



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 12:30 PM, MAY 6, 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 – none		
4. PUBLIC HEARING		12:50 pm
4.1 GL-RZ-2011.2 (Dewinetz)		
5. PREVIOUS MEETINGS		1:20 pm
5.1 Local Trust Committee Minutes for Adoption (attached)		
5.1.1 Minutes of April 8, 2013 Local Trust Committee Business Meeting	1	
5.2 Public Hearing Records and Community Information Meeting (attached)		
5.2.1 Notes of April 8, 2013 Community Information Meeting	13	
5.2.2 Record of April 8, 2013 Public Hearing	17	
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission		
5.4.1 Minutes of April 6, 2013 Galiano Island Advisory Planning Commission Meeting (see agenda item 10.2)		
6. BUSINESS ARISING FROM THE MINUTES		
6.1 Follow-up Action Report (attached)	20	
7. DELEGATIONS - none		
----- BREAK (15 minutes) -----		1:45 pm

8.	CORRESPONDENCE - none <i>[correspondence received concerning applications and/or projects is considered with the application/project]</i>	
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS	2:00 pm
9.1	GL-RZ-2011.2 (Dewinetz) (attached)	24
10.	LOCAL TRUST COMMITTEE PROJECTS	
10.1	Proposed Bylaw No. 239 (Land Use Amendment) for consideration of Adoption (attached)	33
10.2	Proposed Bylaw No. 240 for further consideration(attached)	36
10.3	Proposed Bylaw No. 241 (Land Use Bylaw Amendment re: Sawmilling, Cottage size and Home Industry) (attached)	51
11.	REPORTS	
11.1	Work Program Reports - for Information	3:30 pm
11.1.1	Galiano Island Local Trust Committee Work Program - Report dated April 2013 (attached)	60
11.2	Applications Report - for information	
11.2.1	Galiano Island Applications Report dated April 2013 (attached)	63
11.3	Expense/Budget Reports - for information	
11.3.1	LTC Expense Report - none	
11.4	Bylaw Enforcement	
11.4.1	Discussion of Short Term Vacation Rentals and current Policy - verbal	
11.5	Policies and Standing Resolutions Report (attached) – for information	68
11.6	Galiano Island LTC Web Page for Review (attached) – for information	70
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, June 10, 2013, North Community Hall, Galiano Island	
12.2	National Marine Conservation Area Exclusion Zones – new mapping (pending)	

13. TOWN HALL MEETING

14. ADJOURNMENT

4:15 pm

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, APRIL 8, 2013 AT 12:30 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 nineteen (19) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 12:30 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 8.1* – Howell, Gaylor, Mckay & Brown Families letter dated April 4, 2013 Re: Covenant Amendment for DL48
- *Added Item 8.2* – Robert Bender of Trincomalie Whale Watchers Limited letter dated April 5, 2013 Re: Proposal to amend Covenant ET016476 to Lot 1, VIP83820
- *Added Item 8.3* – Sandra Froese email dated April 5, 2013 Re: Public Hearing – District Lot 48, April 8, 2013
- *Added Item 8.4* – Sheila Anderson letter dated April 7, 2013 Re: Considerations to change covenant on Forest Industrial zoned portion of DL 48
- *Added Item 8.5* – Chidakash and Shera Street letter dated April 8, 2013 Re: Gaylor Covenant Amendment
- *Added to Item 9.2* – Staff Report dated April 4, 2013 (File No.: GL-DP-2013.1 and GL-DVP-2013.2 (CRD)) Re: Development Permit Application Report

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Bill Russell asked when the Local Trust Committee (LTC) would be considering GL-RZ-2011.2 (Dewinetz) and stated support for the application.

Chair Hancock responded that a Community Information Meeting (CIM) and Public Hearing (PH) for GL-RZ-2011.2 (Dewinetz) would take place on May 6, 2013 at the LTC business meeting and that discussions regarding a related BC Parks letter of understanding would be addressed today under item 9.3.

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

3. COMMUNITY INFORMATION MEETING

3.1 Covenant ET016476 - Amendment

See separate Community Information Meeting Notes dated April 8, 2013.

4. PUBLIC HEARING

4.1 Covenant ET016476 - Amendment

See separate Public Hearing Record dated April 8, 2013.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Information

5.1.1 Minutes of March 11, 2013 Local Trust Committee Business Meeting

The Minutes of March 11, 2013 Local Trust Committee Business Meeting were Adopted by consent.

5.2 Public Hearing Records and Community Information Meeting

5.2.1 Notes of March 11, 2013 Community Information Meeting

Provided for information purposes only.

Amendments:

- *Page 1 Item 3.1 third paragraph* – replace “Stairs with Setbacks” with “Stairs within Setbacks”
- *Page 3 eleventh paragraph* – delete “yet for the reason that the LTC feels the famers would do so.”

The Notes of March 11, 2013 Local Trust Committee Community Information Meeting were Approved as amended by consent.

5.2.2 Record of March 11, 2013 Public Hearing Record

Provided for information purposes only.

Amendments:

- *Page 2 paragraph six* – replace “if lumber was” with “if logs were”
- *Page 3 paragraph seven* – replace “that lumber is” with “that logs are”

The Record of March 11, 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.

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

Note: there was a break at 2:10 p.m. and the meeting reconvened at 2:25 p.m.

7. DELEGATIONS

None

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.

Correspondence items 8.1 through 8.5 relate to Public Hearing Record dated April 8, 2013 Re: Covenant ET016476 – Amendment.

**8.1 Howell, Gaylor, Mckay & Brown Families letter dated April 4, 2013
Re: Covenant Amendment for DL48**

**8.2 Robert Bender of Trincomalie Whale Watchers Limited letter
dated April 5, 2013 Re: Proposal to amend Covenant ET016476 to
Lot 1, VIP83820**

**8.3 Sandra Froese email dated April 5, 2013 Re: Public Hearing –
District Lot 48, April 8, 2013**

**8.4 Sheila Anderson letter dated April 7, 2013 Re: Considerations to
change covenant on Forest Industrial zoned portion of DL 48**

**8.5 Chidakash and Shera Street letter dated April 8, 2013 Re: Gaylor
Covenant Amendment**

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Covenant ET016476 – Amendment

Planner Nichols provided information from *Memorandum dated March 25, 2013 (File No.: GL2455 Gaylor (DL48)) Re: Post Public Hearing Procedures – Covenant Amendment District Lot 48.*

Resolution GL-LTC-29-13

It was Moved and Seconded that the Galiano Island Local Trust Committee discharges the covenant in its entirety from Remnant District Lot 48.

CARRIED

There was some discussion regarding: screening; neighbours concern(s); noise, dust and aesthetics; mitigating neighbours

concern(s); noise decibel measurements being problematic; noise mitigation via an enclosed structure(s); this being a difficult decision for the Trustees; not being able to remove the covenant without replacing it with something; hope for a solution(s); enforcement problems; past PH record; industrial zoning being contentious on all islands; applicant(s)/property owner(s) being opposed to noise mitigation being addressed via an enclosed structure(s); vegetative buffers; support for the Galiano economy; support for neighbours concern(s); the property not being able to be used as is intended under FI zoning; activities permitted on surrounding lots; the difference between FI permitted activities and activities permitted in non-FI zones; lack of certainty pertaining to activities that might take place on the property; fear of constant noise; sawmilling and planing; Land Use Bylaw (LUB) section 9.6 A); enclosed structure(s) guidelines; building permits and regulations; and possible sound absorbing measures.

Resolution GL-LTC-30-13

It was Moved and Seconded that the Galiano Island Local Trust Committee amend the covenant for Lot 1 VIP 83820 by requiring that saw-milling and planing be limited to an enclosed structure for sound mitigation and include paragraphs 1, 2 and 3 of Attachment 1.

CARRIED

Resolution GL-LTC-31-13

It was Moved and Seconded that the Galiano Island Local Trust Committee appoints the Chair to sign necessary documents on behalf of the Galiano Island Local Trust Committee.

CARRIED

9.2 GL-DP-2013.1 and GL-DVP-2013 (CRD) North Galiano Fire Hall

Planner Nichols provided information from *Staff Report dated April 4, 2013 (File No.: GL-DP-2013.1 and GL-DVP-2013.2 (CRD)) Re: Development Permit Application Report.*

Malcolm Cowley was in attendance and spoke on behalf of the application.

