

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 **February 18, 2025 starting at 12:30 p.m.**

The Board will consider the following appeal: **PLBOV20240273 (Carothers)**

Re: **61 Cemetery Road**

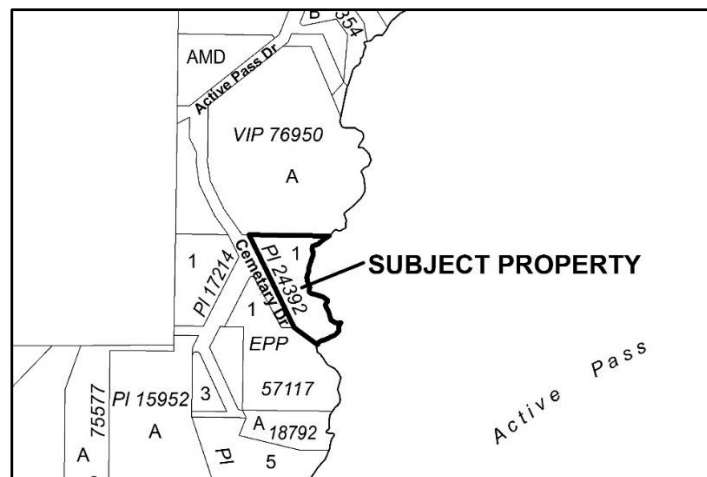
Legally described as: Lot 1, District Lot 2, Galiano Island, Cowichan District, Plan 24392.
(PID: 003-032-914)

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 2.15 which states that Sewage absorption fields must be sited at least 30 metres from the natural boundary of the sea is varied to permit a sewage absorption field within **9.1 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 structures (retaining wall and septic tanks) within **7.1 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 structures (retaining wall and septic tanks) within **0.4 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. Friday, February 7, 2025**.
2. After **4:30 p.m. Friday, February 7, 2025** by attending the hearing on **February 18, 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/>

Kim Stockdill
Secretary to the Galiano Island Board of Variance

PLBOV20240273 (Carothers)
Schedule A
Site Plan of Proposed Variance

