



Galiano Island Local Trust Committee Regular Meeting Agenda

Date: March 5, 2018
Time: 12:30 pm
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

			Pages
1.	CALL TO ORDER	12:30 PM - 12:35 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	12:35 PM - 12:50 PM	
4.	COMMUNITY INFORMATION MEETING		
	none		
5.	PUBLIC HEARING		
	none		
6.	MINUTES	12:50 PM - 1:05 PM	
6.1	Local Trust Committee Minutes Dated February 5, 2018 (for Adoption)		4 - 16
6.1.1	<u>Public Hearing Record Dated February 5, 2018 (for Receipt)</u>		17 - 18
6.2	Section 26 Resolutions Without Meeting Report		
	none		
6.3	Advisory Planning Commission Minutes Dated January 15, 29 & February 19, 2018 (for Receipt)		19 - 25
7.	BUSINESS ARISING FROM MINUTES	1:05 PM - 1:15 PM	
7.1	Follow-up Action List Dated February 2018		26 - 27
8.	DELEGATIONS		
	none		

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

none

10. APPLICATIONS AND REFERRALS

1:15 PM - 1:35 PM

- | | | |
|-------------|---|----------------|
| 10.1 | GL-RZ-2017.2 (Mignault) - Staff Report - Draft Bylaws No. 267 & 268 (attached) | 28 - 45 |
| | for consideration of First Reading | |
| 10.2 | Mayne Island Local Trust Committee Bylaw No. 171 Referral (attached) | 46 - 48 |
| | for response | |
| 10.3 | North Pender Island Local Trust Committee Bylaws No. 216 & 217 Referral (attached) | 49 - 51 |
| | for response | |

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS

1:35 PM - 2:05 PM

- | | | |
|-------------|---|----------------|
| 12.1 | Work Program Reports (attached) | |
| 12.1.1 | <u>Top Priorities Report Dated February 2018</u> | 52 - 52 |
| 12.1.2 | <u>Projects List Report Dated February 2018</u> | 53 - 54 |
| 12.2 | Applications Report Dated February 2018 (attached) | 55 - 58 |
| 12.3 | Trustee and Local Expense Report | |
| | none | |
| 12.4 | Adopted Policies and Standing Resolutions (attached) | 59 - 60 |
| 12.5 | Local Trust Committee Webpage | |
| 12.6 | Chair's Report | |
| 12.7 | Trustee Report | |
| 12.8 | Trust Fund Board Report January 2018 (attached) | 61 - 63 |

13. NEW BUSINESS

2:05 PM - 2:15 PM

- | | | |
|-------------|--|----------------|
| 13.1 | Executive Committee re: Farm Industry Review Board and Aquaculture - Staff Memo & attachment (attached) | 64 - 65 |
| | for information | |

- | | | |
|------|--|-------------------|
| 14. | UPCOMING MEETINGS | 2:15 PM - 2:20 PM |
| 14.1 | Next Regular Meeting Scheduled for April 9, 2018 at the South Hall, Galiano Island | |
| 15. | TOWN HALL | 2:20 PM - 2:35 PM |
| 16. | CLOSED MEETING (Distributed Under Separate Cover) | 2:35 PM - 3:05 PM |
| 16.1 | Motion to Close the Meeting | |
| | <i>That the meeting be closed at the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (d & i) for the purpose of considering:</i> | |
| | <ul style="list-style-type: none"><i>Adoption of In Camera Minutes Dated February 5, 2018</i><i>Legal Advice</i> | |
| | <i>AND that the recorder and staff attend the meeting.</i> | |
| 16.2 | Recall to Order | |
| 16.3 | Rise and Report | |
| 17. | ADJOURNMENT | 3:05 PM - 3:05 PM |

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: February 5, 2018
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

Members Present: Laura Busheikin, Chair
Sandy Pottle, Local Trustee
George Harris, Local Trustee

Staff Present: Rob Milne, Island Planner
Fiona MacRaid, Senior Intergovernmental Policy Advisor
Heather Martin, Recorder

Members of the Public: There were approximately 30 members of the public in attendance.

1. OPEN HOUSE

1.1 Galiano Island Local Trust Committee Bylaws No. 262 & 263

Planner Milne introduced the open house asking that all submissions and comments be turned in by the end of the meeting. The Applicants were present to answer questions.

2. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:30 p.m. noting the open house would run for ½ an hour. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent it was agreed to move item 11.2 up to follow item 4.

By general consent the agenda was approved as amended.

4. PUBLIC HEARING

4.1 Recess for Public Hearing

Chair Busheikin recessed the regular meeting at 1:00 p.m. to hold the Public Hearing.

4.1.1 Galiano Island Local Trust Committee Bylaws No. 262 & 263

See separate Public Hearing record dated February 5, 2018

4.2 Recall to order

Chair Busheikin reconvened the regular meeting at 1:22 p.m.

11.2 GL-RZ-2016.2 (Galiano Conservancy) - Staff Memo - Bylaws No. 262 & 263

Planner Milne introduced the staff report.

Chair Busheikin called a 5-minute recess for trustees to review the material presented.

Chair Busheikin called the meeting back to order at 1:27 p.m.

GL-2018-001

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Bylaw no. 262, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, amendment No. 1, 2017” be given Third Reading.

CARRIED

GL-2018-002

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Bylaw no. 263 cited as “Galiano Island Land Use Bylaw, 1999, Amendment No. 1, 2017” be given Third Reading.

CARRIED

GL-2018-003

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee proposed Bylaws No. 262 and 263 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2018-004

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee proposed Bylaw No. 262 be forwarded to the Minister of Municipal Affairs and Housing for Approval.

CARRIED

5. TOWN HALL AND QUESTIONS

Bowie Keefer spoke in support for both the Stevens and the Mignault property rezoning applications. He also brought up the issue of the wildfire review initiated by the Ministry of Forest, Lands and Natural Resources following last year's fires and hoped the island will participate in that process.

Roger Pettit circulated and read a letter he wrote in support of the Stevens application. He also stated support for the Mignault application.

Sheila Anderson reiterated her concerns about the information the LTC is receiving on the proposed rezoning of DL37. She noted that MoTI's stated opinion is based on current uses and traffic, but the increasing use has not been measured and the zoning being proposed has no limits to increasing traffic. She questioned why the staff report policy directives include boxes that are unticked and unaddressed, and urged the LTC to continue to ask questions and ask for more information. She argued that split zoning leaves a lot to be desired. She also noted the map attached to the report shows the impact of the proposed rezoning only on one side of the property, when it should show the impact on both sides. On the Mignault application she argued applicants should stop their illegal use before applying for rezoning.

Kiyo Okuda noted the historical opposition to the Stevens property uses, and stated it was the Trust's responsibility to preserve and protect and to represent its constituents, not individual landowners. He said development pressures on the island could make the operation much larger and its impacts on residential neighbourhoods much greater, and argued for placing significant restraints on the property. He mentioned the noise caused by compression release engine brakes and noted they are often banned elsewhere in residential neighbourhoods.

Louise Decario spoke against the Steven's application. She questioned how the original application for a FLR rezoning went to a split zone with a lot of commercial activity and no road networks, and asked why the committee had not investigated other options.

Chair Busheikin responded that this application was discussed at some depth in a number of meetings where other options were discussed.

Planner Milne outlined other options discussed, and said the split zoning option came up as part of an over-arching discussion of options.

Louise Decario questioned why the staff report did not mention the existing Forest Industrial lot on Galiano. She reiterated Sheila Anderson's concern about unticked boxes in the policy directives checklist, and asked whether or not these had been addressed. She expressed concern that trustees' directives in past meetings, that the impact on neighbours be addressed,

had not been followed. On the east side easement, she noted the applicant dug up and decommissioned a portion of the road a few years ago and asked who would fix that.

Chair Busheikin noted that the LTC would be addressing and answering some of these questions as part of their discussion. She thanked everyone for speaking at the town hall, and asked that comments not be directed at individuals; the identity of the individual applicants should have no bearing on the decisions we make, since owners change and properties change hands.