There was some discussion regarding: the applicant agreeing to comply with staff report recommendations; spill control measures; extensive community outreach having been done; covenants; setback variances not yet having been approved; bioswale; monitoring; and septic fields being considered structures.

Resolution GL-LTC-32-13

It was Moved and Seconded that Galiano Island Local Trust Committee Development Permit GL-DP-2013.1 (CRD) and Galiano Island Local Trust Committee Development Variance Permit GL-DVP-2013.2 (CRD) be Approved.

CARRIED

9.3 GL-RZ-2011.2 (Dewinetz) BC Parks

Planner Nichols provided information from *Memorandum dated March 27, 2013 Re: BC Parks Letter of Understanding/Dewinetz Application*.

Richard Dewinetz was in attendance and spoke on behalf of the application.

There was some discussion regarding: the file number of the memorandum being incorrect; Trustee Decario suggested changes to the letter of understanding; Nature Protection (NP); Dewinetz and Zizzy/Brown land(s); staff recommendations; purpose statement and zoning plan being attached to the letter of understanding.

Resolution GL-LTC-33-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the draft letter of understanding between BC Parks, West Coast Region and Galiano Island Local Trust Committee as recommended by Trustee Decario and that Bodega Ridge Provincial Park Purpose Statement and Zoning Plan be attached to the letter of understanding.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proposed Bylaw No. 237 (Land Use Amendment) for consideration of Adoption

Planner Nichols provided information from *Memorandum dated March 25, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Adoption of Bylaw No. 237*.

Resolution GL-LTC-34-13

It was Moved and Seconded 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.

CARRIED

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

Planner Nichols provided information from *Memorandum dated March 25, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Proposed Bylaw No. 239 (LUB) – Post Public Hearing, 2nd and 3rd Reading.*

There was some discussion regarding: use and/or density not being able to change after PH; process; use and accessory building(s) size; greenhouses and agricultural zoned land(s); setbacks, viewscales and height being issues related to accessory buildings; Ministry of Agriculture regulations and requirements; and possible further amendments.

Resolution GL-LTC-35-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 239 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012” as amended be given Second Reading.

CARRIED

Resolution GL-LTC-36-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 239 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012” as amended be given Third Reading.

CARRIED

Resolution GL-LTC-37-13

It was Moved and Seconded 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 forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

10.3 Proposed Bylaw No. 240 (Land Use Amendment) – for further consideration

Planner Nichols provided information from *Staff Report dated March 26, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Galiano Bylaw No. 240, Amendment No. 5, 2012 – A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999.*

Planner Nichols stated that the bylaw was referred to various agencies and the Galiano Island Advisory Planning Commission (APC) and that the Ministry of Transportation and Infrastructure (MoTI) wrote back with no comment.

There was some discussion regarding: North Pender Island; home industry and zoning; setbacks; lot size minimum(s); process; waiting for further referral responses; if 1 g) is necessary; front yard setback versus front lot line wording; 1 o) amendments and home occupation definition; Short Term Vacation Rentals (STVR's) and home based business; and possible further amendments for discussion.

Resolution GL-LTC-38-13

It was Moved and Seconded that the Galiano Island Local Trust Committee defers further consideration of Proposed Bylaw No. 240 cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013" until referral responses from the Galiano Island Advisory Planning Commission and Galiano Island Chamber of Commerce have been received.

CARRIED

There was some discussion regarding light industrial activity.

10.4 Development Permit Area Implementation

Planner Nichols provided information from *Memorandum dated February 7, 2013 (File No.: GL-6500-20) Re: Galiano Development Permit Area Implementation.*

Trustee Decario stated support for reviewing fees relating to ecologically friendly applications.

There was some discussion regarding: brochures and fact(s) sheets; recommendations regarding fee bylaws and the Executive Committee.

10.5 Sawmill Use on Residential Lots

Planner Nichols provided information from *Memorandum dated March 25, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Discussion Memo – Sawmill Use on Residential Lots*.

There was some discussion regarding: intent of sawmilling provision; bylaw enforcement issues; staff recommendations and possible adjustment to the definition of sawmilling.

Resolution GL-LTC-39-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to rewrite the definition of sawmilling and bring it back to the Local Trust Committee as part of the Land Use Bylaw updates.

CARRIED

Resolution GL-LTC-40-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back to the Local Trust Committee regarding possible Land Use Bylaw amendments relating to home industry.

CARRIED

11. REPORTS

11.1 Work Program Reports

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

Work Program items were discussed with regards to status and action and Planner Nichols will update the Top Priorities and Projects lists according to LTC recommended amendments.

Resolution GL-LTC-41-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back to the Local Trust Committee regarding possible Land Use Bylaw amendments addressing maximum size permitted for cottages.

CARRIED

There was some discussion regarding secondary suites and water supply.

11.2 Applications Report

11.2.1 Galiano Island Applications Report dated March 2013

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

Planner Nichols will let the LTC know when the next Board of Variance (BOV) meeting will be.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

Provided for information purposes only.

11.3.2 LTC Budget 2012-2013

Provided for information purposes only.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

11.6 Galiano Island LTC Web Page for Review

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

- *Remove* – January 2013 latest news information.
- *Add* – Proposed Bylaw No. 240 information to Land Use Bylaw Review Staff Reports and Proposed Bylaw sections.

11.7 Chair's Report

Chair Hancock stated that he recently attended the Economic Development Essentials for Local Leaders Workshop.

11.8 Trustee Report

Trustee Decario stated that she spent a lot of time reviewing materials for today's meeting and has been busy during her regularly scheduled office hours. She encouraged members of the public to contact her.

Trustee Pottle stated that she spent a lot of time preparing for today's meeting has had regularly scheduled office hours and has had many general discussions with members of the public relating to the Islands Trust.

12. OTHER BUSINESS

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

The meeting is scheduled as stated.

12.2 National Marine Conservation Area Exclusion Zones

Chair Hancock stated that there has been discussion(s) regarding Harbours being excluded (i.e.: Montague and Retreat Cove). He asked Planner Nichols to provide the LTC with a better quality map for future consideration and discussion.

There was some discussion regarding exclusion zones and possible next steps.

12.3 Laughlin Lake Addition – Lot 5 Acquisition

Memorandum provided for information purposes only.

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

Resolution GL-LTC-42-13

It was Moved and Seconded that the Galiano Island Local Trust Committee signs the Statement of Cooperation for the Coastal Douglas Fir and Associated Ecosystems Conservation Partnership (CDFCP).

CARRIED

12.5 Annual Report

Resolution GL-LTC-42-13

It was Moved and Seconded that the Galiano Island Local Trust Committee endorses Draft of Annual Report Galiano Island LTC Summary.

CARRIED

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

Memorandum provided for information purposes only.

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Tom Hennessy provided an update regarding Galiano Land and Community Housing Trust (GLCHT) and stated that the Annual Bob Dylan Birthday Party fundraiser would take place on May 24, 2013.

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

16. ADJOURNMENT

Resolution GL-LTC-43-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:20 p.m.

CARRIED

RECORDER

CHAIR

**Community Information Meeting
Notes Subject to Approval
By the Local Trust Committee**

Draft

**NOTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE
COMMUNITY INFORMATION MEETING
HELD ON MONDAY, APRIL 8, 2013 AT 12:40 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 nineteen (19) members of the public present.

Chair Hancock called the meeting to order at 12:40 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 Covenant ET016476 – Amendment

Planner Nichols provided information and stated that in general terms, the purpose of the original covenant is to place additional use conditions on a portion of a lot at 8395 Porlier Pass Road. He stated that the covenant was registered on the parent parcel (District Lot (DL) 48) to regulate the industrial use of a portion of DL 48 that is now Lot 1, VIP83820 and zoned Forest Industrial (FI). He stated that when the larger lot (Remnant (Rem) DL 48) was subsequently subdivided from the smaller lot (Lot 1) the covenant remained on both parcels. Planner Nichols stated that the remnant parcel is zoned Forest 1 and Agriculture and therefore the covenant does not pertain to any permitted uses for the lot and can be removed. He stated that the covenant will remain on the smaller FI lot to which it is relevant but be amended. He stated that the proposed amendments would be to remove the decibel measurement requirement (paragraph 1), to add a screening requirement and to amend paragraphs 1, 2 and 3.

Chair Hancock invited the Trustees to ask questions.

Chair Hancock invited the public to make comment.

Bill Russell (418 Montague Road) stated support for the proposed amendments but questioned why a screening amendment was even necessary.

