



Galiano Island Local Trust Committee Regular Meeting Agenda

Date: December 3, 2018
Time: 12:30 pm
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

			Pages
1.	CALL TO ORDER	12:30 PM - 12:30 PM	
2.	APPROVAL OF AGENDA	12:30 PM - 1:00 PM	
3.	TOWN HALL AND QUESTIONS		
4.	COMMUNITY INFORMATION MEETING		
	none		
5.	PUBLIC HEARING		
	none		
6.	MINUTES	1:00 PM - 1:10 PM	
6.1	Local Trust Committee Minutes Dated October 15, 2018 (for Information)		4 - 10
6.2	Section 26 Resolutions Without Meeting Report Dated November 2018		11 - 11
6.3	Advisory Planning Commission Minutes		
	none		
7.	BUSINESS ARISING FROM MINUTES		
7.1	Follow-up Action List Dated November 2018		12 - 13
8.	DELEGATIONS		
9.	CORRESPONDENCE	1:10 PM - 1:20 PM	
9.1	Letter Re: DL12 Galiano Island / Towers - Brad Lockett (attached)		14 - 14
9.2	Pender Islands Trust Protection Society Letter Re: Watersheds, Groundwater & Ramifications of Climate Change (attached)		15 - 16

10.	APPLICATIONS AND REFERRALS	1:20 PM - 1:45 PM	
10.1	GL-DVP-2018.4 (GL Health Care Society) - Staff Report (attached)		17 - 28
10.2	Salt Spring Island Local Trust Committee Bylaw No. 512 Referral (attached) for response		29 - 31
10.3	Salt Spring Island Local Trust Committee Bylaw No. 515 Referral (attached) for response		32 - 34
11.	LOCAL TRUST COMMITTEE PROJECTS	1:45 PM - 2:15 PM	
11.1	Affordable Housing Project – Staff Report (attached)		35 - 61
12.	REPORTS	2:15 PM - 3:00 PM	
12.1	Work Program Reports (attached)		
12.1.1	<u>Top Priorities Report Dated November 2018</u>		62 - 62
12.1.2	<u>Projects List Report Dated November 2018</u>		63 - 64
12.2	Applications Report Dated November 2018 (attached)		65 - 67
12.3	Trustee and Local Expense Report September 2018 (attached)		68 - 68
12.4	Adopted Policies and Standing Resolutions (attached)		69 - 70
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Report		
12.8	Islands Trust Conservation Report none		
13.	NEW BUSINESS	3:00 PM - 3:15 PM	
13.1	First Nations Engagement		
14.	UPCOMING MEETINGS		
14.1	2019 LTC Annual Meeting Schedule for adoption (Attached) That the Galiano Island Local Trust Committee 2019 meeting schedule, as presented, be Adopted		71 - 71
15.	TOWN HALL	3:15 PM - 3:30 PM	

16. CLOSED MEETING (Distributed Under Separate Cover)

none

17. ADJOURNMENT

3:30 PM - 3:30 PM

Adopted



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: October 15, 2018
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Colleen Doty, Recorder

Public Present: There were 25 members of the public present.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:32 p.m. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- GL-RZ-2016.2 (Conservancy) was added as Item 10.5.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Andrew Loveridge, speaking as secretary of the Galiano Housing Association, presented a brief slide show of Galiano Green, highlighting the recent fence that Galiano Green recently installed along the boundary of the property. He requested approval of GL-DP-2018.1 and GL-DVP-2018.1. He noted Galiano Green's emphasis on rain water harvesting and referred to support of the project in the OCP.

Art Moses acknowledged that this was the last meeting for Trustee Sandy Pottle. He thanked her for the work she has done.

Suzanne Fournier echoed sentiments expressed by Art Moses. She spoke about civil discourse and the need to be heard.

Risa Smith presented a gift to Sandy Pottle for her years of service.

