



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 12:30 PM, APRIL 8, 2013
AT THE SOUTH COMMUNITY HALL
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C**

***Approximate** time is provided for the convenience of the public only and is subject change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		12:30 pm
2. APPROVAL OF AGENDA		12:35 pm
2.1 Questions on Agenda Items		
2.2 Town Hall Session		
3. COMMUNITY INFORMATION MEETING		
3.1 Covenant ET016476 - Amendment		12:35 pm
4. PUBLIC HEARING		
4.1 Covenant ET016476 - Amendment		
5. PREVIOUS MEETINGS		1:30 pm
5.1 Local Trust Committee Minutes for Adoption (attached)		
5.1.1 Minutes of March 11, 2013 Local Trust Committee Business Meeting	1	
5.2 Public Hearing Records and Community Information Meeting (attached)		
5.2.1 Notes of March 11, 2013 Community Information Meeting	15	
5.2.2 Record of March 11, 2013 Public Hearing	20	
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission - none		
6. BUSINESS ARISING FROM THE MINUTES		1:45 pm
6.1 Follow-up Action Report (attached)	22	

7. DELEGATIONS - none

----- BREAK (15 minutes) -----

2:00 pm

8. CORRESPONDENCE - none

[correspondence received concerning applications and/or projects is considered with the application/project]

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

- | | | |
|------------|---|-----------|
| 9.1 | Covenant ET016476 – Amendment (attached) | 26 |
| 9.2 | GL-DP-2013.1 and GL-DVP-2013 (CRD) North Galiano Fire Hall (pending) | |
| 9.3 | GL-RZ-2011.2 (Dewinetz) BC Parks (attached) | 29 |

10. LOCAL TRUST COMMITTEE PROJECTS

- | | | |
|-------------|---|-----------|
| 10.1 | Proposed Bylaw No. 237 (Land Use Amendment) for consideration of Adoption (attached) | 42 |
| 10.2 | Proposed Bylaw No. 239 (Land Use Amendment) – for further consideration (attached) | 48 |
| 10.3 | Proposed Bylaw No. 240 (Land Use Amendment) – for further consideration (attached) | 52 |
| 10.4 | Development Permit Area Implementation (attached) | 58 |
| 10.5 | Sawmill Use on Residential Lots (attached) | 75 |

11. REPORTS

3:30 pm

- | | | |
|-------------|--|-----------|
| 11.1 | Work Program Reports - for Information | |
| 11.1.1 | Galiano Island Local Trust Committee Work Program - Report dated March 2013 (attached) | 77 |
| 11.2 | Applications Report - for information | |
| 11.2.1 | Galiano Island Applications Report dated March 2013 (attached) | 80 |
| 11.3 | Expense/Budget Reports - for information | |
| 11.3.1 | LTC Expense Report (attached) | 85 |
| 11.3.2 | LTC Budget 2012-2013 (attached) | 86 |
| 11.4 | Bylaw Enforcement - none | |
| 11.5 | Policies and Standing Resolutions Report (attached) – for information | 87 |
| 11.6 | Galiano Island LTC Web Page for Review (attached) – for information | 89 |
| 11.7 | Chair's Report | |
| 11.8 | Trustee Report | |

12.	OTHER BUSINESS	4:00 pm
12.1	Upcoming Meetings	
	12.1.1 Local Trust Committee Business Meeting at 12:30 p.m. Monday, May 6, 2013, South Community Hall, Galiano Island	
12.2	Natural Marine Conservation Area Exclusion Zones (attached)	91
12.3	Laughlin Lake Addition – Lot 5 Acquisition (attached)	95
12.4	Statement of Cooperation for the Coastal Douglas Fir and Associated Ecosystems Conservation Partnership (CDFCP) (SP) (attached)	98
12.5	Annual Report (attached)	109
12.6	Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems (attached)	110
13.	TOWN HALL MEETING	
14.	ADJOURNMENT	4:30 pm

DRAFT

MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, MARCH 11, 2013 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary
	Sharon Erickson	BC Parks Representative

There were approximately thirty-two (32) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 1:00 p.m. Introductions were made and the meeting introduced.

Chair Hancock stated appreciation and acknowledgment that today's meeting is taking place on the traditional territories of the Coast Salish people.

2. APPROVAL OF AGENDA

Chair Hancock asked for any additions or changes to the agenda; amendments were as follows:

- *Added Item 8.3* – George Loeppky letter dated March 7, 2013
- *Added Item 8.4* – Gary Coward letter dated March 11, 2013
- *Renumbered Item 9.1 to Item 9.2* - GL-RZ-2011.2 (Dewinetz)
Update on BC Parks – Guest Speaker: Sharon Erickson, Section Head, Planning, BC Parks, West Coast Region
- *Renumbered Item 9.2 to Item 9.1* - Report for Gaylor Covenant on Noise Abatement Options
- *Added Item 12.1.2* – Local Trust Committee 2013 Meeting Schedule Amendment(s)

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

Gary Coward asked if the public would be permitted to ask guest speaker Sharon Erickson questions when addressing Item 9.2.

Chair Hancock responded that questions would be permitted.

Paul LeBlond asked if the possible sign regulation amendment *“Sandwich board signs must be on the lot where the business is being conducted.”* would apply to non-businesses.

Chair Hancock responded that signs on road allowance is a different matter.

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Doug Latta referenced the Minutes of February 18, 2013 Local Trust Committee Business Meeting and stated that it is the understanding of the Galiano Land And Community Housing Trust (GLCHT) that the Local Trust Committee (LTC) demands GLCHT to hold a Community Information Meeting(s) (CIM). He stated that GLCHT does plan on working with the LTC.

Chair Hancock responded that GLCHT is not required to hold a CIM(s) but that the LTC encourages such. He stated that the *Local Government Act* requires the LTC to hold a CIM(s) and that an LTC CIM(s) is more formal than a CIM(s) GLCHT might hold.

Doug Latta stated that GLCHT has compiled all of their reports into one document and that such will be available to the community for download via their website (<http://galianoaffordablehousing.org/>). He stated that it is important for GLCHT to survey people who are well informed of their project and related processes.

Tom Hennessy stated that GLCHT has published articles in the Active Page and Islands Tides and is keeping the community informed. He stated that hydrologist data shows that the Galiano Seniors Housing well would be virtually unaffected by GLCHT activities. He stated that large projects are getting efficient use of water these days and that Bob Burgess of Rainwater Connection would provide a water report later today. Mr. Hennessy added that a 760 square foot (sq ft) roof would provide 30 gallons (gal) per day per person of water. He stated that the affordability report and all elements of the GLCHT project are close to being finalized.

There being no further comments from the public, Chair Hancock closed the Town Hall meeting.

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Galiano Island Bylaw No. 239 (LUB Amendments)

See separate Community Information Meeting Notes dated March 11, 2013.

4. PUBLIC HEARING

4.1 Proposed Galiano Island Bylaw No. 239 (LUB Amendments)

See separate Public Hearing Record dated March 11, 2013.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Information

5.1.1 Minutes of February 18, 2013 Local Trust Committee Business Meeting

Amendments:

- *Page 1 Item 1 insert the following after the first paragraph – “Chair Hancock stated appreciation and acknowledgment that today’s meeting is taking place on the traditional territories of the Coast Salish people.”*
- *Page 9 last paragraph – replace “and supported any type of” with “and she supported better”*

The Minutes of February 18, 2013 Local Trust Committee Business Meeting were Adopted as amended by consent.

5.1.2 Minutes of February 23, 2013 Special Meeting

Amendments:

- *Page 1 Item 2.2 second paragraph first sentence – replace “Water District” with “Estates Improvement District”*
- *Page 3 first paragraph under 3.7 Discussion insert the following sentence before the first paragraph – “Many questions and answers were heard.”*

The Minutes of February 23, 2013 Local Trust Committee Special Meeting were Adopted as amended by consent.

5.2 Public Hearing Records and Community Information Meeting

5.2.1 Notes of February 18, 2013 Community Information Meeting

Provided for information purposes only.

Amendments:

- *Page 2 tenth paragraph last sentence* – replace “putting a covenant on the land and providing” with “cooperation on”
- *Page 3 third paragraph* – insert “unless certain criteria can be met.” after “scenarios”
- *Page 3 fourth paragraph* – replace “covenant” with “title”
- *Page 3 fifth paragraph* – replace “being the covenant holder.” with “this application.”
- *Page 3 seventh paragraph* – replace “stated concern regarding BC Parks and referenced the backside of Montague Heights as being an example of BC Parks incompetence.” with “stated have you seen the back side of District Lot (DL) 32 – could BC Parks do a worse job than that?”
- *Page 4 Item 3.2 discussion* – replace “Geoff Paterson” with “Jeffrey Patterson”

The Notes of February 18, 2013 Local Trust Committee Community Information Meeting were Approved as amended by consent.

5.2.2 Record of February 18, 2013 Public Hearing Record

Provided for information purposes only.

Amendments:

- *Page 1 heading* – replace “NORTH ISLAND COMMUNITY HALL” with “SOUTH ISLAND COMMUNITY HALL”

The Record of February 18, 2013 Local Trust Committee Public Hearing was Approved as amended by consent.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Nichols provided information and items were discussed with regards to status and action.

There was some discussion regarding Item No. 1, and Dora Fitzgerald (applicant representative) stated that she would remind the applicant to have their lawyer contact Planner Nichols.

Planner Nichols stated that with regards to Item No. 5, he would contact the Ministry of Transportation and Infrastructure (MoTI) once the issues to be discussed have been identified by the Trustees.

Chair Hancock asked the Trustees to contact Planner Nichols as needed.

7. DELEGATIONS

7.1 Arnie Bell re: OCP/LUB Size of Guest cabins

Arnie Bell spoke in favour of increasing the size of guest cabins on Galiano. Mr. Bell stated that his daughter's family would like to build a larger than currently permitted cabin on his property. Mr. Bell stated support for the encouragement of long-term rentals and making Galiano more attractive to young families by increasing the permitted size of guest cabins.

Mr. Bell read aloud and submitted correspondence from Michael Christie, Cedar Bowers, August Christie and Baby yet to be named re: Land Use Bylaw (LUB) and in support of the LTC considering an increase in the permitted size of guest cabins on Galiano.

8. CORRESPONDENCE

Note: Correspondence items are received by virtue of being on the agenda.

Note: Correspondence received concerning applications and/or projects is considered with the application/project.

8.1 G. Kappel letter dated February 17, 2013 re: Light Industrial Land owned by B. Gaylor

Received by virtue of being on the agenda.

8.2 K. Lenglet email dated February 24, 2013 re: Guest Cottage

Received by virtue of being on the agenda.

8.3 George Loeppky letter dated March 7, 2013

Received by virtue of being on the agenda.

8.4 Gary Coward letter dated March 11, 2013

Received by virtue of being on the agenda.

Note: there was a break at 2:40 p.m. and the meeting reconvened at 3:00 p.m.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Report for Gaylor Covenant on Noise Abatement Options

Planner Nichols provided information from *Memorandum dated February 28, 2013 (File No.: GL2455-20) Re: Addressing Noise Issues – Amending Covenant ET016476 (Gaylor Property)*.

Planner Nichols stated that two neighbours located on Ganner Drive have submitted letters of support stating that a value-added business would be beneficial to Galiano.

Geoff Gaylor was in attendance and spoke on behalf of the application. He stated that with regards to restriction of hours of operation, repair and maintenance should be considered separately and permitted outside of permitted hours of operation. There was some discussion regarding a site visit; vegetation being cleared to the lot line; required screening of the building that is currently there and for future buildings; landscaping; noise and noise decibel levels; abatement strategies; cost recovery; budget and rezoning application differences.

Planner Nichols stated that after hours mechanical repair is permitted.

Chair Hancock asked Planner Nichols to report back to the LTC with further information regarding sawmilling restrictions/allowances.

Resolution GL-LTC-18-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Public Hearing for the April 8, 2013, Galiano Island Local Trust Committee meeting.

CARRIED

Resolution GL-LTC-19-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to proceed with the process of amending the covenant by amending Paragraph 1, 2 and 3 from the Forest Industrial lot (Lot 1) and remove the covenant in its entirety from Rem. D.L. 48.

CARRIED

9.2 GL-RZ-2011.2 (Dewinetz) Update on BC Parks – Guest Speaker: Sharon Erickson, Section Head, Planning, BC Parks, West Coast Region

Planner Nichols provided information from *Memorandum dated February 28, 2013 (File No.: GL-RZ-2011.2) Re: BC Parks – Management Plans and Covenants*.

Richard Dewinetz was in attendance and spoke on behalf of application GL-RZ-2011.2.

Chair Hancock introduced guest speaker Sharon Erickson, Section Head, Planning, BC Parks, West Coast Region.

Ms. Erickson used PowerPoint slides throughout her presentation and a synopsis of information presented is as described below.

Ms. Erickson stated that there are currently six management plans in place for Galiano Island but that BC Parks has not done management planning on Galiano since May 1995, when a Master Plan was created for Dionisio Provincial Park. She added that BC Parks is interested in addressing Galiano's big picture and that future management planning processes will reflect such. Ms. Erickson stated that future planning processes will engage the Galiano and First Nation community with respect to individual management plans for all six BC Parks properties on Galiano not just Phase 2 of Bodega Ridge Provincial Park.

Ms. Erickson stated that with regards to Phase 2 of Bodega Ridge Provincial Park, she does not foresee any changes to the currently permitted uses/activities in the park unless safety and/or conservation issues were to arise during the management planning process.

Ms. Erickson stated that BC Parks has recently been doing management planning on Salt Spring Island and that Galiano should expect a similar management planning process in the future. She stated that BC Parks works with many different community groups and First Nations throughout the management planning process.

Ms. Erickson stated the following with regards to concerns relating to BC Parks development of protected areas without community and First Nation engagement: BC Parks is generally constrained by what structures already exist; BC Parks does not engage in logging of protected areas and is not permitted commercial resource extraction in protected areas; BC Parks permitted activities in protected areas are constrained by legislation and management plan guides.

Chair Hancock thanked Ms. Erickson for her presentation and invited the Trustees and public to ask questions.

Richard Dewinetz asked if the existing BC Parks management plan for Bodega Ridge would apply to Phase 2 of Bodega Ridge and prior to BC Parks undergoing a future management planning process for Galiano.

Ms. Erickson responded with confirmation.

Tom Hennessy stated support for Galiano's parks. He stated support for local businesses being included in BC Parks facilities and management planning.

Ms. Erickson responded that with regards to Salt Spring Island management planning, BC Parks does not want to compete with private enterprise. She stated that BC Parks is limited by regulation(s) stated within the Park Act and that commercial endeavors within BC Parks are required to be dealt with via permit(s). She stated that permitted uses/activities within BC Parks are addressed via management plans.

Gary Coward asked if BC Parks is permitted to sell land(s) that was titled to BC Parks via a community process. Mr. Coward asked if it is possible to put a covenant on lands titled to BC Parks via a community process in order to fetter future protection.

Ms. Erickson responded that only a full act of the legislature could remove land(s) from a BC Park.. Ms. Erickson stated that legislation is a very powerful tool for ensuring protection of land(s).

Gary Moore stated support for GL-RZ-2011.2 (Dewinetz) and related rezoning process. He stated support for covenants being placed on lands titled to BC Parks via a community process and insisted that the wording of such covenants satisfy the community now and in 20 to 50 years as well.

Ursula Deshield asked if "perpetuity" language is used in BC Parks management plans and if land acquisition(s) must be completed prior to a management plan being put in place.

Ms. Erickson responded that Park Act legislation is a very powerful tool for ensuring protection of land(s) and that her experience has been one whereby the BC Parks system has expanded over the years with various governments. She stated that due to the scale of Galiano, it makes sense for BC Parks to address Galiano's park management plans via one management planning process.

Jane Wolverton stated that The Galiano Club has purchased and protected areas such as Mount Galiano and asked how BC Parks is able to plan restoration processes for parks without ongoing funding.

Ms. Erickson responded that budgets and funding are an ongoing issue for BC Parks but that when a management planning process is initiated then funding is usually addressed and allotted by identifying need(s).

There was some discussion regarding a letter of understanding between BC Parks and the LTC relating to GL-RZ-2011.2 (Dewinetz)/Phase 2 of Bodega Ridge Provincial Park.

Ms. Erickson stated that acquired land(s) often remains undesignated until management planning is initiated.

Richard Dewinetz asked if the management planning process relating to Salt Spring Island has been a success. He stated that Galiano is looking for a strong commitment from BC Parks to work with the Galiano community and asked if BC Parks intends to do so in similar fashion to the way in which BC Parks has approached the Salt Spring Island management planning process.

Ms. Erickson responded that ultimately she feels the management planning process relating to Salt Spring Island has been a success because uses, interests and protection seem to be well balanced. She confirmed that BC Parks is strongly committed to working with the Galiano community and in similar fashion to the way in which it has approached the Salt Spring Island management planning process.

Rose Longini asked if covenants can be put on BC Parks land(s) and if so are there certain conditions associated with doing such.

Ms. Erickson responded that it depends on objectives and whether or not a covenant(s) is the right tool(s) for implementation.

Roger Pettit stated concern with emergency fire access to Dionisio Provincial Park and asked if fire protection was considered during the Salt Spring Island management planning process.

Ms. Erickson responded that fire protection was certainly considered during the Salt Spring Island management planning process but was not addressed specifically.

Trustee Pottle stated concern regarding management plans not being followed up on and/or maintained as originally intended.

Trustee Decario stated support for a letter of understanding between the LTC and BC Parks. She stated support for BC Parks to initiate an overall management planning process on Galiano upon completion of DL 87, DL 72 and other known land(s) acquisition(s).

There being no further questions from the public, Chair Hancock thanked Ms. Erickson for her responses.

Richard Dewinetz stated concern with possible further delay to his GL-RZ-2011.2 (Dewinetz) application. He stated that he is donating the land and that subsequent issues relating to BC Parks and the Galiano community are not relevant to his application. He stated that BC Parks made a strong commitment today to work with the Galiano community and in similar fashion to the way in which the Salt Spring Island management planning process has been approached.

Trustee Pottle stated that issues relating to BC Parks and the Galiano community should not be relevant to application GL-RZ-2011.2 (Dewinetz).

Chair Hancock stated that what BC Parks does with the land being transferred to them by Mr. Dewinetz should not inhibit the GL-RZ-2011.2 (Dewinetz) application process.

There was some discussion regarding staff reports, BC Parks mandate and what a letter of understanding between the LTC and BC Parks might contain.

Resolution GL-LTC-20-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to draft an outline for a letter of understanding between the Galiano Island Local Trust Committee and BC Parks in reference to GL-RZ-2011.2 (Dewinetz).

CARRIED

Richard Dewinetz stated concern with LTC Resolution GL-LTC-21-13.

Resolution GL-LTC-21-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Public Hearing for GL-RZ-2011.2 (Dewinetz) at the Galiano Island Local Trust Committee Business Meeting in May 2013.

CARRIED

Member of the public Avis Seeds stated concern that PH's are being scheduled on the same day as LTC business meetings. She stated that PH's should be held on days when all people are able to attend.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proposed Bylaw No. 239 (Land Use Amendment) – for further consideration

Planner Nichols provided information from *Memorandum dated February 28, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Post Public Hearing Procedures – Proposed Bylaw No. 239.*

Resolution GL-LTC-22-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Proposed Bylaw No. 239 by deleting Section 1 I).

CARRIED

Resolution GL-LTC-23-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Proposed Bylaw No. 239 by adding the words “and Section 2.13” to Section 1 a).

CARRIED

10.2 Proposed Bylaw No. 240 (Land Use Amendment)

Resolution GL-LTC-24-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013” be given First Reading.

CARRIED

Resolution GL-LTC-25-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013” be forwarded to the Galiano Island Advisory Planning Commission for review and comment.

CARRIED

Planner Nichols stated that he would check Section 1. m) and Section 1. o) numbering prior to Proposed Bylaw No. 240 being forwarded to the APC.

10.3 Proposed Bylaw No. 238 (Land Use Amendment) (Chegwidden)

Planner Nichols provided information and stated that the owner is talking to family with regards to the approximate \$4,400.00 cost of a survey and covenant.

There was some discussion regarding process, the Road Network Plan (RNP), future road dedication and budget.

Resolution GL-LTC-26-13

It was Moved and Seconded that the Galiano Island Local Trust Committee agrees to pay up to \$2,200.00 towards the cost of a survey in order to complete amendments associated with Proposed Bylaw No. 238.

CARRIED

10.4 Development Permit Area Implementation

Deferred to April 8, 2013 LTC Business Meeting.

11. REPORTS

11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated March 2013

The LTC will contact Planner Nichols as needed.

11.2 Applications Report

11.2.1 Galiano Island Applications Report dated March 2013

The LTC will contact Planner Nichols as needed.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

The LTC will contact Planner Nichols as needed.

11.3.2 LTC Budget 2012-2013

The LTC will contact Planner Nichols as needed.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

The LTC will contact Planner Nichols as needed.

11.6 Galiano Island LTC Web Page for Review

The LTC will contact Planner Nichols as needed.

11.7 Chair's Report

Deferred to April 8, 2013 LTC Business Meeting.

11.8 Trustee Report

Deferred to April 8, 2013 LTC Business Meeting.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, April 8, 2013, South Community Hall, Galiano Island

The meeting is scheduled as stated.