6. MINUTES

6.1 Local Trust Committee Minutes Dated December 4, 2017 (for Adoption)

The following amendment to the minutes was presented for consideration:

-that the words “public consultation” be added to the first statement at the top of page 5, to read, “that public consultation requirements proposed by the SAPC were removed by staff.”

By general consent the minutes of December 4, 2017 were adopted as amended.

6.2 Section 26 Resolutions Without Meeting Report

none

6.3 Advisory Planning Commission Minutes Dated November 13, December 18, 2017 & January 15, 2018

Chair Busheikin mentioned that the UBCM has put out its recommendations on affordable housing, which can now be found online.

Trustee Pottle thanked the Advisory Planning Commission for all its hard work.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated January 2018

Planner Milne noted that items 2 and 3 are on today’s agenda.

Trustee Pottle asked about the covenant for item 1.

Planner Milne stated the applicant used a lawyer not very familiar with this law so the process has been long and complicated, but now the only outstanding issue is getting the covenant in a form that is registerable.

8. DELEGATIONS

none

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

none

Chair Busheikin recessed the meeting at 2:05 p.m.

10. CLOSED MEETING (Distributed Under Separate Cover)

10.1 Motion to Close the Meeting

By general consent the meeting was closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) [a, d & f] for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated December 4, 2017
- Legal Advice
- APC Memberships

AND that the recorder and staff attend the meeting.

10.2 Recall to Order

Chair Busheikin recalled the meeting to order at 2:54 p.m.

10.3 Rise and Report

Chair Busheikin reported that the LTC received legal advice and reappointed six members to the Advisory Planning Commission.

11. APPLICATIONS AND REFERRALS

11.1 GL-RZ-2017.1 (Stevens) - Staff Report

Planner Milne distributed copies of new correspondence received after the writing of the staff report.

The following issues were discussed:

- A road to lands beyond is a MoTI requirement determined by the Approving Officer;
- Dedicating a road now or putting a covenant in place;
- Ministry of Transportation and Infrastructure (MoTi) is interested in ensuring the road allowance will be dedicated at a point in the future, but not in maintaining it at this time;

- Policy Directives Checklist oversight, items 5.3.5 and 5.7.2 should be marked applicable;
- Options to control possible growth and/or limit number of uses could include stipulating no on-site retail sales and limiting contractor yard to a certain size;
- Make bylaws specific to this application.

Planner Milne recommended getting as much information as possible. Once the file is sent out for referral more factors will be gathered that might need further discussion.

GL-2018-005

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee request staff to have discussions with the Applicants on how to address some of the concerns raised at today's meeting such as some of the uses, lot coverage, retail sales, and hours of operation.

CARRIED

GL-2018-006

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee has reviewed the Directives Only Policy and determined that proposed Draft Bylaw Nos. 265 and 266 are not contrary to or at variance with the islands Trust Policy Statement.

Chair Busheikin asked Planner Milne to clarify, in terms of process, if we are not willing to affirm that this in compliance with the policy statement, can we still move forward with recommendations 2, 3 and 4?

Planner Milne stated his recommendation was not to do so.

Trustee Pottle questioned items on the checklist which in her view are not in compliance, beginning with 5.3.5. She suggested two sentences in the staff report where not enough to address the issue, and questioned the information she was receiving.

Planner Milne maintained that 5.3.5. is respected by this process; it is central to the whole discussion and is not being ignored.

Trustee Harris said in his view the policy had been addressed; the actual road network plan will be addressed going forward.

Chair Busheikin noted that all we're dealing with right now is policy compliance.

Chair Busheikin called the question.

CARRIED

GL-2018-007

It was MOVED and SECONDED,

That the Galiano Local Trust Committee Bylaw No. 265, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2017", be given First Reading.

Trustee Pottle circulated and read her letter; she is opposed to the split zoning and the precedent that would set.

It was agreed the minutes would reflect that Trustee Pottle never suggested a split-zone solution.

CARRIED

Trustee Pottle Opposed

GL-2018-008

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Bylaw No. 266, cited as “Galiano Island Land Use Bylaw, 1999, Amendment No. 2, 2017”, be read a First time.

CARRIED

Trustee Pottle Opposed

GL-2018-009

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee direct staff to refer Bylaw Nos. 265 and 266 as per attached Attachment 4 and to add the Ministry of Forests, Lands and Natural Resource Operations to the list of referrals.

CARRIED

By general consent it was agreed to move item 12 ahead on the agenda.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Penelakut Engagement and Potential Role in Dock Review - Expectations and Opportunities - Fiona MacRaid

Senior Intergovernmental Policy Advisory (SIPA) Fiona MacRaid thanked the LTC for their visit with the Chief of Penelakut First Nations. She gave an update on the dock review, and reported the Penelakut are willing to work with Islands Trust.

SIPA MacRaid reported the last year or two has been a steep learning curve for the Penelakut as several government agencies have begun the process of engaging with them, and asked for our patience.

Roger Pettit noted that several other bands have some claim on Galiano, and asked if the Trust is engaging with them as well.

SIPA MacRaid confirmed there are 13 bands with some claims on the island. The first level of deference is with those who have dedicated reserves, and that is Penelakut. Once we have the Penelakut on board, we will ask for their advice on how to include other First Nations interest.

11.3 GL-RZ-2017.2 (Mignault) - Staff Report

Planner Milne gave a brief introduction to this long-running file and stated the owners are now trying to achieve compliance and to regularize the uses on their property.

Trustee Pottle made reference to the Applicant's website, which is still advertising weddings that can accommodate 50 people and she wondered if this use will continue.

Zeuss Cochrane, speaking for the Applicant stated only 1 or 2 events a year are held, and that the Applicant seeks compliance for the house and cottage.

Chair Busheikin said the Applicant needs to understand that if this goes through, large events will not be allowed, and suggested he change his website since it is not in compliance.

GL-2018-010

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for the review and consideration .

CARRIED

Trustee Pottle Opposed

11.4 GL-TUP-2017.4 (Simpson) - Staff Report & Correspondence

Planner Milne gave the background to the application.

Trustee Harris noted the large volume of correspondence on this file. The most recent letter, received on Thursday, was from immediate neighbour concerned with privacy issues. He suggested the applicants contact and discuss this with their neighbours and come up with a solution before proceeding.

The applicants replied they had tried talking with the neighbours and know the neighbours want a fence, and they already have plans for building one: a surveyor is working on this. They are willing to build a long privacy fence, which will cost between \$5000 and \$10,000, as long as this is the only demand from their neighbours. They also noted a fence is already in place (not a privacy fence) so their guests can't wander onto the neighbours' property.

Trustee Harris asked if it could be a condition of approval that the privacy fence be built.

GL-2018-011

It was MOVED and SECONDED that the Galiano Island Local Trust Committee approve issuance of Temporary Use Permit GL-TUP-2017.4 (Simpson).

CARRIED

GL-2018-012

It was MOVED and SECONDED,

That the motion be amended as follows: that TUP permit GL-TUP-2017.4 (Simpson) be amended by adding an additional condition under section 3 requiring the construction of 250 feet of fencing on the west side to a height of 1.8 meters.

CARRIED

Chair Busheikin left at 5:09 p.m.

By general consent Trustee Harris took over as Acting Chair.

By general consent item 14.1 (Simone) was moved up for discussion.

14.1 Release of Covenant Request (Simone) - Staff Report

Planner Milne gave the background on the property and reported that new tests demonstrating there is enough water on the property satisfy his requirements.

Trustee Pottle said she had looked at the tests and concurred.

GL-2018-013

It was MOVED and SECONDED that the GILTC agrees to the release of Covenant FB81092 which is registered upon the title of property described as of Lot 4, Plan VIP83509, Section 2, 861 Bluff Road, Galiano Island (PID 027-151-247) and designate the chair to sign the release.

CARRIED

11.5 GL-DVP-2017.6 and GL-DP-2017.3 (Walker) - Staff Report

Due to the lengthy meeting and ferry departures, the Applicant who was present, had to leave before this item could be addressed.