Andrew Loveridge acknowledged the work that Laura Busheikin has done.

Sheila Anderson requested an amendment in the minutes of September 17, 2018. In the Town Hall section, she would like the phrase “question from Sheila Anderson” to replace the phrase “comment from the public.” With respect to the development permit for Galiano Green, she has concerns about rainwater collection being able to sufficiently meet water needs.

Akasha Forest raised points about groundwater needs. She thanked Sandy for her research work on the topic. She presented cautions for using rainwater catchment and requested the Local Trust Committee (LTC) to have the hydrogeologist come back and give a presentation.

Trustee Pottle noted she sent the APC report to the Islands Trust hydrogeologist.

Chair Busheikin reminded staff to bring up points to be actioned later on in the meeting.

Kiyo Okuda thanked Sandy Pottle for her work. He noted that the Short Term Vacation Rental issue is unresolved. He spoke in favour of the democratic process.

A question was presented as to how much a post-public hearing rezoning may be discussed by candidates currently campaigning. Chair Busheikin recommended consulting Chief Administrative Officer Russ Hotsenpiller for clarification.

Tom Hennessy noted the irony, how, after 10 years of a rezoning process, there are concerns now being expressed about rainwater collection for Galiano Green. Galiano has a water storage problem not a water-shortage problem.

Suzanne Fournier expressed concerns about emergency road access and referred to wash-outs at Saltery Bay. She stated it was important that Trustees obtain, through the rezoning process, emergency accesses as outlined in the Road Network Plan. She would like to see a continuous right-of-way along the eastern side of the island.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 17, 2018 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Page 1 change the wording from “In response to a comment from the public” to “In response to a question from Sheila Anderson”
- Page 1, add the word “protocol” after “post public hearing”
- Page 8, replace “Regional Conservation Strategy” with “Coastal Douglas Fir Conservation Partnership.”

By general consent the minutes of September 17, 2018 were adopted as amended.

6.1.1 Public Hearing Record Dated Sept 17, 2018 (for Receipt)

Adopted as present.

6.2 Section 26 Resolutions Without Meeting Report

none

6.3 Advisory Planning Commission Adopted Minutes Dated May 28 & September 12, 2018 (for Receipt)

Minutes were received.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated October 2018

Information as presented.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

none

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaws No. 510 & 511 Referral (attached)

GL-2018-070

It was Moved and Seconded,

that the interests of the Galiano Island Local Trust Committee are unaffected by Bylaws No. 510 and 511.

CARRIED

10.2 GL-DVP-2018.3 (Ingram) - Staff Report (attached)

The applicant was present.

GL-2018-071

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2018.3 (Ingram).

CARRIED

10.3 GL-DP-2018.1 (Galiano Green) - Staff Report (attached)

Planner Kim Stockdill provided a summary, and noted that the application has been triggered due to the subdivision. Storm-water run-off has been addressed. The applicants were present.

GL-2018-072

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2018.1 (Galiano Green).

CARRIED

10.4 GL-DVP-2018.1 (Galiano Green) - Staff Report (attached)

GL-2018-073

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2018.1 (Galiano Green).

CARRIED

Chair Busheikin noted that she is familiar with situations, including her own, where people live off rainwater collection. She noted maintenance requirements. She has had discussions with the hydrogeologist about the feasibility of this approach.

10.5 GL-RZ-2016.2 (Conservancy)

Trustee Pottle thanked the Galiano Conservancy Association for following the rezoning process and conditions.

GL-2018-074

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 adopted.

CARRIED

GL-2018-075

It was Moved and Seconded,

that Galiano Island Local Trust Committee Bylaw No. 263, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2017”, be adopted.

CARRIED

Chair Busheikin thanked staff for their work on this rezoning.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Affordable Housing - APC Referral Report (attached)

Chair Busheikin acknowledged the APC’s great work on the referral and noted staff’s appreciation of the specific report. It was noted that the Hydrogeologist received the

report. A number of the recommendations were ideally directed to Executive Trust Committee.