12.1.2 Local Trust Committee 2013 Meeting Schedule Amendment(s)

Resolution GL-LTC-27-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the 2013 Meeting Schedule so that regularly scheduled meetings begin at 12:30 p.m. instead of 1:00 p.m.

CARRIED

12.2 Natural Marine Conservation Area Exclusion Zones

Deferred to April 8, 2013 LTC Business Meeting.

12.3 Laughlin Lake Addition – Lot 5 Acquisition

Deferred to April 8, 2013 LTC Business Meeting.

12.4 Statement of Cooperation for the Coastal Douglas Fir and Associated Ecosystems Conservation Partnership (CDFCP)

Deferred to April 8, 2013 LTC Business Meeting.

13. TOWN HALL MEETING

Deferred to April 8, 2013 LTC Business Meeting.

16. ADJOURNMENT

Resolution GL-LTC-28-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:30 p.m.

CARRIED

RECORDER

CHAIR

DRAFT

**NOTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE
COMMUNITY INFORMATION MEETING
HELD ON MONDAY, MARCH 11, 2013 AT 1:20 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately thirty-two (32) members of the public present.

Chair Hancock called the meeting to order at 1:20 p.m. Introductions were made and the meeting introduced.

Chair Hancock stated that a Community Information Meeting (CIM) gives the public an opportunity to ask questions.

3.1 Proposed Galiano Island Bylaw No. 239 (LUB Amendments)

Planner Nichols provided information and stated that in general terms, the purpose of Proposed Bylaw No. 239 is to amend six (6) subject areas within the Land Use Bylaw. The areas are:

1. Split zoned lots – to remove the possibility of split zoned lots having additional density unless the zoned lots can be subdivided.
2. Permitting Stairs with Setbacks for Public Bodies – to allow public bodies to be able to construct stairs (accesses) providing access to the foreshore/beach areas without requiring a Development Variance Permit (DVP).
3. Calculation of Floor Area for Environmentally Friendly Buildings – to permit the calculation of floor area for environmentally friendly buildings to be measured to the inner surface of the exterior wall and not the exterior surface as is done for conventional buildings.
4. Small Lot Sawmilling Clarification – to ensure that the bylaw explicitly states that sawmilling is to be for the use of the owner on that lot where the sawmilling takes place unless otherwise permitted in the zone.
5. Accessory Building Allowances – to change the calculation of accessory buildings permit from a maximum floor area to a calculation based on lot coverage.

6. Lions Hall zone – to amend the zone to permit existing uses (hall, thrift store, walkway) to remain.

Chair Hancock invited the Trustees to ask questions.

Chair Hancock invited the public to make comment.

Roger Pettit (222 Vineyard Way) stated support for Rural (RR, R2, R3) zoned properties being permitted 25% lot coverage for buildings and/or structures. He stated concern with the Advisory Planning Commission (APC) recommendation for Rural (RR, R2, R3) zoned properties only being permitted 10% lot coverage for buildings and/or structures.

Trustee Decario stated support for changing the Rural (RR, R2, R3) zoned lot coverage calculation but stated concern that permitting 25% lot coverage might be too high. .

Trustee Pottle stated that Proposed Bylaw No. 239 proposes that Rural (RR, R2, R3) zoned properties be permitted 25% lot coverage reflects community consultations so far.

Gary Coward stated support for Rural (RR, R2, R3) zoned properties being permitted 25% lot coverage for buildings and/or structures.

Carolyn Jerome stated concern regarding possible increased demand(s) on water supply. .

Trustee Decario responded that Proposed Bylaw No. 239 proposes to permit Rural (RR, R2, R3) zoned properties 25% lot coverage for buildings and/or structures with Agricultural Land Reserve (ALR) zoned properties being permitted 35% lot coverage for buildings and/or structures and an additional 40% lot coverage permission for greenhouses only.

Arnie Bell stated that his property is zoned Rural Residential (RR) and asked if a 25% lot coverage permission for buildings and/or structures would include housing.

Chair Hancock responded that 25% lot coverage for buildings and/or structures does include housing and applies to the entire lot.

Arnie Bell asked why larger greenhouses are not permitted on non-agricultural zoned properties.

Trustee Pottle responded that there is some concern regarding water usage in relation to greenhouse size on non-agricultural zoned properties.

Tom Hennessy stated that he has a split-zoned RR/Commercial property and asked what the lot coverage permission for buildings and/or structures is for such.

Member of the public Ron Taylor responded that Mr. Hennessy's property is not split-zoned despite Mr. Hennessy paying RR and Commercial property taxes.

Planner Nichols responded that lot coverage allowances for buildings and/or structures on split-zoned lots is determined by density.

Ursula Deshield asked why there is a limit on accessory buildings but not housing and the rationale for lot coverage percentages for buildings and/or structures.

Planner Nichols responded that permitted lot coverage percentages for buildings and/or structures include housing.

Trustee Pottle responded that the Official Community Plan (OCP) review process determined that permitted accessory building size is too small and such determination has resulted in what is proposed today in Proposed Bylaw No. 239.

Chair Hancock stated that many islands are considering a 25% lot coverage rule for buildings and/or structures on various zoned properties.

Richard Dewinetz stated that a 25% lot coverage rule for buildings and/or structures works for some smaller sized lots but not for larger sized lots. He stated for example that, under such a rule, a 100 acre lot would be permitted 25 acres of buildings and/or structures.

There was some discussion regarding the possible need to address lot coverage percentages for larger lots.

Carolyn Jerome asked if the LTC has considered the possible increased demand(s) on water supply if a 25% lot coverage rule for buildings and/or structures on (RR, R2, R3) zoned properties is adopted.

Trustee Decario responded that the LTC has not considered the possible increased demand(s) on water supply yet for the reason that the LTC feels the farmers would do so.

Dave Ages stated support for comments made by Ursula Deshield and the logic behind addressing entire lot coverage.

Geoff Gaylor stated that it might be a good idea for the LTC to define accessory buildings further.

Chair Hancock asked Planner Nichols if the number of accessory buildings is being limited under the 25% lot coverage rule.

Planner Nichols responded that the number of accessory buildings is not being limited under the 25% lot coverage rule.

Mike Hoebel asked if Proposed Bylaw No. 239 were adopted as proposed, would any maximum floor area regulations remain.

Chair Hancock responded that the lot coverage percentage rule would replace maximum floor area regulations.

There was some discussion regarding the need for the LTC to rescind section 2.13 of Proposed Bylaw No. 239 if it is adopted as proposed.

Doug Latta stated some concern with comments made by Richard Dewinetz. Mr. Latta stated support for agricultural activity and that Galiano's climate requires the use of greenhouses in order to grow food. He stated support for agricultural uses on non-agricultural land(s) being addressed via variance application(s) instead of via blanket lot coverage restriction(s).

Tom Hennessy stated that there is a difference between permanent and non-permanent buildings and/or structures and suggested that greenhouses be allowed as temporary buildings and/or structures.

Chair Hancock responded that there are strict definitions of structures in Galiano Island and Capital Regional District (CRD) bylaws and regulations.

Gary Coward stated concern regarding possible increased demand(s) on water supply and asked the LTC to consider the precautionary principle related to global warming.

Ursula Deshield stated concern that ALR zoned lots have the potential to be 75% covered in buildings and/or structures. She stated that such an allowance should not apply to the Gulf Islands despite it maybe making sense in the Lower Mainland.

Chair Hancock responded that when the LTC makes a referral to the Agricultural Land Commission (ALC), the ALC responds with permitted rules.

Planner Nichols responded that the Ministry of Agriculture permits ALC zoned properties 35% lot coverage for buildings and/or structures and additional 40% lot coverage permission for greenhouses only. He clarified that the Ministry of Agriculture hence only permits ALR zoned properties 75% lot coverage for greenhouses.

Tom Hennessy stated that Mayne Island used to provide tomatoes and cucumbers to the Lower Mainland because greenhouses were not restricted.

There being no further comments from the public, Chair Hancock closed the CIM.

Chair Hancock declared the meeting adjourned at approximately 2:00 p.m.

RECORDER

DATE

DRAFT

**RECORD OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE PUBLIC HEARING
HELD ON MONDAY, MARCH 11, 2013 AT 2:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately thirty-two (32) members of the public present.

Chair Hancock called the meeting to order at 2:00 p.m. Introductions were made.

Chair Hancock gave notice and stated the meeting rules and guidelines.

4.1 Proposed Galiano Island Bylaw No. 239 (LUB Amendments)

Planner Nichols provided information and stated that in general terms, the purpose of Proposed Bylaw No. 239, is to amend the Galiano Island Land Use Bylaw No. 127, 1999. He stated that the proposed amendments would make the Land Use Bylaw consistent with the adopted changes to the Official Community Plan and provide improved clarity and/or correct minor errors that may have made it confusing to those using the bylaw. He stated that the substantive amendments address potential density in split zoned lots, permitting stairs within setbacks from the sea for public bodies, building floor area calculation for environmentally friendly buildings, small lot sawmilling for lot owners, accessory building allowances based on lot coverage rather than floor area and accommodating the Lions Hall property within the Public Recreation (PR) zone.

Planner Nichols outlined meeting procedures regarding public submissions – all written submissions are welcomed and must be received before the public hearing is closed.

Planner Nichols stated that it is standard procedure for written referral comments and written submissions from the public, if received, to be stored in a public submissions binder that is available for the public to read at anytime upon request.

Planner Nichols stated that the public hearing notice was published in two newspapers, posted on island bulleting boards and delivered to landowners within one hundred (100) meters of the applicant(s) property.

Planner Nichols stated that upon referral the following agency responses were received: Private Managed Forest Land Council (PMFLC) interests were unaffected; Ministry of Transportation and Infrastructure (MoTI) had no objections; Galiano Island Advisory Planning Commission (APC) recommended Rural (RR, R2, R3) zoned properties being permitted 10% lot coverage for buildings and/or structures.

Chair Hancock invited the public to make comment.

Roger Pettit stated concern that the Local Trust Committee (LTC) might not be encouraging agricultural activities on Rural (RR, R2, R3) zoned properties. He stated that he has ample water supply for his current and potential agricultural needs and will work with moveable greenhouses.

Doug Latta stated that he has ample water supply for his agricultural needs. He stated that he rotates his crops each year and uses moveable greenhouses.

Karen Loeppky (Gossip Island) stated concern regarding small lot sawmilling for lot owners. She stated that small lot sawmilling for lot owners is supposed to be restricted to 14 days per every 365 days and stated concern regarding enforcement.

Trustee Pottle asked Ms. Loeppky if lumber was being brought in to the small lot sawmill for processing.

Ms. Loeppky responded that lumber is being brought to the small lot sawmill from different places on Gossip Island and appears more like a commercial type of operation. She stated concern regarding the storage and drying process of lumber at the small lot sawmill.

George Loeppky (Gossip Island) stated that he and his wife Karen Loeppky own a small lot and that most of Gossip Island is made of small lots as well as areas zoned Nature Protection (NP). He stated that having a commercial sized sawmill on a small lot does not make sense and is not compatible with the feel of the island.

There being no further comments from the public, Chair Hancock declared the Public Hearing for Proposed Bylaw No. 239 (LUB Amendments) adjourned at approximately 2:15 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

RECORD

CHAIR



Islands Trust

Follow Up Action Report w / Target Date

Galiano Island

Jun-11-2012

No.	Activity	Responsibility	Target Date	Status
1	Chair Hancock designated to sign and execute the S. 219 covenant, the S. 218 SRW and the sustainable forestry covenant for GL-RZ-2005.2 (Romagnoli-Smith). Sept 21/12 - email to applicants Oct 15/12 - trustees report that applicants out of country Dec 12, Jan 13 and Jan 29- applicants contacted and requested to provide changes to covenant Feb 27/13 - applicants' lawyer asked to respond with proposed revisions to covenant	Robert Kojima Gary Richardson	Nov-01-2012	On Going

Jul-09-2012

No.	Activity	Responsibility	Target Date	Status
2	GL-RZ-2011.1 (GLCHT) Staff directed to schedule a CIM upon receipt of: confirmation of ALC covenant on title, comprehensive site plan, housing agreement and land lease, and professional assessment of the availability of sustainable long-term groundwater and rainwater catchment (Sept amendments).	Kris Nichols	Feb-18-2013	On Going
3	GL-RZ-2011.2 (Dewinetz): -Staff to invite representatives from BC Parks to attend a future CIM for this application. (CIM completed February 18, BC Parks to attend March 11 meeting) - Staff to enter into cost recovery with the applicant for a legal review of the agreement between the applicant and the Galiano Island Housing Society -	Kris Nichols	Feb-18-2013	On Going

DONE

-Staff to work with the applicant to obtain the required groundwater assessment as per OCP policy 2e)
(done)

-Staff to schedule a CIM and Public Hearing (CIM February 18 , PH May?)

-Staff to work with the applicant to draft a S. 219 covenant and enter into cost recovery with the application for associated legal work

Sep-17-2012

No.	Activity	Responsibility	Target Date	Status
4	9.1 GLCHT - applicants to provide corrected site plan and accompanying tables Resolution to amend GL-LTC-75-12 to require professional assessment of rainwater catchment proposal	Kris Nichols	Feb-18-2013	On Going
5	Staff to arrange meeting between LTC and MoTI staff to discuss Galiano issues. Mar 5/13 - trustees requested to provide agenda items	Robert Kojima Kris Nichols	Mar-31-2013	On Going

Nov-19-2012

No.	Activity	Responsibility	Target Date	Status
6	Draft amending bylaws (Draft Bylaw 240) for signage, home occupations and small animal husbandry in residential zones.	Kris Nichols	Feb-18-2013	Done

Dec-03-2012

No.	Activity	Responsibility	Target Date	Status
7	Gaylor Forest Industry Lot and Remnant 1. To bring to the March meeting suggestions for noise abatement for use in the covenant (FI lot). 2. Establish a cost recovery agreement with the owner for covenant amendment and removal. Awaiting PH decision to proceed.	Kris Nichols	Apr-15-2013	Done

8	9.3 (Retreat Cove Farms)To change the wording in the covenant to comply with current LUB regulations. To establish a cost recovery agreement with the applicant. Awaiting contact from the applicant to proceed.	Kris Nichols	May-13-2013	On Going
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Feb-18-2013

No.	Activity	Responsibility	Target Date	Status
9	9.2 GLCHT 1. Work with applicant to receive information mentioned in the Feb. 18, 2013 staff report from the applicant prior to planning an CIM. Applicant also to meet with CRD Building prior to CIM.	Kris Nichols	Apr-15-2013	On Going
10	9.6 (Dewinetz) Contact BC Parks to discuss management plans and possible covenants on donated land. BC Parks staff to attend March 11, 2013 meeting	Kris Nichols	Mar-11-2013	Done
11	10.1 Bylaw 237 Send bylaw as adopted to EC for consideration.	Kris Nichols	Mar-11-2013	Done

Mar-11-2013

No.	Activity	Responsibility	Target Date	Status
12	To change all LTC meetings start time to 12:30 pm rather than 1 pm.	Sharon Lloyd-deRosario	Apr-08-2013	Done
13	Make amendments to Bylaw 239 and bring back to April 8 LTC meeting for consideration of 2nd reading.	Kris Nichols	Apr-08-2013	On Going
14	Contact lot owner impacted by Bylaw 238 and inform of LTC's decision.	Kris Nichols	Apr-08-2013	On Going
15	Gaylor DL 48 Covenant Amendment 1. To establish cost recovery agreement with owner 2. Schedule PH for April 8, 2013 LTC Meeting 3. Prepare PH Notice and send out.	Kathy Jones Kris Nichols	Apr-08-2013	Done
16	Amend Bylaw 240 and refer to agencies and APC	Kathy Jones Kris Nichols	Apr-08-2013	Done

17 Dewinetz - GL-RZ-2011.2

Kris Nichols

Apr-08-2013

On Going

Work with BC Parks on the drafting of a LOU/MOU
regarding Bodega Ridge Park and associated lands.
Bring letter to April 8th meeting for consideration.

Bring forward possible PH for May meeting.



Memorandum

Date March 25, 2013 File Number GL-245520
Gaylor(DL 48)

To Galiano Island Local Trust Committee
For the meeting of April 8, 2013

From Kris Nichols
Island Planner

Re **Post Public Hearing Procedures – Covenant Amendment District Lot 48**

The Local Trust Committee is considering a covenant amendment to a covenant (ET016476) registered on Lot 1, VIP 83820 and Remnant D.L. 48. A public hearing is scheduled for Monday April 8, 2013. A public hearing is a quasi-judicial process and specific procedures must be followed within and following the hearing. As the covenant was originally a requirement of a rezoning, it is necessary that a proposed amendment to the covenant go through a process similar to a public hearing. This requirement to emulate a public hearing is to afford people an opportunity to speak to the proposed amendments.

Following the hearing, the LTC may choose to amend the covenant for Lot 1 and discharge it from Rem. D.L. 48, not to amend the covenant for Lot 1 but discharge it from Rem. D.L. 48, or not to amend nor discharge the covenant. The procedural steps following the close of the hearing are as follows:

1. Consideration of amending the covenant for Lot 1 and deleting it from Remnant D.L. 48.
2. Directing staff to forward the amended covenant to legal for action to discharge the covenant from Remnant D.L. 48 and amending the covenant for Lot 1 and reregistering it on title.
3. Pass a resolution stating that the Chair of the Galiano LTC may sign the amended covenant on behalf of the LTC.
4. Once registered the applicants will be given the amended copy of the covenant for Lot 1.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

Attached to this memo is the amendment wording for the Covenant under consideration (See Attachment 1). Consideration of the amendments to the covenant based on information or comments received at the Public Hearing can be discussed at the April 8, 2013 LTC meeting.

RECOMMENDATIONS:

1. THAT Galiano Island Local Trust Committee amend the covenant for Lot 1, VIP 83820 and discharge it in its entirety on Remant D.L. 48
2. THAT Galiano Island Local Trust Committee forward the amended covenant to the Islands Trust legal services to execute the amending, discharging and reregistration actions required.
3. THAT the Galiano Island Local Trust Committee appoint the Chair to sign necessary documents on behalf of the LTC.

Attachment 1 – Proposed Amendments to Covenant (ET016476)

pc Robert Kojima, Regional Planning Manager

Proposed amendment for Covenant wording for Paragraphs 1, 2 and 3:

1. No building or structure shall be constructed, erected or used on the Forestry Industrial Lands for, and the Forest Industrial Lands shall not be used for, any sawmilling, planing, mechanical repair or gravel processing use, unless the Owner has first provided to the Trust Committee proof that screening has been provided in accordance with the following:
 - a. Screening must be placed on the Forest Industrial lot, specifically along the south and west property lines where the use is closest to the adjoining properties. This does not remove the responsibility of the Owner to meet the requirements in the Galiano Land Use Bylaw and Official Community Plans.
2. All uses must be screened by landscaping or fencing that must not be less than 2 metres in height and provided in the form of:
 1. existing vegetation of the required height of 2 metres that provides a complete and permanent visual screen between the uses being separated;
 2. a row of drought-tolerant evergreen plants that will attain the required height, planted and maintained continuously so as to provide a complete and permanent visual screen between the uses being separated; or
 3. a solid wood fence or brick or stone wall broken only for access drives or walks.
3. No sawmilling, planing, mechanical repair or gravel processing use shall occur on the Forest Industrial Lands or in any building or structure on the Forest Industrial Lands outside of the hours of 8 a.m. to 6 p.m. Monday to Friday. For the purposes of this paragraph , “mechanical repair” does not include the repair or maintenance of machinery or equipment that is being used on the Lands for a permitted use under the Galiano Island Land Use Bylaw.

Page No. 29



BC Parks



Letter of Understanding

Between

BC Parks, West Coast Region and Galiano Island Local Trust Committee

The purpose of this letter of understanding, signed by BC Parks, West Coast Region and the Galiano Island Local Trust Committee, is to confirm and affirm the management direction BC Parks has for Bodega Ridge Park, which would also apply to any new lands acquired. Should the Dewinetz lands (Islands Trust File GL-RZ-2011.2), presently under consideration, be rezoned and donated lands come to BC Parks, those lands would be designated as an addition to Bodega Ridge Park under the *Protected Areas of British Columbia Act*, to be managed under the *Park Act*.

Islands Trust has the mandate 'to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the province generally'.

BC Parks mission and mandate is to meet the dual mandates of conservation and recreation as set out in the BC Parks Mission Statement:

BC Parks Mission Statement:

As a public trust, BC Parks' mission is to protect representative and special natural places within the province's Protected Areas System for world-class conservation, outdoor recreation, education and scientific study.

BC Parks is committed to serving British Columbians and their visitors by:

- *Protecting and managing for future generations a wide variety of outstanding park lands which represent the best natural features and diverse wilderness environments of the province.*
- *Providing province-wide opportunities for a diversity of high quality and safe outdoor recreation that is compatible with protecting the natural environment.*

Inherent in this mandate is the requirement to maintain a balance between BC Parks' goals for protecting natural environments and outdoor recreation.

In order to meet the dual mandate of conservation and recreation, management plans are used by BC Parks as the guiding tool for park managers and operations staff to meet the goals of protecting natural environments while providing outdoor recreation that is compatible with the natural environment. The management plans guide management actions and set parameters and conditions around activities, development and protection of the protected area values. Management plans are developed with consultation with First Nations and the public.