Trustee Decario stated that Planner Nichols recommended the screening amendment for reasons relating to noise abatement.

There was some discussion regarding: noise decibel readings; professional advice; nuisance noise and the possibility for a related Local Trust Committee (LTC) bylaw; Capital Regional District (CRD) noise bylaw(s); effect(s) on neighbours; zoning; 50 metre (m) setbacks; and that a study measuring actual noise might be beneficial.

Sheila Anderson (address not stated) asked if the LTC has considered past Public Hearing (PH) records relating to Covenant ET016476 and if industrial activity has been conducted on the FI lot since the rezoning. She stated concern that changes are being proposed for a covenant that may not have been tested yet.

Planner Nichols responded that the LTC has considered past related Public Hearing (PH) records and that he does not know if industrial activity has been conducted since the FI rezoning.

Stewart Brands (address not stated) asked if the proposed amendments include any loosening of permitted times for industrial activity.

Trustee Decario responded that the covenant proposes to permit industrial activity to take place between 8:00 a.m. and 6:00 p.m. Monday through Friday with none permitted on Saturday and/or Sunday.

Brett Gaylor (address not stated) stated that a lot of industrial activity took place on the property prior to rezoning and that such instigated the rezoning. He stated that a little bit of industrial activity has taken place since the rezoning. Mr. Gaylor stated support for the proposed amendments, the Galiano economy and for the LTC to permit the property to be used as is intended under FI zoning.

There was some discussion regarding: setbacks; nuisance noise restrictions; bylaws; form and character; Development Permits (DP's); noise decibels; and effect(s) on neighbours and surrounding environment.

Richard Dewinetz (address not stated) stated support for implementing setback requirements via a nuisance noise complaint(s) driven process.

Cathy Stephenson (address not stated) asked if a Temporary Use Permit (TUP) might be a solution as such would allow activity to be conducted on the property on a trial basis.

Planner Nichols responded that a TUP could not provide a solution because a covenant would still remain on the property.

Tom Hennessy (address not stated) asked how many industrial properties are on Galiano and stated support for potential community jobs.

Planner Nichols responded that there are four industrial zoned properties on Galiano and that the property in question is the only FI zoned lot.

Bill Boyd (address not stated) stated concern regarding the potential for noise and reduced quality of life. He stated that recourse to such is needed.

Sheila Anderson (address not stated) stated concern regarding the potential for noise. She stated support for noise testing and making decibel readings more informative.

There was some discussion regarding: lack of certainty pertaining to activities that might take place on the property; fear of constant noise; and FI permitted activities.

Geoff Gaylor (address not stated) stated support for the proposed amendments, the Galiano economy and for the LTC to permit the property to be used as is intended under FI zoning. He stated appreciation for LTC efforts regarding this matter.

Tom Hennessy (address not stated) stated support for the proposed amendments.

Bill Russell (418 Montague Road) stated that noise tolerance is subjective. He stated support for the LTC to permit the property to be used as is intended under FI zoning.

There was some discussion regarding: screening; 50m setbacks; neighbours letters of opposition; balancing community support and concern(s); quality of life; decibel level guidelines; addressing sound mitigation via an enclosed structure(s); and nuisance noise.

Brett Gaylor (address not stated) stated that he (applicant(s)) would not sign an amended covenant that addressed sound mitigation via an enclosed structure(s).

There was some discussion regarding Attachment 1 paragraph 2.2 “or” wording and today’s PH.

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

Chair Hancock declared the meeting adjourned at approximately 1:45 p.m.

RECORDER

DATE

**RECORD OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE PUBLIC HEARING
HELD ON MONDAY, APRIL 8, 2013 AT 1:45 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 nineteen (19) members of the public present.

Chair Hancock called the meeting to order at 1:45 p.m. Introductions were made.

Chair Hancock gave notice and stated Public Hearing (PH) meeting rules and guidelines.

4.1 Covenant ET016476 - Amendment

Planner Nichols provided information and stated that in general terms, the purpose of the original covenant is to place additional use conditions on a portion of a lot at 8395 Porlier Pass Road. He stated that the covenant was registered on the parent parcel (District Lot (DL) 48) to regulate the industrial use of a portion of DL 48 that is now Lot 1, VIP83820 and zoned Forest Industrial (FI). He stated that when the larger lot (Remnant (Rem) DL 48) was subsequently subdivided from the smaller lot (Lot 1) the covenant remained on both parcels. Planner Nichols stated that the remnant parcel is zoned Forest 1 and Agriculture and therefore the covenant does not pertain to any permitted uses for the lot and can be removed. He stated that the covenant will remain on the smaller FI lot to which it is relevant but be amended. He stated that the proposed amendments would be to remove the decibel measurement requirement (paragraph 1), to add a screening requirement and to amend paragraphs 1, 2 and 3.

Planner Nichols outlined meeting procedures regarding public submissions – all written submissions are welcomed and must be received before the PH 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 PH notice was published according to PH protocols, posted on island bulleting boards and delivered to

landowners within one hundred (100) meters of the applicant(s) property.

Planner Nichols stated that no agency referrals were necessary regarding the proposed amendments.

Planner Nichols stated that several for and against correspondences were received in relation to the proposed covenant, including ones that were received today (Items 8.1 through 8.5 as per Minutes of April 8, 2013 Local Trust Committee Business Meeting).

Chair Hancock invited the public to make comment.

Geoff Gaylor (address not stated) stated support for the proposed amendments and for the LTC to permit the property to be used as is intended under FI zoning. He stated concern regarding process.

Rose Longini (address not stated) stated concern regarding the proposed amendments.

Bill Russell (418 Montague Road) stated support for the proposed amendments.

Richard Dewinetz (address not stated) stated support for the proposed amendments and Galiano economy.

Paul LeBlond (address not stated) stated support for the proposed amendments as per Attachment 1 paragraphs 1, 2 and 3.

Brett Gaylor (address not stated) stated support for the proposed amendments and Galiano economy.

Tom Hennessy (address not stated) stated support for the proposed amendments and Galiano economy.

Sheila Anderson (address not stated) stated opposition to the proposed amendments. She stated support for the Galiano economy.

Cathy Stephenson (address not stated) stated support for removing the proposed noise decibel restriction amendment(s) and the Galiano economy.

Stewart Brands (address not stated) stated concern regarding the proposed amendments.

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

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

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

RECORDER

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 Mar 15/13 - second email to applicants' lawyer asking for proposed revisions to covenant Apr 15/13 - meeting with applicants' lawyer, minor changes agreed to. Applicants' lawyer will commence execution process	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):	Kris Nichols	May-06-2013	On Going
	-Staff to invite represenatives from BC Parks to attend a future CIM for this application. (CIM completed February 18, BC Parks attended 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 - 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 6) -Staff to work with the applicant to draft a S. 219 covenant and enter into cost recovery with the application for associated legal work (covenant with applicant)			

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	Jun-10-2013	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	May-30-2013	On Going

Dec-03-2012

No.	Activity	Responsibility	Target Date	Status
6	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

Feb-18-2013

No.	Activity	Responsibility	Target Date	Status
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7	9.2 GLCHT	Kris Nichols	Jun-10-2013	On Going
	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.			

Apr-08-2013

No.	Activity	Responsibility	Target Date	Status
8	Minutes adopted at amended + CIM and PH	Sharon Lloyd-deRosario	May-06-2013	Done
9	9.1 Gaylor Covenant Discharge covenant from Rem. D.L. 48, Amend covenant on Lot 1 to state that sawmilling and planing to occur within an enclosed building for sound mitigation Once agreed to by the owner then proceed with legal changes, registration and signing by the chair	Kris Nichols	May-06-2013	On Going
10	9.2 Firehall DP (DVP) were approved and can be issued to the CRD.	Kathy Jones Kris Nichols	May-06-2013	Done
11	9.3 Dewinetz and BC Parks LOU Amend letter and work on agreement with BC Parks and bring back to May meeting. Make sure a copy of letter is in the PH Binder.	Kathy Jones Kris Nichols	May-06-2013	Done
12	10.1 Bylaw no. 237 - adopted.	Kathy Jones	May-06-2013	Done
13	10.2 Proposed Bylaw 239 - given second and third reading and forwarded to Executive Committee	Kathy Jones Kris Nichols	May-06-2013	Done
14	10.3 Bring forward bylaw 240 when received comments from APC and Chamber of Commerce. (May 2013 update - APC comments received and new report drafted)	Kathy Jones Kris Nichols	May-06-2013	On Going
15	10.5 Staff to draft a LUB amendment to address: 1. sawmilling 2. background and amendments to address home industry regulations 3. Change in maximum allowable cottage size	Kris Nichols	May-06-2013	Done