GL-2018-076

It was Moved and Seconded,

that the Galiano Local Trust Committee receive the report and bring it to the next Local Trust Committee.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated October 2018

GL-2018-077

It was Moved and Seconded,

that the Telecommunications Strategy top priority 1 be removed from the Top Priorities List.

CARRIED

It was agreed that the new LTC should address dock review.

12.1.2 Projects List Report Dated October 2018

A moratorium was put on Short Term Vacation Rental approvals in March 2018. Staff noted that the moratorium was included in Policies and Standing Resolutions.

12.2 Applications Report Dated October 2018 (attached)

Information as provided.

12.3 Trustee and Local Expense Report Dated July 2018 (attached)

Information as provided.

12.4 Adopted Policies and Standing Resolutions (attached)

Information as provided.

12.5 Local Trust Committee Webpage

There will be forthcoming modifications to the website.

12.6 Chair's Report

A lot is going on at Executive Committee, with two meetings this month. Advocacy is ongoing with respect to the Trans Mountain pipeline. The Islands Trust is signed up to be a commenter in the process. The Province of BC is an intervenor and the Islands Trust is working with them. Advocacy is also happening on the \$33 million Connected Coast project. Chair Busheikin attended a two-day workshop on public participation, which

was about dealing with the expression of anger and how to create a safe space. It was noted at the conference that the level of anger is increasing across democracies.

12.7 Trustee Report

Trustee Harris noted that his last four years as a Trustee have been some of the most rewarding in his life. There have been some incredible rezoning successes. He would like to see established, at the first meeting of the next Local Trust session, some work on civil discourse. He has been busy advocating for Galiano to be included in the Connected Coast project to bring fibre optic cable to the island. Adam Olson noted that Galiano wanted fibre optic, and that all trustees running for election support the “big pipe.” The Minister has agreed to bring a spur line to Retreat Cove. Then, we will have to figure out how to wire Galiano Island. There is some confusion as to how the Trust can support this. Our OCP states that broad band pipes are allowed. In November, Adam Olson, Elizabeth May, and whomever becomes the CRD Director are working on this. Everyone north of Galiano Way has issues with connectivity. We have the opportunity to create a non-profit and they will take the task on for wiring the community. He will continue to work on that file regardless of the results of the election.

Trustee Pottle attended the Local Planning Committee meeting on October 11 where they discussed the Coastal Douglas Fir tool kit. CDF Conservation Partnership, initiated by Forests, Lands, Natural Resource Operations and Rural Development, was disappointed to hear that there is no money for a secretariat role. People have been curious about the Road Network Plan, the result of seven years of work. She is concerned that there is little understanding about where that plan came from. She has concerns about the directions of Trust Council, and that over the past four years, the threat of SSI incorporation came to dominate the politics at the executive committee level, for at the beginning of the term. It was interpreted that this would be a yes vote. She feels that it would have had an enormous impact on the Islands Trust and it’s ability to function and could have turned the entire Southern Gulf Islands into a municipality. Some talk about a model Local Trust Committee agenda, and there’s a lot of emphasis on the fact that this is a business meeting, rather than a public meeting that encourages public participation. She expressed frustration that the rezoning guide isn’t being used and stated that some policies are completely ignored. She asked about having a Community Information Meeting before bylaws are drafted. The next LTC should look to those documents and understand the role that a Trustee plays. Trustee Pottle felt honoured to have served her community.

12.8 Islands Trust Conservancy Report

none

13. NEW BUSINESS

none

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for December 3, 2018 at the North Community Hall, Galiano Island

November 5, 2018 Regular Scheduled Meeting is cancelled.

15. TOWN HALL

Stephen Rybak provided a sincere thanks to everyone at the table. The Telecommunications Special Advisory Planning Committee recommended the LTC take an advocacy role. He would like to see the next LTC take a stronger role, as a committee, in advocating for greater connectivity.