Bodega Ridge Provincial Park has preliminary management direction set out in the *Bodega Ridge Provincial Park Purpose Statement and Zoning Plan, March 2003* (attached). Additional lands have been acquired and designated as part of Bodega Ridge Park, since March 2003, while other lands remain to be designated. All these lands, contiguous to Bodega Ridge Park are managed under the direction of the existing purpose statement. The purpose statement sets out the environmental and conservation values of the park, identifies the need for control of invasive plant species (as part of BC Parks overall Invasive Plant program). The purpose statement limits recreation activities, to provide for local recreation in the form of ‘day hiking, wildlife viewing, photography and nature appreciation’.

Until such time as a management plan is developed for Bodega Ridge Provincial Park, the uses and management direction set out in the *Bodega Ridge Provincial Park Purpose Statement and Zoning Plan March 2003* will apply to the park and associated lands awaiting designation.

No facilities are contemplated for Bodega Ridge Provincial Park and the development of any additional trails or trailhead/staging area would be considered through a comprehensive management planning process.

The purpose statement also notes the need for cooperation with Islands Trust and stewardship with local islanders/interest groups. It is the intention of BC Parks to request the Galiano Island trustees to consider participating in future management planning for Bodega Ridge Park as part of a planning advisory committee (along with representatives of Galiano Island stakeholder groups).

This Letter of Understanding confirms and affirms the current management direction BC Parks has for Bodega Ridge Park, which would also apply to any new lands acquired.

Don Cadden
Regional Director
West Coast Region, BC Parks

Date

Ken Hancock
Chair, Galiano Island Local Trust Committee
Islands Trust

Date

BODEGA RIDGE PROVINCIAL PARK

PURPOSE STATEMENT AND ZONING PLAN

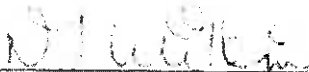
March 2003

Approved by:



Dick Heath
Regional Manager
Environmental Stewardship Division

Date: March 25/03



Nancy Wilkin
Assistant Deputy Minister
Environmental Stewardship Division

Date: March 31/03

BODEGA RIDGE PROVINCIAL PARK Purpose Statement and Zoning Plan

Primary Role

The **primary** role of Bodega Ridge Provincial Park is to protect the natural values associated with the Coastal Douglas-fir (moist maritime) environment. The park, 190 hectares in size, contains unique plant communities such as the hairy manzanita and Gray's desert-parsley. The park also provides excellent habitat for peregrine falcon and bald eagle nesting and offers outstanding views along the ridge overlooking Trincomali Channel.

The foreshore area is important habitat for rockfish (especially copper and quillback), lingcod, sea perches and invertebrate species such as crabs, bivalves, red and green sea urchins, shrimp, starfish and sponges. The weathervane scallop is found in Trincomali Channel, only one of two areas in British Columbia with sizeable populations.

Recreation activities are limited to day hiking along a ridge trail, wildlife viewing, photography and nature appreciation.

Known Management Issues	Response
Vegetation may be impacted by increased visitor use and invasive plant species.	Develop vegetation management plan to address issues such as invasive species (e.g. Scotch broom, ivy, gorse).
Legal access to park.	Acquire right-of-way or purchase private lands to ensure legal access to the park.

Zoning

The entire park (190 hectares) is zoned Natural Environment.

Conservation	
Representation - ecosection	☒ Southern Gulf Islands Ecosection. This ecosection is under-represented with only 5.6% protected. One of more than 35 protected areas contributing to the representation of this ecosection and ranking 6 th overall (park contributes 5.6% of total protected area representation of the ecosection). Marine foreshore protects 40 hectares in the Strait of Georgia (Marine) Ecosection (0.94% protected provincially); Bodega Ridge protects 0.53% of the total protected area.
- biogeoclimatic subzone/variant	☒ CDFmm – this biogeoclimatic variant is poorly represented in the protected areas system (2.43%). Bodega Ridge contributes only 2.33% of the overall representation of the CDFmm.
Special Feature	☒ Manzanito (shrub-like arbutus); Gray's desert parsley; west-facing bluffs provide marine habitat for rockfish.
Rare/Endangered Values	☒ Habitat for peregrine falcon; park foreshore helps to protect habitat for weathervane scallop.
Scientific/Research Opportunities	☒ Rockfish nursery and weathervane scallop ecology.

Recreation	
Representation backcountry	☐
destination	☐
travel corridor	☐
local recreation	☒ Day hiking; wildlife viewing, photography and nature appreciation.
Special Opportunities	☐
Education/Interpretation Opportunities	☐

Cultural Heritage

Representation	☐
----------------	--------------------------

Special Feature

☐

Other Management Considerations

Other Designations

☐

Relationship to other PAs

☒

Address access issue and future land acquisition on Galiano Island.

Co-operative Management Arrangements

☐

Partnerships

☒

Cooperation with Islands Trust – stewardship with local islanders/interest groups.

Vulnerability

☒

Fire, invasive plant species.

Relationship to other Strategies

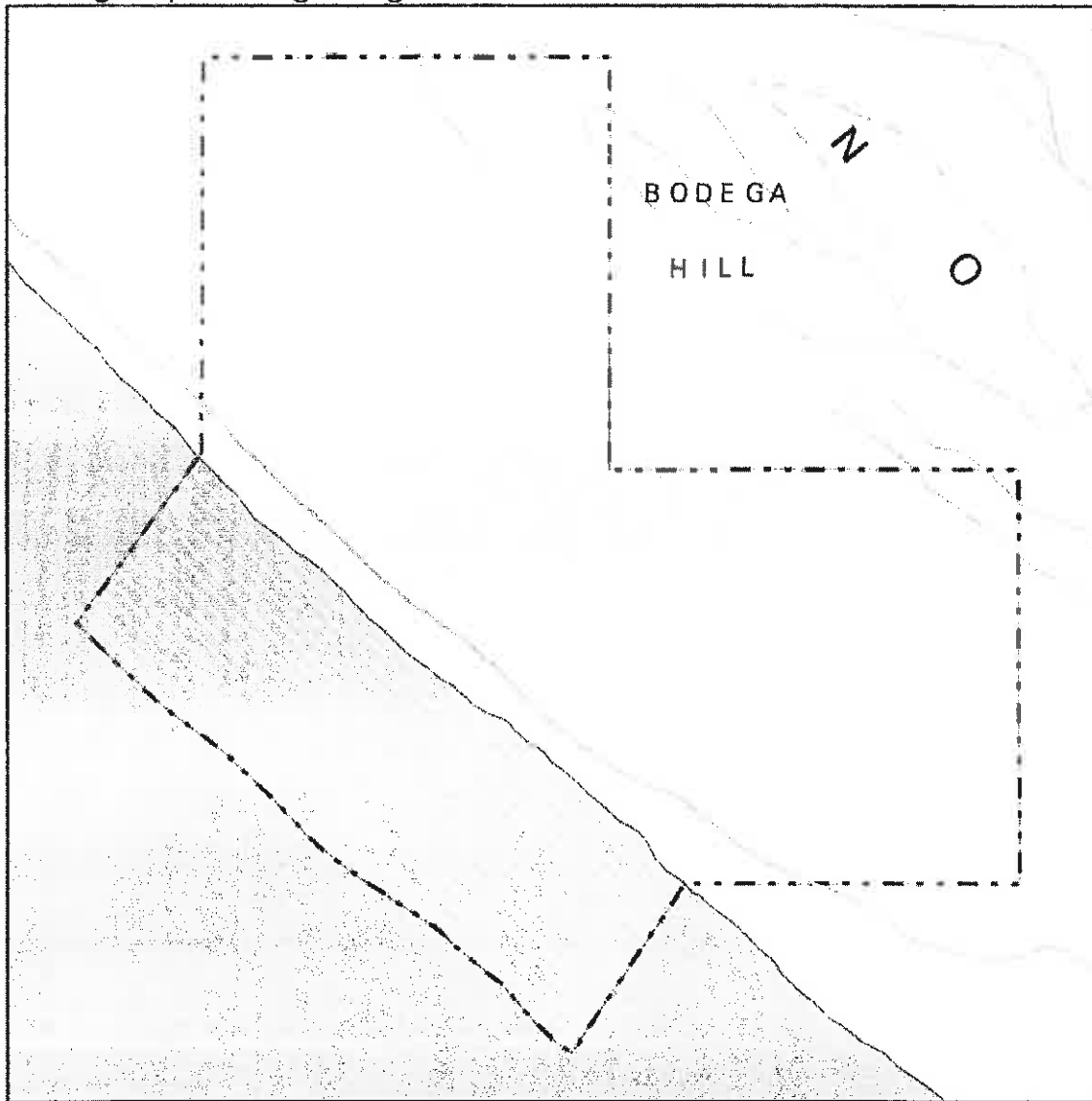
☒

PMHL program and establishment of Gulf Islands National Park Reserve. Contributes to MPA strategy and National Marine Conservation study area. Orca Pass International Stewardship Area lies to the south.

Area: 190 hectares (150 ha upland; 40 ha foreshore)

Date of Establishment: April 11, 2001 (purchased in 1995)

Zoning Map - Bodega Ridge Provincial Park



Projection: Albers Equal Areas
Datum: NAD83



 Natural Environment
 Protected Area Boundary

0 500
m

Produced in Mar 2003 for
Ministry of Water, Land and Air
Protection by MSRM, Decision
Support Services

This is a visual representation
only and should not be used for
legal purposes.

From: [Joan](#)
Sent: Tuesday, March 26, 2013 5:49 PM
To: [Ken Hancock](#) ; [Louise Decario](#)
Subject: DEWINETZ APPLICATION

26 March 2013

39 Highview Drive,
Galiano Island, BC

To: Galiano Island Trust Committee

Dear Trustees: Re: Dewinetz Application/Donation of Land to BC Parks

The generous donation of a large piece of land by Mr. & Mrs. Richard Dewinetz will be of benefit to our community and add to the enjoyment of visitors to the island.

I feel very strongly that it should be zoned "PR" as soon as possible. BC Parks have proven to be a good, reliable choice to "preserve and protect the land" in the past.

Yours sincerely,

Joan Davies, (a longtime Galiano resident, a happy 46-years!)

Kathy Jones

From: Louise Decario
Sent: March-26-13 4:34 PM
To: Kris Nichols; Kathy Jones
Subject: Fw: DEWINETZ subdivision

From: [Cathy Stephenson](#)
Sent: Sunday, March 24, 2013 10:21 PM
To: [Sandy Pottle](#) ; [Louise Decario](#) ; [Ken Hancock](#)
Cc: [RICHARD DEWINETZ](#)
Subject: DEWINETZ subdivision

Dear Trustees Pottle and Decario

I am writing in support of GL- RZ--2011.2, the proposed rezoning of land belonging to Mr and Mrs Dewinetz and subsequent subdivision which includes the donation of a large parcel of land to BC Parks.

I was present at the March LTC meeting during which Ms Sharon Erikson, Section Head of Planning, spoke on behalf of BC Parks.

She stated that the donated land would fall under the current management plan of Bodega Ridge Park, (one of BC's most beautiful parks in my opinion), and that any proposed changes to that plan would be subject to rigorous public consultation.

I found Ms Erikson's presentation to be very reassuring, and coupled with a community on Galiano which is very engaged with respect to land use issues and conservation, I feel that the theoretical risk that BC Parks would make decisions about the land which would run contrary to the wishes of the community would be extremely small.

On the contrary, the potential benefits to the Island of this rezoning application being successful are huge and very tangible; a significant increase in parkland, and much needed funds being directed to seniors' housing, the North Firehall renovation and the Museum Society.

As a member of the board of the Galiano Island Housing Society I am only too aware that time is of the essence. I would be very disappointed if a prolonged and ultimately unachievable effort to eliminate *any* risk would result in significant delays to, or worse still, the loss of these benefits to the community.

Yours sincerely,

Cathy A. Stephenson
219 Sticks Allison Road East
Galiano Island, B.C. V0N 1P0

March 26 2013

To: Galiano Island Local Trust Committee

Dear Trustees,

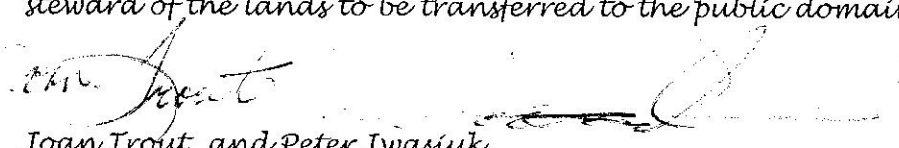
At the March 11 2013 meeting of the Galiano Local Trust Committee, we heard some strong words opposing the suitability of BC Parks as a steward of the lands to be transferred to the public domain by Mr Dewinetz as part of the proposal currently under your consideration.

BC Parks has a well established presence on Galiano: The Montague Park campground, Bodega Ridge, Collison Point, Dionisio... These park lands have been preserved and continue to be used for public enjoyment. A few years ago, the community was quite supportive of BC Parks initial acquisitions and planned stewardship of these lands. The opposition today is based on incidents elsewhere, in quite different circumstances. There seem to be little evidence that similar conditions would occur on Galiano Island.

Decisions such as that which you face have to weigh both benefits and risks in a realistic manner. The benefits to the community of Mr. Dewinetz's proposal are clear and significant; funds from sales will be directed toward community organizations (e.g. senior housing, a widely recognized priority; the North Galiano Fire Hall- essential service; the Galiano Museum, an important cultural focus; a large area will become park=land and remain undeveloped. The risks: that BC Parks, as in rare cases elsewhere, might divest itself of the land or allow activities contrary to community wishes. Such risks seem highly speculative, and would certainly not cancel the more immediate and permanent benefits to the community.

Voices demanding absolute certainty in their challenge of BC Parks' stewardship would deny all the assured benefits of the proposal for the sake of possible but rather improbable future risks, an approach which confuses precaution with inaction.

We support Mr. Dewinetz's proposal and the choice of BC Parks as a reliable steward of the lands to be transferred to the public domain.


Joan Trout and Peter Iwaszuk

To: Galiano Island Local Trust Committee

24 March 2013

Dear Trustees,

A decision on the Dewinetz Proposal

At the Mar 11 2013 meeting of the Galiano Local Trust Committee, we heard some strong words opposing the suitability of BC Parks as a steward of the lands to be transferred to the public domain by Mr Dewinetz as part of the proposal currently under your consideration.

BC Parks has a well-established presence on Galiano: the Montague Park campground, Bodega Ridge, Collison Point, Dionisio... These park lands have been preserved and continue to be used for public enjoyment. A few years ago, the community was quite supportive of BC Parks initial acquisitions and planned stewardship of these lands. The opposition today is based on incidents elsewhere, in quite different circumstances. There seem to be little evidence that similar conditions would occur on Galiano Island.

Decisions such as that which you face have to weigh both benefits and risks in a realistic manner. The benefits to the community of Mr Dewinetz's proposal are clear and significant; funds from sales will be directed towards community organizations (e.g. senior housing, a widely recognized priority; the North Galiano Fire Hall – an essential service; the Galiano Museum, an important cultural focus ...); a large area will become park-land and remain undeveloped. The risks: that BC Parks, as in rare cases elsewhere, might divest itself of the land or allow activities contrary to community wishes. Such risks seem highly speculative, and would certainly not cancel the more immediate and permanent benefits to the community.

Voices demanding absolute certainty in their challenge of BC Parks' stewardship would deny all the assured benefits of the proposal for the sake of possible but rather improbable future risks, an approach which confuses precaution with inaction.

I fully support Mr. Dewinetz's proposal and the choice of BC Parks as a reliable steward of the lands to be transferred to the public domain.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Paul LeBlond', is written over a light blue rectangular background.

Paul LeBlond
110-5 Ganner Drive,
Galiano, BC V0N 1P0

534 Georgeson Bay Road
Galiano, BC

March 25, 2013

The Galiano Island Trust Committee

Dear Trustees re: the Dewinetz Application re: Donation of Land to BC Parks.

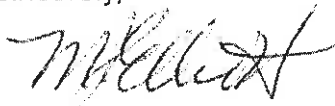
The large piece of land that Mr. & Mrs Dewinetz have donated in order to achieve some residential entitlement should be zoned "PR" with **NO** further delay.

BC Parks is the best choice of an entity that is clearly best able (both financially and reasonably) to preserve and protect the land and at the same time give maximum benefit to the Community.

The presence of other BC Parks on Galiano has clearly benefited the Community and its Visitors to Galiano Island and will continue to do so.

Without further delay, please zone the donated land, "PR" and complete The Dewinetz's application.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Elliott', written over a horizontal line.

Mary Jean Elliott
35 year resident of Galiano Island



Memorandum

Date March 25, 2013 File Number GL-6500-20 (LUB Review)

To Galiano Island Local Trust Committee
For the meeting of April 8, 2013

From Kris Nichols
Island Planner

Re **Adoption of Bylaw No. 237**

On March 19, 2013, the Executive Committee approved Bylaw No. 237.

It is therefore recommended that the LTC to give fourth and final reading to Bylaw No. 237.

Attached to this memo is Bylaw 237 (LUB) (See Attachment 1) as it stands at third Reading.

RECOMMENDATIONS:

1. THAT Galiano Island Local Trust Committee proposed Bylaw No. 237, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2012" be adopted.

Attachment 1 – Proposed Bylaw 237 at Third Reading

pc Robert Kojima, Regional Planning Manager

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 237

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Trust Committee Area under the *Islands Trust Act*, enacts as follows:

1. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:
 - a) By amending Section 2.1 by adding Subsection 2.1.5 “emergency landing area for emergency evacuation” and by adding Subsection 2.1.6 “horticulture in all residential zones”
 - b) By amending Subsection 2.3.2 by deleting “,manufactured home parks”
 - c) By amending Section 2.6 by inserting the words “, wind turbine, roof top mounted solar panels” after the word “silo”.
 - d) By amending Section 2.9 by replacing the words “section 2.9” with “section 2.10”
 - e) By amending Section 2.13 by replacing the words “section 2.7” with “section 2.8”
 - f) By amending Section 2.24 by replacing the words “section 2.20” with “section 2.23”
 - g) By amending Subsection 6.1.1 by adding Article 6.1.1.6 “agri-tourist accommodation as an accessory use, subject to Subsections 6.1.9-6.1.13, and as permitted by the Agricultural Land Commission.”
 - h) By amending Section 6.1 by adding the following after Subsection 6.1.8:

“Agri-Tourist Accommodation

 - 6.1.9 agri-tourist accommodation must be accessory to a working farm operation as classified as farm under the *Assessment Act*;
 - 6.1.10 agri-tourist accommodation must be situated on land that is in the AG (Agricultural) zone and the Agricultural Land Reserve;
 - 6.1.11 agri-tourist accommodation must be situated in a permitted dwelling or cottage;
 - 6.1.12 agri-tourist accommodation may include associated uses such as meeting rooms and dining facilities for paying registered guests, but may not include a restaurant or any commercial or retail goods and services other than those permitted by the Agricultural (AG) Zone;
 - 6.1.13 the maximum number of guests that may be accommodated in any agri-tourist operation at any one time, either alone or in combination with a bed and breakfast, is not to exceed 6 guests and 3 bedrooms.”
 - i) By amending Subsection 8.2.1 by adding the following Articles: “8.2.1.5 community gardens”, “8.2.1.6 farmers’ markets”, “8.2.1.7 community orchards”, and “8.2.1.8 community nurseries”

PROPOSED

- j) By amending Subsection 10.1.1 by adding Articles “10.1.1.4 farmers’ markets” and “10.1.1.5 community hall”.
- k) By amending Subsection 5.1.5 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- l) By amending Subsection 5.2.5 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- m) By amending Subsection 5.3.7 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- n) By amending Subsection 5.4.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- o) By amending Subsection 5.5.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres, except that agricultural buildings and structures must not exceed a height of 9 metres.”
- p) By amending Subsection 5.6.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres, except that agricultural buildings and structures must not exceed a height of 9 metres.”
- q) By amending Subsection 6.1.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- r) By amending Subsection 7.2.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres, except those used for timber production and harvesting must not exceed a height of 9 metres.”
- s) By amending Subsection 7.5.1 by deleting the numbers “7.1.5.8” and replacing with “7.5.1.8”.
- t) By amending Subsection 7.5.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres, except those used for timber production and harvesting must not exceed a height of 9 metres.”
- u) By amending Subsection 8.1.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- v) By amending Subsection 8.2.5 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres”

PROPOSED

- w) By amending Subsection 8.3.2 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- x) By amending Subsection 8.4.2 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- y) By amending Subsection 8.5.7 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- z) By amending Subsection 9.1.2 by adding the word ", employee" after the word "owner".
- aa) By amending Subsection 9.1.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- bb) By amending Subsection 9.2.4 by adding by adding the word ", employee" after the word "owner" .
- cc) By amending Subsection 9.2.8 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- dd) By amending Subsection 9.3.2 by adding the word ", employee" after the word "owner".
- ee) By amending Subsection 9.3.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- ff) By amending Subsection 9.3(A).3 by adding by adding the word ", employee's" after the word "owner's".
- gg) By amending Subsection 9.3(A).5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- hh) By amending Subsection 9.3(B).10 by adding by adding the word ", employee" after the word "owner".
- ii) By amending Subsection 9.4.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- jj) By amending Subsection 9.5.6 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."
- kk) By amending Subsection 9.6.4 by adding after the first sentence the words, "Accessory buildings and structures must not exceed one storey and a height of 5 metres."