16	11.1 Top Priorities Staff to change top priorities as discussed in the meeting.	Kris Nichols	May-06-2013	Done
17	11.6 Webpage Staff to update webpage -bylaw 240, staff reports, PHs. Up date work program, latest news updates, etc Make sure latest updates to webpage (i.e. removal of Jan 2013 invite, etc.)	Kathy Jones	May-06-2013	Done
18	12.2 Natural Marine Conservation Area Staff to obtain better map for Trustees to review.	Kris Nichols	May-06-2013	On Going
19	12.4 Staff to send out signed letter.	Kris Nichols	May-06-2013	Done
20	12.5 Annual Report Annual Report approved as presented.	Kathy Jones Kris Nichols	May-06-2013	Done

Date	April 22, 2013	File Number	GL-RZ-2011.2 (Dewinetz)
To	Galiano Island Local Trust Committee For the meeting of May 6, 2013		
From	Kris Nichols Island Planner		
Re	Proposed Bylaw Nos. 235 (OCP) and 236 (LUB) – Post Public Hearing, 2nd and 3rd Reading		

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** proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012” be given Second Reading.
2. **THAT** proposed Bylaw No. 236, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012” be given Second Reading.
3. **THAT** proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012” be given Third Reading.
4. **THAT** proposed Bylaw No. 236, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012” be given Third Reading.
5. **THAT** the Galiano Island Local Trust Committee proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012” be forwarded to the Secretary of the Islands Trust for Executive Committee approval.
6. **THAT** the Galiano Island Local Trust Committee proposed Bylaw No. 236 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012” be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

Attachment 1 – Proposed Bylaw Nos. 235 and 236 at First Reading

pc Robert Kojima, Regional Planning Manager

PROPOSED

BYLAW NO. 235

**A BYLAW TO AMEND THE GALIANO ISLAND
OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995**

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012".

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this 11th day of June , 2012.

PUBLIC HEARING HELD this day of , 20.

READ A SECOND TIME this day of , 20.

READ A THIRD TIME this day of , 20.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this
day of , 20.

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT this day of , 20.

ADOPTED this day of , 20.

SECRETARY

CHAIRPERSON

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 235
SCHEDULE 1

1. Schedule A, Section II, 1.4 Rural Residential is amended by inserting the following as a new policy f:

"f) For the properties described as Lot 20, District Lots 69 and 71, Plan VIP61020; Lots 21, 24 and 25, District Lot 69, Plan VIP61020; Lot 32, District Lots 65 and 68, Plan VIP61030; and District Lot 68 Except Parts in Plans VIP61030 and VIP76636, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 89 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) on the RR designated portion of the lands, applicable only if the landowner provides land to be transferred to the Crown as represented by the Province of British Columbia, the Trust Fund Board, the Capital Regional District or other transferees designated in the Land Use Bylaw amendment, to be used for conservation, ecosystem protection, public parkland, community forest, or trails. Approval of any such rezoning shall be subject to the following conditions:

- i) the area of land to be transferred shall represent at least 72% of the land subject to rezoning;
 - ii) incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and
 - iii) the registration of a s. 219 covenant granted to the LTC which restricts the layout and area of the future lots to provide for the contiguous clustering of lots in a manner that protects the integrity of forest ecosystems, surface water and groundwater supplies and minimizes the impact of residential services such as roads."
2. Schedule B (Land Use Designation) is amended for the lands legally described as Lot 20, District Lots 69 and 71, Plan VIP61020; Lots 21, 24 and 25, District Lot 69, Plan VIP61020; Lot 32, District Lots 65 and 68, Plan VIP61030; and District Lot 68 Except Parts in Plans VIP61030 and VIP76636, Galiano Island, Cowichan District as depicted in the map below.

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 236

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

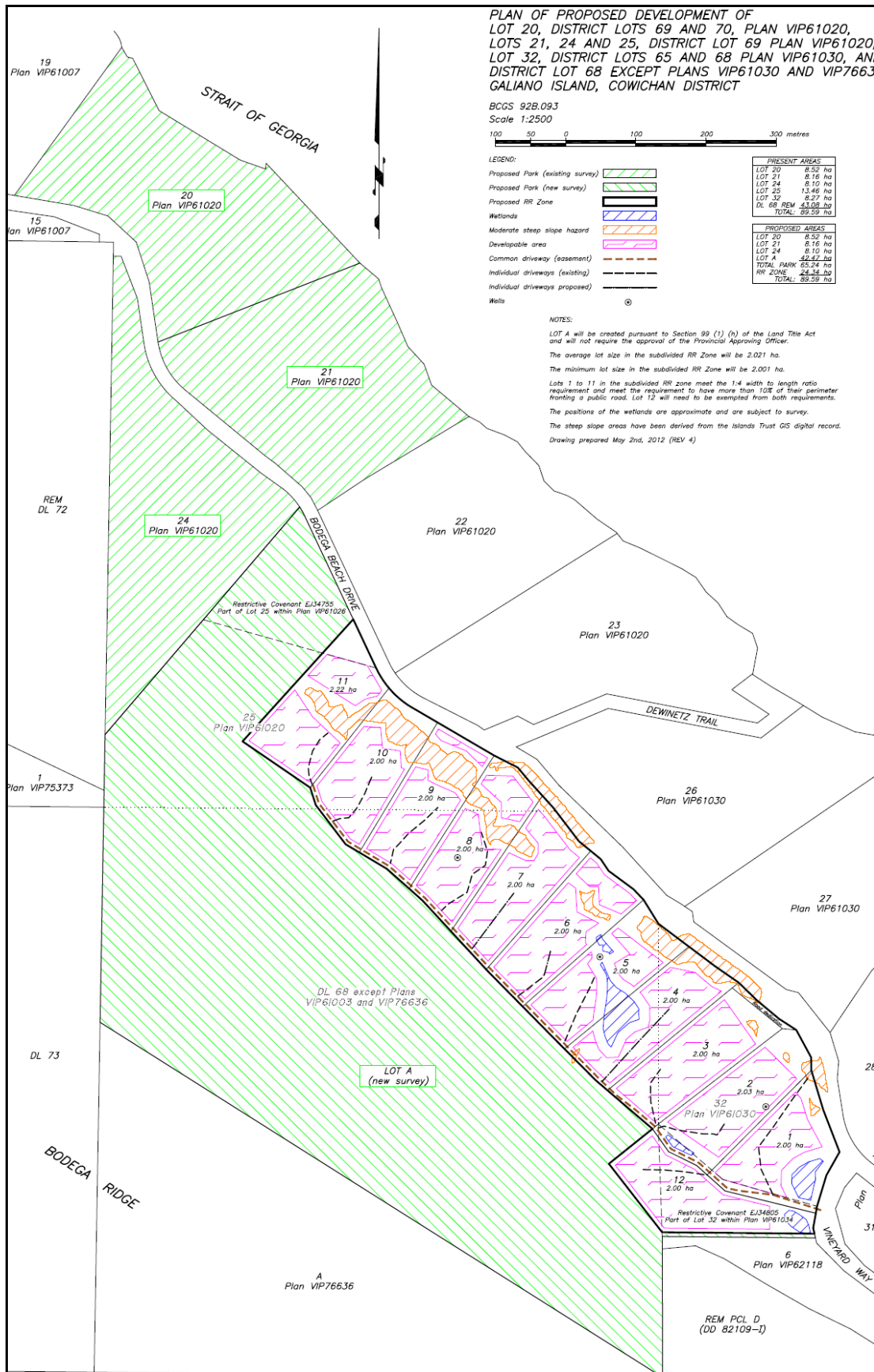
The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Trust Committee Area under the *Islands Trust Act*, enacts as follows:

- A. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:
1. Section 5.4 (Rural Residential Zone – RR) is amended by inserting the following as a new 5.4.12:

“5.4.12 On the lands zoned RR(b), despite 5.4.8 and 5.4.9, the minimum average parcel area is 89 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) applicable once the landowner provides land representing no less than 72% of the area of the land legally described as Lot 20, District Lots 69 and 71, Plan VIP61020; Lots 21, 24 and 25, District Lot 69, Plan VIP61020; Lot 32, District Lots 65 and 68, Plan VIP61030; and District Lot 68 Except Parts in Plans VIP61030 and VIP76636, Galiano Island, Cowichan District, to be transferred to the Crown as represented by the Province of British Columbia or to the Trust Fund Board, for use for conservation, ecosystem protection, public parkland, community forest, or trails.”
 2. Section 5.4 (Rural Residential Zone – RR) is amended by inserting the following as a new 5.4.13:

“5.4.13 On the lands zoned RR(b), in addition to the other regulations in 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 4 of Schedule D of this bylaw.”
 3. Schedule B (Zoning Map) is amended for the lands legally described as Lot 20, District Lots 69 and 71, Plan VIP61020; Lots 21, 24 and 25, District Lot 69, Plan VIP61020; Lot 32, District Lots 65 and 68, Plan VIP61030; and District Lot 68 Except Parts in Plans VIP61030 and VIP76636, Galiano Island, Cowichan District, as depicted in the map below.