Tom Hennessy thanked Laura Busheikin for coming to Galiano Island. He thanked George Harris for his service, noting that he is responsible for bringing Galiano Green this far.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:15 p.m.

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder



Islands Trust

Galiano Island

Print Date: November 21, 2018

Resolutions Without Meeting

Resolution #	Action	Resolution Description	Resolution Date
2018-01	In Favour	THAT Galiano Island Local Trust Committee Adopt their October 15, 2018, Local Trust Committee meeting Draft minutes as presented.	02-Nov-2018

Follow Up Action Report

Galiano Island

17-Sep-2018

Activity	Responsibility	Target Date	Status
11.2 - Covenant for GL_RZ-2017.1 (stevens) endorsed by LTC, to be executed by applicants, MoTI and Chair	Robert Kojima	28-Sep-2018	Done
14.2 - Cannabis Retail sales - refer to APC with report and request that APC provide advice on: 1. Adoption of standing resolution for referrals 2. Amendment of fees bylaw 3. Whether the LTC should consider amendments to zoning to prohibit cannabis retail sales and thus require proponents to rezone	Kim Stockdill	05-Oct-2018	Done

15-Oct-2018

Activity	Responsibility	Target Date	Status
LTC minutes dated September 17, 2018 adopted as amended.	Maple Hung	02-Nov-2018	Done
Public Hearing Record dated September 17, 2018 adopted.	Maple Hung	02-Nov-2018	Done
Salt Spring Island LTC Bylaws No. 510 & 511 - Interests Unaffected.	Sharon Lloyd-deRosario	22-Oct-2018	Done
GL- DVP-2018.3 (Ingram) - Approved. Issuance of permit required.	Sharon Lloyd-deRosario	09-Nov-2018	Done
GL-DP-2018.1 (Galiano Green) approved. Issuance of permit required.	Sharon Lloyd-deRosario	09-Nov-2018	Done
GL-DVP-2018.1 (Galiano Green) approved. Issuance of permit required.	Sharon Lloyd-deRosario	09-Nov-2018	Done

Follow Up Action Report

GL-RZ-2016.2 (Conservancy) - Bylaw Nos. 262 & 263 adopted. 1. Certify bylaws. 2. Close file.	Sharon Lloyd-deRosario Maple Hung	09-Nov-2018	Done
Affordable Housing APC Report - Bring back report to future LTC meeting.	Sharon Lloyd-deRosario Kim Stockdill	03-Dec-2018	Done
Updated Top Priorities list by removing Telecommunications Strategy Project from list.	Kim Stockdill	19-Oct-2018	Done

Mr. Jeff Stanhope
Spectrum Operations Manager
Innovation, Science and Economic Development Canada
#403 - 1230 Government St.
Victoria, BC V8W 3X9
250-216-0728
[REDACTED]

Brad Lockett
[REDACTED]
[REDACTED]

November 13, 2018

Re: DL12 Galiano Island / Towers

Dear Mr. Stanhope,

I have lived on Galiano Island for 30 years, as the people of Galiano have bravely created, adopted, and successfully defended in the courts, legal restrictions on residential and other development in our forest lands. This is particularly critical at higher elevations where forest cover protects rainfall recharging aquifers. This protects our potable water for residential use at lower elevations.

This long-standing land use protections take precedence over more recent changes to Provincial Legislation regulating forest land management. The authority of the Capital Regional District (CRD) must also conform to land use regulation under the Islands Trust Act.

The present building on DL12 beside the tower housing CREST equipment was constructed without a CRD building permit and is not allowed by the Islands Trust F1 zoning. No rezoning application was made, nor public hearing held to consider rezoning in this upper elevation water catchment area requiring a Development Permit. The CRD cannot issue a building permit for a use that is not allowed by local zoning.