PROPOSED

- ll) By amending Subsection 9.6(A).4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- mm) By amending Subsection 10.1.3 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- nn) By amending Subsection 12.5.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed one storey and a height of 5 metres.”
- oo) By amending Subsection 7.2.2 by replacing the words “Section 2.7” with “Sections 2.8 – 2.13”
- pp) By amending Subsection 9.6.1 by adding Article “9.6.1.11 one self-contained accessory dwelling unit for the owner, employee or operator of a principle use”
- qq) By amending Subsection 11.1.1 by adding Articles “11.1.1.4 ecological restoration” and 11.1.1.5 “passive recreation”
- rr) By amending Subsection 13.9 by deleting the words “avoided wherever possible” and replaced with “is prohibited” and to remove “if possible” in the second sentence.
- ss) By amending Section 17.1 by adding the following definitions in alphabetical order:

“agri-tourist accommodation” means a use accessory to a working farm operation for the purpose of accommodating commercial guests within specific structures on specific portions of a parcel of land.”

“community gardens” means a private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.”

“ecological restoration” is the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed.”

“farmers’ market means an occasional or periodic market held in an open area or in a structure where groups of individual vendors offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and bakery goods.”

“horticulture” means the use of land for the rearing of plants.”

“passive recreation” means non-motorized outdoor leisure activities which can be carried out with a minimal impact to the natural environment including but not limited to hiking, picnicking, horseback riding and bicycling.”

PROPOSED

- B. This bylaw may be cited for all purposes as the “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2012”.

READ A FIRST TIME THIS 15th DAY OF October 2012

READ A SECOND TIME THIS 19th DAY OF November 2012

PUBLIC HEARING HELD THIS 18th DAY OF February 2013

READ A THIRD TIME THIS 18th DAY OF February 2013

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
19th DAY OF March 2013

ADOPTED THIS DAY OF 201x

DEPUTY SECRETARY

CHAIR

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Memorandum

Date March 25, 2013 File Number GL-6500-20 (LUB Review)

To Galiano Island Local Trust Committee
For the meeting of April 8, 2013

From Kris Nichols
Island Planner

Re **Proposed Bylaw No. 239 (LUB) – Post Public Hearing, 2nd and 3rd Reading**

At the March 11, 2013 LTC meeting a Public Hearing was held on Bylaw 239. After the public hearing no further readings of the bylaw were given so the bylaw remains at First Reading. The LTC did request that some amendments be made for consideration at the next LTC meeting. Staff have made the requested amendments and have attached the bylaw. These amendments will have to be adopted at second reading. The amendments were in general to rescind S. 2.13 which deals with permitted accessory buildings for agricultural zoned lands and to remove "I" from the draft bylaw dealing with sawmilling and for staff to come back at a later date with an amendment to the bylaw addressing sawmilling. The issue of sawmilling is addressed under a separate memo. Please see Attachment 1 for Bylaw No. 239.

It should be noted that following the close of the public hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

Consideration of any amendments to the proposed bylaw based on information or comments received at the Public Hearing can be discussed amongst the Trustees, but new submissions are not permitted to be heard nor discussed.

RECOMMENDATIONS:

1. THAT Galiano Island Local Trust Committee proposed Bylaw No. 239, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012" be read a Second time as amended.

2. THAT Galiano Island Local Trust Committee proposed Bylaw No. 239, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012" be read a Third time.
3. THAT the Galiano Island Local Trust Committee proposed Bylaw No. 239 cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012" be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

Attachment 1 – Proposed Bylaw 239 at First Reading

pc Robert Kojima, Regional Planning Manager

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 239

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Trust Committee Area under the *Islands Trust Act*, enacts as follows:

1. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:
 - a) By rescinding Sections 2.8.and 2.13
 - b) By amending Section 2.14 by adding the sentence, “The setback to the sea does not apply to public bodies constructing public accesses on public land owned or operated by that body on a dedicated highway or other public access.” after the first sentence.
 - c) By amending Section 2.20 by adding the words, “only if they meet the minimum parcel size for that zone” after the word “lots”.
 - d) By amending Section 5.4 by adding under Permitted Density “Subsection 5.4.4 Lot coverage must not exceed 25% of any lot.” with subsequent renumbering.
 - e) By amending Section 5.5 by adding under Permitted Density “Subsection 5.5.4 Lot coverage must not exceed 25% of any lot.” with subsequent renumbering.
 - f) By amending Section 5.6 by adding under Permitted Density “Subsection 5.6.4 Lot coverage must not exceed 25% of any lot.” with subsequent renumbering.
 - g) By amending Section 6.1 by adding under Permitted Density “Subsection 6.1.4 Lot coverage must not exceed 35% of any lot plus an additional 40% for commercial greenhouses only.” with subsequent renumbering.
 - h) By amending Subsection 10.1.1 by adding the following Articles:
“10.1.1.4 Community Hall” and “10.1.1.5 Accessory Second Hand Commercial Retail”
 - i) By amending Subsection 10.1.4 by adding the sentence, “Walkways are permitted to be within 1.5 metres (5ft) from the side lot lines.”
 - j) By amending Section 17.1 by adding the following definition in alphabetical order with subsequent renumbering:
“Environmentally Friendly Building” means a building that is designed with construction standards using alternative building materials, such as straw bale or cob, that are categorized as Special Unusual Structures in the B.C. Building Code, or buildings that use increased wall thickness in order to obtain an energy efficient value of R-40 or more.”
 - k) By amending Article 17.1.11 by adding the words, “unless it is an *Environmentally Friendly Building* which is measured to the inner surface of the exterior walls,” after the first instance of the words “exterior walls,”.

PROPOSED

B. This bylaw may be cited for all purposes as the “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012”.

READ A FIRST TIME THIS 19th DAY OF November 2012

PUBLIC HEARING HELD THIS 11th DAY OF March 2013

READ A SECOND TIME THIS DAY OF 201x

READ A THIRD TIME THIS DAY OF 201x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS DAY OF 201x

ADOPTED THIS DAY OF 201x

DEPUTY SECRETARY

CHAIR

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STAFF REPORT

File No.: GL 6500-20 (LUB Review)

To: Galiano Local Trust Committee
For the meeting of April 8, 2013

From: Kris Nichols
Island Planner

CC: Robert Kojima
Regional Planning Manager

Re: Galiano Bylaw No. 240, Amendment No. 5, 2012
A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999

BACKGROUND:

The Galiano Island Local Trust Committee (LTC) at their March 11, 2013 meeting passed the following resolutions:

Resolution GL-LTC-24-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013" be given First Reading.

Resolution GL-LTC-25-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013" be forwarded to the Galiano Island Advisory Planning Commission for review and comment.

Land Use Bylaw Amendments

There are three specific LUB areas addressed in this bylaw amendment: Section 16 - Sign Regulations, Section 3 Home Occupation Regulations and permitting small scale

husbandry in residential zones. See Attachment 1 for proposed amending draft Bylaw No. 240.

Proposed Bylaw Amendments

1. Sign Regulation Amendments

In general, the amendments staff are proposing address specifically sandwich board, home based business signs, building mounted signs and sign regulations for community facility zone. In addition, staff have added wording on the provision of commercial free-standing signs and signs for political parties or government agencies.

2. Home Occupation and Retail Sales

In general, staff are proposing amendments regarding retail sales that limit them to the retail sale of goods produced, processed or repaired as part of a home occupation, and retail sale of articles directly related to a personal service provided as a home occupation. In addition, staff have added four new sections, added wording to improve clarity and have revised the definition of home occupation.

3. Small Scale Husbandry (Residential Zones)

In general, the amendments permit the keeping of farm animals in all residential zones (i.e. VR1, VR2, SLR, RR) provided that there is an accessory use to the principal residential dwelling and that all buildings and structures used for the keeping of the farm animals meet the established setback requirements and that the minimum lot size is 0.4 ha. In addition, the "accommodation of farm animals" is defined.

STAFF COMMENTS:

These amendments in the draft Bylaw No. 240 further brings the LUB into conformity with the OCP and improves clarity and/or resolves issues around regulations pertaining to signs, home occupation and small scale husbandry.

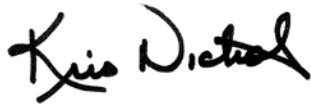
The bylaw was referred to various agencies and the Galiano APC. At the time of writing this report there had been no submissions. Any submissions received by the April 8, 2013 LTC meeting will be brought by staff.

Staff are recommending that the Amending Bylaw No. 240 be given second reading and that it be forwarded to a Public Hearing.

RECOMMENDATIONS:

1. **THAT** the Galiano Island Local Trust Committee give Bylaw No. 240 Second Reading.
2. **THAT** the Galiano Local Trust Committee direct staff to schedule a public hearing for proposed Bylaw No. 240.

Prepared and Submitted by:



Kris Nichols

March 26, 2013

Date

Concurred in by:



March 26, 2013

Date

Attachments:

1. Proposed Bylaw No. 240

DRAFT**GALIANO ISLAND LOCAL TRUST COMMITTEE****BYLAW NO. 240**

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Trust Committee Area under the *Islands Trust Act*, enacts as follows:

1. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:
 - a) By amending Section 3.3. by replacing the words “A home occupation other than one involving agriculture or horticulture must be conducted entirely within the operator's dwelling unit or within buildings or structures accessory to that dwelling unit” with the words, “Home occupations must be conducted entirely within the operator's dwelling or permitted accessory building except that this restriction does not apply to the use of the land for outdoor activities associated with a kindergarten, nursery school, daycare, agriculture or horticulture”
 - b) By amending Section 3.4 by removing the words “except that an unilluminated business sign not exceeding 0.2 square metres in area may be placed on the premises”.
 - c) By adding Section 3.5 “Except for one unilluminated nameplate not exceeding 0.6 square metres in area in respect of each home occupation, no sign or other advertising matter may be exhibited or displayed on the premises where a home occupation is conducted, and no exterior artificial lighting may be installed or operated on the premises for a purpose associated with the home occupation.”
 - d) By amending the numbering of Sections 3.5 to 3.6, 3.6 to 3.8, 3.7 to 3.9, 3.8 to 3.10 and Subsections 3.8.1 to 3.10.1 and 3.8.2 to 3.10.2.
 - e) By adding Section 3.7 “Except for the retail sale of goods produced, processed or repaired as part of a home occupation, and retail sale of articles directly related to a personal service provided as a home occupation, the following activities are not permitted:
 1. Retail or wholesale selling of any product or material
 2. The serving of food or drink products on the premises as part of a home occupation except for bed and breakfast home occupation in which case a morning meal may be served to paying guests.”;
 - f) By adding Section 3.11 “The operator of every home occupation must comply with all licensing, health and other applicable regulations of British Columbia and the Capital; Regional District, including building, public health, noise, air quality, and water quality regulations.”
 - g) By adding Section 3.12 “No vehicle or equipment used by, or in the conduct of, a home business shall be stored in a required front yard setback or in a required side yard setback without being screened from view.”

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- h) By adding an information note after Section 3.12 as follows:
Information Note: On properties located within the Agricultural Land Reserve (ALR), some provincial regulations apply to home-based businesses, unless variances are applied for and approved in writing by the Provincial Land Reserve Commission. No retail sales of goods or products are permitted in the ALR unless they are produced or repaired as part of the home-based business
- i) By amending Section 16.1 by adding the sentence “Sandwich board signs must be located on the lot where the business is located and not within the highway right-of-way.” at the end of the first paragraph.
- j) By removing Sub-sections 16.1.1 to 16.1.7.inclusive and replacing with the following:
 - “16.1.1 Economic Activity Zones:
 - Retail Commercial – C1
 - Visitor Accommodation (inn) Zone – C3
 - Visitor Accommodation (Resort) Zone – C4
 - Visitor Accommodation (Rural Resort) Zone – C5
 - Galiano Inn (Comprehensive Resort) Zone – CR5
 - Public House Commercial Land Zone – C6
 - Commercial Private Film School Zone – C7
 - Light Industrial Zone – L1
 - Forest Industrial Zone – FI
 - 16.1.2.Marine Zones:
 - Marine Service - MS
 - Marine Commercial Water Zones - MCW
 - Marine Commercial Land Zones - MCL
 - 16.1.3 Community Facility Zones
 - Senior Citizen Residential Zone – SCR
 - Community Facility Zone – CF
 - Emergency and Health Services Zone – EHS
 - Health and Wellness Zone – HW”
- k) By adding “Section16.3 For those zones that permit more than one commercial use one free standing sign listing all businesses is permitted in accordance with Development Permit Area 6 – Commercial and Industrial Form and Character.”
- l) By adding “Section 16.4 Signs must be located on the lot occupied by the use to which they refer.”
- m) By replacing Sections 16.3 and 16.4 with 16.5 and 16.6 consecutively.
- n) By adding “Section 16.7 Nothing in this Bylaw prohibits the erection of a sign by an agency of government for purposes of public health or safety, or by a candidate in a municipal, provincial or federal election during the period prior to the election.”
- o) By replacing in its entirety the definition Section 17.1.18 Home Occupation with “Home Occupation means an accessory commercial use conducted on a residential lot and includes: bed and breakfast and cottage uses and any profession, trade, business, artistic endeavour, where such activities are clearly

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accessory to a principal residential use, but for certainty does not include sawmilling.”

- p) By amending Section 17.1 (Definition) by adding the following definition in alphabetical order and subsequently changing all definition numbering:
 “Accommodation of farm animals – means the keeping of 4 or more domesticated animals such as goats, sheep, rabbits, chickens, ducks, turkeys and similar fowl which are kept primarily for personal use and not for sale on residential zoned lots.0.4 ha or greater. The keeping of these farm animals is accessory to the principal residential use.”

B. This bylaw may be cited for all purposes as the “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013”.

READ A FIRST TIME THIS	DAY OF	2013
PUBLIC HEARING HELD THIS	DAY OF	201x
READ A SECOND TIME THIS	DAY OF	201x
READ A THIRD TIME THIS	DAY OF	201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	201x
ADOPTED THIS	DAY OF	201x

 DEPUTY SECRETARY

 CHAIR

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Memorandum

Date February 7, 2013 File Number GL-6500-20

To Galiano Island Local Trust Committee

From Robert Kojima
Regional Planning Manager

Re Galiano Development Permit Area Implementation

The purpose of this memo is to update the LTC on the status of the DPA implementation project. This is a Work Program Top Priority; however as it is primarily a series of administrative initiatives the LTC has not been directly involved in much of the work. The following table summarizes each work item and its current status:

Item	Description	Status
DAI Bylaw	Draft and forward to TC a Development Approval Information Bylaw that would authorize staff to require the specific professional reports necessary to assess the impacts of proposed development within DPA	Completed DAI Bylaw adopted Oct 2012
DPA compilation map	Prepare a map delineating all DPAs on single sheet. This is not an official schedule but a compilation for convenience. Copies for staff use, posted to website, Building Inspection and in on-island office	Completed
Meetings with affected agencies	Meet with CRD Building Inspection and MOTI development technicians to provide update on new DPA	Completed
Create DPA guideline Checklists	Create checklists for each DPA, for internal use in application review. Checklist is completed by planner for each application, confirming compliance with each relevant DPA guideline, and is attached to staff report for LTC review.	Completed
DAI Checklists	Create checklists for each DAI section, for use by applicants' professional consultants. If used, this will ensure that the consultants address each information requirement, or address why specific information may not be relevant. To be distributed with application or in pre-application meeting with planner, post to website	Completed
Community stewardship education	Shoreline stewardship workshop – February 23 rd Follow-up workshop on eel grass mapping and forage fish habitat to be scheduled	On-going
Fact Sheets	Create fact sheets for landowner/professional/public use, 1 brochure generally explaining DPAs and individual fact sheets for each DPA	On-going
DP tracking	Track issued DPs internally, for follow-up to monitor compliance	On-going

	with DP conditions. Initially tracking in a spreadsheet, to be incorporated in TAPIS upgrade later in 2013	
New application package	Develop new package for applicants, incorporating revised application form, DAI checklist, and information sheets	Pending
Review fees bylaw	LTC could consider amending fee bylaw to reduce fees for ecosystem DPA applications. Work require inclusion in work program	Pending

The expectation is that staff will substantially complete the remaining work by March 31st (end of the fiscal year)

For the LTC's information I have attached a copy of the DAI checklist and a draft of a DPA brochure currently under development.

pc Kris Nichols, Island Planner

Attachments: DAI Checklist
DPA brochure (Draft)

Galiano Island Local Trust Committee

Development Approval Information Checklist

Development Permit Area Applications

The attached checklists are intended to assist consulting professionals in submitting complete and relevant reports. A completed checklist(s) for each relevant Development Permit Area should be submitted to the Islands Trust along with all professional reports.

Instructions

Landowners/applicants should ensure that:

1. The relevant checklist(s) is provided to all their consulting professionals
2. A completed checklist is submitted with the professional reports
3. If not all information is provided in the report or with the application, that the professional has consulted with, and obtained prior approval, of the Islands Trust.

Consulting Professionals:

1. Complete and attach the relevant checklist(s) to your professional report indicating that the report has addressed all relevant development approval information requirements.
2. Where the professional is of the opinion that because of the nature of the site or the development proposal specific information is not relevant, the professional should:
 - a. Contact the planner as early as possible and consult on the need for the particular information;
 - b. Describe clearly in the report why the particular information is not relevant; and
 - c. Indicate on the checklist that the information is not applicable (N/A)
3. Where a site is designated within two or more DPAs, all relevant checklists should be completed.

Note: it is at the determination of the Islands Trust planner whether or not specific information is required. Failure to provide complete information without prior consultation with and the approval of the Islands Trust may result in delays in processing an application or requirements for additional information.

Pursuant to Galiano Island Local Trust Committee Development Approval Information Bylaw No 148, 2012, the applicant shall provide, as part of a development permit application, a report prepared by a qualified professional with relevant experience containing the following information. Where a professional is of the opinion that any of the following information requirements are not relevant for the proposal in question, the professional shall indicate the rationale for such an opinion, either in the body of the report or in a separate certification. The determination of whether and what extent that development approval information is required is at the discretion of the Islands Trust official.

OFFICE USE ONLY

File No: _____

RIPARIAN AREAS DEVELOPMENT PERMIT AREA (DPA 1)			Office Use only
	Information and Documentation Required	✓	
Site Plan	Professionally prepared plan at an appropriate scale and based on a legal survey, containing the following:		
	The proposed development and associated features		
	The development permit area boundary		
	Existing buildings and structures		
	Roads and driveways		
	Topographic features		
	The locations of the top of bank		
	The high water mark		
	SPEA widths and the width of any zones of sensitivity		
	Where development would occur on slopes exceeding 20% grade: site profiles and cross sections demonstrating terrain conditions prior to disturbance		
Site Inventory	A site inventory providing a description and evaluation of the riparian values, including species of fish that frequent the waterbody, and riparian features and habitat present		
Development Proposal	A description of the proposed development detailing construction, cut and fill, blasting, road or driveway construction, vegetation clearing, alteration to hydrological systems, alterations affecting the watercourse, septic field installation, landscaping, or other land alteration during or after the development phase. Alternative development options.		
Impact Assessment	An assessment of the nature and extent of the impact of the proposed development consisting of the following:		
	For a stream: the results of the riparian assessment, using a detailed or simple assessment as indicated in the Riparian Areas Regulation, and establishing the Streamside Protection and Enhancement Area (SPEA) width for the subject parcel.		
	For other watercourses: an assessment of anticipated impacts on riparian habitat and features, the watercourse, and site hydrology.		
	The assessment should identify impacts stemming from the construction phase, the intended long-term use of the site, and any cumulative impacts of development		
Measures	For a stream: a description of all measures that will be taken to maintain and protect the SPEA from development, including, where appropriate, assessment and treatment of danger trees, windthrow, slope stability, tree protection during construction, encroachment and sediment and erosion control.		
	For other watercourses: recommended measures to limit, mitigate and manage the impacts of the proposed development on riparian habit and features, the watercourse, and site hydrology.		
Monitoring	Recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule and process for resolving any non-compliance		

RIPARIAN AREAS DEVELOPMENT PERMIT AREA (DPA 1)			Office Use only
	Information and Documentation Required	✓	
Restoration	Recommended actions to restore or enhance riparian functions or habitat that have been degraded prior to development or that would be impacted by the proposed development		
Certification	For a stream, professional certification by the Qualified Environmental Professional(s) preparing the report that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and providing his or her professional opinion that:		
	i. If the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area, or		
	i. If the streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.		