Planner Milne stated the applicant had made considerable improvements to the proposal to satisfy the concerns of the Trust.

Trustee Pottle noted the applicants had undertaken considerable remediation on the foreshore area.

GL-2018-014

It was MOVED and SECONDED,

That Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2017.6 (Walker).

CARRIED

GL-2018-015

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2017.3 (Walker).

CARRIED

11.6 Salt Spring Island Local Trust Committee Bylaw No. 509 Referral

There was some discussion on this referral. Trustee Pottle stated she would be prepared to endorse the bylaw as long as it is in compliance with the Agricultural Land Commission.

GL-2018-016

It was MOVED and SECONDED,

That approval of Bylaw No 509, Salt Spring Island Trust Area, be recommended with the proviso that the provision for an outdoor tennis court be struck from the bylaw as it has not received the approval of the Agricultural Land Commission.

CARRIED

11.7 Mayne Island Local Trust Committee Bylaw No. 172 Referral

GL-2018-017

It was MOVED and SECONDED,

That Galiano Island Local Trust Committee interests are unaffected by Mayne Island Local Trust Area Bylaw No 172.

CARRIED

13. REPORTS

13.1 Work Program Reports (attached)

13.1.1 Top Priorities Report Dated January 2018

Information as presented.

13.1.2 Projects List Report Dated January 2018

Information as presented.

13.2 Applications Report Dated January 2018

Information as presented.

13.3 Trustee and Local Expense Report Dated December 2017

Information as presented.

13.4 Adopted Policies and Standing Resolutions

Information as presented.

13.5 Local Trust Committee Webpage

none

13.6 Chair's Report

Chair Busheikin had to leave early and was unable to give her report.

13.7 Trustee Report

Trustees Harris and Pottle agree to postpone their reports to another date.

13.8 Trust Fund Board Report Dated November 2017

Information as presented.

14. NEW BUSINESS

14.2 Housing Agreement Administration - Briefing

Information as presented.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for March 5, 2018, at the South Community Hall, Galiano Island

16. TOWN HALL

Sheila Anderson expressed her disappointment regarding DL 37 that Trustee Pottle's desire to have another option looked at had been shut down for a second time. She also expressed concern that the LTC doesn't have a good grasp of road networks, and requested that it learn more about this in order to direct future decisions. She noted that Planner Milne had stated bylaws don't give specific limits, when in fact this is not unusual and has happened previously on Galiano.

Roger Pettit expressed his view that the amount of nitpicking going on with the Stevens application as compared to the Conservancy application, both of which he supports, illustrates that despite the pronouncement of the Chair on the subject, people are being treated quite differently depending on whether we like or don't like their applications.

17. ADJOURNMENT

By general consent the meeting was adjourned at 5:23p.m.

Laura Busheikin, Chair

Certified Correct:

Heather Martin, Recorder



Galiano Island Local Trust Committee Record of Public Hearing

Date: February 5, 2018
Location: North Community Hall
22790 Porlier Pass Rd, Galiano Island, BC

Members Present: Laura Busheikin, Chair
Sandy Pottle, Local Trustee
George Harris, Local Trustee

Staff Present: Rob Milne, Island Planner
Heather C. Martin, Recorder

Others Present: Approximately 30 members of the public were in attendance.

Chair Busheikin called the Public Hearing (PH) to order at 1:02 p.m. and stated the Public Hearing meeting rules and guidelines.

4.1 Recess for Public Hearing

4.1.1 Galiano Island Local Trust Committee Bylaws 262 & 263

Planner Milne provided a summary of the proposed bylaws and their intent, and made reference to all the background information that was available for the public to peruse.

Jenna Falk, a staff member at the Galiano Conservancy, spoke on behalf of Colin Greer, an archeologist at Washington State University and sometime Galiano resident. She read a letter from Mr. Greer stating that no known archeological sites were affected and that he was fully in support of the project and especially of its environmental education programming.

Stephen Rybak urged the LTC to move to adopt these bylaws as soon as possible. He cited the significant downzoning of the property from what was allowed in the Official Community Plan, and stated the Galiano Conservancy should be commended for its consultation with local groups and residents to address the issues that have been raised and come up with a better plan.

Kiyo Okuda urged the processing of these bylaws on a number of grounds, including the Conservancy's outreach and its interface with the organic history of humanity, its direct connection to land, and its forest practices. He stressed the need for places like this in the future that will teach environmental awareness in an increasingly technological age. He mentioned the application's downzoning and said its mandate resonates with the mandate of the Trust to preserve and protect.

Bowie Keefer said this was an excellent project in all respects, and that he was especially happy that it ties in so well with existing Galiano trail networks.

Dora Fitzgerald stated her strong support for these bylaws, and said the Conservancy had put lots of time, energy and consideration into making the best use of this property to enhance learning for all of us in our connection to nature. She reiterated how important it was to preserve a sanctuary like this where people can live and experience real nature, and ties in with the growing concerns of the 21st century.

Sheila Anderson said she had written a supporting letter that didn't make it into the binder, and wanted publically to state her own support, saying she couldn't think of any reason why this proposal should not go through.

Chair Busheikin called for other speakers.

Louise Decario said that in her view the whole process had been quite good. She pointed out the Advisory Planning Commission had a number of requests that were endorsed by the trustees, including covenanted public access beyond Crystal Cove and a multi-use public trail along Porlier Pass that will eventually allow a bike path. She praised the conservancy's environmental programs noting funding from grants and donations pay staff and develop programs. It employs lots of people and is good for the island on many levels.

Chair Busheikin called for a final speaker and for any last submissions. She thanked everyone for speaking and reminded them that Trustees can no longer receive any input from the public. She suggested anyone who discovers a substantive issue will now have to speak to a planner.

Chair Busheikin closed the public hearing at 1:21 p.m.

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

Laura Busheikin, Chair

Certified Correct:

Heather Martin, Recorder

ADOPTED



Islands Trust

Galiano Island Advisory Planning Commission Record of Meeting

Date: January 15, 2018
Location: Islands Trust Office
Madrona Drive, Galiano Island, BC
1 p.m.

Members Present: ___ Sheila Anderson
 ___ Akasha Forest
 ___ Bowie Keefer
 ___ Dave Koster
 ___ Barry New
 ___ Judith Parrack



Members Absent: ___ Karen Harris (resigned)

Staff Present: Heather C. Martin, Recorder

Members of the Public: none

1. **CALL TO ORDER**

The meeting was called to order at 1.03 p.m.

2. **APPROVAL OF THE AGENDA**

By **general consent** the agenda was approved.

3. **APPROVAL OF THE MINUTES**

It was **moved** and **seconded** that the minutes of December 18, 2017 be adopted.

CARRIED

By **general consent** it was agreed to thank Karen Harris for her excellent work on the APC to date, and to wish her well in her new endeavours.

ADOPTED

4. CONTINUING AFFORDABLE HOUSING REFERRAL WORK

Chair Anderson thanked committee members for the reports they had prepared and distributed, and asked each one to guide the committee through their findings. Each of the reports generated considerable discussion. This was followed by an agreement to begin by producing a discussion paper on STVRs based on the relevant report, with some recommendations.

The issue of mega-homes was raised. While it likely will not be a major component of our report, it was suggested we still could do research on limiting house sizes, culling from the experience of other islands like Pender and SSI which are actively working on this. This issue may well be raised in Janis Gauthier's upcoming report for the CRD. Sheila Anderson agreed to make enquiries on when the draft of CRD study will be available.

Barry New offered to produce a flow chart that would connect the issues in a visual way, showing the way things like housing stock, STVRs and Affordable Housing cross over and relate to each other and connect to issues like policies and granting agencies. The idea was met favourably.

Sheila Anderson offered to attempt to take some of the salient points from the reports and put them into a table for our submission, including a rationale, recommendations and so on. She asked that other members email her if they think of anything to add to this. It was requested that the Dragonfly proposal on SSI which includes a community neighbourhood zoning be considered as part of this, and this was agreed to.