Our community has a proud history of attention to land use. As you represent the Federal Government, I urge you to commit to a respectful public process to ensure that infrastructure is installed ONLY after consulting the Galiano Island Local Trust Committee and public process that is lawful, transparent and accountable. I look forward to hearing your plans.

With kind regards,

Brad Lockett

CC: Jane Wolverton, Trustee, Galiano Island Local Trust Committee, jwolverton@islandstrust.bc.ca
CC: Tahirih Rockafella, Trustee, Galiano Island Local Trust Committee, trockafella@islandstrust.bc.ca
CC: The Honorable Navdeep Singh Bains, Minister of ISED, Navdeep.bains@parl.gc.ca
CC: Miles Drew, Bylaw Enforcement Officer, Islands Trust, mdrew@islandstrust.bc.ca

The Pender Islands Trust Protection Society

6604 Harbour Hill Road, Pender Island, B.C. V0N 2M1

To: Galiano Island Local Trust Committee

November 5, 2018

Dear Trustees Jane Wolverton & Tahirih Rockafella

Please accept our Invitation to attend or send representation to the following Community Service Event put forth for the Pender Islands and the Southern Gulf Islands generally.

The Pender Islands Trust Protection Society and the Pender Islands Conservancy Association have joined forces to bring forth an urgently needed conversation by all residents & property owners on the serious on-going issue of Watersheds, Groundwater, & the Ramifications of Climate Change - the whole picture – What does the Future Hold for the Pender Islands, and the Southern Gulf Islands generally (April, 2019).

Yes, I am sure you have had this conversation, in part, before in the area of ‘fresh water supplies’. Often when putting on groundwater educational seminars or even providing informational literature the whole picture is not shown of the need of watershed, the quality & quantity of groundwater & source, plus what are the ramifications we are experiencing from climate change affecting this diminishing resource, and the big question of what we as individuals and community as a whole can do to help alleviate these ramifications.

For this community service event, we are bringing in the scientists and experts to assist us in this serious dilemma of what does the future hold for the Southern Gulf Islands, the Pender Islands in particular. (informational pamphlet attached)

So, we are bringing forth a ‘panel of scientists & experts’ to show the “Whole Picture” as watersheds, fresh water supplies and ramifications of climate change are linked. We’ve done the studies & monitoring and it is now past the time for action. This is an opportunity to take steps to learn what we, as individuals & communities of the Southern Gulf Islands, can do to protect the remaining resources of watersheds, which includes groundwater and fresh water bodies, for both have the same basic recharge mechanism – **Putting it all Together - You, Me & the Ecology** for we too are linked, and make sure ‘appropriate action’ is taken.

With the Islands Trust mandate (in part) of *"The object of the Trust is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area -----"* the need has become urgent to take action for that very statement, and the ultimate well being of us all.

We Invite you to join us for the seminar – final details of the agenda are a work in process with the Pender Islands Community Hall reserved. You will be provided with a final agenda as soon as available.

Looking forward to your reply -

Please feel free to contact the unsigned if further information is required. Thank you for your support.

Yours truly

Sara J. Steil – Director & Coordinator
The Pender Islands Trust Protection Society

c.c. Robert Kojima - Regional Planning Manager

Contact – steils@shaw.ca ph: 250-629-6885 and/or Rhondda Porter - RhonddaPorter@shaw.ca ph: 250-629-6806

Sponsored by: -

The Pender Islands Trust Protection Society & the Pender Islands Conservancy Association

Community Service Event

What does the Future hold for the Pender Islands?

The Southern Gulf Islands and the Islands Trust Area generally?

What resources do we need to protect?

What actions should our local government do to facilitate these urgent 'needs for protection' of these resources?

What Makes Sense?

Watersheds - Do trees as a living resource matter?

How do forests provide for our well-being?

Let's make a list!