File No: _____

SHORELINE AND MARINES AREAS DEVELOPMENT PERMIT AREA (DPA 2)			Office Use only
	Information and Documentation Required	✓	
Site Plan	Professionally prepared plan at an appropriate scale and based on a legal survey, containing the following:		
	The proposed development and associated features		
	The natural boundary of the sea		
	The development permit area boundary		
	Existing buildings and structures		
	Roads and driveways		
	Significant features identified in the site inventory		
	Where development would occur on slopes exceeding 20% grade: site profiles and cross sections demonstrating terrain conditions prior to disturbance		
Site Inventory	A site inventory providing information on existing plant communities, marine and terrestrial habitats, current on-site and adjacent land uses, slope stability, erosional processes, hydrology, topography and marine sediment transport.		
Development Proposal	A description of the proposed development detailing construction, cut and fill, blasting, road or driveway construction, vegetation clearing, alteration to hydrological systems, alterations affecting the marine foreshore, septic field installation, landscaping, or other land alteration during or after the development phase. Alternative development options.		
Impact Assessment	An assessment of the nature and extent of the impact of the proposed development consisting of anticipated impacts on the following:		
	Marine and terrestrial habitat		
	Site hydrology		
	Marine sediment transport		
	Public access to and along the foreshore		
	The assessment should identify impacts stemming from the construction phase, the intended long-term use of the site, and any cumulative impacts of development in the area, including on adjacent and proximate sites		
Measures	A description of all measures to limit, mitigate and manage the impacts of the development on:		
	terrestrial and marine habitat		
	geomorphic, hydrological and coastal processes		
	A description of mitigation measures and their anticipated effectiveness in maintaining the health, form and function of environmentally valuable features.		
Monitoring	Recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule and process for resolving any non-compliance		

SHORELINE AND MARINES AREAS DEVELOPMENT PERMIT AREA (DPA 2)			Office Use only
	Information and Documentation Required	✓	
Restoration	Recommended actions to restore or enhance ecosystem functions or habitat that have been degraded prior to development or that would be impacted by the proposed development		

OFFICE USE ONLY

File No: _____

TREE CUTTING AND REMOVAL DEVELOPMENT PERMIT AREA (DPA 3)			Office Use only
	Information and Documentation Required	✓	
Site Plan	Professionally prepared plan at an appropriate scale and based on a legal survey, containing the following:		
	The area of proposed cutting or removal of trees		
	Existing buildings and structures		
	Topographic features		
	Roads and driveways		
	Significant features identified in the site inventory		
	Where development would occur on slopes exceeding 20% grade: site profiles and cross sections demonstrating terrain conditions prior to disturbance		
Site Inventory	A site inventory providing information on existing, pre-development timber species and quantities, current on-site and adjacent land uses, slope stability, erosional processes, hydrology and topography.		
Development Proposal	A description of the proposed work detailing volume, rate and species of timber to be harvested. Alternative options.		
Impact Assessment	An evaluation of the sustainability of the proposed rate of harvest, based on the principle that the cutting rate over any ten-year or greater period should not exceed 75% of the cumulative annual growth in the stand for that same period.		
	An unqualified statement by a professional hydrogeologist stating that the proposed timber harvesting will not adversely impact aquifer(s), existing wells, or surface water bodies in terms of water quality and quantity.		
	Where such a statement cannot categorically be made, the report should include specific recommendations on well and aquifer protection measures which would result in the requirement being met		
Monitoring	Recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule and process for resolving any non-compliance		

File No: _____

ELEVATED GROUNDWATER CATCHMENT DEVELOPMENT PERMIT AREA (DPA 4)			Office Use only
	Information and Documentation Required	✓	
Site Plan	Professionally prepared plan at an appropriate scale and based on a legal survey, containing the following:		
	The proposed development and associated features		
	The development permit area boundary		
	Existing buildings and structures		
	Roads and driveways		
	Topographic features		
	Significant features identified in the site inventory		
	Where development would occur on slopes exceeding 20% grade: site profiles and cross sections demonstrating terrain conditions prior to disturbance		
	A map of all currently used water wells, springs and surface water features within a radius of at least 1 km of the development site.		
Site Inventory	A site inventory providing information on: - pre-existing development conditions - current on-site and adjacent land uses - slope stability - erosional processes - hydrology - surface water bodies - topography		
	A background analysis including the following:		
	A description of the hydrogeological system and setting, including the type of aquifer, aquifer boundaries, local surficial and bedrock geology, physical hydrogeology, local surface water features, estimated recharge area and conditions and climate;		
	A conceptual model of groundwater occurrence and groundwater-surface interaction;		
	A description of existing users within 1.0 km of the development site;		
	A preliminary pre-development water budget;		
	Water quality, including characterization of natural groundwater quality, potability, as well as possibility of contamination;		
	Methodology and, if applicable, uncertainties and limitations of the report.		
Development Proposal	A description of the proposed development detailing: - Construction - cut and fill - blasting - road or driveway construction - vegetation clearing - alteration to hydrological systems - alterations affecting the marine foreshore - septic field installation - landscaping - other land alteration during or after the development phase.		

ELEVATED GROUNDWATER CATCHMENT DEVELOPMENT PERMIT AREA (DPA 4)			Office Use only
	Information and Documentation Required	✓	
	Alternative development options.		
Impact Assessment	An assessment consisting of:		
	Cumulative effects analysis;		
	Impact to existing groundwater users, identification of the potential groundwater protection issues in the area and risk of saline intrusion;		
	Impact to surface water where applicable;		
	Other potential impact implications.		
Measures	Conclusions and recommendations consisting of:		
	A summary of the results and impact assessment		
	An unqualified statement that the proposed development will not adversely impact aquifer(s), existing wells, or surface water bodies in terms of water quality and quantity		
	where such a statement cannot categorically be made, specific recommendations on well and aquifer protection measures which would result in the requirement being met.		
Monitoring	Recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule and process for resolving any non-compliance		

File No: _____

SENSITIVE ECOSYSTEMS DEVELOPMENT PERMIT AREA (DPA 5)			Office Use only
	Information and Documentation Required	✓	
Site Plan	Professionally prepared plan at an appropriate scale and based on a legal survey, containing the following:		
	The proposed development and associated features		
	The development permit area boundary		
	Existing buildings and structures		
	Roads and driveways		
	Topographic features		
	Significant features identified in the site inventory		
	Where development would occur on slopes exceeding 20% grade: site profiles and cross sections demonstrating terrain conditions prior to disturbance		
Site Inventory	A site inventory providing information on the ecosystem classification, based on current best practices, providing information on: - existing plant communities - aquatic and terrestrial habitats - sensitive ecosystems - nesting trees - the presence of rare species and rare plant communities - current on-site and adjacent land uses - slope stability - erosional processes - hydrology - topography		
	Site background analysis that includes the following known information: - A check for observed species and ecosystems at risk - A description of the context of the site including the use of adjacent lands and proximity to protected areas - A check for the presence of raptor and heron nests - A check for the presence of fish-bearing water courses		
Development Proposal	A description of the proposed development detailing construction, cut and fill, blasting, road or driveway construction, vegetation clearing, alteration to hydrological systems, septic field installation, landscaping, or other land alteration during or after the development phase. Alternative development options.		
Impact Assessment	An assessment of the nature and extent of the impact of the proposed development consisting of anticipated impacts on the following:		
	Sensitive ecosystems		
	Rare plant communities		
	Rare species habitat		
	Site hydrology		
	The assessment should identify impacts stemming from the construction phase, the intended long-term use of the site, and any cumulative impacts of development in the area, including on adjacent and proximate sites		
Measures	A description of all measures to limit, mitigate and manage the		

SENSITIVE ECOSYSTEMS DEVELOPMENT PERMIT AREA (DPA 5)			Office Use only
	Information and Documentation Required	✓	
	impacts of the development on environmentally valuable features		
	A description of mitigation measures and their anticipated effectiveness in maintaining the health, form and function of environmentally valuable features.		
Monitoring	Recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule and process for resolving any non-compliance		
Restoration	Recommended actions to restore or enhance ecosystem functions or habitat that have been degraded prior to development or that would be impacted by the proposed development		

OFFICE USE ONLY

File No: _____

STEEP SLOPE HAZARD DEVELOPMENT PERMIT AREA (DPA 7)			Office Use only
	Information and Documentation Required	✓	
Site Plan	Professionally prepared plan at an appropriate scale and based on a legal survey, containing the following:		
	Topographic features and showing 1 to 5 metre contour intervals		
	The development permit area boundary		
	Existing and proposed buildings and structures		
	Roads and driveways		
	Proposed site grading and post development contours		
	Significant natural features		
	Where development would occur on slopes exceeding 20% grade: site profiles and cross sections demonstrating terrain conditions prior to disturbance		
Site Inventory	An assessment of potential geotechnical hazards that may affect the subject site and neighbouring properties. This should include a summary of the method of hazard analysis and the level of field work.		
Development Proposal	A description of the proposed development detailing construction, cut and fill, blasting, road or driveway construction, vegetation clearing, alteration to hydrological systems, alterations affecting the marine foreshore, septic field installation, landscaping, or other land alteration during or after the development phase. Alternative development options.		
Impact Assessment	An assessment of whether the proposed development would result in an acceptable probability of a geotechnical hazard.		
Measures	Recommendations for measures to reduce hazards on the subject site and neighbouring properties.		
Monitoring	Recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule and process for resolving any non-compliance		



GALIANO ISLAND

Development Permit Areas

A number of areas on Galiano Island have been designated as development permit areas, or DPAs. If you are the owner of a property that is wholly or partly within one of the areas, you may need to obtain a development permit before initiating certain kinds of land altering activities within these areas on your property.

What is a Development Permit Area?

A DPA is an area of land or water that has been designated in the Official Community Plan as requiring a permit before some types of development can proceed. DPAs are used by local governments in BC to establish design criteria, to protect natural features, or to protect development from natural hazards. At present, Galiano Island has seven DPA designations. Within each of these designations land alteration, construction and subdivision are restricted until a development permit is obtained. The DPAs on Galiano Island are intended to protect sensitive or rare natural environments, protect development from hazardous conditions or to guide the form and character on commercially and industrially zoned properties.



How Do I Find Out if my Land is Affected by a DPA?

To determine whether your land is impacted a DPA refer to the Section 5 of the OCP and Map Schedules F, G, H and I in the Galiano Island Official Community Plan (OCP). Copies of the OCP are available in the local trustee office on Galiano or on the Islands Trust website at www.islandstrust.bc.ca/ltc/gl/bylaws. There is also an unofficial DPA map which consolidates all the DPAs into a single map available on the Galiano webpage: www.islandstrust.bc.ca/ltc/gl/. In addition, Islands Trust Planning staff will assist you if you have any questions. Contact information is provided at the end of this document.

What is a Development Permit?

A Development Permit (DP) is a type of development approval issued by a local government. DPs are in addition to other approvals, such as building permits or subdivision approval. A landowner cannot undertake a subdivision, new construction or land alteration within a DPA without first obtaining a development permit. While a DP cannot preclude permitted

development, it can include conditions consistent with the DPA guidelines, such as attaching specific plans or requiring mitigation measures. A DP can also include variances where relaxation of zoning regulation (like a setback) can minimize impacts on a sensitive area.

How Do I Know if I Need a Development Permit?

If you plan to build, alter or subdivide land that is located within a DPA, you may need a permit. To check, refer to the OCP, each DPA includes guidelines, and exemptions, for each DPA designation. If you have any questions, contact Islands Trust planning staff. You would **not** need a development permit for buildings or development located within a DPA that were present prior to approval of the bylaw, for development outside of a DPA, or for development that is exempt from the need for a development permit.

How Do I Apply for a Permit?

If you need a permit, request an application form from the Islands Trust or download the online application form from www.islandstrust.bc.ca/lup/appforms.cfm.

Are There Exemptions for a Permit?

Yes. All DPA guidelines include exemptions from the need to obtain a permit for certain activities. DPA have exemptions for farm practices, forest management activities, maintenance of existing structures and landscaping, fencing, walking trails, and removal of dangerous or invasive vegetation. If you have any questions Islands Trust planning staff are available to assist you.

What if my Property is in Two DPAs?

You only need to submit one application and pay one fee. If you have any question please contact planning staff as they can determine whether more than one DPA applies to a property. Where two DPAs apply, the guidelines of both apply. In such cases, one permit is issued.

How Long Does it Take to Get a Permit?

It depends on the nature of the application. If a permit is required, the application will have to be processed by planning staff and put before the Local Trust Committee (LTC) for their review and decision.

The LTC meets monthly. Once a complete application is submitted, it typically takes 4 to 6 weeks to process an application, depending on the complexity of the site, the completeness of the application and supporting information, and the timing of LTC meetings.



Am I Required to Hire the Services of a Professional?

Probably, depending on the nature of the proposal and to what extent it impacts a DPA. The DPA guidelines contained in the OCP and an administrative bylaw called a Development Approval Information Bylaw clearly outline the specific requirements associated with each DPA. It is strongly recommended that you contact Islands Trust staff before proceeding with a development permit application in order to fully understand the nature of the potential options and requirements available to you.

How is an application assessed and who approves it?

Islands Trust planning staff can give you advice on the application process and options for developing your property. If you do need to apply for a permit, a planner assigned to Galiano Island will review your application, plans and any professional reports in relation to the DPA guidelines in the OCP, and make a recommendation to the LTC. The LTC will then consider issuance of the permit at a regular meeting. There is no public hearing or notification for a development permit application.



Are There Benefits to Having a DPA on your Property?

Prospective residents increasingly desire communities that actively protect and integrate the natural features and spaces, and consider the appearance of industrial and commercial developments. Research indicates that green space and properties with natural and treed areas are worth 5-20% more than properties without these features. Properties affected by environmental DPAs may qualify for the Natural Area Protection Tax Exemption Program (NAPTEP), which provides a 65% savings on property taxes over areas covenanted under this program. More information on NAPTEP is available from Islands Trust staff or from www.islandstrustfund.bc.ca/naptep.

How Much Does a Permit Cost?

The application fee varies depending on the type of DP Area. For ecosystem DPAs that protect the natural environment and DPAs that protect development from hazardous conditions, the fee is \$440. For DPAs that guide form and character of commercial development, the fee is \$660.

CONTACTING THE ISLANDS TRUST

Phone

Toll Free via Enquiry BC: 1.800.663.7867

Request the phone or fax number provided below

For general enquiries: 250.405.5151

Fax 250.405.5155

Email View Islands Trust website for staff contacts and email addresses.

Mail Islands Trust
200 – 1627 Fort St.
Victoria, BC V8R

Website www.islandstrust.bc.ca/ltc/gl



been shown that this is not how the sawmilling is being done as some small lot owners are sawmilling wood for the use of others and therefore impacts the enjoyment of others around these operations.

Staff had recommended that the bylaw definition of sawmilling be amended to include the wording "for the sole use of the lot owner on the lot on which sawmilling takes place" after the word "lumber".

Discussion: Staff are recommending that the definition of sawmilling be rewritten to make it easier to enforce, but also not prohibiting it on residential lots. Possible options to consider would be limiting the use to lots of a specific size, limiting the distance from a lot line for the mill itself, ensuring that it be enclosed on 3 sides, making sure it is portable, still limiting days/hours of operation, etc. The intent, as stated previously, is to ensure that the use is temporary solely for the lot owner. Staff are also meeting with Bylaw enforcement staff on the topic of sawmilling and enforcement.

The LTC has two options to proceeding:

1. That staff rewrite the definition of sawmilling and bring it back as part of the LUB updates; or
2. That the issue of sawmilling be added to the work program to be dealt with at a later date.

pc Robert Kojima, Regional Planning Manager



Islands Trust

Top Priorities

Galiano Island

No.	Description	Activity	Received / Initiated	Responsibility	Target Date	Status
1	LUB update	1. Amendments resulting from OCP review 2. Review of regulations for geo-thermal exchange use. 3. Review of split-zoned lot regulations (Bylaws 237, 239) 4. Review of Parking Regulations 5. Sign Regulations (Bylaw 240) 6. Review of zoning regulations for Lions' Hall (Bylaw 239) 7. Review of FLR and F2 zoning and Land Transportation policy (o) requirement 8. Review zoning of small F1 lots that were in existence at the time of their purchase from Mac Blo. 9. Standards for potable water supply 10. Accessory building entitlements 11. Cottage floor area calculation Phase II items: 1. Secondary suites 2. Dock review	Apr-16-2012	Kris Nichols	Mar-31-2013	On Going

3. Short Term Vacation
Rentals

1				Kathy Jones Kris Nichols		On Going
2	DPA Implementation	1. Update of Development Approval Information Bylaw - COMPLETE 2. Public communications: - shoreline workshop - Feb 23/13 - information brochures & Fact sheets - ON-GOING 3. Development of Administrative procedures: - DPA guidelines checklists - COMPLETE - DAI requirement checklists - COMPLETE -Application packages - PENDING	Dec-12-2011	Robert Kojima	Mar-31-2013	On Going
3	Ground water protection DPA policy review	Review detailed recommendations of Waterline Report, review existing DPA provisions, prepare options for amendments	Jun-13-2012	Kris Nichols	Mar-31-2014	On Going



Projects

Galiano Island

No.	Description	Activity	Received / Initiated	Status
1	Soil Removal and Deposit Bylaw	Review need and options for implementation of soil removal and deposit bylaw	Sep-12-2011	On Going
2	OCP amendment to review definition of "tree"		Dec-12-2011	On Going
3	Provincial Advocacy	• Letter from Steve Thomson, Minister of Forests dated Nov 2, 2011 to be brought forward for action at the appropriate time • Staff directed to request meetings with the following:	Feb-13-2012	On Going
4	Amendments to Forest designation and F1 zone -	consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status. Draft bylaws have been prepared, project deferred at meeting of April/12	Apr-16-2012	On Going
5	parking issues	issue for future discussion with MoTI and public parking issues generated from associated islands (see correspondence from P. Midgely on agenda of Apr/12)	Jul-23-2012	On Going
6	LUB Review	Policy review of regulations pertaining to strata common property.	Apr-16-2012	On Going



Applications w / Status - Galiano Island Status: Open

Applications

Board of Variance

File Number	Applicant Name	Date Received	Purpose
GL-BOV-2013.1	L. Waterfall & J Kowalski Planner: Kris Nichols	Mar-22-2013	287 ACTIVE PASS DR To vary the horizontal setback requirement to allow for a beach access staircase.

Planning Status

Status Date: Mar-27-2013

Sent letter of acknowledgment of receipt of fees and application to applicant, copied trustees and forwarded file to planner.

Development Permit

File Number	Applicant Name	Date Received	Purpose
GL-DP-2013.1	CRD - Malcolm Cowley Planner: Kris Nichols	Mar-05-2013	To construct a multi-purpose building for public fire hall facility for training

Planning Status

Status Date: Mar-11-2013

Sent acknowledgment letter of receipt of fees and application to applicant, copied app to trustees. Created file and forwarded to Planner.

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2010.2	Scoones Planner: Robert Kojima	Aug-25-2010	To allow the retaining wall to be as close as 1ft from the property line.

Planning Status

Status Date: Jan-14-2013

Additional survey required to identify other encroachments, lot coverage, DVP file on hold BE file re-activated
Deadline of March 15, 2013.

Status Date: Nov-13-2012

E-mail sent to applicant requesting how they want to proceed and pointing out missing information as previously requested. Response date is November 26.

Status Date: Nov-08-2012

Survey submitted by applicant showing encroachment.

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2013.1	Michael Norgang Planner: Kim Farris	Jan-22-2013	70 Bluff Rd To vary the front lot line to accomodate existing dwelling.

Planning Status

Status Date: Feb-26-2013

Waiting for site survey from applicant

Status Date: Jan-23-2013

Sent letter of acknowledgement of receipt of fees and application to applicant. Copied file to trustees and forwarded file to planner.

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2013.2	CRD - Malcolm Cowley Planner: Kris Nichols	Mar-05-2013	to vary the required setback for an underground septic field and to allow a small portion of a lock-block retainer wall to be located in the setback.

Planning Status

Status Date: Mar-11-2013

Sent acknowledgment letter of receipt of fees and application to applicant. Copied to trustees and forwarded file to planner.

Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2004.6	Crystal Mountain Society Planner: Kris Nichols	Jun-14-2004	OCP and LUB amendments to allow a Retreat Centre and Forest Retreat.

Planning Status

Status Date: Mar-25-2013

Spoke with applicant who stated that they will provide a new map and proposal in the near future.

Status Date: Feb-14-2013

E-mail sent to applicant to set up a meeting as stated in November 2012.

Status Date: Nov-20-2012

Spoke with applicant. Setting up a meeting for early in the new year to review application and next steps.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.2	Romagnoli Planner: Gary Richardson	Mar-21-2005	To rezone from F1 to F3

Planning Status

Status Date: Jan-29-2013

applicants again requested to provide comments

Status Date: Jan-13-2013

applicants indicate they will provide comments by end of Jan

Status Date: Jan-04-2013

Applicants again requested to provide potential covenant revisions

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2011.1	Galiano Land and Community Housing c/o Tom Hennessy Planner: Kris Nichols	Oct-06-2011	Rezone Agriculture and Residential to Community Facility-Affordable housing.

Planning Status

Status Date: Feb-21-2013

E-mail sent to applicant indicating additional information required prior to proceeding.

Status Date: Feb-18-2013

Staff report (Feb 18, 2013) provided update and next steps. As a result Trustees require additional information prior to a CIM being scheduled.

Status Date: Jan-31-2013

Applicants submitted revised site plan

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2011.2	Winmark Capital Inc. - Richard Dewinetz	Dec-21-2011	To amend the OCP/LUB to change 90 hectares of F1 lands to Park Land & RR.

Planner: Kris Nichols

Planning Status

Status Date: Feb-18-2013

CIM held at LTC meeting

Status Date: Feb-01-2013

Staff working on required covenants and CIM scheduled for February 18, 2013

Status Date: Nov-16-2012

E-mail sent to applicant addressing next steps prior to a CIM being scheduled. Staff to work on covenants to wetland protection, access, etc.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2007.1	LPG Landplan Group Inc (Zizzy/Brown) Planner: Kris Nichols	Feb-12-2007	Creating 6 new lots. DL 72 and Lot 15, DL 71 and 77, Plan VIP61007. X-reference GL-RZ-2005.3

Planning Status

Status Date: Feb-27-2013

Applicant completing survey and will submit to staff to attach to covenant and bylaw.