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 236
Schedule 1





Memorandum

Date April 23, 2013 File Number GL-6500-20 (LUB Review)

To Galiano Island Local Trust Committee
For the meeting of May 6, 2013

From Kris Nichols
Island Planner

Re **Adoption of Bylaw No. 239**

On April 23, 2013, the Executive Committee approved Bylaw No. 239.

It is therefore recommended that the LTC to give fourth and final reading to Bylaw No. 239.

Attached to this memo is Bylaw 239 (LUB) (See Attachment 1) as it stands at third Reading.

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 adopted.

Attachment 1 – Proposed Bylaw 239 at Third 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 8th DAY OF April 2013

READ A THIRD TIME THIS 8th DAY OF April 2013

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
23rd DAY OF April 2013

ADOPTED THIS DAY OF 201x

DEPUTY SECRETARY

CHAIR

U:\LOCAL TRUST COMMITTEES\Galiano\Bylaws\Amendments\Proposed\EC Approval\Bylaw No. 239_LUB Amendment March 11.docx



STAFF REPORT

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

To: Galiano Local Trust Committee
For the meeting of May 6, 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 resolutions giving the bylaw First Reading and forwarding it to agencies and the Galiano Advisory Planning Commission (APC).

Overview of 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 is 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.

Comments Received

Staff have received comments from Salt Spring Island LTC, the CRD and the Ministry of Transportation and Infrastructure which all stated interests unaffected. Comments were received from the Vancouver Island Health Authority (VIHA). Please see Attachment 1 for a copy. Comments from the APC were received on April 16, 2013. The APC have thoroughly gone through Proposed Bylaw No. 240 and have presented some very valid considerations on the amendments. Please see Attachment 2 for copy of APC minutes.

Staff have reviewed all the comments received thus far and have amended the proposed bylaw (See Attachment 3) to reflect those that staff felt could be done without much discussion as the intent is clear. Should the LTC be in agreement with the amendments they can be adopted at second reading.

VIHA raised some good comments regarding regulations that need to be followed when dealing with accommodation of farm animals on residential lots. The Health Hazards Regulation states that probable sources of contamination such as the storage of manure and animal enclosures, etc. must be 30 m from a well. That construction of animal enclosures should prevent rodents from harboring underneath or within enclosures. That manure be handled and stored in a manner so as to prevent runoff and thereby lessening possible contamination of groundwater. Changes are made to the definition to add in the requirement to meet the Health Hazards Regulations under the *Public Health Act*.

In terms of the APC recommendations, staff have made some amendments. Others staff have left to be discussed with the LTC at the May meeting. As was stated, the APC put together a very thorough chart outlining the description, the issues and the recommendations. The following outlines some comments that staff feel help to address the issue or the recommendation presented that were not addressed in the

amendments. They follow the Bylaw 240 reference numbering as stated in the APC's chart.

1. a) Generally, the intent is that the actual business be done within a dwelling or accessory building. For instance, an art gallery or photographic sales. It is not meant that a photographer should be restricted to indoor photos; this is not the interpretation that would or should be used. The intent is to be reasonable in the interpretation. Kilns were added to the allowable outside uses.
1. c) Suggested changes were made to the bylaw given the concern of having more than one possible home occupation use and the appropriate lighting.
1. e) According to VIHA beyond Bed and Breakfast use, any other production and/or serving of food and/or drink must meet the requirements of the *Food Premises Regulation*.
1. i) In discussions with MoTI it was agreed that both agencies can enforce the no sandwich boards in the highway right-of-way and therefore the information note is not required.
1. p) The wording in the definition states "such as" thereby not restricting the farm animals permitted.

STAFF COMMENTS:

After reviewing the comments received from the agencies, primarily VIHA, and the Galiano APC, staff have proposed some amendments to Bylaw 240 as it now stands at second reading. Any additional submissions received by the May 6, 2013 LTC meeting will be brought by staff. Please see Attachment 3. 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.

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

RECOMMENDATIONS:

1. **THAT** the Galiano Island Local Trust Committee give Bylaw No. 240 Second Reading as Amended.
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

April 22, 2013

Date

Concurred in by:



April 23, 2013

Date

Attachments:

1. Referral comments by VIHA
2. Galiano APC Comments
3. Proposed Bylaw No. 240 with Amendments at Second

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☒

Approval Recommended Subject to Conditions Outlined Below

SEE ATTACHED
LETTER

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below



Galiano Island Trust Area

(Island)

240

(Bylaw Number)

(Signature)

ENVIRONMENTAL HEALTH OFFICER
(Title)

(Date)

(Agency)



Kris Nichols - Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8

April 4, 2013

Dear Kris Nichols,

RE: Bylaw Referral for Bylaw No. 240 on Galiano Island

The following items are areas in which our agency's interests are affected in regards to small scale husbandry:

- As per Section 8 of the *Health Hazards Regulation* under the *Public Health Act*, probable sources of contamination are to be 30 meters away from a well. This would include storage of manure, animal enclosures, etc.
- Ensure manure is stored and removed in a manner that prevents the risk of contamination to ground water. This would include where and how manure is stored, the quantity of manure stored, covering the manure to prevent runoff, etc.
- Ensure any meat and eggs obtained from domestic animals are used for personal use and not commercial and/or retail purposes.
- Any milk obtained from dairy animals must be pasteurized as per Section 2 of the *Health Hazards Regulation* under the *Public Health Act*
- Construct and maintain any animal enclosures to prevent rodents from harboring underneath or within the enclosures.
- Any domestic water system supplying anything other than a single family residence must meet the requirements of the *Drinking Water Protection Act and Regulation*.
- Any new constructions or alterations to on-site septic systems must meet the requirements of the *Sewerage System Regulation*.

In regards to Home Occupation,

- Bed & breakfasts are exempt as per Section 2 of the *Food Premises Regulation* under the *Public Health Act*. Any other production and/or serving of food and/or drink must meet the requirements of the *Food Premises Regulation*.

Sincerely,

Jasdeep Virk
Environmental Health Officer

JV/gch

Gateway Office

201 - 771 Vernon Avenue, Victoria, BC • V8X 5A7

Tel: 250.519.3400 • Fax: 250.519.3402

**MINUTES OF THE GALIANO ISLAND
ADVISORY PLANNING COMMISSION MEETING
HELD ON SATURDAY APRIL 6, 2013 AT 10 A.M.
AT THE GALIANO LOCAL TRUST OFFICE
23 MADRONA ROAD, GALIANO ISLAND, B.C.**

PRESENT:	Sheila Anderson	Chairperson
	Karen Harris	Member
	Barry New	Member
	Elizabeth Olsen	Member
	Jeffrey Patterson	Vice Chairperson
	Tahirih Rockafella	Member

REGRETS:	Ursula Deshield	Member
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There were no members of the public in attendance.

1. CALL TO ORDER

Chairperson Anderson called the meeting to order at 10:02 AM. She reported that there was no Secretary available and that she would take minutes for this meeting.

Vice Chairperson Patterson assumed chairing duties for the remainder of the meeting.

The agenda was presented as the review and discussion of the referred Bylaw No. 240.

It was noted that the previous minutes had already been approved and submitted.

2. REVIEW AND DISCUSSION OF BYLAW NO. 240

It was agreed by consensus that the main points of discussion and any recommendations by the commission should be documented within the minutes in a table format.

It was agreed by consensus that the draft minutes would be circulated by email to all members for final review and preliminary approval of the draft minutes before submission to Local Trust Committee in response to the referral of Bylaw 240.

