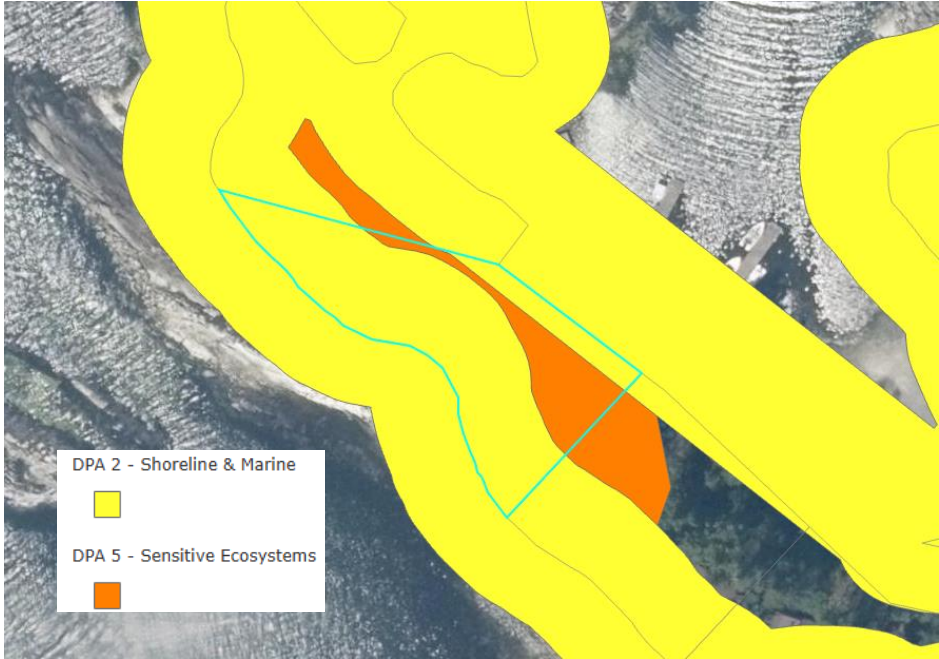
LAND USE

Current Land Use	Residential (SLR)
Surrounding Land Use	Residential

HISTORICAL ACTIVITY

File No.	Purpose
GL-DVP-2005.2	DVP approved for the siting of the existing dwelling

POLICY/REGULATORY

Official Community Plan Designations	The property is designated SLR – Small Lot Residential in in the Galiano Island Official Community Plan No. 107 Development Permit Areas 2 – Shoreline and 5 – Sensitive Ecosystems designated on the subject property  DPA 2 - Shoreline & Marine DPA 5 - Sensitive Ecosystems
Land Use Bylaw	The property is zoned as Small Lot Residential (SLR) in the Galiano Island Land Use Bylaw No. 127



Other Regulations	N/A
Covenants	N/A
Bylaw Enforcement	GL-BE-2019.23 – construction of a deck within setbacks