5. THE NEXT MEETING will take place Monday, January 29 at 1 p.m.

The following meeting will likely take place on Monday, February 19 at 1 p.m.

6. ADJOURNMENT

The meeting was adjourned at 3.15 p.m.

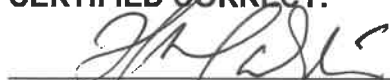


CHAIR

Feb. 19. 2018

DATE

CERTIFIED CORRECT:



Heather C. Martin, Recording Secretary

ADOPTED



Islands Trust

Galiano Island Advisory Planning Commission Record of Meeting

Date: January 29, 2018
Location: Islands Trust Office
Madrona Drive, Galiano Island, BC
1 p.m.



Members Present: ___Sheila Anderson
___Bowie Keefer
___Dave Koster
___Barry New
___Judith Parrack

Members Absent: ___Akasha Forest (regrets)

Staff Present: Heather C. Martin, Recorder

Members of the Public: none

1. CALL TO ORDER

The meeting was called to order at 1.04 p.m.

2. APPROVAL OF THE AGENDA

By **general consent** the agenda was approved.

3. APPROVAL OF THE MINUTES

The minutes of January 15, 2018 were amended to shorten the first sentence in page 2, paragraph 2, to read: "the issue of mega-homes was raised."

It was **moved** and **seconded** that the amended minutes of January 15, 2018 be adopted.

CARRIED

4. CONTINUING AFFORDABLE HOUSING REFERRAL WORK

ADOPTED

Chair Anderson circulated a draft *Referral Report on Affordable Housing* she had prepared, based in part on the reports presented by commissioners at our last meeting. This draft report became the basis for the day's discussion.

The group began by studying Item 2.1, The Impacts of STVR Use on Availability of Affordable Rental Housing, based in part on the report prepared by Judy Parrack and in part on data from the CRD. Anderson added some historical context on the changing dimensions and allowed uses of guest cottages. After some initial discussion, it was agreed to begin on page 4 with the draft recommendations for minimizing the impact of STVRs and commercial tourism on the availability of affordable housing, and to work backwards to the underlying issues.

Ways for fleshing out the recommendations, including the possibility of placing caps on STVRs, were raised and discussed:

- Given that caps will likely face strong resistance, clear guidelines and reasons for their implementation would have to be articulated.
- maps would be useful to measure and describe impacts of short-term commercial rentals and tourism applications neighbourhood by neighbourhood, in groundwater regions and in water management areas.
- Most of the available maps are inadequate for this purpose. Schedule D Water Resources, Bylaw # 108, 1995, divides the island in ways that have little practical application.
- It may be necessary to develop a map that is easier to read, showing groundwater availability neighbourhood by neighbourhood, and dividing the island by regions that make sense, in order to identify which areas and neighbourhoods are most impacted by STVRs.

Item 2.2 covering the issue of accommodations for seasonal workers was also discussed.

The ten draft recommendations to be included in the final report were studied one by one. Wording and paragraph structure were adjusted. Some draft recommendations were removed from the list.

Chair Anderson undertook to rework and redistribute them by email. She requested that committee members read and pass on comments by email.

The discussion moved to page 5, # 3, the issue around affordable entry-level land ownership.

Pocket neighbourhoods were revisited. Points raised:

- there is a role for them in the free market, because they will be far cheaper to build.

ADOPTED

- They would need to be located near a main road and power, in a region that's not over-taxed in terms of ground water and is suitable to support septic for such a development.
- The LTC could come up with something bold and decisive to make this happen.
- On a larger acreage property where only a portion is suitable for housing (due to cliffs, wetland etc) could create zoning to allow a pocket neighbourhood with the proviso that the rest of the land remain undeveloped, with nature covenants etc. This would need clear, well-laid out parameters.
- Scale would have to be respected; there is always a tendency to make developments too big.

Other possible future scenarios were discussed, including:

- allowing multiple cottages on larger lots if they can be designated for affordable rentals.
- allowing tiny houses or container houses, not on wheels except to bring them in, hooked up to septic, water and so on, with an agreement that they can be used only for a permanent residence or long-term rental.

Summing up: Taking this discussion into consideration, Chair Anderson will rewrite this section and send it back out for comments.

The discussion moved to Page 5, item 4, on designated affordable housing developments. Chair Anderson will flesh this out using the report by Akasha Forest and recirculate this too for further discussion.

5. **THE NEXT MEETING** will take place Monday, February 19 at 1 p.m. [Bowie Keefer will be away]

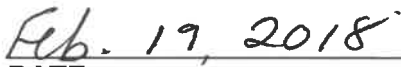
The following meeting will take place Monday March 12 at 1 p.m.

6. **ADJOURNMENT**

The meeting was adjourned at 2.45 p.m.



CHAIR



DATE

CERTIFIED CORRECT:



Heather C. Martin, Recording Secretary



DRAFT



Galiano Island Advisory Planning Commission Record of Meeting

Date: February 19, 2018
Location: Islands Trust Office
Madrona Drive, Galiano Island, BC
1 p.m.

Members Present: ___ Sheila Anderson
 ___ Akasha Forest
 ___ Dave Koster
 ___ Barry New



Members Absent: ___ Judith Parrack (regrets)
 ___ Bowie Keefer (regrets)

Staff Present: Heather C. Martin, Recorder

Members of the Public: none

1. **CALL TO ORDER**

The meeting was called to order at 1.07 p.m.

2. **APPROVAL OF THE AGENDA**

By **general consent** the agenda was approved.

3. **APPROVAL OF THE MINUTES**

It was **moved** and **seconded** that the minutes of January 29, 2018 be adopted.

CARRIED

4. **CONTINUING AFFORDABLE HOUSING REFERRAL WORK**

Chair Anderson circulated the latest draft *Referral Report on Affordable Housing*, which became the basis for the day's discussion. The changes made since the last draft were

noted, and discussion ensued on how to build on this, restructure it and start to flesh it out.

The discussion moved on the referencing and strengthening the OCP on the subject:

--suggestion that after each section the goal be referenced but also the specific OCP sections and references that we want to address

--If OCP is to remain a relevant document, it needs to include a clear statement of intent that the community aims to have housing for community members

--should be clear in the OCP our main focus is to support those living here and working here, not to be a short-term tourism destination

A wide-ranging discussion followed on permits, caps, regulations, and on ways of getting the necessary data. The committee then moved to discussing the draft report as a whole, suggesting changes to language, and studying certain recommendations in considerable detail.

Akasha Forest agreed to work with Chair Anderson on fleshing out this report for the next meeting. It was noted the CRD Housing Assessment report has still not been received.

5. THE NEXT MEETING will take place Monday March 12 at **1.30 p.m.**

The following meeting will take place March 26 at 1.30 p.m.

6. ADJOURNMENT

The meeting was adjourned at 3.45 p.m.