AND THEN THERE IS -

Groundwater - aquifers - How do they recharge? When do they recharge? What happens if they get too low? How much water is in your well? Do you keep a log to show holding or declining water levels?

Watersheds, Groundwater, and Climate Change Seminar

Featuring: Ecologist/Forester Andy MacKinnon, and Canadian Forest Service – Pacific Region Werner Kurz; William Shulba Geoscientist (P.Geo) - Freshwater Specialist with the Islands Trust; Climate Change & Conservation Nina Morrell

2019: - Saturday, April 13th 9:30 to 1:00 and Sunday, April 14th 1:00 to 4:00

At the Pender Island Community Hall

Subject to change re times and addition content

Putting it all Together - You, Me & the Ecology

Looking forward to more community groups joining us in support or willing to co-sponsor – as a community we have to participate and work together

Co-sponsored by the Pender Islands Farmer's Institute – 'Awareness in the Farming Community & beyond'; Co-sponsor The Pender Islands Health Care Society – 'Community Awareness'

Supported by The Magic Lake Property Owners Association; the Magic Lake Water & Sewer Commission; Buck Lake Property Owners Association; Pender Islands Field Naturalists

We are working towards bring more organizations on board including both North & South Local Trust Committees, invitations to other Southern Gulf Islands of Galiano, Mayne, Saturna & Salt Spring; and the Capital Regional District.

Sara J. Steil – event Co-ordinator

Pender Islands Trust Protection Society – Director / Email: steils@shaw.ca / Ph: 250-629-6885



File No.: GL-DVP-2018.4 (Galiano Health Care Society)

DATE OF MEETING: December 3, 2018

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Report subject: Development Variance Permit (GL-DVP-2018.4)
Applicant: Galiano Health Care Society
Location: 908 Burrill Road (Lot A, Section 5, Galiano Island, Cowichan District, Plan 50143)

RECOMMENDATION

1. That the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2018.4 (Galiano Health Care Society).

REPORT SUMMARY

This report is to consider a Development Variance Permit (DVP) application to vary the setbacks to permit the siting for a proposed septic field, tank and pumps as well as legalize the siting of two existing sheds.

BACKGROUND

The Galiano Health Care Centre located on the subject property is in the process of being renovated and expanded (a CRD Building Permit has been issued). As part of the renovation project, the septic system (pumps, tanks, and field) must be upgraded. The applicant has stated that the septic system has been designed by a registered Professional Engineer.

Septic systems, pumps and tanks are considered structures in the Galiano Island Land Use Bylaw (LUB) and therefore must meet setback regulations. The definition of a structure in the Galiano Island LUB is “anything that is constructed or erected and that is fixed to, supported by or sunk into land or water, but does not include paved parking areas or utility lines.” The only structures exempt from siting regulations are any sign, or pumphouse so long as the pumphouse has a maximum floor area of 10 m² (Section 2.18 of the LUB).

The proposed septic field and structures are located along the south-eastern property line which borders the Galiano Island Lions Hall property to the south. The applicant has indicated that there are no other practical locations for the septic field. Due to the proximity of the location of the future structures to the interior side lot line, setbacks are required to legalize the siting.

During the initial review of the application, staff also noted two existing sheds that are located within the interior side lot line. The applicant has included the two non-conforming structures in the variance permit to legalize the siting.

The proposal is to vary the following provisions in the Galiano Island Land Use Bylaw No. 127, 1999 (LUB):

- a) Article 8.3.3.1 which states that buildings and structures must be sited at least 7.5 metres from the front lot line to permit a septic absorption field within 3.5 metres from the front lot line.
- b) Article 8.3.3.2 which states that buildings and structures must be sited at least 6.0 metres from the interior side lot line to permit an existing shed within 2.0 metres of the interior side lot line; an existing shed within 4.37 metres of the interior side lot line; septic tanks and pumps within 0.5 metres of the interior side lot line; and a septic absorption field within 0.5 metres of the interior side lot line.