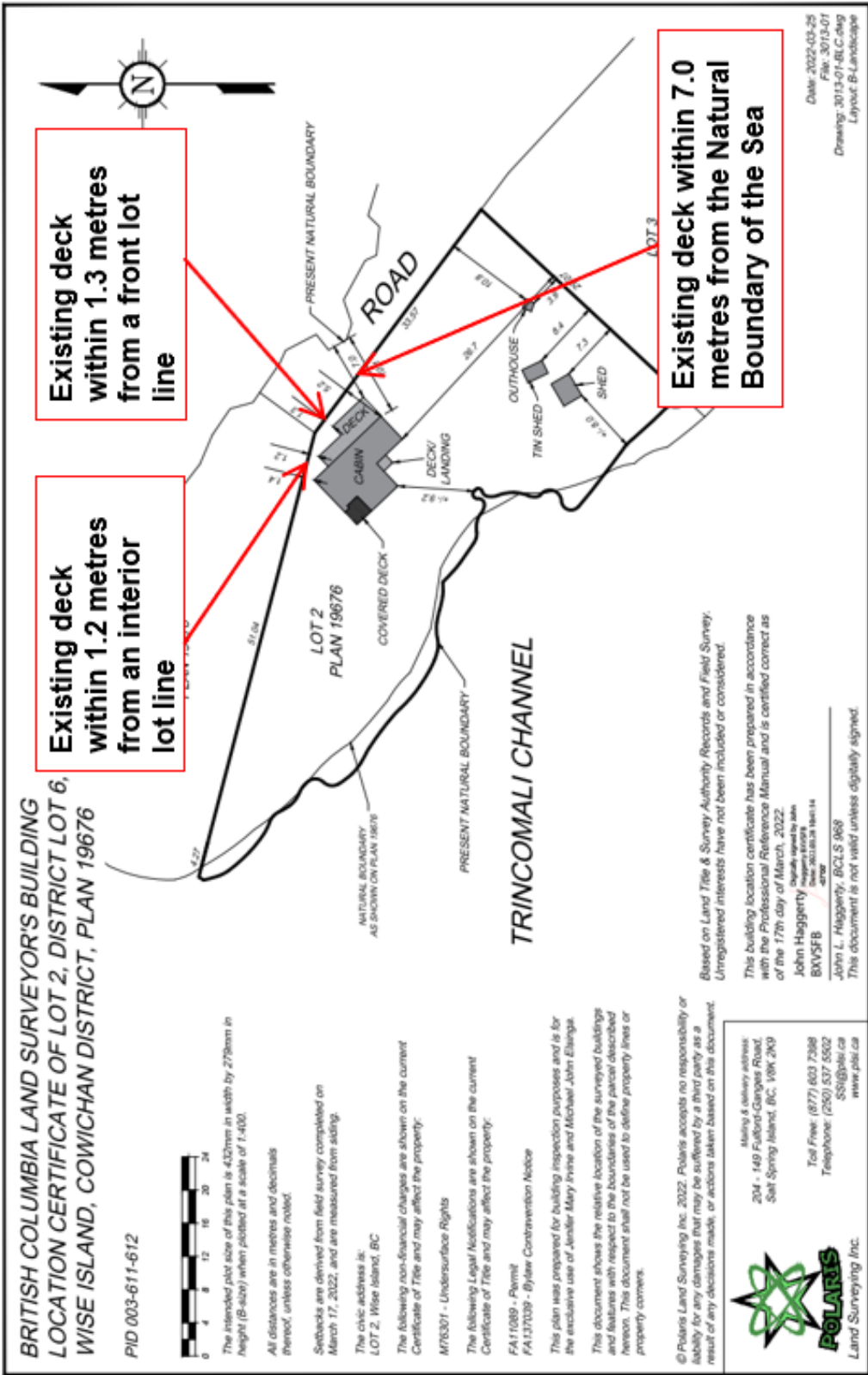
SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None
Sensitive Ecosystems	 Woodland Sensitive Ecosystem
Hazard Areas	N/A

Archaeological Sites	Archaeological site on property (See report under 'First Nations' in staff report)
Climate Change Adaptation and Mitigation	GHG emission changes are linked to allowable density on the property and will not change with approval of the BOV.

ATTACHMENT 2 – PLANS & PHOTOGRAPHS

2.1 SURVEY PLAN (AREA WITH VARIANCES)



2.2 PHOTOGRAPHS



Figure 2.2.1 Existing house and deck, and undeveloped road (Looking north-west)



Figure 2.2.2 E Existing house and deck, and undeveloped road (Looking north-east)

GALIANO ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT

GL-DVP-2005.2

To: William Gordon Irvine.

1. This Development Variance Permit applies to the land described below:

Lot 2, District Lot 6, Cowichan District, Plan 19676, Wise Island.

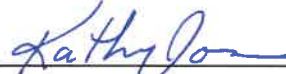
2. "Galiano Island Land Use Bylaw 127, 1999" is varied as follows:

1. Article 5.3.6.1, which requires that buildings and structures not be sited closer than 7.5 metres from the front lot line, in order to permit the siting of an existing dwelling 4 metres (13 feet) from the front lot line; and
2. Article 5.3.6.2, which requires that buildings and structures not be sited closer than 6 metres from the interior side lot line, in order to permit the siting of an existing dwelling 1.4 metres (4.6 feet) from the interior side lot line

All buildings and structures are to be consistent with Schedule 'A', which is attached to and forms part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Galiano Island Land Use Bylaw 127, 1999" and obtain other approvals necessary for completion of the proposed development.