CHAIR

DATE

CERTIFIED CORRECT:

Heather C. Martin, Recording Secretary

Follow Up Action Report

Galiano Island

02-May-2016

Activity	Responsibility	Target Date	Status
GL-TUP-2016.1 (Stettner) -Covenant being registered. Staff waiting for confirmation and delivery of registered covenant.	Phil Testemale	01-Jul-2016	On Going

04-Dec-2017

Activity	Responsibility	Target Date	Status
11.1 Telecommunications Strategy - that the item be brought back to a future LTC agenda after the LPC brings forward its Model Telecommunication Strategy	Rob Milne	15-Dec-2017	On Going

05-Feb-2018

Activity	Responsibility	Target Date	Status
Bylaw Nos. 265 and 266 received First reading (GL-RZ-2017.1, Stevens). -Done Direction to staff to refer bylaws with the addition of FLNRORD. - Done First Nations to be referred	Sharon Lloyd-deRosario Rob Milne		Done
Bylaw Nos. 262 and 263 (GL-RZ-2016.2, GCA) received Third Reading. (Done) Direction to staff to forward to Executive Committee - going to March 13th EC mtg.	Sharon Lloyd-deRosario Rob Milne		Done
GL-RZ-2017.2 (Mignault)- Direction to staff to prepare enabling bylaws.	Sharon Lloyd-deRosario Rob Milne		Done
GL-TUP-2017.4 (Simpson) - Direction to issue TUP with addition of a condition to 3.0 requiring the construction of 250 feet of 1.8m high fencing along westerly property line.	Rob Milne		Done

Follow Up Action Report

GL-DVP-2017.6 and GL-DP-2017.3 (Walker) direction to issue DVP (Done) and DP.	Sharon Lloyd-deRosario Phil Testemale	On Going
SSI referral Bylaw No. 509- Approved subject to conditions: Outdoor provisions to be struck from bylaw as contrary to ALC regulations	Sharon Lloyd-deRosario	Done
Mayne Island referral Bylaw No. 172- Interests unaffected.	Sharon Lloyd-deRosario	Done
Release of Covenant request (Simone) 861 Bluff Road (PID 027-151-247), approved.	Sharon Lloyd-deRosario Rob Milne Lori Foster	On Going
LTC Dec. 4, 2017 minutes adopted with addition of text,	Lori Foster	Done



File No.: GL-RZ-2017.2 (Mignault)

DATE OF MEETING: March 5, 2018

TO: Galiano Island Local Trust Committee

FROM: Rob Milne, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Rezoning of Lot 1, District Lot 8, Galiano island, Cowichan District, Plan VIP75578
Applicant: Bernard Mignault
Location: 2-720 Active Pass Drive

RECOMMENDATION

1. That the Galiano Island Local Trust Committee has reviewed the Directives Only Policy Checklist and determined that proposed draft Bylaw Nos. 267 and 268 are not contrary to or at variance with the Islands Trust Policy Statement.
2. That the Galiano Island Local Trust Committee Bylaw No. 265, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2018”, be read a first time.
3. That the Galiano Island Local Trust Committee Bylaw No. 266, cited as “Galiano Island Land Use Bylaw, 1999, Amendment No. 1, 2018”, be read a first time.
4. That the Galiano Island Local Trust Committee directs staff to refer Bylaw Nos. 267 and 268 as per attached Attachment 4.

REPORT SUMMARY

The purpose of this report is to introduce draft bylaws which, if adopted, would allow for the implementation of rezoning application GL-RZ-2017.2 which seeks to rezone a 7.62 ha. (18.8 ac.) parcel to Rural 2 (R2) from its current Forest 2 (F2) zoning to bring the use of the land into compliance with the provisions of the Galiano Island land use bylaw (LUB).

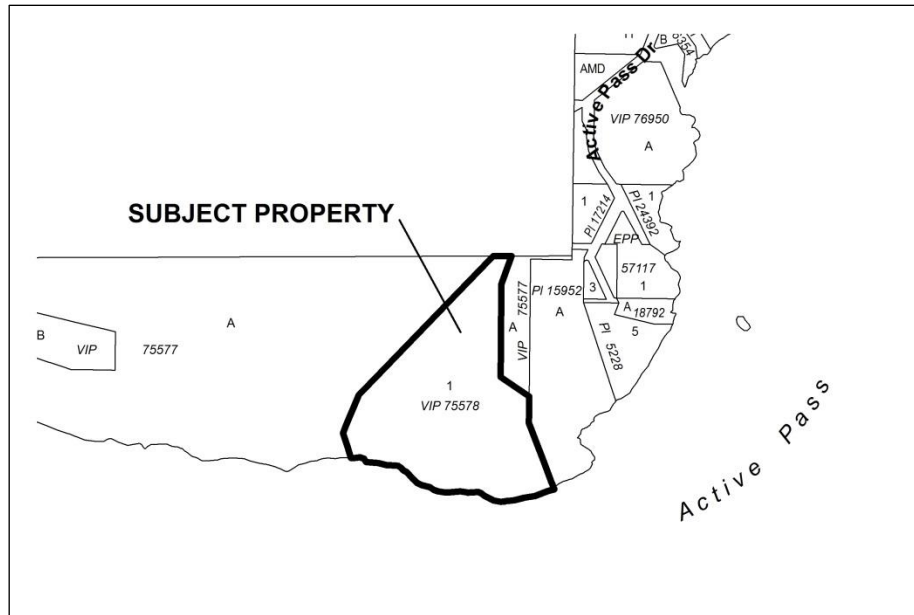
BACKGROUND

At their regular meeting of February 5, 2017 the Galiano Island Local Trust Committee (LTC) gave consideration to a staff report dated November 28, 2017. Subsequent to those considerations the LTC adopted the following motion.

GL-2018-010

That the Galiano Island Local Trust Committee directs staff to prepare draft bylaws for the review and consideration of the Local Trust Committee.

The requested draft bylaws are attached to this report for the consideration of the LTC as Attachments 2 and 3 respectively.



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The following five Trust Council Policy Statement Directives are of relevance to this application. It is the view of staff that the net effect of an approval of the subject application would not result in a conflict with their intent.

- 3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area. .
- 3.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
- 3.4.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
- 5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- 5.2.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

A completed copy of the Directives Only Checklist is attached to this report (Attachment 1).

Official Community Plan

The requested rezoning of the subject lands will require a redesignation of the subject property from 'Forest' (F) to 'Rural' (R) in order for this application to proceed.

The Forest objectives of the Galiano Island Official Community Plan (OCP) are as follows:

Forest Objectives

All land use decisions for lands in the Forest designation must be guided by the following objectives:

- 1) to preserve a forest land base,*
- 2) to preserve and protect the forest, its biodiversity, integrity and ecological services,*
- 3) to encourage ecosystem-based sustainable forest management for all forested lots and to encourage economic opportunities through this forest management practice,*
- 4) to encourage ecological restoration of degraded forest stands, and*
- 5) to maintain or enhance carbon storage and sequestration.*

The Rural objective and policies provided by the OCP are shown below:

This area is intended to allow for larger lot developments to provide opportunities for a variety of rural activities without impinging on neighbours.

Rural Policies

- a) The principal uses shall be residential and agriculture.*
- b) One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every 4 hectares (9.88 acres) of lot area over 4 hectares (9.88 acres).*
- c) On lots 0.4 hectares (1 acre) or more, one cottage shall be permitted per dwelling unit permitted.*
- d) The average lot size for subdivision of Rural land shall be at least 4 hectares (9.88 acres).*
- e) Within this designation a number of different zones may be applied allowing differing levels of uses accessory to residential uses,*

As may be seen the overarching objective of the Forest designation is to preserve the forest land base and its environmental values and functions while allowing for sustainable forestry activities. The Rural designation is intended to allow for rural lifestyle with its related activities while at the same time setting the minimum threshold for parcel sizes and placing limits on residential development on those parcels. The proposed change in designation would not affect the environmental and hazard protection offered by Development Permit Areas 2 (Shoreline), 5 (Sensitive Ecosystems) and 7 (Steep Slopes Moderate Hazard).

It should be noted that the subject property, which is 7.62 ha in size, would not be subdividable according to the Rural guidelines or the Rural 2 zoning regulations would only allow for one residence and one cottage, which is what is currently in place upon the property.

Land Use Bylaw:

The subject property is currently zoned F2, which does not allow for the existing residential use. The applicants wish to achieve zoning compliance through their application to rezone the subject property to R2 which allows for both a principal residence as well as a cottage. Additionally, the proposed rezoning to R2 would allow for a

home occupation which would allow STVR use. As such, the net effect of the requested rezoning would be to regularize the current uses of the property.

Rationale for Recommendations

The current use on land zoned F2 is the subject of an active bylaw enforcement action. The owners of the property who live in the residence on the property have submitted an application to rezone their property to Rural 2 seeking to achieve compliance with the zoning requirements. Approval of this application would not allow for uses beyond those permitted by the proposed Rural 2 zoning and would have the effect of legalizing the existing cabin and allow for the continuation of the STVR use, without endangering the mapped and identified environmentally sensitive areas. Support for the redesignation to Rural from Forest is evidenced by the size of the property, the lack of any forestry activities or values and the non-Managed Forest status of the property.

