

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)**

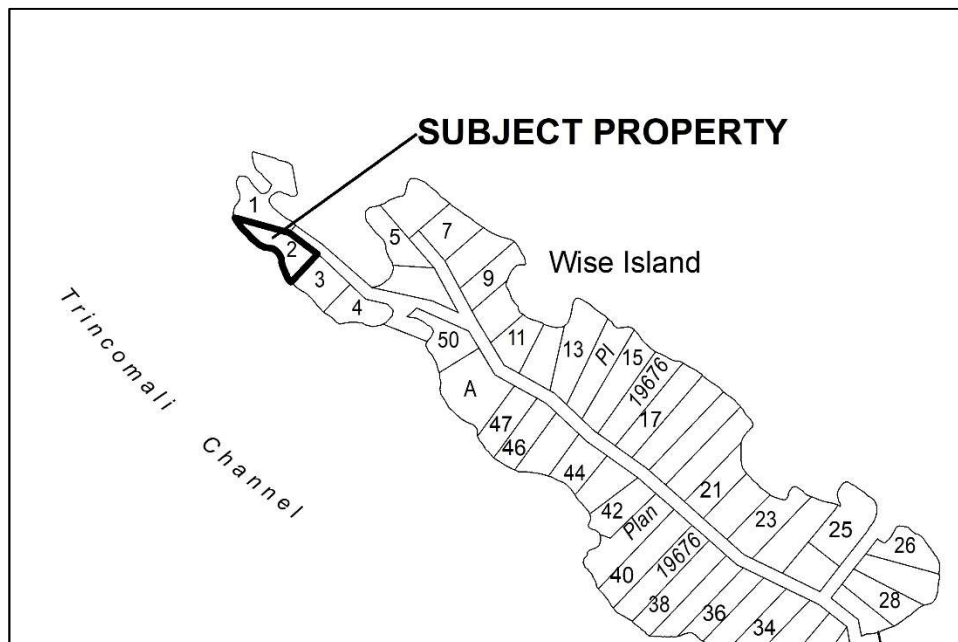
Re: Legally described as: Lot 2, District Lot 6, Wise Island, Cowichan District, Plan 19676
(PID: 003-611-612)

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.

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Land Surveying Inc.

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Salt Spring Island, BC, V8K 2K9

Toll Free: (877) 603 7398
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SSI@plsi.ca
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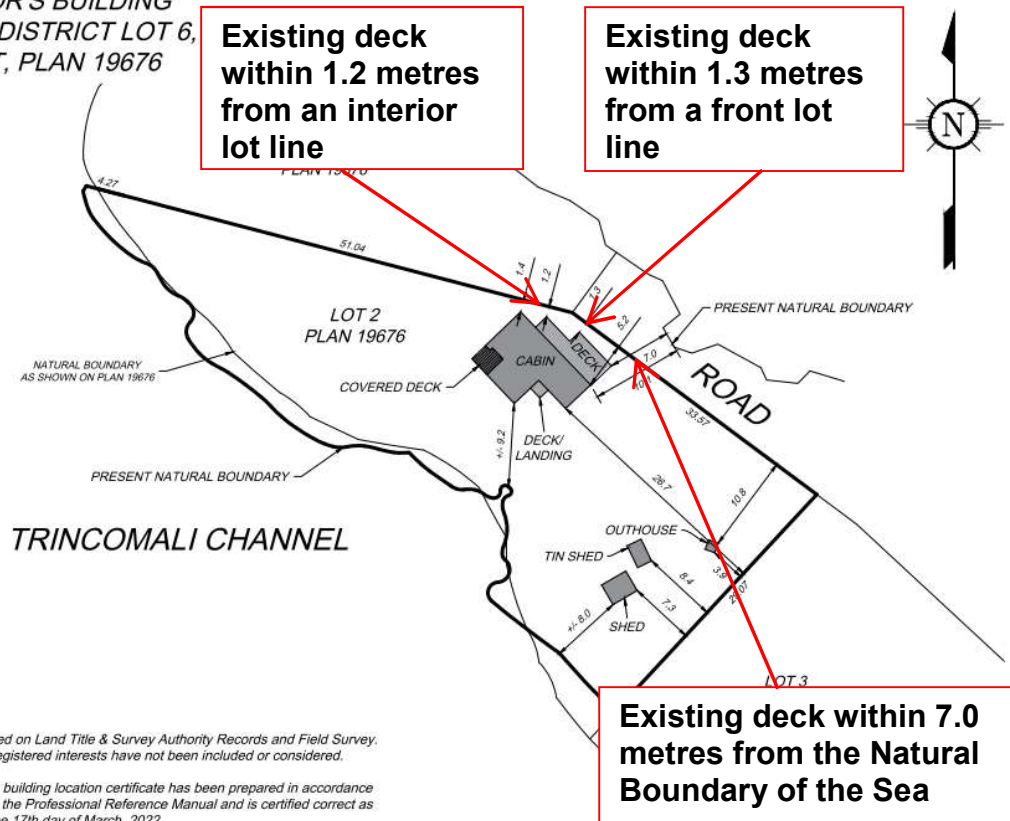
Based on Land Title & Survey Authority Records and Field Survey.
Unregistered interests have not been included or considered.

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