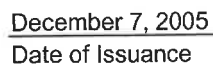
**AUTHORISING RESOLUTION PASSED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE
THIS 5th DAY OF December, 2005.**


Deputy Secretary, Islands Trust

December 7, 2005
Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE 7th DAY OF
December, 2007, THIS PERMIT AUTOMATICALLY LAPSES.**

SCHEDULE "A"



GALIANO ISLAND BOARD OF VARIANCE

NOTICE OF HEARING

NOTICE is hereby given pursuant to Section 541 of the *Local Government Act* to the persons who deem that their interest in property is affected that there will be an **electronic hearing** of the Galiano Island Board of Variance held on **July 11, 2025 starting at 10:00 a.m.**

The Board will consider the following appeal: **PLBOV20250162 (Gold)**

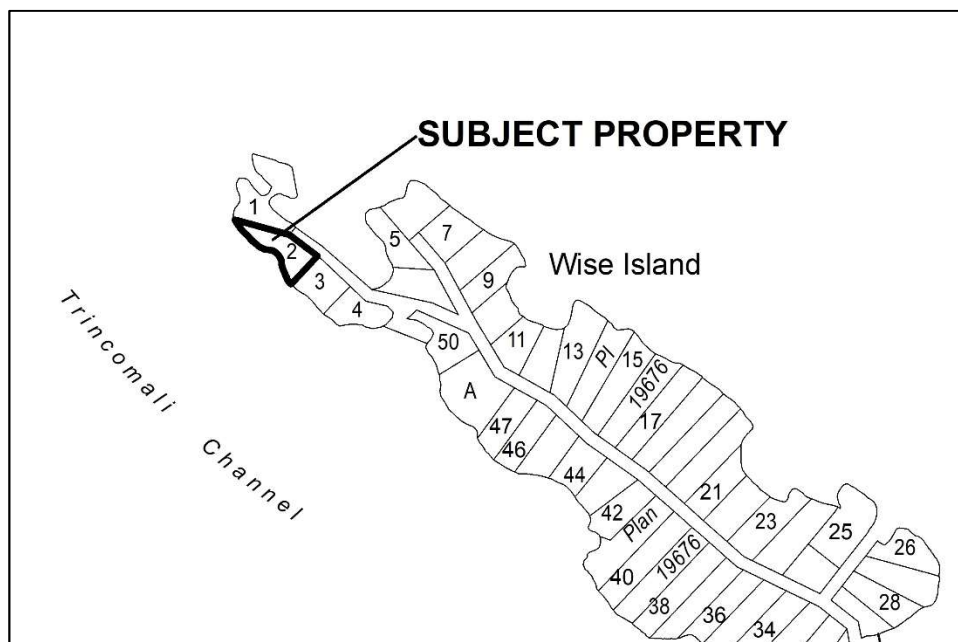
Re: Legally described as: Lot 2, District Lot 6, Wise Island, Cowichan District, Plan 19676
(PID: 003-611-612)

The purpose of the appeal is to:

Allow for a variance to Galiano Island Land Use Bylaw 127, 1999 (LUB) respecting the siting, size or dimensions of a building or other structure. The proposed variances are to the “Setbacks from Watercourses” provisions under **General Regulations** and the “Minimum Setbacks” provisions for the **Small Lot Residential (SLR) Zone** of the LUB, as shown on the attached Schedule ‘A’ specifically as follows:

1. Subsection 2.14 which states that buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea is varied to permit an existing deck within **7.0 metres** of the natural boundary of the sea.
2. Article 5.3.8.1 which states that building and structures must be sited at least 7.5 metres from front and rear lot lines is varied to permit an existing deck within **1.3 metres** from a front lot line.
3. Article 5.3.8.2 which states that building and structures must be sited at least 6.0 metres from each interior side lot line is varied to permit an existing deck within **1.2 metres** from an interior side lot line.

The general location of the subject property is shown on the sketch below:



Any person whose property may be affected by an appeal to a Board of Variance has the right to be heard and give evidence at the hearing, or to be represented by some other person authorized by them in writing to do so.

Written submissions may be delivered as follows:

1. To the Secretary to the Galiano Island Board of Variance, at the office of Islands Trust #200 - 1627 Fort Street, Victoria, BC, V8R 1H8, telephone (250) 405-5157, fax (250) 405-5155, or by email to southinfo@islandstrust.bc.ca, before **4:30 p.m. Thursday, July 3, 2025**.
2. After **4:30 p.m. Thursday, July 3, 2025** by attending the hearing on **July 11, 2025** and making a representation to the Galiano Island Board of Variance.

Enquiries or questions should be directed to: Kim Stockdill, Island Planner at (250) 405-5157, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: southinfo@islandstrust.bc.ca.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review. A copy of the notice and additional information including how to connect to the **electronic hearing** can also be viewed on the Islands Trust webpage: <https://islandstrust.bc.ca/event/galiano-board-of-variance-meeting-2/>

Kim Stockdill
Secretary to the Galiano Island Board of Variance

PLBOV20250162 (Gold)
Schedule A
Site Plan of Proposed Variance

**BRITISH COLUMBIA LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE OF LOT 2, DISTRICT LOT 6,
WISE ISLAND, COWICHAN DISTRICT, PLAN 19676**

PID 003-611-612



The intended plot size of this plan is 432mm in width by 279mm in height (B-size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof, unless otherwise noted.