Consultation

Any land use bylaw and OCP amending bylaws will require a public hearing and the approval of the Executive Committee and, in the case of the OCP amendment, approval by the Minister of Municipal Affairs and Housing.

As the project would involve an OCP amendment, the LTC is required under s. 475(2) of the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected including First Nations. The LTC is also required under s. 476(a) to consult with the local school district.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust [list information required].

2. Choose to proceed no further

The LTC may choose to proceed no further with the application. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2017.2 for the following reasons [insert reasons].

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or receipt of other information. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee hold application GL-RZ-2017.2 in abeyance until the following information has been received [list information required].

NEXT STEPS

Following receipt and consideration of draft bylaws which support this application reasonable next steps would be to:

- Send out the referrals
- Report back to LTC with any recommended amendments as an outcome of that referral process
- Consider second readings and direction to schedule a public hearing

Submitted By:	Rob Milne M.A., RPP, MCIP Island Planner	February 14, 2018
Concurrence:	Robert Kojima Regional Planning Manager	February 14, 2018

ATTACHMENTS

1. Policy Statement Directives Only Checklist
2. Draft OCP Bylaw No. 267
3. Draft LUB Bylaw No. 268
4. Agency Referral Table



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

**Bylaw and File No: 267 (OCP) & 268 (LUB)
GL-RZ-2017.2 (Mignault)
LTC Endorsement:**

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

-
- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
 - Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
 - Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✗ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

CONSISTENT	NO.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
N/A	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
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	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 267**

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

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, 2018”.

2. SCHEDULES

Galiano Island Local Trust Committee Bylaw No.108, cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as shown on Schedule 1, attached to and forming part of this bylaw

READ A FIRST TIME THIS _____ DAY OF _____ 2018

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 MUNICIPAL AFFAIRS AND HOUSING THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 267**

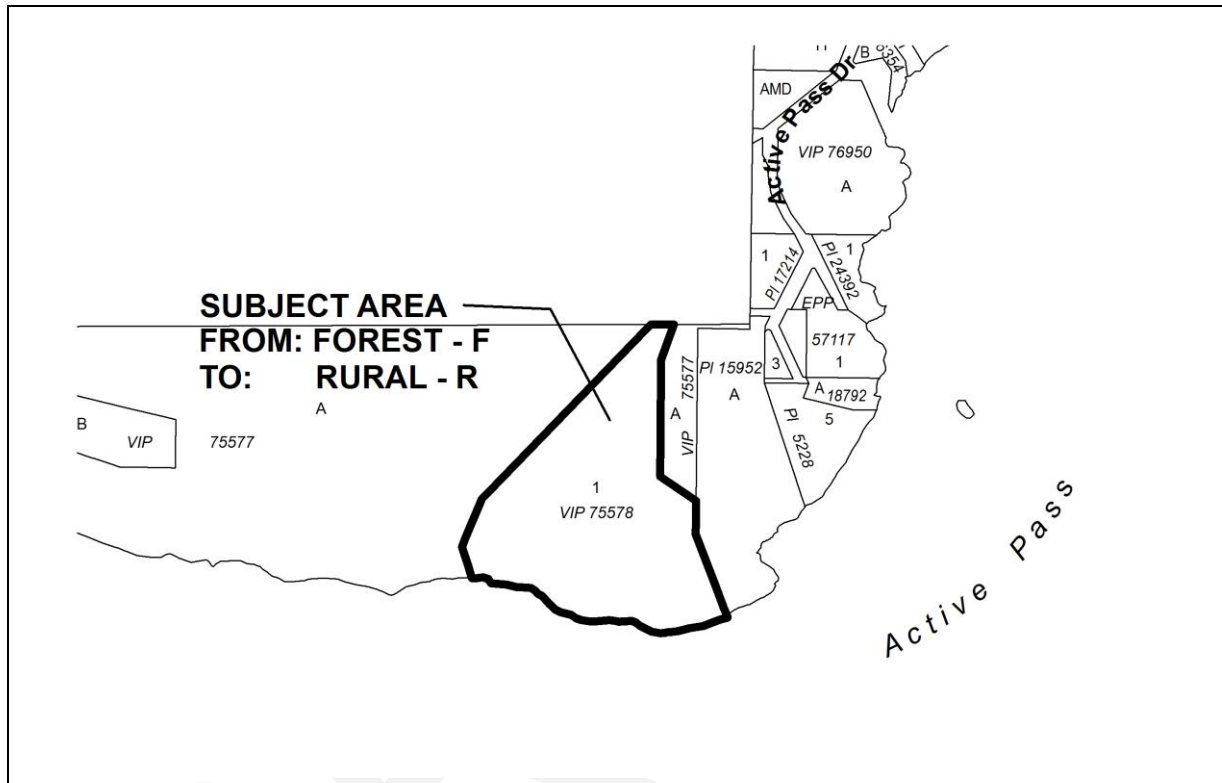
SCHEDULE 1

1. The Galiano Island Official Community Plan No. 108, 1995, is amended as follows:

1.1 Schedule "B" – LAND USE DESIGNATIONS is amended by changing the land use designation of Lot 1, District Lot 8, Galiano Island, Cowichan District, Plan VIP75578 (PID 025-710-231) as shown on Plan No. 1 attached to and forming part of this bylaw,

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 267

PLAN NO. 1



**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 268**

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 Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw, 1999, Amendment No. 1, 2018”.

2. SCHEDULES

Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw, 1999,” is amended as shown on Schedule No. 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 2018

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____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 268**

SCHEDULE NO. 1

1. Bylaw No. 127 is amended as follows:

- 2.1 **Schedule “B” – (Zoning Sheet South)** is amended by changing the zoning classification of Lot 1, District Lot 8, Galiano Island, Cowichan District, Plan VIP75578 (PID 025-710-231) from Forestry 2 (F2) to Rural 2 (R2) as shown on Plan No. 1 attached to and forming part of this bylaw.

DRAFT

Attachment 4 Referral Table

Provincial Agencies

BC Assessment Authority
Ministry of Municipal Affairs and Housing
Ministry of Transportation & Infrastructure

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawwassen First Nation
Tsawout First Nation

Regional Agencies

Capital Regional District – Electoral Area Director
Capital Regional District – Building Inspection
Island Health
Galiano Island Fire Rescue

Adjacent Local Trust Committees and Municipalities

North Pender Island Local Trust Committee
Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

Non-Agency Referrals

Galiano Island Advisory Planning Commission
Galiano Island Parks and Recreation Commission



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Mayne Island Local Trust Area Bylaw No.: 171 Date: February 5, 2018

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

PURPOSE OF BYLAW:

To amend Mayne Island OCP Bylaw No. 144, 2007 to in order to comply with the Fish Protection Act and the Riparian Areas Regulation by creating Riparian Area Development Permit Areas.

Professional reports and staff reports are available on the Mayne island webpage:

www.islandstrust.bc.ca/islands/mayne/projects/RAR

GENERAL LOCATION:

Mayne Island Local Trust Area

LEGAL DESCRIPTION:

SIZE OF PROPERTY AFFECTED:

ALR STATUS:

OFFICIAL COMMUNITY PLAN DESIGNATION:

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Gary Richardson

(Signature)

Title: Island Planner
Contact Info: Tel: 250-405-5157
Email: grichardson@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Provincial Agencies

Ministry of Forest, Lands & Natural Resource Operations – Andrew Appleton
Ministry of Transportation & Infrastructure

Regional Agencies

Capital Regional District – Building Inspection

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
North Pender Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area

(Island)

171

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: North Pender Island Local Trust Area **Bylaws No.:** 216 & 217 **Date:** February 8, 2018

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

N/A

PURPOSE OF BYLAW:

The purpose of the bylaws are to allow and regulate secondary suites as accessory residential uses in the Rural, Rural Residential, and Agriculture zones on North Pender Island. Please see the attached bylaws and staff report.