Status Date: Jan-10-2013

applicant indicates additional well-drilling and surveying still required. Working on removing easements to provide BC Parks with clean title

Status Date: Oct-15-2012

staff contacted by consultant indicating well drilling pending

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2010.1	Land Survey Inc. Planner: Kris Nichols	Jun-03-2010	ELLIS RD To create 2 lots

Planning Status

Status Date: Feb-09-2012

PLA received from MoTI dated April 1, 2011

Status Date: Sep-13-2010

Response sent to MOTI September 13, 2010.

Status Date: Sep-01-2010

Staff to send response to MOTI by September 10, 2010

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2012.1	Louis Gothier c/o Ron Taylor Planner: Kim Farris	May-01-2012	275 BLUFF RD & 351 BLUFF RD A boundary Adjustment

Planning Status

Status Date: Feb-26-2013

Waiting for S.219 covenant to be drafted by applicant

Status Date: Feb-13-2013

Status Date: May-17-2012

Sent letter of acknowledgment of receipt of application form and fees to applicant. Copied app to trustees and forwarded file to Planner.

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2012.2	Winmark Capital Inc. c/o Peter Thomson BCLS Planner: Kris Nichols	Jul-04-2012	Creating 12 new lots

Planning Status

Status Date: Sep-06-2012

PLA received from MOT

Status Date: Jul-31-2012

Referral response sent to MOT

Status Date: Jul-25-2012

Planner initiating review of application

Kathy Jones

From: Nicole Ranger
Sent: March-26-13 11:47 AM
To: Ken Hancock; Kris Nichols; Louise Decario; Robert Kojima; Sandy Pottle; Sharon Lloyd-deRosario; Kathy Jones
Cc: Nancy Roggers
Subject: Galiano Expense Report - March 2013

Islands Trust**LTC EXP SUMMARY REPORT F2012**

Invoices posted to March 31, 2013

625 Galiano	Invoices posted to March 31, 2013	Budget	Spent	Balance
65000 625	LTC "Trustee Expenses"	1,100.00	401.28	698.72
65200 625	LTC Local Exp LTC Meeting Expenses	3,900.00	3,322.85	577.15
65210 625	LTC Local Exp APC Meeting Expenses	500.00	449.31	50.69
65220 625	LTC Local Exp Communications	800.00	834.67	(34.67)
65230 625	LTC Local Exp Special Projects	1,000.00	125.57	874.43
65240 625	LTC Local Exp Miscellaneous	300.00	-	300.00
TOTAL LTC Local Expense		6,500.00	4,732.40	1,767.60
73001 625 2002	Galiano OCP/LUB	6,500.00	1,422.52	5,077.48
73001 625 4002	Galiano Groundwater Protection	10,000.00	3,159.33	6,840.67
TOTAL Project Expense		16,500.00	4,581.85	11,918.15

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

Preserving *Island* communities, culture and environment



Please consider the environment before printing this email

PROPOSED

Galiano Island Local Trust Committee Expense Budget

2012-2013

\$6500

	G/L Code	Budget
LTC Meeting Expenses	65200	3 900
APC Meeting Expenses	65210	500
Communications	65220	800
Special Projects	65230	1 000
Miscellaneous	65240	300
Total		6 500

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: September 26, 2012

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 18, 2004	GL-LTC-118-04	Road Network Plan	It was Moved and Seconded that the issue of access, including the proposals provided in the Road Network Plan, be applied to any existing and future rezoning applications brought before the LTC.
2.	June 14, 2004	GL-LTC-130-04	Forest 1 and Forest 3 lots	It was Moved and Seconded that staff be directed to draft a proposal to the Islands Trust Executive Committee requesting approval of a special Galiano Island Local Trust Committee initiative to accept, at reduced fee levels and for a limited time, applications to rezone eligible Forest 1 lots to Forest 3. In support of this request we offer that applications received under this initiative be batched in groups of two or more, each under a single bylaw. This approach, administered efficiently, will take less time to process and therefore cost less than if done singly, while still ensuring community input through full public process. The groupings we anticipate should be for properties of like nature and general location, though not necessarily contiguous.
3.	July 21, 2004	GL-LTC-137-04	F1 Zone	It was Moved and Seconded that Galiano LTC consider option 1, Cost Recovery Model, of the July 7, 2004, staff report Re: Batching/Initiating Offer, as an operating policy for the charging of fees as part of any rezoning application and in particular with reference to applications for rezoning of F1- zoned properties.
4.	February 16, 2005	n/a	F3 Covenant	Galiano LTC will hold be a covenant holder to all covenants granted as part of the F3 rezoning process The model F3 covenant will be referred to all prospective covenant holders for comment on the document and to seek confirmation that they are willing to be a covenant holder jointly with the local trust committee.

No	Meeting Date	Resolution No.	Issue	Policy
5.	June 29, 2005	n/a	Subdivision Applications	Staff are requested to prepare a report that provides wording for standing resolution to refer subdivision applications to the Galiano Fire Department and the Parks and Recreation Commission.
6.	May 11, 2009	GL-LTC-85-09	Parks Commission Referral	THAT the Galiano Island Local Trust Committee direct Staff to send rezoning applications to the Galiano Island Parks and Recreation Commission for referral.
7.	October 18, 2010	GL-LTC-115-10	Publishing Notices beyond legal requirements	THAT the Galiano Island Local Trust Committee will advertise Public Hearing Notices in either the Active Page Magazine or Islands Tides Newspaper in addition to the legally required advertising in the Driftwood Newspaper.
8.	October 17, 2011	GL-LTC-205-11	Special Occasion Liquor Licenses	THAT where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years , staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
9.	September 17, 2012	GL-LTC-100-12	Short Term Vacation Rentals	THAT given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Short Term Vacation Rentals that have one or more of the following characteristics will be subject to enforcement: 1. There are issues related to health and safety; 2. There is a written complaint by owners or residents of two properties about bona fide serious nuisance issues such as noise or parking congestion related to the STVR; 3.The owner of the property uses more than one property on Galiano Island as a STVR. THAT nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Galiano Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time; THAT the policy remains in effect until such time as the regulatory review is complete.

K:\LTC\Galiano\Standing Resolutions\Policies and standing resolutions.doc



Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 1,138

Size:

5,810 hectares (14,356 acres)

Location:

26 kilometres north-east of the Swartz Bay ferry terminal located on Vancouver Island.

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
[Related Links](#)

Galiano Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Galiano Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

January 2013

- [Galiano Special Meeting February 23, 2013 \(An Invitation to "Greening our Shores" Shoreline Stewardship Event\)](#)

November 2012

- Land Use Bylaw Review - Proposed Amendments: [Bylaw No. 237](#) | [Bylaw No. 238](#) | [Bylaw No. 239](#)

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Planner Office Hours on Galiano Island

Galiano Island Local Trust Committee Projects

Local trust committee community planning projects are initiated and managed through their Work Programs. The Work Program Top Priorities are projects that have been prioritized by the LTC and for which resources are available or anticipated to be available shortly. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

- [Work Program Top Priorities](#)

General

- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)
- [Geological Hazard Mapping Project- Final Consultant report March 31, 2010](#)

Shoreline Stewardship Workshop

- [Workshop Notice](#)
- [Workshop Agenda](#)
- [Integrated Shoreline Mapping](#)
- [Mapping Methodology Report](#)
- [Greenshores](#)
- [Integrated Shoreline Mapping Presentation](#)
- [Conservation of Eelgrass in the Islands Trust Area](#)
- [Green Shores and the Green Shores for Homes Rating System](#)
- [Creatures of the Deep](#)
- [Shoreline Mapping: Eelgrass and Forage Fish](#)
- [Islands Trust Fund Caring for Our Shorelines](#)

Climate Change Action

- [Staff Report - October 2009](#)
- [Community Engagement Tools](#)
- [Climate Wise Islands](#)

Committee Links

[Committee Home](#)
[Trustee Membership](#)
[Contact Trustees](#)
[Contact Planning Staff](#)
[Planning Bylaws](#)
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[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

- [Staff Report - January 29, 2010](#)
- [Adopted Bylaw No. 206](#)

Groundwater Study

- [Galiano Groundwater Study- Phase One \(Waterline Resources Inc. March 31, 2011\)](#)
- [Galiano Groundwater Study - Phase Two \(Waterline Resources Inc. - May 10 2012\)](#)

Development Permit Areas

- [Galiano Island Development Permit Area Compilation Map](#)
- [Development Approval Information Checklist](#)

Official Community Plan Review

Consolidation

- [Galiano Island Official Community Plan Bylaw No. 108, 1995 - consolidated November 25, 2011](#)

Land Use Bylaw Review

Staff Reports

- [Staff Report- June 11, 2012](#)
- [Staff Report -July 23, 2012](#)
- [Staff Report - October 15, 2012](#)
- [Staff Report Bylaw No. 237 - November 19, 2012](#)
- [Staff Report Bylaw No. 238 - November 19, 2012](#)
- [Staff Report Bylaw No. 239 - November 19, 2012](#)

Proposed Bylaw

- [Proposed Bylaw No. 237](#)
- [Proposed Bylaw No. 238](#)
- [Proposed Bylaw No. 239](#)

Applications

Rezoning Application : GL-RZ-2005.2 (Smith/Romagnoli)

- [Staff Report dated July 29, 2010](#)

Rezoning Application: GL-RZ-2011.1(Affordable Housing)

Staff Reports:

- [Staff Report dated November 3, 2011](#)
- [Staff Report dated November 28, 2011](#)
- [Staff Memo dated January 31, 2012](#)
- [Staff Report dated April 16, 2012](#)
- [Staff Report dated July 9, 2012](#)
- [Staff Report - September 17, 2012](#)

Proposed Bylaws:

- [Proposed Bylaw No. 233](#)
- [Proposed Bylaw No. 234](#)

Rezoning Application: GL-RZ-2011.2 (Richard Dewinetz)

- [Preliminary Staff Report dated March 30, 2012](#)
- [Memo dated May 3, 2012](#)
- [Staff Report dated May 31, 2012](#)
- [Preliminary Layout Plan, prepared February 29, 2012](#)
- [Proposed Layout Plan, prepared May 2, 2012](#)
- [Proposed Bylaw No. 235](#)
- [Proposed Bylaw No. 236](#)

Gaylor Covenant ETO16476

- [Covenant](#)
- [Amendment to Covenant](#)

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Memorandum

Date January 24, 2013 File Number 0410-20

To Gabriola Island Local Trust Committee
 Galiano Island Local Trust Committee
 Mayne Island Local Trust Committee
 North Pender Island Local Trust Committee
 Salt Spring Island Local Trust Committee
 Saturna Island Local Trust Committee
 South Pender Island Local Trust Committee
 Thetis Island Local Trust Committee

From Robert Kojima, Regional Planning Manager
 Leah Hartley, Regional Planning Manager
 Courtney Simpson, Regional Planning Manager

Re National Marine Conservation Area

At December Trust Council, a Request for Decision (RFD) from Trust Programs Committee concerning the proposed National Marine Conservation Area Reserve (NMCAR) was considered. Trust Council adopted the following resolutions:

Resolution TC 161/12

That the Islands Trust Council reaffirm its support for a National Marine Conservation Area Reserve in the Southern Strait of Georgia, and affirms its support for enacting the entire perimeter (or larger) as currently proposed .

Resolution TC 161/12

That the Islands Trust Council recommend that local trust committee zoning be used by Parks Canada as the basis for defining the zoning in the National Marine Conservation Area Reserve Interim Management Plan.

Resolution TC 161/12

That the Islands Trust Council propose that the Islands Trust be included in a joint management approach to the National Marine Conservation Area Reserve.

The RFD included the following passage:

Local trust committees (except Lasqueti, Hornby, Denman, Gambier and Executive (Ballenas-Winchelsea)) are encouraged to give specific input (ideally by resolution) about more precise NMCAR boundary definition in environmentally sensitive areas and/or exclusions of high use areas such as docks

and sewage outfalls. (CAO comment: Those LTCs that wish to solicit public comment or make detailed assessments before providing more specific input regarding NMCAR boundary definition would need to make this a work program priority with assigned planner resources.)

LTCs have several options in considering if further specific input is appropriate.

1. Review of NMCAR boundaries: as suggested in the RFD quote above, an LTC may consider that a detailed review of the proposed boundaries within the LTA should be conducted prior to making comment. This may involve some or all of the following:
 - a. Staff review of Parks Canada proposed NMCAR boundaries in comparison to Islands Trust mapping and LTC bylaw designations and zoning.
 - b. Identification and delineation of specific locations to recommended for exclusion (or for inclusion). For example public docks could be requested for exclusion, and options could be considered for the exact boundary of the area of exclusion (i.e. lease, zone or general area of activity). Conversely, a recommendation could be made to include areas current shown as excluded based on Islands Trust mapping (ecosystem, shoreline, archaeological, etc.)
 - c. LTC led consultation, including community meetings and consultation with local groups

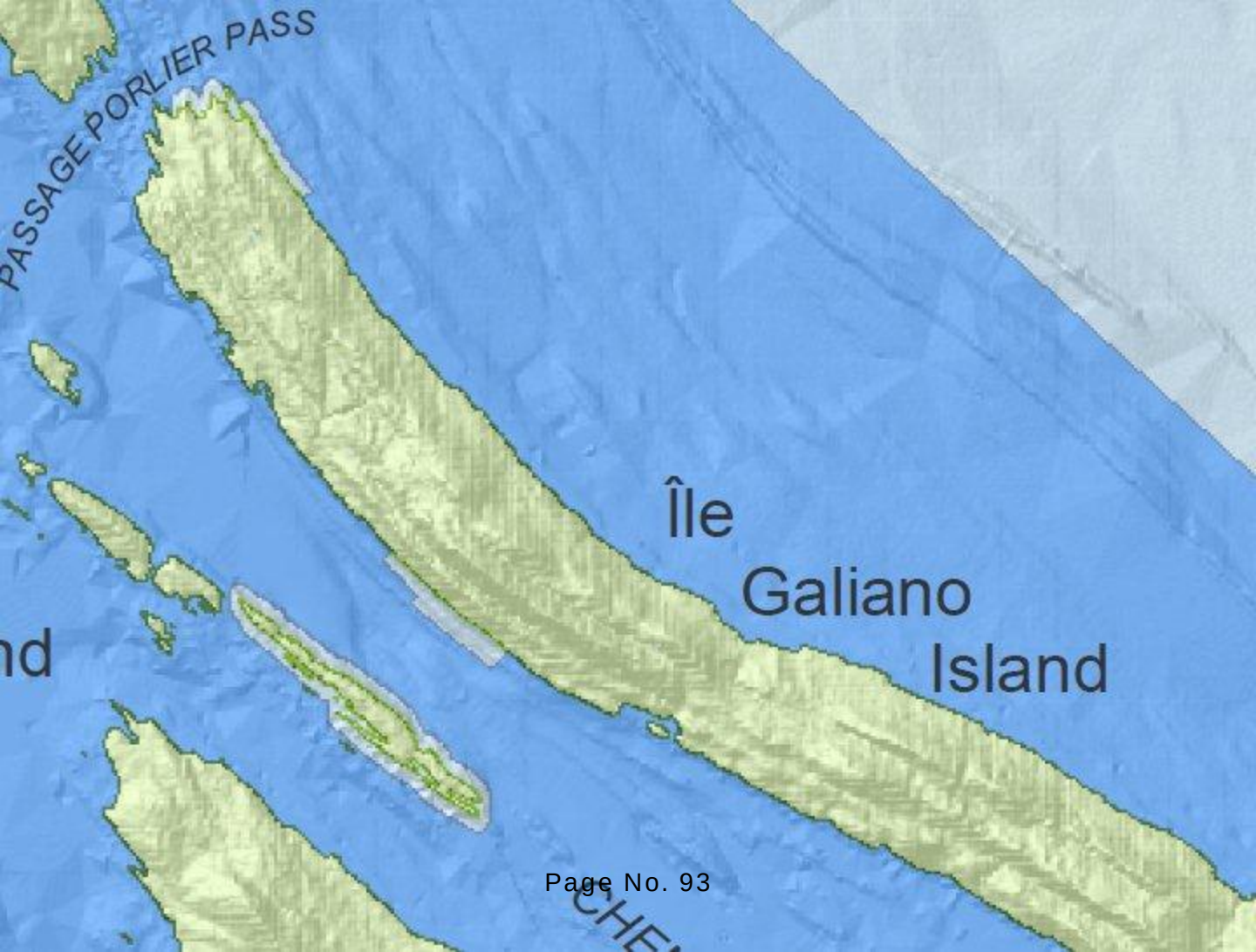
Although the work may be completed within one or two LTC meetings, this level of work should be treated like any other LTC project and included as Top Priority on the Work Program and staff should be requested to provide options on the resources, timelines and scope of work.

2. The LTC may consider a simple resolution or set of resolutions to forward to Parks Canada. For example:
 - a. A resolution recommending exclusion specific location or feature (e.g. a public dock)
 - b. A resolution recommending that Parks Canada hold a public meeting on the island.

This approach would typically be considered at a single meeting and would not need to be added to the Work Program. Trustees considering this approach are encouraged to work with their Island Planner in advance of the meeting on suitable resolution wording.

3. Finally, an LTC may consider that no further action is necessary from the LTC. In other words, the resolutions of Trust Council are sufficient.

pc David Marlor, Director of Local Planning Services
Lisa Gordon, Director of Trust Area Services







Memo

To: Galiano Island Local Trust Committee
From: Emily Kozak, Islands Trust Fund Secretary
Date: January 24, 2013
Re: Laughlin Lake Addition – Lot 5 Acquisition

Message

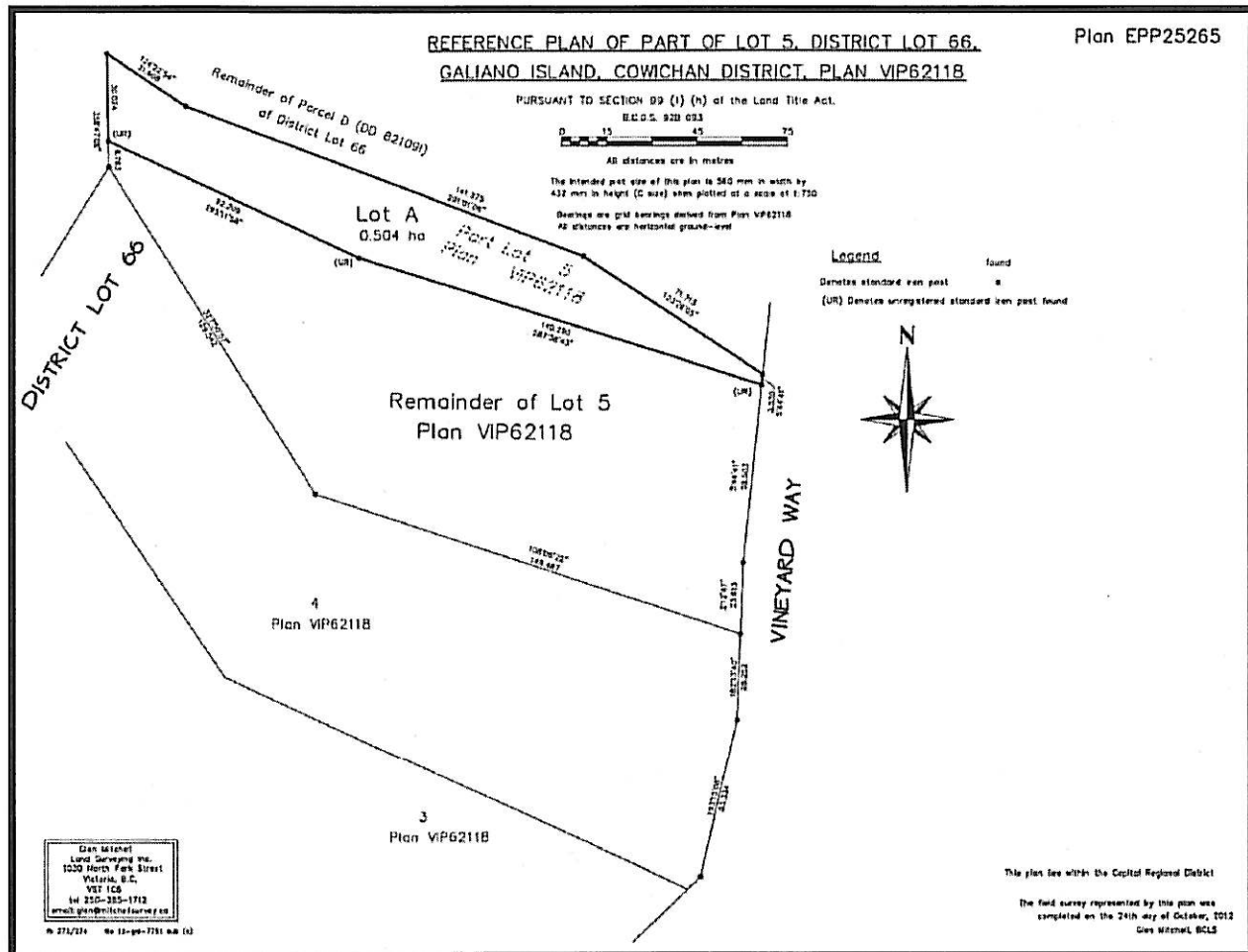
Please find attached a copy of the reference plan showing the location of Lot 5, District Lot 66, on Vineyard Way, Galiano Island. The highlighted area of this property was recently donated to the Trust Fund Board by Galiano Island residents Ken and Linda Millard. This donation was completed through subdivision, using Section 99 of the Land Titles Act.