Setbacks are derived from field survey completed on March 17, 2022, and are measured from siding.

The civic address is:
LOT 2, Wise Island, BC

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights

The following Legal Notifications are shown on the current Certificate of Title and may affect the property:

FA11089 - Permit
FA137039 - Bylaw Contravention Notice

This plan was prepared for building inspection purposes and is for the exclusive use of Jenifer Mary Irvine and Michael John Elsinga.

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

© Polaris Land Surveying Inc. 2022. Polaris accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.



Land Surveying Inc.

Mailing & delivery address:
204 - 149 Fulford-Ganges Road,
Salt Spring Island, BC, V8K 2K9

Toll Free: (877) 603 7398
Telephone: (250) 537 5502
SSI@plsi.ca
www.plsi.ca

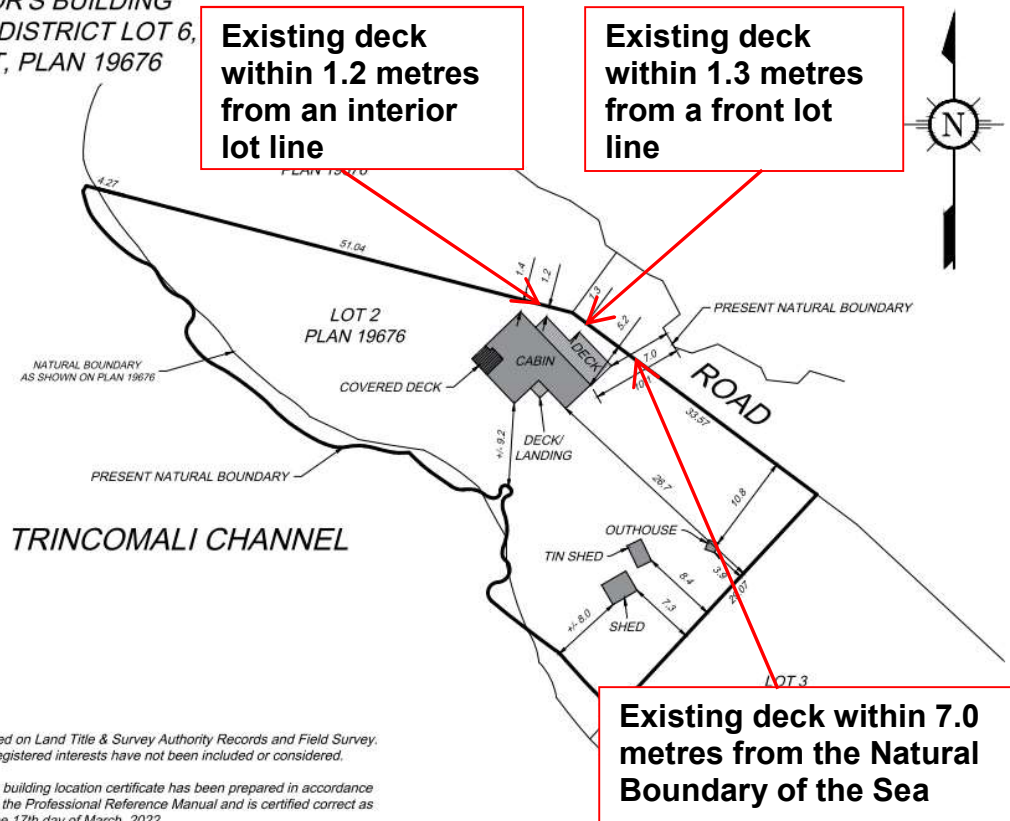
Based on Land Title & Survey Authority Records and Field Survey.
Unregistered interests have not been included or considered.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct as of the 17th day of March, 2022.

John Haggerty
BXVSFB
Digitally signed by John Haggerty BXVSFB
Date: 2022.03.28 10:41:14 -0700

John L. Haggerty, BCLS 968
This document is not valid unless digitally signed.

TRINCOMALI CHANNEL



Existing deck within 7.0 metres from the Natural Boundary of the Sea

Date: 2022-03-25
File: 3013-01
Drawing: 3013-01-BLC.dwg
Layout: B-Landscape