2.1Table: Bylaw 240 Referral Response

Bylaw 240 Ref. #	Description	Issues	Recommendation
1.a)	Adds kindergarten, nursery school and daycare to existing exceptions horticulture and agriculture regarding requirement for home occupations to be conducted within operators dwelling or accessory buildings.	Members noted there are many other activities that as part of a home occupation could reasonably occur out of doors. Artist painting, photography, handcrafts, fibre arts were a few examples mentioned. Existing regs 3.1 and 3.7 provide restrictions to protect residential values. With proposed bylaw increasing accessory building allowances to 25% lot coverage, 3.3 could in fact encourage more build out simply for sake of housing a home occupation (in spite of 3.4) thus increasing the impact or foot print of home occupations on residential land.	The requirement for many home occupations to be strictly conducted inside dwelling or accessory building seems impractical, and even unreasonable in many more than the cited exceptions. APC recommend the LTC consider removing 3.3 <u>or</u> softening it by replacing word “entirely” with “primarily” in order to reasonably allow that some activities relating to a home occupation will occur out of doors.
1.b)	Removes reference to signage from 3.4	No concern for removing signage aspect to add separately in its own clause.	
1.c)	Adds a 3.5 to address sign size and nature and restriction on exterior artificial lighting	Concern that there is no limit on the number of home occupations that can occur on one residential property and therefore one sign could become 2 or 3 signs. However if a couple ran two home based businesses on one property, one that operated out of a studio/shop and the other from the house, a second sign might be helpful to avoid confusion. Especially, if the business in the house (or studio) were a service such as massage, where interruptions could be quite disruptive. Perhaps smaller name plate signs at business space location would be reasonable for second and subsequent home occupations Increase in size of one permitted sign to .6 sq meter seems reasonable but not if more than one is permitted. Concern that restriction of exterior artificial lighting could raise difficulties in terms of interpretation and could be difficult to assess whether for residential or home	Recommend take out “in respect of each home occupation” and replace with something like “ in respect of each residential lot upon which home occupations are occurring” so only one sign per property for all home occupations occurring there to be shared when more than one home occupation is occurring there. Presuming the 0.6 sign is at driveway entrance, also allow small name plate at resident or cottage entrance door where home occupation is occurring, to guide clients/customers. Recommend that the lighting reference be changed to “and exterior artificial lighting installed solely for a purpose associated with the home occupation should be of an appropriate type to blend with residential values.”

		occupation or more likely a combination. Existing 3.7 restricts glare... illumination ...so is that not enough protection? Additional lighting of entry to lot, customer parking area, or doorways might be appropriate if employees or customers coming and going outside of daylight hours, just for safety.	
1.d)	Re ordering	No issue	APC supports
1.e)	Restriction on retail or wholesale selling on any product or material, and restriction on the serving of food or drink products on the premises....	Restriction 2. raised questions. While its intention seems to be preventing restaurants as home occupations several examples of permitted home occupations where food or drink could reasonably be served seems to be constrained by this clause. Daycare or nursery school would likely serve children snacks; Art studio likely to serve refreshments at an opening, massage therapist offering a client tea; home occupation employees provided with coffee.	APC support this proposed 3.7 except for restriction "2" for which they recommend either adding more exceptions than just Bed and Breakfasts, or by rewording to allow reasonable need to serve snacks or refreshments secondary to the primary home occupation.
1.f)	New clause requiring compliance with provincial and CRD regulations	No issues.	APC supports
1.g)	New clause restricting the storage of vehicles or equipment used for home occupation.	Observation made that in many situations a vehicle or equipment could be used for personal or home occupation combination. Adding wording to specify primarily used for the home business would prevent this applying to a family vehicle used for home occupation purposes occasionally. Term "front yard" and "side yard" seem to be new terms in this LUB and sound like taken from a more urban bylaw. Noted that storage of equipment or vehicles in ANY set back area could be an issue. Eg. Stored right on the property line of a neighbour so in clear view of the neighbour but out of view of operator.	Recommend addition of word "primarily" following "no vehicle or equipment used ..." Recommend change to "No vehicle or equipment used primarily by, or in the conduct of, a home business shall be stored in a required setback without being screened from view from neighbouring properties or public road "

		Screened from what view?.. from the operators dwelling? Or from public roadways, or neighbouring residences? Concern expressed that this could create hardship for some existing home based businesses because of lot size etc. Question of interpretation noted re: is a tradesperson considered to be running a home occupation when they keep their tools and equipment at home? Or, a gardener keeping a vehicle with mowers and tools in it parked in his/her driveway?	Recommend provide more clarity as to what this regulation will and will not apply to because at present vehicles and equipment relating to residential use alone does not require screening.
1.h)	Information note re: ALR	No issues	APC supports
1.i)	Sandwich boards	While members generally agree on need to keep sandwich boards in front of the property the business occurs on, and off highway rights of way, a question arose as to whether a local government can regulate or enforce activities on highway right of ways at all. Some members felt that this clause is actually doing due diligence to ensure a permitted activity cannot be interpreted as being allowed on highway right of way by clearly stating sign must be on property. It was noted that highway right of way width on either side of travelled roadway varies significantly as travelled portion of road is not always centered in RW.	Add an information note regarding MOTI authority over highway right of way.
1.j)	Updating listings of zones affected by sign regulations	Galiano Inn zone typo...should be C5A	APC supports
1.k)	Added for consistency with DP Area 6 Commercial and Industrial Form and Character	No issue	APC supports
1.l)	Added to emphasize signs to be located on lot where business occurs	No issue	APC supports
1.m)	Re ordering after previous additions	No issue	APC supports

1.n)	Exception for signs erected by government agency, or temporarily by candidates during an election campaign	Members agreed that health and safety were most likely reasons for government agency signs, but felt that public information or education could also describe some signs government agencies might need to post. Eg BC Parks directional signs for their parks, or identification of entry into an ecological sensitive area or preserve.	APC supports with change to add "information," or "education," after word "public"
1.o)	Replaces current definition of home occupation	The words "and cottage uses" raised concern that this inadvertently includes STVR cottages as home occupation, and APC considers that the STVR issue should be a separate discussion and bylaw. Current Home occupation regulation 3.8 allows a cottage to be used as accommodation bedroom in a Bed and Breakfast home occupation.	APC Recommend removing "..and cottage uses" from this proposed amendment as the term Bed and Breakfast covers that.
1.p)	Adds definition for "Accommodation of farm animals" which effectively limits numbers of farm animals that can be kept on lots smaller than 0.4 hectares.	Complements references in residential zone regulations that refer to buildings for the accommodation of farm animals. But while wording "such as" suggests animals named listed are just examples, APC members were concerned that other farm animals not listed such as lamas, alpacas, horses, ponies, cows, would not be permitted. Another issue was the wording requiring farm animals to be primarily for personal use, because it seems to contradict the allowance in home occupations regulations to do agriculture as a home occupation. Noted 2.1.3 includes restrictions on other specific farm animals NOT permitted and states farm animals must be confined to their owner's property, in regards to concern raised about farm animals (fallow deer on Mayne Island used as example) not confined to owners land and left to live at large.	APC agrees there should be limitations on numbers of farm animals on small lots but would like assurances that the wording of this clause could not be interpreted to restrict some farm animals if not listed. (aside from the specific restriction on the keeping of pigs in 2.1.3)

3. **ADJOURNMENT**

Vice Chairperson Patterson adjourned the meeting at 12 noon.

CHAIR

DATE

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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 a pottery kiln or 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 residential lot upon which the home occupation (s) is occurring, 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 unless it is a type in keeping with the residential character."
 - 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."

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- 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 ~~lot line setback front yard setback or in a required side yard setback~~ without being screened from view from neighbouring properties or public road."
- 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~~A
 - 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 information, health or safety, or by a candidate in a municipal, provincial or federal election during the period prior to the election."

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- 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 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. All animal enclosures and manure storage must meet the Health Hazards Regulation under the *Public Health Act*."

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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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STAFF REPORT

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

To: Galiano Local Trust Committee
For the meeting of February 18, 2013

From: Kris Nichols
Island Planner

CC: Robert Kojima
Regional Planning Manager

Re: Galiano Bylaw No. 241, Amendment No. 1, 2013
A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999

BACKGROUND:

Land Use Bylaw Amendments

The Galiano Island Local Trust Committee (LTC) at their April 8, 2013 meeting passed a resolution requesting that staff research and report back with a draft bylaw covering the following topics:

1. Sawmilling on Residential Lots
2. Home Industry
3. Cottage Floor Area size

The report provides background on the three areas requested for bylaw amendments and recommends specific draft bylaw amendments. See Attachment 1 for proposed amending draft Bylaw No. 241. The attached draft bylaw does not include the cottage floor area amendment as this will require further discussion with the LTC.

