



ADOPTED

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