The acquisition of this land is a valuable addition to the Laughlin Lake Nature Reserve. I have also attached a map showing the complete protected area.

If you have any questions about the Laughlin Lake Nature Reserve, or about the benefits and process of land donation, please do not hesitate to contact the Islands Trust Fund Office at (250) 405 5186 or ekozak@islandstrust.bc.ca.

Sincerely,

Emily Kozak
Secretary
Islands Trust Fund

REFERENCE PLAN - PLAN EPP25265

D. R. COELL & ASSOCIATES INC.
REAL ESTATE APPRAISERS & CONSULTANTS

PROPOSED ADDITION TO LAUGHLIN LAKE PROTECTED AREA

Laughlin Lake Protected Area
(REM. PCL. D, DL 66)

Proposed Protected
Portion, Lot 5

Proposed Residential Portion
Lot 5

Produced by Ken Millard, October 2009
2005 Corrected Aerial Photography
Projection: UTM Zone 10 NAD83
Scale 1:2,500

20 0 20 40 Meters

STATEMENT OF COOPERATION for the COASTAL DOUGLAS-FIR AND ASSOCIATED ECOSYSTEMS CONSERVATION PARTNERSHIP (CDFCP)

We believe that:

1) *biodiversity is a key component of Canada's national heritage.*

Both Canada and British Columbia have made international and national commitments to conserve biological diversity. Biodiversity includes all species and ecological communities and the interactions between them and has both inherent and economic values that justify its conservation. We are committed to preserving this rich component of our national heritage for future generations.

2) *the Coastal Douglas-fir Biogeoclimatic Zone is a unique and special place.*

The Coastal Douglas-fir biogeoclimatic zone (CDF zone) is unique and found almost exclusively in British Columbia. It is an area of extremely rich biological and ecological diversity and supports species and ecosystems that do not occur elsewhere in Canada. It has international significance because of its limited range in North America. This zone is also home to an increasing number of people drawn by the quality of life and the mildest climate in Canada. This area supports a wide range of agricultural, forestry, mining, recreation and tourism activities.

3) *the future integrity of the Coastal Douglas-fir and Associated Ecosystems is threatened.*

We will not take the future health of the Coastal Douglas-fir and Associated Ecosystems (CDFAE) for granted. Although the area's economic wealth has long been based on its abundant natural resources, population growth and associated human activities now threaten the natural environment which has made it so special and attractive. There are 43 Red and Blue-listed ecological communities in the CDF zone alone and 278 species at risk, of which 107 are listed by COSEWIC and 99 are listed under the federal Species At Risk Act (SARA) (BC CDC, 2012)

4) *it is not too late to secure the ecological integrity of the CDFAE for future generations.*

All the necessary elements of a Conservation Partnership are in place. Governments, non-government organizations, community groups and individuals are aware of the many conservation issues facing the CDFAE and recognize the need to preserve this special place. There is adequate scientific information to make informed decisions. We are strongly committed to cooperation and partnership for conservation of the CDFAE.

5) *protecting this special place is our shared responsibility.*

With this *Statement of Cooperation*, we are focusing the energies and efforts of an emerging Conservation Partnership so that we can make a coordinated contribution toward addressing the conservation issues facing the CDFAE. We wish to engage the considerable skills, energy and resources of our governments, ENGOs, community groups, educators, youth, workers, industry and business. We intend to work through cooperative mechanisms currently in place to inform and involve others. This will produce an open and transparent process of establishing priorities, identifying opportunities for effective cooperative action, and measuring progress. We will work with, and be guided by, existing conservation planning initiatives that affect conservation of the CDFAE.

6) *the Aboriginal peoples of the Coast play a special role in the future of the natural system.*

Through their long historical relationship with the lands and resources, the Aboriginal peoples of the CDFAE have acquired a special knowledge. To conserve and protect the area, we will work closely with the Aboriginal peoples of the CDFAE, so their unique perspective can contribute to our common efforts.

7) we will build on the progress made to date.

In our efforts to work closely together for the future of the CDFAE, we will build on the conservation activities and working relationships that have already been established in the area. Many programs and initiatives have protected portions of the landscape, implemented successful stewardship projects, created conservation plans, produced research results, and produced an array of informative publications.

We intend to work together to facilitate practical and effective conservation of the CDFAE

This *Statement of Cooperation* states our shared principles, goals and challenges. It provides a framework for collaboration on future initiatives through this Conservation Partnership, and will establish common priorities and a means to coordinate many of the initiatives already underway. We will be guided by our Terms of Reference, we will cooperate in an open and accountable manner, translate our commitments into actions, and monitor our progress. Research, monitoring and evaluation activities will provide new information and we are committed to considering and incorporating new information in our conservation approaches, priorities and management.

In working together towards the goals set out in this Statement of Cooperation, we welcome the ideas and efforts of all residents and organizations concerned about the future of the CDFCP. It is our intention to add new signatures to the Statement of Cooperation as new partners adopt the principles outlined in this document.

[Signature]

Name
Position
Affiliation

[Signature]

Name
Position
Affiliation

[Signature]

Name
Position
Affiliation

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) Terms of Reference

Background

The Coastal Douglas-fir biogeoclimatic zone (CDF zone) is the smallest and most at risk zone in BC and is of conservation concern (Biodiversity BC, 2008). The CDF zone is home to the highest number of species and ecosystems at risk in BC, many of which are ranked globally as imperiled or critically imperiled (BC CDC, 2012). The global range of the CDF lies almost entirely within BC, underscoring both its global uniqueness and BC's responsibility for its conservation. Of all the zones in BC, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests (Madrone, 2008) and 49% of the land base has been permanently converted by human activities (Hectares BC, 2010). The trend of deforestation and urbanization continues and has resulted in a natural area that is now highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is protected in conservation areas (MFLNRO, 2011). The extent of disturbance combined with the low level of protection places the ecological integrity of the CDF zone at high risk (Holt, 2007).

In response to complaints to the Forest Practices Board related to logging of endangered plant communities on Crown Land in the CDF zone, the province of BC released its CDF Conservation Strategy in 2008. Along with the protection of an additional 1600 ha of CDF under a Land Use Order and completion of terrestrial ecosystem mapping for 80% of the zone (excluding CDF in Lower Mainland), the strategy included a commitment to raise awareness and promote CDF stewardship to private land owners, local governments, and environmental non-government organizations (ENGOS). Since 2010 the province has hosted a series of workshops to both share information and solicit ideas on how to better address CDF conservation issues on a land base with a unique land ownership pattern where approximately 80% of the CDF zone is private land, 9% is provincial crown land and 11% is owned by other levels of government. A growing awareness of these issues has resulted in an increased interest in stewardship amongst the people, organizations and governments in the CDF zone.

One of the highest priority recommendations, from the feedback received at the workshops since 2010, relates to the need for a more strategic and collaborative approach amongst those working on CDF conservation issues to identify shared priorities, reduce duplication of effort and share resources and information. Another recommendation was to include the Coastal Western Hemlock Eastern Very Dry Maritime (CWHxm1) variant in the discussion because of the transitional area between the two biogeoclimatic units, the anticipated changes in boundaries due to the effects of climate change, and in many areas, similar levels of loss and fragmentation to that of the CDF. A key difference between the CWHxm1 and the CDF is that the CWHxm1 is much broader in range in BC and extends into the Pacific Northwest of the USA.

With these recommendations in mind, an ad hoc group of representatives from various levels of government, community residents, and ENGOS have met since the fall of 2011. At a workshop in March 2012 attended by a wide range of organizations, governments, resource professionals and private citizens, the concept of a partnership was widely endorsed. One of the action items from the workshop was to task a small group to develop a DRAFT Terms of Reference (TOR) to be presented back to the larger audience by June, 2012. The workshop participants requested that the TOR address options for the group's name, its mandate and its geographic scope. The concept of the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) had been launched.

Purpose

The CDFCP is intended to be a forum for communication and collaboration regarding the maintenance and restoration of healthy Coastal Douglas-fir and Associated Ecosystems (CDFAE) (see map in Appendix A). The CDFCP recognizes the need for shared stewardship of CDFAE and will strive to focus resources collaboratively, strategically and transparently so as not to duplicate existing conservation efforts and to maximize conservation gains.

The CDFCP will strive to strategically address ongoing threats to CDFAE conservation due to growing human populations, development, and resource use through collaborative engagement of parties with the goal of raising awareness of conservation issues and promoting conservation objectives in a respectful manner.

The CDFCP will endeavour to support and explore synergies with its partners and will recognize existing conservation planning and initiatives and will endeavor to build upon, promote and support those initiatives whenever possible and incorporate existing plans into CDFCP outcomes. The Partnership will strive to not negatively impact a partner's ability to carry out their mandate.

The CDFCP recognizes the importance of basing decisions on the best available science and will provide an information sharing forum to disseminate information such as mapping resources and provide advice to support conservation initiatives occurring throughout the CDF and CWHxm1.

Conservation Partnership Composition, Roles and Responsibilities

Participants and Supporters:

The CDFCP will be an affiliation of a broad range of stakeholders who share a common focus on CDFAE conservation. It includes agencies and individuals that are interested in promoting and protecting healthy CDFAE into the future. Land trusts, government (federal, provincial, regional, local), environmental stewardship groups, resource industry professionals, First Nations, private landowners and academic institutions are encouraged to become CDFCP Participants or Supporters and are invited to participate in related working groups. Participants are affiliated with a government or organization whereas Supporters have no such affiliation.

Steering Committee:

The Steering Committee will consist of a maximum of 12 people, preferably with at least one, or possibly two, member from the various sectors listed in Table 1 who will serve as a working executive for the Conservation Partnership. The Steering Committee will be responsible for developing the overall approach of the Conservation Partnership and provide a forum for decision making which reflects the direction the Conservation Partnership chooses. The Steering Committee will be responsible for the day to day management of the Conservation Partnership as well as establishing Working Groups and will provide direction to them. Ideally, the Steering Committee will in part consist of Chairs and/or Co-Chairs of the various Working Groups. The Steering committee and the Conservation Partnership will have no regulatory authority but will provide leadership, strategic guidance and assistance to partners through potential activities such as:

- Guiding development and implementation of plans and/or strategies
- Recommending priorities
- Engaging and providing advice to governments and local stakeholders
- Securing funding where required
- Providing and accessing specialized expertise
- Facilitating the collection and dissemination of data and information
- Facilitating public outreach and education
- Supervising and directing the CDFCP Coordinator

Table 1. Potential Composition of CDFCP Steering Committee (may be more than one representative per sector)

Name	Organization	Role
All TBD	Ministry of Environment	
	Ministry of Natural Resource Operations	
	Federal Government	
	Local Government	
	First Nation	
	ENGO	
	Resource Sector	
	Academia	
	Private Land Owner (member at large)	

See **Appendix B** (to be developed later) for contact information for each Steering Committee member.

CDFCP Coordinator:

The Conservation Partnership Coordinator will be responsible for:

- Coordinating meetings for the:
 - o CDFCP Steering Committee
 - o CDFCP Working Groups
- Coordinating communications materials with direction and input from the Steering Committee
- Acting as a flow-through for information dissemination to CDFCP Participants and Supporters
- Other activities outlined in the CDFCP Coordinator job description

The Conservation Partnership Coordinator will report directly to the Chair(s) of the Steering Committee.

Working Groups:

Working Groups which report to the Steering Committee will be established to complete specific priority activities laid out in subsequent plans and/or strategies. Working groups will select Chairs or Co-chairs who will be responsible for guiding the group to carry out identified priority tasks and report back to the Steering committee.

A number of possible Working Groups have been discussed. These will need to be refined and approved by the stakeholders of the Conservation Partnership and Steering Committee. They include:

a) Restoration and Stewardship group

The Restoration and Stewardship Working Group will focus on active restoration of CDFAE as well as promoting stewardship of CDFAE through existing organizations and information sharing between organizations.

b) Science/Technical

The Science/Technical Working Group (STWG) will provide advice and data to the Conservation Partnership, the Steering Committee and Working Groups, based on the best available science and mapping. Where the STWG does not have the appropriate level of expertise in-house for a particular subject, it will consult with appropriate experts.

c) Local Government

Due to the overlap of objectives, the Local Government Working Group (LGWG) may consist of the same membership as and be associated with regional implementation of the Species and Ecosystems At Risk Local Government Working Group (link: http://www.env.gov.bc.ca/wld/searl_gwg/) and will respect the recommendations and TOR that guide that group, while also meeting the recommendations and TOR of the CDFCP.

d) Resource Sector

The Resource Sector Working Group (RSWG) will be associated with natural resource extraction industries active in CDFAE. The RSWG recognizes economic activities exist within CDFAE and are an important part of local economies. The RSWG will engage others in the resource sector to:

- raise awareness of CDFAE conservation issues
- increase awareness of the impacts of resource extraction activities on CDFAE
- develop and promote best management practices to reduce impacts on CDFAE
- seek ways to increase the compatibility of resource activity outcomes with CDFAE conservation objectives
- explore and promote alternate economic opportunities that are more consistent with the CDFAE conservation objectives

e) Outreach and Education

The Outreach and Education Working Group (OEWG) is responsible for increasing awareness of CDFAE and CDFAE conservation issues as well as promoting CDFAE conservation objectives amongst all parties including the general public, all levels of government, CDFAE private landowners, First Nations and the Resource Sector

f) Securement

The Securement Working Group (SWG) will consist of land trust organizations who will collaborate on land securement priorities for CDFAE and methods for land securement including conservation covenants, land donations, eco-gifts, land acquisition, Crown Land securement and other voluntary conservation methods. Representatives of this Group will liaise with the Land Securement Subcommittee of the Conservation Partners of BC.

Geographic Scope

The Geographic Scope of the CDFCP includes the CDF and CWHxm1 biogeoclimatic zone/subzones, featured on the map in Appendix A.

Operating Policies and Procedures

Meetings

- Regular meetings of the Steering Committee at a minimum of every 3 months
- Meetings of the Conservation Partnership (open to the public) once a year
- Meeting procedures by consensus of CDFCP members
- Regular meeting dates established at start of the year
- Other meeting dates at the call of the Co-Chairs
- Members who are unable to attend can be represented by an alternate or can provide their written input prior to a meeting or join via teleconference
- Resource people or community representatives may be invited to attend specific meetings where their input would be of benefit

Decision-making

- Consensus model as much as possible
- If decision-making by consensus cannot be achieved, quorum for the decisions of the steering committee will be 50%+1 of active members
- Steering Committee members will be mindful and make best efforts to act in accordance with the following “Ground Rules”

“Ground Rules”

- Steering Committee members will:
 - o come well prepared to discuss issues.
 - o recognize concerns & interests of others, whether or not they agree with them.
 - o share discussion time, encourage full participation and search for common understanding.
 - o state their own views clearly, listen carefully to others, and explore issues fully before forming conclusions.
 - o work in a spirit of collective problem solving.
 - o communicate with respect and courtesy – no interrupting or side conversations.
 - o strive to reach consensus.
 - o support a decision, strategy or plan once it is adopted.

Communications outside Partnership

A spokesperson or spokespersons chosen by the Steering Committee may communicate on behalf of the CDFCP for the purposes of advancing a plan or strategy endorsed by the Conservation Partnership. In the absence of a plan or strategy, the spokesperson(s) may communicate on behalf of the CDFCP to provide support for conservation initiatives occurring within the CDFAE.

Participants can promote the Conservation Partnership but may not communicate on behalf of the Conservation Partnership without the approval of the Steering Committee. CDFCP participants will not use their participation in the CDFAE Conservation Partnership to advance their own interests without first consulting and receiving approval of the Steering Committee.

Funding

Funding will initially be secured through CDFCP participants. As the CDFCP matures, other funding models may be considered.

The Conservation Partnership will exist independently of operating and project funding. Where funds are sought, they will support the interests outlined in this Terms of Reference or will advance the goals and objectives of a CDFCP conservation plan or strategy. Where synergies exist, the Conservation Partnership will endeavour to seek funds that will also support its partners and wherever possible, fundraising for the CDFCP will be done in novel ways and efforts will be made to seek funds from sources not available to partner groups. Members of the CDFCP participate on a voluntary basis and are not financially compensated for their time by the partnership. Steering Committee members may be reimbursed for travel costs in order to attend the face-to-face meetings or workshops if funds are available.

Short Term Outcomes

The Steering Committee, in collaboration with CDFCP Participants and Supporters and Working Groups will work to produce the following outcomes:

1. CDFCP Interim Budget:

Within three months, the Steering Committee will complete an interim budget to define the financial resources required to implement the interim work plan, establish and resource priority working groups and hire a Conservation Partnership Coordinator.

2. CDFCP Interim Work Plan:

Within three months, the Steering Committee will complete an interim work plan to guide its work prior to the adoption of a CDFCP Conservation Plan/Strategy. This interim plan will include:

- A communications statement indicating how the Conservation Partnership will communicate with funders, the public, Conservation Partners and other agencies in absence of a CDFCP Conservation Plan/Strategy. Communications may include website development, indications of support to partners requesting endorsement of CDFCP related projects and CDFAE information materials.
- Information on immediate action items and responsibilities of the CDFCP Working Groups

3. Establishment of CDFCP Working Groups:

Within 6 months, the Steering Committee will establish the membership of the CDFCP Working Groups. **Within one year**, the CDFCP Working Groups will create their own Terms of Reference which will include information about:

- Goals and objectives
- Member responsibilities
- Meeting frequency and attendance
- Decision making
- Communication within the working group, with other working groups, outside agencies and with the Steering Committee

4. CDFCP Coordinator:

Within 6 months, the Steering Committee will create a job description and funding plan for a CDFCP Coordinator. **Within one year**, a Coordinator position will be funded and filled.

5. CDFCP Conservation Plan/Strategy:

Within one year, the Steering Committee will complete a CDFCP Conservation Plan/Strategy that includes:

- A vision statement
- Conservation goals
- Measureable targets
- Assessment of threats
- Recommended actions and lead agencies for the actions
- Proposed budget and financing plan

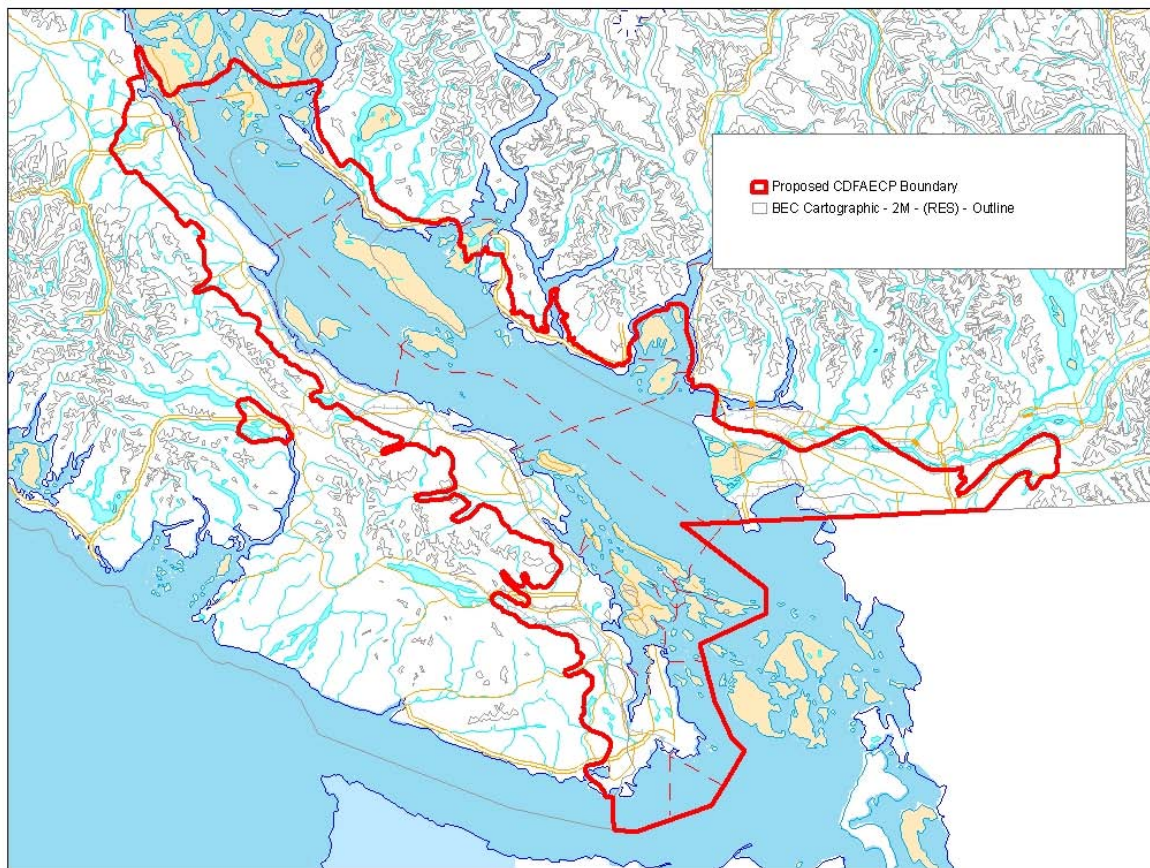
The CDFCP Conservation Plan/Strategy will incorporate and recognize existing conservation plans and will not duplicate work that has already been done. CDFCP Participants and Supporters will be asked to provide input into the Plan/Strategy and endorse the CDFCP Conservation Plan/Strategy upon its completion.

6. Implementing the CDFCP Conservation Plan/Strategy:

By the spring of 2014, the Conservation Partnership will begin implementing the Conservation Plan/Strategy through the Steering Committee in collaboration with the Working Groups.