1. Sawmilling (Residential Lots)

At the March 11, 2013 meeting of the LTC, Bylaw No. 239 was amended to remove the amendment associated with sawmilling. The rationale was that the sawmilling issue is a complex amendment that requires proper wording that can be enforceable, yet does not prohibit sawmilling on residential lots and therefore required more research before an amendment to the LUB is proposed.

Currently, in the Galiano Land Use Bylaw under Section 2.1.4 sawmilling is a permitted use in any zone, but through definition restricts its daily and yearly use in non-forestry zones. The bylaw also clearly establishes that sawmilling cannot be a home occupation as stated in the definition of home occupation. The home occupation definition is currently being considered for an amendment (Bylaw 240), but would still not permit sawmilling.

The intent is for these residential sawmilling operations is to be temporary in nature and for the sole use of the owner for use on their lot and not for a commercial use or home occupation. However, it has been shown that some residential lot owners are sawmilling timber for the use of others and therefore impacts the enjoyment of the properties around these operations when a sawmill is being operated on a more permanent basis.

The LTC agreed that while sawmilling should remain an outright permitted use in residential areas, it should be limited to a temporary use for the lot owner for their use with standard hours or operation. The recommended amendments are:

Section 2.14 add in the word “temporary” in front of the word sawmilling.

That the definition of sawmilling is now “temporary sawmilling”:

“means the process of milling timber by mechanical means (i.e. portable sawmill) to produce dimensional lumber for the use of the lot owner and on the lot on which the portable sawmilling takes place. The timber, harvested from the same lot, must be used for construction of structures, fences, decks and accessory buildings as permitted under this bylaw on the same lot. Sawmilling operations are permitted between the hours of 0800 and 1700 (excluding weekends and statutory holidays) on a lot where the sawmill is authorized by subsection 2.1.4 of this bylaw and includes the processing of the forest resource where the sawmill is a permitted use on a lot by any section of this bylaw other than subsection 2.1.4. A temporary sawmill must be located a minimum distance of 10.0 m from any property line.”

Alternatively, the definition could state that the sawmilling could be for use by the owner for their own purposes, but could also permit logs to be brought onto the property from other lots on Galiano Island that they could sawmill for their own use.

2. Home Industry Occupation

Previously, the LTC directed staff to amend the home occupation section in the Land Use Bylaw. Draft Bylaw 240 addresses proposed amendments to the home occupation section. However, the home occupation regulations would not address the concerns of many that are conducting more contracting/industry types of businesses from their homes. The LTC directed staff to look at developing a home industry occupation section.

The OCP in Section 2 states: “A sustainable community requires a viable local economy. This Plan recognizes the need for local economic development and

viable small enterprises supporting a diversity of livelihoods...” There are many contracting/industry type home businesses (e.g. landscaping, excavating, etc.) that operate on the island providing much needed services and employing people that live on Galiano. These types of services/businesses do not fit within the definition of the home occupation section as they may have large vehicles or require some outside storage which may not be practical to have enclosed. There are no industrial zoned parcels on Galiano that are not already in use for these businesses to move to. It would not be practical to rezone all such properties to industrial nor to have them apply for temporary use permits which will last a maximum of 6 years.

Many of these operations have been supplying a needed service for years to Galiano residents, but have been doing so in non-conformance with the existing land use bylaw. The services they supply enable Galiano residents to hire local people rather than rely on off-island suppliers. At the April LTC meeting a submission was received requesting that the LTC research the possibility of developing a home industry occupation section.

Staff have drafted a bylaw to add a home industry section based on what is done elsewhere within the Islands Trust. It addresses the lot size, types of uses, screening and times of operation in an effort to limit the impact on adjacent land owners. Please see Attachment 1 for a draft Bylaw No. 241.

3. Cottage Size

The Local Trust Committee directed staff to look at the cottage size as a result of submissions and queries that they have received in the past. Most of the discussion was around current owners who either wanted to expand or build a cottage dwelling for family members. There was no specific floor area size mentioned in the direction from the LTC on April 8, 2013.

The current Land Use Bylaw (LUB) and Official Community Plan (OCP) Bylaw states a maximum of 60 sq. m. (646 sq. ft.) for cottage floor area size. Generally a lot has to have an area of 0.4 hectares (1 acre) or more to permit a cottage. A cottage in the LUB is defined as “a building that is accessory to a dwelling and is used for human habitation by guests, household members or tenants, and having a floor area that does not exceed 60 square metres except as provided in s.2.9.” It is defined similarly in the OCP.

Other Gulf Island’s Cottage Floor Area Regulations:

- North Pender Island: means a dwelling with a floor area of 56 sq. m. (603 sq. ft.) or less.
- South Pender Island: means an accessory single family dwelling with and area of 56 sq. m. (603 sq. ft.) or less.
- Gabriola Island: the maximum permitted floor area for a cottage is 65.0 sq. m. (699.7 sq. ft)

- Saturna Island: permits cottages to be a maximum of 92.9 sq. m. (1000 sq. ft.) in total floor area, excluding a basement that does not exceed the footprint of the main floor.
- Salt Spring Island: (seasonal cottage) means an accessory dwelling not exceeding 56 sq. m. (603 sq. ft.) in floor area. The bylaw also states restrictions on lot sizes and use.
- Mayne Island: maximum floor area is 60 sq. m. (646 sq. ft.) on a lot with an area of 1 hectare (2.4 acres) or less or 93 sq. m. (1001) on a lot with an area greater than 1 hectare (2.4 acres).

The current cottage floor area regulations are in line with many of the other islands. The largest increase would be up to 185.8 sq.m. (2000 sq. ft.) as is on Saturna Island where a basement is permitted to have the same floor area as the main floor. That would be the extreme making it more of a residence and not a cottage. The second highest is a floor area of 92.9 sq. m. (1000 sq.ft.) which would be an increase of 32.9 sq. m. (354 sq. ft.).

There could be a number of benefits to increasing the allowable cottage size. Increasing the allowable cottage floor area will provide a larger more usable space which maybe more favorable for families. It also provides an affordable housing option for family members to stay on the Island without having to purchase the land. It can be used for long term tenancy again providing much needed affordable housing. It may be used as a mortgage helper for families wishing to own their own property and could not afford without additional monies through rent. It may allow an aging population the ability to have family or care givers stay in the cottage as well as making it more affordable for them to stay on their property. Overall, an increase may permit residents to afford to remain on the island, allow and aging population to stay on their property and provide a much needed affordable housing option.

Any additional cottage size allowance would need to meet the requirements as established in the land use bylaw (i.e. water, parking, etc.) as well as the requirements of other agencies (e.g. CRD building, VIHA, etc.).

The additional cottage size may encourage their use as a Short Term Vacation Rental (STVR) as the larger size may be more viable and an increase in size could begin to lessen the differentiation between a residence and a cottage in terms of size. That being said, there are other islands that have the increase and do not have any issues.

Other than the requests made at the March LTC meeting for a 92.9 sq. m. (1000 sq. ft.) maximum floor area, staff are unaware of other specific floor area increase requests. As stated, currently, Galiano is in keeping with the majority of the other islands. Given the uncertain rationale for an increased floor area, staff are unable to justify an increase and therefore have presented some options for consideration of the LTC who have likely heard more regarding the rationale for an cottage floor area increase.

Options for Consideration:

With the following options for consideration no basements would be permitted and it will be stated in the bylaw that cottages are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited.

The LTC should consider the following options:

1. To increase the allowable cottage size to 92.9 sq. m. (1000 sq. ft.) maximum floor area. This would be a 32.9 sq. m. (354 sq. ft.) increase.
2. To keep the allowable cottage floor area size as currently permitted at 60 sq. m. (646 sq. ft.). This is in keeping with the majority of the Islands.
3. To base the cottage floor area size on lot area with keeping the current size 60 sq. m. for lots 1 hectare and under and permit 92.9 sq. m. on those lots over 1 hectare.
4. To increase the allowable cottage size to 76.5 sq. m. (823 sq. ft.) which is an increase of 16.5 sq. m. (178 sq. ft.) which is between the current standard and the 92.9 sq. m. stated in a submission?