Background information and staff reports are available on the North Pender island webpage:

www.islandstrust.bc.ca/npender/suites

GENERAL LOCATION:

North Pender Island Local Trust Area

LEGAL DESCRIPTION:

N/A

SIZE OF PROPERTY AFFECTED:

N/A

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

N/A

OTHER INFORMATION:

Additional information is attached. For more background visit www.islandstrust.bc.ca/npender/suites

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Justine Starke

(Signature)

Title: Island Planner
Contact Info: Tel: 250-405-5189
Email: jstarke@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Federal Agencies

N/A

Provincial Agencies

Agricultural Land Commission
BC Assessment Authority
Ministry of Forest, Lands & Natural Resource Operations
- Water Protection

Non-Agency Referrals

North Pender Island Advisory Planning Commission
Islands Trust – Bylaw Enforcement
Gulf Islands School District No. 64
Outer Gulf Islands RCMP
Razor Point Improvement District
Trincomali Water Improvement District
Island Health

Regional Agencies

Capital Regional District – Electoral Area Director
Capital Regional District – Building Inspection
Capital Regional District – Infrastructure Engineering (Integrated Water Services)
Magic Lake Water and Sewer Commission
North Pender Island Fire Rescue

Adjacent Local Trust Committees and Municipalities

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

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation - TE'Mexs Treaty Association
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

North Pender Island Local Trust Area

(Island)

216 & 217

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

Top Priorities

Galiano Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Telecommunication Strategy	Review telecommunication options, including policies for telecommunication towers, on Galiano Island.	01-Feb-2016	Rob Milne	01-Dec-2017
2	Affordable Housing Strategy	Special APC to review options	07-Mar-2016	Rob Milne	31-Oct-2018
3	Dock Review	Review issues regarding docks and new shoreline information and whether changes are required to the LUB.	07-Mar-2016	Rob Milne	31-Oct-2018

**Projects****Galiano Island**

Description	Activity	R/Initiated
Soil Removal and Deposit Bylaw	Review need and options for implementation of soil removal and deposit bylaw	12-Sep-2011
Comprehensive Watershed Planning	?	01-Oct-2016
Commercial Vacation Rental (TUP) Review	Review the Temporary Use Permit (TUP) guidelines in the Official Community Plan in relation to commercial vacation rentals.	05-Dec-2016
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	16-Apr-2012
Parking Issues	Issue for discussion with MoTI and public parking issues generated from associated islands. (see correspondence from P. Midgely on agenda of Apr/12)	23-Jul-2012
Bike Trails and Camping	Letter dated July 8, 2013 received from Galiano Parks and Recreation Commission regarding bike safety on Galiano roads (See Transportation policy U of Section 1.1) and for the allowance of non-commercial camping on private lots.	15-Jul-2013
Ocean Based Geo-Exchange Systems	Review of regulations for geo-thermal exchange use.	18-Nov-2013
Information Note Addition	Add in Information Note on Archeological Sites under General Regulations	18-Nov-2013
Light Industrial Zoning	A review and inventory assessment of existing and potential light industrial zones.	18-Nov-2013



Projects

Galiano Island

Description	Activity	R/Initiated
Land Use Bylaw Amendments	To review LUB for: any technical/administrative bylaw amendments (e.g. definition references and numbering), shoreline zoning wording, crown lot rezonings, and review park zoning (specifically to allow stairs in setbacks).	07-Jul-2014
Community Benefit Review for Forest Lands	Staff to prepare preliminary report for new LTC	08-Sep-2014
Consider amendments to re-designate and rezone crown owned Forest lots.- Bylaws 231, 232 at First Reading	re-refer to FLNRO for comment	



Islands Trust

Print Date: February 26, 2018

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
GL-ALR-2017.1	Issac Kramer, Daysgoneby.org Land Stewards Ltd Planner: Rob Milne	08-Dec-2017	to include land in the ALR - cattle ranch
Planning Status			
Status Date: 13-Feb-2018 Phoned applicant to enquire as to intent to proceed. Advised that applicant has not decided. Applicant advised that supporting documentation would be required if the decision is to proceed.			
Status Date: 04-Jan-2018 Applicant contacted by phone and advised that additional information would be required. Applicant advised that they will get back to staff on decision as to whether to proceed with application			
Status Date: 03-Jan-2018 Initial file review determined application is incomplete. No supporting information of any kind supplied with respect to stated objective to develop a cattle ranch. Application marked as incomplete in ALC portal.			

Development Permit

File Number	Applicant Name	Date Received	Purpose
GL-DP-2017.3	Ellen & Dan Walker Planner: Phil Testemale	27-Sep-2017	Combo DP/DVP application - see xref GL-DVP-2017.6
Planning Status			
Status Date: 05-Feb-2018 DP approved for issuance. Awaiting security.			
Status Date: 26-Jan-2018 Permit on Feb 5 agenda for consideration.			
Status Date: 18-Oct-2017 Contacted applicant to assess timing with submission of required biologist's report.			



Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2014.1	Crystal Mountain Society	28-Oct-2014	20300 PORLIER PASS RD

To allow for year round use of the Forest Retreat Centre

Planner: Rob Milne

Planning Status

Status Date: 22-Jan-2018

Meeting with Elizabeth McClelland in Galiano office. Discussion of next steps to move the application forward including discussion of information applicant needs to provide to Islands Trust staff including confirmation of engagement with neighbours regarding latest proposed changes.

Status Date: 05-Dec-2017

Email message sent to CMS suggesting meeting or telephone call to discuss next steps for the rezoning application.

Status Date: 21-Nov-2017

TFB accepts Crystal Mountain Society proposal for transfer of lands to the TFB, with conditions

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2016.2	GALIANO CONSERVANCY ASSOCIATION	08-Aug-2016	DL 57 10825 Porlier Pass Rd Rezoning from Rural to Environmental Education use and Nature Protection.

Planner: Rob Milne

Planning Status

Status Date: 24-Jan-2018

PH scheduled for February 5, 2018

Status Date: 04-Dec-2017

LTC direction to proceed to schedule public hearing

Status Date: 10-Nov-2017

Confirmation received from applicants that the CRD and the Parks and Recreation Commission had reviewed and approved the draft covenant agreements.

File Number	Applicant Name	Date Received	Purpose
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Applications

GL-RZ-2017.1 DL37 Holdings, F. 02-Aug-2017 Rezone DL37 from F1 to FLR

Stevens & I. Stevens

Planner: Rob Milne

Planning Status

Status Date: 05-Feb-2018

First readings of bylaws and direction to refer with addition of FLNRORD.

Status Date: 24-Jan-2018

Report placed on February 5th LTC agenda.

Status Date: 09-Jan-2018

staff report to RPM for review and approval.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2017.2	BERNARD MIGNAULT	02-Nov-2017	Rezone from F1 to RR2

Planner: Rob Milne

Planning Status

Status Date: 14-Feb-2018

February 14, 2018 staff report 2 approved by RPM

Status Date: 13-Feb-2018

phone message received confirming that webpage will be removed.

Status Date: 07-Feb-2018

Email sent to applicant advising of LTC decision to consider draft bylaws and advising removal of website advertising uses which are not permitted.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2017.2	Peter Thomson	22-Dec-2017	Proposed 20 lot bare land strata subdivision.

Planner: Rob Milne

Planning Status

Applications

Status Date: 12-Jan-2018
called applicant to send in fees

Status Date: 22-Dec-2017
referral received, processing application, await RPM planner assignment and fee request confirmation.

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2016.1	Jon & Connie Stettner	07-Mar-2016	2625 E. BEEKMAN PL Requesting a permit to use property as a STVR.

Planner: Phil Testemale

Planning Status

Status Date: 26-Jan-2018
Covenant rejected at LTO. Lawyer is addressing issue.