Appendix A

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership Boundary



Please note: Except for the Howe Sound area the CDFAECP boundary follows the CWHxm1 Biogeoclimatic boundary (FLNRO, 2012).

Appendix B

Steering Committee Contact Information

DRAFT OF ANNUAL REPORT GALIANO ISLAND LTC SUMMARY

Galiano Island Local Trust Committee

The Galiano Island Local Trust Committee held twelve regular business meetings, three special meetings, and two public hearings. The LTC received and considered applications or referrals for one development permit, four development variance permits, five building permits, a crown land referral, three covenants, and two subdivision referrals. The LTC also concluded several applications received in the previous period, including three development variance permits and one temporary use permit.

Projects initiated or completed during this period included a series of phased amendments to the Land Use Bylaw, implementing policy changes identified in the OCP, which was amended in 2011 and improving clarity and consistency. In addition, the LTC undertook steps to implement and support new development permit areas adopted in 2011 by referring a new Development Approval Information bylaw to Trust Council for adoption, and by undertaking a program of public engagement and administrative improvements (i.e. D.P. checklists, brochure). Community education included hosting a workshop with a variety of speakers presenting on different aspects of shoreline stewardship.



Memorandum

Date **February 25, 2013** **File Number** **FILE**

To **Local Trust Committees**

From **Local Planning Committee**

Re **Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems**

At its meeting on February 7, 2012, the Local Planning Committee passed a resolution requesting that the attached report be circulated to all Local Trust Committees for information.

The report outlines the ocean loop geo-exchange technology and how it is being permitted currently within the Trust Area. It includes background information on ocean loop geo-exchange systems, the possible impacts and benefits of their use and briefly outlines what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

Attachment: Renewable Energy Technologies in the Trust Area – Ocean Loop Geo-Exchange Systems Report

REQUEST FOR DECISION

To: Local Planning Committee

For the Meeting of: February 7, 2013

From: Kris Nichols, Island Planner

Date: January 31, 2013

SUBJECT: RENEWABLE ENERGY TECHNOLOGIES IN THE TRUST AREA - OCEAN LOOP GEO-EXCHANGE SYSTEMS

RECOMMENDATION:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: N/A

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Adoption of bylaws to accommodate the utilization of geo-exchange systems will enable owners to implement heating and cooling technology that reduces Greenhouse Gas Emissions and is therefore environmentally responsible.

FINANCIAL: Staff time would be required to develop and implement bylaws or amend existing bylaws to accommodate ocean loop geo-exchange systems.

POLICY: There are six (6) Trust Policy statements to be considered with the accommodation of ocean loop geo-exchange systems into Local Trust Area (LTA) bylaws. All LTA OCPs should contain targets, policies and actions to reduce greenhouse gas emissions (GHG) as a result of changes to the *Local Government Act* and the implementation of bylaws to permit ocean loop geo-exchange supports this.

IMPLEMENTATION/COMMUNICATIONS: The LTC and staff would work with clients to educate them on the options available to accommodate the use of geo-exchange systems within their Local Trust Area.

BACKGROUND

Description of Issue:

At the last Committee meeting a briefing report was reviewed outlining the ocean loop geo-exchange technology and how it is being permitted within the Trust Area currently. The Committee requested some further clarification on the use the ocean loop geo-exchange systems presenting a critical overview of the ocean based geo-exchange approaches being used.

This report will expand on the previous report considered at the November 7, 2012 meeting, presenting background information on ocean loop geo-exchange systems, the possible impacts

and benefits of their use and briefly outlining what is currently being done or proposed on some of the Islands (i.e. North Pender, Saturna, Executive Islands, Galiano, Mayne, Salt Spring, South Pender and Thetis) in accommodating ocean loop geo-exchange systems.

The report is not to be interpreted as an endorsement of this type of system versus the more conventional forms of heating and cooling that are being used based on climate change or any other environmental efficiency or cost saving. The fact is that these systems are becoming more frequent and will likely continue to be so in the future and Local Trust Committees will have to find a way to consider accommodating these new technologies within the current land use regulations. Many of the islands are already accommodating them as the systems are introduced or as bylaws are being updated.

REPORT:

Local Planning Committee has on its Work Program List: "1. Encouraging Green Technologies" with the intent that LPS staff will develop model policy and regulatory wording to address ocean based geo-exchange and draft an RFD for the LPC.

Changes to technology and an increasing demand for the use of this technology has resulted in an increase in proposals within the Islands Trust Area to install ocean based geo-exchange systems, typically for new construction. An ocean based geo-exchange system uses temperature gradients in the ocean to provide heating and cooling. The infrastructure typically consists of pipes containing a heat transfer fluid that are anchored to the seabed and connected to a structure (typically a house, but commercial properties may look at this as well) on the upland property.

Although geo-exchange heating, using latent heat from the ground, and heat pumps using heat from the air, is not new, these systems are typically located on the same lot as the building and thus have not been an issue with respect to zoning. These systems are infrastructure accessory to building (the principal use) and are permitted outright in all zones on the same lot as the principal use (in the same way a septic field would be accessory). Ocean-based loops, however, differ in that the foreshore is generally in a different zone and therefore, that portion of the system is not located on the same lot as the building and thus would not meet the definition of an accessory use. Being partially located on the ocean floor also requires a Crown lease as any dock would.

Technology

The terminology preferred by the industry for this type of installation is a geo-exchange system. The term 'geothermal' is now reserved for larger, higher temperature systems (e.g. neighbourhood heating). These systems are similar to air source heat pumps but geo-exchange systems extract heat from the ground or water and transfer it to the air within a building.

Types of systems include:

- Closed loop vs. open loop:
 - o Open loop uses a conventional well to extract water, which after the heat is extracted the water is then returned to a pond, stream or other well.
 - o Closed loops circulate a heat transfer fluid.
- Vertical vs. horizontal
 - o Horizontal systems typically bury pipes 1.8 to 2.4 metres either below ground or below the winter ice level in a water body or the low tide mark in the ocean
 - o Vertical systems use boreholes 45 to 60 metres. Boreholes for geothermal wells are regulated by the BC *Water Act* and must be constructed by a qualified well driller

Accreditation and Certification of the Technology

The Canadian Geo-exchange Coalition has an accreditation and certification program called the “CGC Global Quality Geo-exchange Program”. CGC ranges from training, to accreditation of an individual, company qualification, and certification of systems. To be accredited there is both the required training and have positive field experience confirmed by customers and manufacturers/distributors recommendations.

‘Certification of systems’ means the system has been designed by an accredited designer, installed by an accredited installer, and any borehole work has involved an accredited vertical loop installer. The system must also meet CSA standard C-448-02, use ISO/CSA approved equipment, and engage such best practices as providing ‘as-builts’, and proper labelling of all pipes and valves.

By meeting the standards established the installation would include meeting Department of Fisheries and Oceans (DFO) guidelines. DFO, typically, does not play a direct role in the approvals of these systems.

The Industry Training Authority (ITA) also provides a Domestic/Residential Certified Geothermal Technician program, which takes approximately 2 years to complete. The International Ground Source Heat Pump Association (IGSHPA) based in the US also provides training to be a ‘Certified Geo-exchange Designer’ (CGD). In addition to taking the required courses and passing an exam, to be eligible for certification one must be:

- An engineer or architect with 3 years of experience in commercial geothermal heat pump, or heating, ventilation and air conditioning (HVAC) experience
- Have a four year non-technical degree with 5 years of experience
- Have a two –year technical degree with 8 years of experience
- Have 10 or more years of experience

KEY ISSUES:

Potential Impacts

This technology is relatively new, but is becoming more popular as residents and businesses look for alternative heating and cooling systems that are less reliant on conventional methods with a desire to be more environmentally responsible.

There are a number of considerations in contemplating changes to regulations to permit ocean loop geo-exchange systems on the foreshore:

1. Use of geo-exchange systems results in reduced Greenhouse Gas (GHG) emissions, particularly as the ocean-based systems are often installed in conjunction with new construction of larger waterfront homes which would otherwise have significant conventional heating and/or cooling requirements. In addition, as passive systems they provide greater local resilience in the sense that owners are not dependant on off-island fuel sources (e.g. propane, oil). From the homeowners’ perspective, they can also provide cost savings over the long term, although usually require additional upfront costs.
2. Although the amount of work on the foreshore is usually minimal, disturbance of sensitive areas such as eelgrass beds or other habitat may be a concern. The Islands Trust has been improving its mapping of the foreshore areas and therefore disturbances become less likely. Guidelines established by DFO also have to be followed. Some islands have DPAs along the foreshore offering another level of protection.
3. Similarly, work required to bury lines immediately upland or in the intertidal area could also result in alteration of existing shorelines or use of materials such as concrete.

Installing systems in conjunction with existing or proposed docks would minimize these impacts.

4. On-going maintenance and concerns over leaks is an issue: the systems are complex and require regular inspection and maintenance by qualified professionals. The type of heat transfer fluid used is also sometimes raised as a concern. Some new systems use water only, as in the system recently approved on North Pender, or use an anti-freeze within the closed loop. The propylene glycol type of fluid sometimes used in these systems is the same as that used as moisturizer in medicines, cosmetics, food, toothpaste and mouthwash and has low toxicity, is highly soluble in water, and readily metabolized by microbes and marine life¹. Higher levels of toxicity have been found from propylene-based Airplane De-icing Fluids (ADF) as a result of additives used in those applications only.
5. Concerns over damage to systems by wave or tides. This is a concern. Proper instalment by a certified installer following established guidelines and procedures. There may be some areas (e.g. narrow channels) where it is impractical to lay a system on the ocean floor due to the flow and tide action.

Potential Benefits:

There is a great deal of research literature that explains the many benefits (e.g. cost, GHG reductions, flexibility, air quality, availability of grants, efficiency, environmentally responsible, etc.) of utilizing these types of systems instead of the conventional methods. If more buildings utilized this type of heating/cooling system the island's electrical system/supply could service a greater number of buildings without requiring costly upgrades. Also, there would be less propane, oil and wood deliveries required, which would reduce wear-and-tear on the road infrastructure. Fewer fuel delivery trucks also reduce transportation GHG emissions, noise and traffic. Two of the most common benefits are listed here:

1. Increased Efficiency and Cost Savings: It is stated through several sources (e.g. www.geoexchange.com , www.earthpointenergy.com , www.geo-exchange.ca) that with these systems two thirds of the energy supplied is from the solar energy stored in the earth/water and 1/3 of the energy is used for servicing the system generally the circulating pump. A large cost of energy supplied to residences is the expense of getting it there – electrical transmission lines, gas lines, oil pipelines, trucks, ferries. These have both direct and indirect costs associated with them. These costs are significantly reduced if not eliminated when using a geo-exchange system. This results in a 25%-50% lower utility bills than conventional systems.

The geo-exchange system used in the North Pender house is a type of water-source heat pump system. It was pointed out in the North Pender example by the engineer (Weir Design and Engineering) the efficiency of these systems as follows:

Heating Efficiency:

The efficiency of a heating system can be defined as the ratio of heat output to energy input. There are many types of heating systems that utilize different equipment with different energy sources. The following is a list of heating systems commonly used in residential applications and their estimated efficiency:

- Wood fireplace - 30 to 50%
- Oil furnace or boiler - 65 to 85%
- Natural gas furnace or boiler - 80 to 95%

¹ Canadian Council of Ministers of the Environment, 2007. Canadian Soil Quality Guidelines for Propylene Glycol: Environmental and Human Health. www.ccme.ca/assets/pdf/1394_pg_rationale_e.pdf
US Environmental Protection Agency Office of Pesticide Programs. Reregistration Eligibility Decision for Polypropylene Glycol. www.epa.gov/oppsrrd1/REDs/propylene_glycol_red.pdf

Propane furnace or boiler - 80 to 95%
Electric heaters or furnace - 100%
Air-source heat pump - 200 to 300%
Water-source heat pump - 300 to 400%

Cooling Efficiency:

This geo-exchange system (used in North Pender) has been designed with “free cooling” where by all cooling will be provided without the use of the heat pumps (the heat pumps only operate when heating is required). This is possible due to the temperature of the ocean during the summer, which sufficiently cools the heat transfer fluid without the use of heat pumps.

Similar to above, the efficiency of a cooling system (air conditioning system) can be defined as the ratio of cooling output to energy input. Cooling efficiency is typically not expressed as a percentage but rather in the form of an Energy Efficiency Ratio (EER). However, for the purpose of comparison within the context of this discussion, the estimated EER for some common residential cooling systems have been converted to percentage:

Air-source heat pump / air conditioner - 300 to 400%
Water-source heat pump (without free cooling) - 400 to 500%
Water-source heat pump (with free cooling) - 3000% or greater

2. Reduced CO2 Emissions: According to data supplied by the Natural resources Canada, a typical residential geo-exchange system produces an average of about one pound less CO2 per hour of use than a conventional system. To put it into perspective if just 100,000 homes converted to geo-exchange, Canada would reduce its CO2 emissions by 880,000,000 pounds.

Another example is for every 2.5 hours of use, a geo-exchange system produces one kilogram less CO2 than a conventional HVAC (heating, ventilation, and air conditioning) system.

RELEVANT POLICY:

Trust Policy Statement: Relevant Directive policies include:

- 3.1.3 - the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area
- 3.1.5 – address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species
- 3.4.4 - the protection of sensitive coastal areas
- 3.4.5 – the planning for and regulation of development in coastal regions to protect natural coastal processes
- 4.5.10 – the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments
- 5.1.3 – the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic values of the Trust Area

OCP Policy: policies within the OCPs could be updated as part of the basis of the GHG reduction policies if not already accommodated through general wording in these sections. In addition some OCPs specifically mention using a DPA to manage energy conservation in commercial development. Designation of a DPA to regulate installation of the system could be considered both on the grounds of protection of the natural environment and energy conservation and therefore could be made applicable in a shoreline or foreshore DPA. By requiring a DP it would ensure safe and appropriate installation. As an example, the North Pender OCP contains a requirement that an environmental report be submitted to indicate that there is no impact to the foreshore.

Local Government (Green Communities) Statutes Amendment Act (Bill 27, 2008), which amended the Local Government Act, introduced changes that enable local governments to address climate action in their communities. Among the changes is a requirement for local governments to have targets, policies and actions to reduce GHG emissions. Therefore all OCPs must contain these targets and policies for GHG emission reduction. The Bill 27 also allows for development permit areas that promote energy and water conservation, and reduce greenhouse gases at the single family dwelling level.

Zoning options: amending zoning bylaws to permit ocean loop geo-exchange systems as a permitted use in one or more of the current marine zones or as some islands have permitted in all zones would be required. This would vary depending on the zoning. A recent amendment to the zoning on a site-specific basis in the North Pender LUB provided for both the use and a definition. This use and definition, with relevant modifications, would provide a good basis for a suitable amendment to a zoning bylaw. Currently, zoning is the main tool for regulating use.

Building Inspection: for those islands that have building inspection, ocean loop geo-exchange systems are not subject to building inspection. However, building inspection does currently require that an engineer certify the HVAC system where an ocean loop geo-exchange system provides heating and cooling.

Crown tenure: ocean loop geo-exchange systems are required to obtain approval from the province for tenure over the foreshore. The applications are referred to the Islands Trust for review of zoning compliance.

Climate Change Adaptation and Mitigation: use of renewable or other energy sources that are an alternative to fossil fuels is a recognized mitigation strategy. Ocean loop geo-exchange systems could, depending upon the type of conventional heating and size of the dwelling, provide significant emission reductions. See the previous discussion on potential benefits and CO2 reductions.

CURRENT LOCAL TRUST AREA IMPLEMENTATION

Island Updates

Eight of the 13 Islands Trust Islands have begun or completed implementing changes to their land use bylaws to accommodate the use of ocean loop geo-exchange systems.

Mayne Island: Supports ocean loop geo-exchange through its OCP Policy dealing with Climate Change (4.7.9) which states: *"The LTC should consider amending zoning regulations to permit or facilitate small scale renewable energy production, such as solar collectors, wind turbines and geothermal heating."* The LUB permits ocean loop geothermal in all zones except the W1 zone.

North Pender Island: Has permitted a site specific rezoning for a water based ocean loop geo-exchange.

South Pender Island: Is considering permitting ocean loop geo-exchange in all zones. They are holding a CIM to discuss this and other land use bylaw amendments in February.

Saturna Island: The LTC has given reading to a bylaw that would amend the Land Use Bylaw to include a definition of ocean loop geo-exchange systems and to add ocean loop geo-exchange systems as a permitted use in the marine zones. It is scheduled for a public hearing in February.

Galiano Island: Staff have been directed to draft an OCP amendment to alter the existing DPA (Shoreline and Marine DPA) to provide for guidelines for ocean loop geo-exchange. As a complement staff have also been requested to review the zoning bylaw to permit the ocean loop geo-exchange structures within the Marine zones and the setback to the sea for private residential use.

Thetis Island: In June 2012, the APC was directed to consider a couple of options to add to the work program a review of OCP policies and LUB regulations and in the meantime that any requests for ocean loop geo-exchange be dealt with as a rezoning. Subsequently, the Thetis LTC has dropped this issue and it appears it may have been application driven and no application has been made.

Ballenas-Winchelseas: The draft OCP contains the wording to permit the use of geo-exchange for individual dwellings. Within the proposed Shoreline Development Permit Area there are guidelines for the installation of ocean loop geo-exchange systems:

Ocean-loop geo-exchange systems will only be considered if they are closed-loop systems using only freshwater as the circulating heat transfer fluid; if they meet or exceed the Canadian CSA design standards CAN/CSA-448-02; and if they are designed and installed by a Registered System Designer.

The draft LUB permits an ocean loop geo-exchange within the Residential zone and the Marine General zones and contains the definition:

"Ocean-loop geo-exchange" means a renewable geothermal heat exchange system that utilizes the naturally occurring temperature of the ocean for heating and cooling that:

- a. is a closed-loop system using only freshwater as the circulating heat transfer fluid,*
- b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and*
- c. is designed and installed by a Registered System Designer accredited by the Canadian Geo-exchange Coalition, or the International Ground Source Heat Pump Association.*

Salt Spring Island: In the LUB's Shoreline Zones geothermal heating equipment is permitted in tidal water only.

SUMMARY

Currently, eight (8) of the 13 Local Trust Committees either have regulations and policies or have them proposed to permit ocean loop geo-exchange systems. The proposals by the LTCs to accommodate geo-exchange loops are considered for the main islands and not for their associated islands currently. The approach enacted or proposed is varied and tailored to meet the needs for the Island or as a result of a specific application or the desire of the LTC to be proactive in anticipating the need. Most contain policies that permit the geo-exchange systems either in general in the OCP (GHG policies) or through specific DPA guidelines. Complementary to that would be changes to the LUB to permit the use within specific zones and to define the use.

In addressing their implementation, the two primary concerns are to ensure that the systems are installed professionally by a certified installer and that any impacts on sensitive shoreline or foreshore ecosystems are addressed.

Building Inspection has the authority to establish standards for installation of the systems and to carry out inspections or obtain certifications, but most have not included these systems in the scope of their building bylaws. This could change, as some jurisdictions are becoming involved in permitting and inspecting land based systems. Conventionally, Fisheries and Oceans Canada has reviewed all foreshore applications for impacts on habitat however, changes to staffing and to the legislation seem to be reducing that agency's role and ability to respond to referrals. They have established guidelines which all installers are to follow.

The use of a clear and specific definition for the use can address some of the concerns that the systems meet specified standards for example using fresh water within the closed loop system as is stated in the North Pender bylaw. Impacts on habitat could be addressed through the designation of a DPA; however, it would have to be general in many areas as there is not

currently mapping available that identifies sensitive shoreline and foreshore features such as eelgrass beds, although such mapping should be available in the future.

There are three basic ways for a Local Trust Committee to address the ability of residents to utilize this new technology:

1. Site specific rezoning (e.g. North Pender)
2. Permit their use but regulate (e.g. OCP through DPs)
3. Permit their use outright (e.g. Saturna, Salt Spring Island, Mayne)

DESIRED OUTCOME:

It is recommended that an Islands Trust model bylaw or policy not be established. Eight of the 13 Local Trust Committees already have amended bylaws or are contemplating regulations or policies related to ocean loop geo-exchange systems. Each LTC has a unique set of bylaws to which model provisions may or may not be applicable. For instance, some may not have DPAs currently and may want to address this issue through other forms regulation. Some may want to deal with amendments on a site specific basis thereby not contemplate any new regulations or policies. The current approach by LTCs appears to be working well based on demand and the desire of LTCs to add it to their work programs as a proactive measure. There are a range of options already developed at the LTC level and which are summarized in this report. It is recommended that this report be circulated to ensure that all LTCs and planners are aware of the issues and the options that are being used to address the potential use of these systems by a number of LTCs.

RESPONSE OPTIONS

Recommended:

That the Local Planning Committee circulate this report, *Renewable Energy Technologies in the Trust Area - Ocean Loop Geo-Exchange Systems*, dated January 31, 2013, to all Local Trust Committees and planning staff so that they are aware of the implementation options for ocean loop geo-exchange systems and their status in other Local Trust Areas

Alternative:

That the Local Planning Committee receive the report as information and take no further action.

Prepared By: Kris Nichols, Island Planner

Reviewed By/Date: David Marlor, Director of Local Planning Services
February 1, 2013

Linda Adams, Chief Administrative Officer