Not knowing the overall demand for increased cottage floor area, staff would recommend no change at this time seeing as the majority of the islands have similar floor area requirements and there has been no broad rationale why an increase is required. A change to the cottage size would also require an amendment to the Official Community Plan. Staff are unaware of complaints due to the current size of the cottages not being sufficient.

STAFF COMMENTS:

The amendments suggested for draft Bylaw 241 address issues that have been raised around the sawmills on residential properties and the need that they be temporary in nature, the need to address home industry occupations currently in contravention with the land use bylaw and the request to look at cottage floor area size.

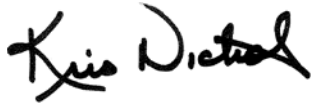
Staff have drafted bylaw amendments for the use of temporary sawmills on residential properties and the introduction of the home industry occupation. These have been included in the draft bylaw attached. Staff, are recommending that these amendments proceed as part of draft bylaw 241. If the LTC decides that a change in the cottage floor area is warranted that an amendment be added to the draft bylaw at this time.

RECOMMENDATIONS:

1. **THAT** the Galiano Island Local Trust Committee give Bylaw No. 241, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.1, 2013" First Reading.

2. **THAT** the Galiano Local Trust Committee forward proposed Bylaw No. 241 to the Galiano APC and other agencies for review and comment.

Prepared and Submitted by:



Kris Nichols

April 22, 2013

Date

Concurred in by:



April 23, 2013

Date

Attachments:

1. Draft Bylaw No. 241

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GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 241

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 2.14 by adding the word “temporary” in front of the word sawmilling.
 - b) By deleting in its entirety Subsection 17.1.35a.
 - c) By amending Section 17.1 (Definition) by adding the following definition in alphabetical order and subsequently changing all definition numbering:

“Temporary sawmilling - means the process of milling timber by mechanical means (i.e. portable sawmill) to produce dimensional lumber for the use of the lot owner and on the lot on which the portable sawmilling takes place. The timber, harvested from the same lot, must be used for construction of structures, fences, decks and accessory buildings as permitted under this bylaw on the same lot. Sawmilling operations are permitted between the hours of 0800 and 1700 (excluding weekends and statutory holidays) on a lot where the sawmill is authorized by subsection 2.1.4 of this bylaw and includes the processing of the forest resource where the sawmill is a permitted use on a lot by any section of this bylaw other than subsection 2.1.4. A temporary sawmill must be located a minimum distance of 10.0 m from any property line.”
 - d) By adding a new Section entitled “**3. (a) HOME INDUSTRY OCCUPATIONS REGULATIONS**” as follows:

3(a).1 The following uses and no others are permitted as home industries:

- (1) boat building and repair;
- (2) automobile repair;
- (3) hand-split shake manufacturing;
- (4) contractor yards providing service within the Galiano, North Pender, South Pender, Saturna, Mayne, and Salt Spring Island local trust areas, provided that no more than 5 vehicles used in the home industry may be stored and no more than 930 m² of lot area may be used for outdoor storage;

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- (5) cabinet manufacturing;
- (6) processing of raw materials of any kind harvested or extracted from within the North Pender, South Pender, Saturna, Mayne, Galiano or Salt Spring Island local trust area;
- (7) design, fabrication and assembly of automated packaging machinery and equipment;
- (8) welding, machining and fabrication.

3(a).2 Not more than one home industry occupation may be conducted on a lot, the combined floor areas of all buildings and structures used in the home industry must not exceed 185 m², and areas used for outdoor storage in connection with the home industry must not exceed 930 m²

3(a).3 A home industry occupation use:

- (1) is not permitted on any lot less than 2 hectares in area;
- (2) must be sited not less than 30 metres from any lot line and not less than 30 metres from any lake, wetland, stream or the sea; and
- (3) must be screened from view by a landscape screen from abutting lots and from public lands and public road rights-of-way.
- (4) may only be operated between the hours of 8 am to 6 pm, Monday through Friday and excluding statutory holidays.
- (5) may generate waste, vibration, glare, fumes, odours, illumination or electrical interference ordinarily detectable off the lot on which the home industry occupation is conducted or consume more groundwater than would normally be consumed by a residential use of land.
- (6) the operator of every home industry 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.
- (7) except for one unilluminated nameplate not exceeding 0.6 square metres in area in respect of each home industry 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

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premises for a purpose associated with the home industry occupation

(8) in addition to the off-street parking required for the dwelling, the parking spaces required by Sub-section 14.1.11.

(9) Not more than four persons per lot may be employed in any home industry occupation in addition to any residents of the premises in which such business is carried on, and at least one of the employees of a home industry must live on the premises

3(a).4 Land within 50 metres of the natural boundary of any lake, wetland, stream, the sea or the Nature Protection Zone (NP) shall not be used for any automobile repair, boat repair or boat building home industry occupation.

e) By amending Section 17.1 (Definition) by adding the following definition in alphabetical order and subsequently changing all definition numbering:
“Home Industry Occupation – means an accessory industrial use conducted on a residential lot.”

B. This bylaw may be cited for all purposes as the “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 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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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 split-zoned lot regulations (Bylaws 237, 239) 3. Allowable Cottage size, Home Industry Regulations, Sawmilling (Bylaw 241) 4. Sign Regulations (Bylaw 240) 5. Review of zoning regulations for Lions' Hall (Bylaw 239) 6. Review of FLR and F2 zoning and Land Transportation policy (o) requirement (Bylaw 238) 7. Accessory building entitlements (Bylaw 239) 8. Cottage floor area calculation Phase II items: 1. Review of Parking Regulations 2. Review zoning of small F1 lots that were in existence at the time of their purchase from Mac Blo. 3. Standards for potable water supply 4. Review of regulations for	Apr-16-2012	Kris Nichols	Mar-31-2013	On Going

geo-thermal exchange use.

2	DPA Implementation	1. Update of Development Approval Information Bylaw - COMPLETE 2. Public communications: - shoreline workshop - COMPLETE (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
7	Short Term Vacation Rentals	Look at existing policy research issues and possible solutions on Galiano.		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: Apr-23-2013

Staff organizing BOV date - yet to be determined

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 Variance Permit

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.

Rezoning

File Number	Applicant Name	Date Received	Purpose
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GL-RZ-2004.6

Crystal Mountain Society
Planner: Kim Farris

Jun-14-2004

OCP and LUB amendments to allow a Retreat Centre and Forest Retreat.

Planning Status

Status Date: Apr-17-2013

staff comparing new information with previous proposal

Status Date: Apr-15-2013

new information submitted

Status Date: Mar-25-2013

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

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: Apr-15-2013

staff met with applicant's lawyer to work on finalizing application

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

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 Planner: Kris Nichols	Dec-21-2011	To amend the OCP/LUB to change 90 hectares of F1 lands to Park Land & RR.

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.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2013.1	Landworks Consultants Planner: Kris Nichols	Apr-16-2013	To amend the OCP and LUB to Residential in the F1 zone

Planning Status

Status Date: Apr-16-2013

copied Trustees and forward fiel to planner

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

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2013.1	Robbie Mattu Planner: Kris Nichols	Apr-18-2013	for a proposed winery

Planning Status

Status Date: Apr-18-2013

Acknowledgement letter sent to applicant. Copied Local Trustees and forward file to planner

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.

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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.

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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.

April 2013

- [Galiano Island Public Hearing - May 6, 2013 re: Dewinetz Rezoning Application](#)

March 2013

- [Greening our Shores - follow up information](#)

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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

- [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](#)
- [Galiano Aerial Video Survey \(2004\) - \[East\]\(#\) and \[West\]\(#\)](#)
- [Caring for our Shorelines](#)

Climate Change Action

- [Staff Report - October 2009](#)
- [Community Engagement Tools](#)
- [Climate Wise Islands](#)
- [Staff Report - January 29, 2010](#)
- [Adopted Bylaw No. 206](#)

Committee Links

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[Meetings Schedule](#)

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[Associated Islands](#)

[Land Use Application Forms](#)

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](#)
- [Staff Report Bylaw No. 240 - February 18, 2013](#)
- [Staff Report Bylaw No. 240 - March 11, 2013](#)
- [Staff Report Bylaw No. 240 - April 8, 2013](#)

Proposed Bylaw

- [Proposed Bylaw No. 237](#)
- [Proposed Bylaw No. 238](#)
- [Proposed Bylaw No. 239](#)
- [Proposed Bylaw No. 240](#)

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](#)

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