Status Date: 25-Sep-2017
Covenant completed waiting for confirmation that it has been executed and registered with LTO

Status Date: 26-Jul-2017
Lawyer has indicated that Covenant is close to being finalized

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: December 5, 2016

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 11, 2009 / Amended February 3, 2014	GL-LTC-85-09 Amended:	Parks Commission Referral	That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment
2.	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.
3.	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.
4.	February 3, 2014		Applications with Open Bylaw Enforcement files	On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist: 1. There have been significant delays or longer than typical timelines in the enforcement process 2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement 3. Litigation has been recommended 4. Legal counsel has been involved (beyond providing a basic interpretation) 5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.) 6. There has been, or is an expectation of, joint enforcement with other jurisdictions 7. There is potential for impact on other related enforcement files.

No	Meeting Date	Resolution No.	Issue	Policy
5.	April 7, 2014	GL-2014-029	Community Wells as a Community Benefit	That the Galiano Island Local Trust Committee will consider as a community benefit for all rezoning applications where there is an increase in density, the establishment of an instrumented observation well.
6.	December 5, 2016	By consent	TUP for Commercial Vacation Rentals	Without fettering its discretion, the LTC provided the following guidance with respect to its consideration of TUP applications for Commercial Vacation Rentals: 1. A Commercial Vacation Rental use should only be considered in one dwelling per lot 2. Permits being considered in Water Management Areas should include conditions requiring cisterns with a minimum capacity of 16,000 litres and a water meter. 3. In order to assist in assessing cumulative impacts, staff are requested to continue to provide an updated map showing the location, status, and maximum number of guests of all Commercial Vacation Rental TUP applications.

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



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality January 2018



Election of the Trust Fund Board Chair

Trustee Tony Law was nominated and elected by acclamation as the Trust Fund Board (TFB) Chair for 2018.

Re-appointment of Robin Williams

The Minister has approved the re-appointment of Robin Williams to the TFB for two years. Trustee Williams will continue to represent the TFB on the Financial Planning Committee.

New 'Salish View' Conservation Proposal, Lasqueti Island

The TFB received and accepted a conservation proposal submitted by the Lasqueti Island Nature Conservancy, (LINC) regarding the acquisition of the property known as 'Salish View'. The TFB agreed to contribute \$32,000 from the Lasqueti Island Acquisition Fund to purchase Salish View, on the condition that the primary donors to this Fund support the use of the funds for this project. Staff will be working with LINC on fundraising and communications for the campaign, and if the campaign is successful, the land will be protected by the TFB as a nature reserve, with a covenant held by LINC.

Regional Conservation Plan (RCP)

The TFB approved the final 2018-2027 Regional Conservation Plan (RCP). The Board is referring the RCP to Trust Council for endorsement at the March Trust Council meeting. The TFB also reviewed a three-year work plan that builds on the approved RCP. The RCP will be used by the TFB to evaluate conservation proposals, to direct communications and fundraising efforts and to guide property management work. The three-year work plans will be used by staff and board members to guide their work and measure progress towards achieving the larger goals of the ten-year RCP. The final RCP will be posted on the Islands Trust Fund (ITF) website after the March Trust Council meeting and a news release will be issued.

Fairyslipper Forest campaign

Fairyslipper Forest is now protected as a TFB nature reserve. A board-to-board celebration event will be held in Cowichan Valley on February 24, 2018 to celebrate the successful completion and protection of Fairyslipper Forest Nature Reserve on Thetis Island. Public celebration events will be held on Thetis Island on April 21-22, 2018.

Report on Islands Trust Meeting with the Minister

The TFB discussed possible follow-up actions emerging from the recent Islands Trust meeting with the Minister of Municipal Affairs and Housing regarding the requested change to the Islands Trust Act to change the name of the Islands Trust Fund.

Agricultural Land Commission (ALC) Review

Trustee Tony Law attended the a regional stakeholder meeting held by the Minister of Agriculture's Advisory Committee on the Revitalization of the Agricultural Land Reserve and Agricultural Land Commission on February 6, 2018 in Nanaimo.

Summary of Current Island-by-Island Activities

Denman

Staff attended an open house on January 27, for public consultation on the revised management plan for Morrison Marsh Nature Reserve, to be completed by April 2018. Invasive species removal and trail clearing, sign installation, tree caging for forest restoration continues at all three TFB nature reserves.

Gabriola

Construction is almost complete on the boardwalk around the large western redcedar tree. Notice of the work went into the local paper and social media, and the RCMP was notified to deter vandalism. Construction of boardwalk over a wet area on one section of the existing trail will begin in February.

Galiano

Invasive species removal and trail clearing is in progress on the Laughlin Lake and Vanilla Leaf Nature Reserves. The Board received and approved a request from a

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca

Master's student to perform research on pollinators and microclimates on Retreat Island Covenant provided that conditions for ecological integrity and stakeholder approval are met.

Lasqueti

Riparian restoration and nesting box maintenance is in progress at the John Osland Nature Reserve.

North Pender

Public consultation, including a questionnaire and open house scheduled for February 17, 2018, are underway for a revised management plan for the Medicine Beach Nature Sanctuary, to be completed by April 2018.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca



File No.:
(File Name or Cross Ref. No.)

DATE OF MEETING: March 5, 2018
TO: Galiano Island Local Trust Committee
FROM: David Marlor, Director of Local Planning Services
Local Planning Services
COPY:
SUBJECT: Farm Industry Review Board and Aquaculture

PURPOSE

At its business meeting on January 17, 2018, the Executive Committee passed the following resolution:

that the Islands Trust Executive Committee requests that the information about the BC Farm Industry Review Board be distributed to the Local Trust Committees and enquiries are to be directed to the Regional Planning Manager.

The attached news release advises under the *Fish and Seafood Act* that came into force on January 1, 2017 that the BC Farm Industry Review Board had jurisdiction to hear fin, shellfish and aquatic plants aquaculture-related nuisance complaints under the Farm Practices Protection (Right to Farm) Act.

NEXT STEPS

None

Submitted By:	David Marlor, Director of Local Planning Services	February 2, 2018
Concurrence:	[Managing Staff Name, Credentials Title]	Select Date.

ATTACHMENTS

Reorder/add/delete/modify attachments as needed:

1. Attachment 1 – March 2017 News Release – Aquaculture and the Farm Practices Protection (Right to Farm) Act.



AQUACULTURE AND THE *FARM PRACTICES PROTECTION (RIGHT TO FARM) ACT*

As of January 1, 2017 the BC Farm Industry Review Board (BCFIRB) has jurisdiction to hear fin, shellfish and aquatic plants aquaculture-related nuisance complaints under the *Farm Practices Protection (Right to Farm) Act (FPPA)*

Agriculture and aquaculture are important BC industries. Under the *Farm Practices Protection (Right to Farm) Act (FPPA)*, farmers using “normal farm practices” are protected from certain bylaw enforcement, court injunctions and lawsuits related to nuisance complaints. The *FPPA* balances community interests by both protecting farmers from disturbance complaints, and by giving neighbours of a specific farm the right to formal conflict resolution through BCFIRB. Both non-farming and farming neighbours have the right to file a complaint.

While normal farm practices are protected under legislation, BCFIRB encourages farmers and their neighbours to work together to resolve disputes in the first instance.

Although there are many options for resolving disputes between farmers and neighbours, in some situations, enforcement regarding use of a farm practice which is causing a disturbance may be called for.

Expanded Jurisdiction

The *Fish and Seafood Act* came into force by regulation on January 1, 2017. Concurrently consequential amendments to the *FPPA* came into force. These amendments bring fin and shellfish aquaculture back into the scope of nuisance complaints heard by BCFIRB under the *FPPA*. The types of aquaculture covered by the amendments are broad and include marine finfish, shellfish and freshwater (or land-based) operations as well as aquatic plants.

For more information contact

Case Manager
250-356-8945

British Columbia
Farm Industry Review Board

Mailing Address:
PO Box 9129 Stn Prov Govt
Victoria BC V8W 9B5
Telephone: 250 356-8945
Facsimile: 250 356-5131

Location:
1st Floor, 780 Blanshard Street
Victoria BC V8W 2H1
Email: firb@gov.bc.ca
Website: www.gov.bc.ca/BCFarmIndustryReviewBoard