A copy of the notice and proposed permit GL- DVP-2018.4 (Galiano Health Care Society) are Attachments 4 & 5.

ANALYSIS

Official Community Plan (OCP)

The property is designated Community Facility in the Galiano Island OCP.

Land Use Bylaw (LUB)

The subject property is zoned Emergency and Health Services (EHS) in the Galiano Island LUB. Section 498 of the *Local Government Act* enables a Local Trust Committee to issue (approve) a Development Variance Permit (DVP) in order to vary a siting regulation in the LUB; although a DVP may not be used to vary density or land use.

Issues and Opportunities

The applicant has provided the following rationale for the variance:

There are no other practical locations for the siting of the new septic field. The systems has been designed by a Professional Engineer and no adverse affects are anticipated from the installation of the new system.

The Overall Intent of the Regulation (s) being Varied

The overall purpose of the regulation for separation between structures to lot lines is to minimize impacts related to:

- Establishing a regulation that is consistent with the standards of other regulating bodies, particularly the provincial Ministry of Health, Island Health, and the *Sewerage System Regulation*.
- Limiting the visual impact of development on adjacent properties.
- Establishing a consistent development pattern within a local area.
- Protecting views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.

Potential Impacts of Granting the Variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits.

Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. November 30, 2018.

No submissions have been received to date. Any other submissions received prior to the LTC meeting will be forwarded to Trustees and reported at the meeting.

Rationale for Recommendation

Staff recommend approval based on the following: the reasonableness of the applicant's rationale particularly the physical constraints of the property; the minimal impacts on neighbouring properties; the sewage treatment system and septic field has been designed and certified by a groundwater Engineer; and notification has been sent to neighbouring properties. The applicant has also met with the property owner abutting the interior side lot line (the Galiano Lions Club) and they had no objections or concerns with the variances.

It should be noted that Development Variance Permits cannot be approved with conditions. A DVP is either approved or denied. Staff note that if the DVP is approved, and the applicants move forward with the construction of the sewerage system, they are obligated to meet the *Sewerage System Regulation* that requires the owner to ensure that the sewerage system is maintained in accordance with the maintenance plan provided in respect of the sewerage system. Also if approved, the non-conforming siting of the two existing sheds will be legalized.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust
_____.

2. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee deny application GL-DVP-2018.4 (Galiano Health Care Society).

Submitted By:	Kim Stockdill, Island Planner	November 21, 2018
Concurrence:	Robert Kojima, Regional Planning Manager	November 23, 2018

ATTACHMENTS

1. Site Context
2. Maps & Photographs
3. Site Survey & Site Plan
4. Notice
5. Development Variance Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT A, SECTION 5, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 50143
PID	015-890-341
Civic Address	908 Burrill Rd

LAND USE

Current Land Use	Galiano Health Clinic
Surrounding Land Use	Rural Residential, Agriculture, and Public Recreation zones

HISTORICAL ACTIVITY

File No.	Purpose
N/A	N/A

POLICY/REGULATORY

Official Community Plan Designations	This property is designated Community Facility (CF). Portions of the property located in DPA 1 – Riparian, and DPA 5 – Sensitive Ecosystem (Riparian)
Land Use Bylaw	The property is zoned Emergency and Health Services (EHS). The property is located within the Water Management Area (WMA).
Other Regulations	N/A
Covenants	ED34984 – States the use of any building on the Land shall be limited to health care services and directly related activities. Residential use and subdivision is prohibited.
Bylaw Enforcement	There are no enforcement issues recorded for the property.

SITE INFLUENCES

Islands Trust Conservancy	This application has no considerations for the Islands Trust Conservancy.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Strategy.
Species at Risk	N/A
Sensitive Ecosystems	Riparian – see DPA map
Hazard Areas	N/A
Archaeological Sites	No archaeological sites are noted within the property or within 100 metres on the provincial RAAD database. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected

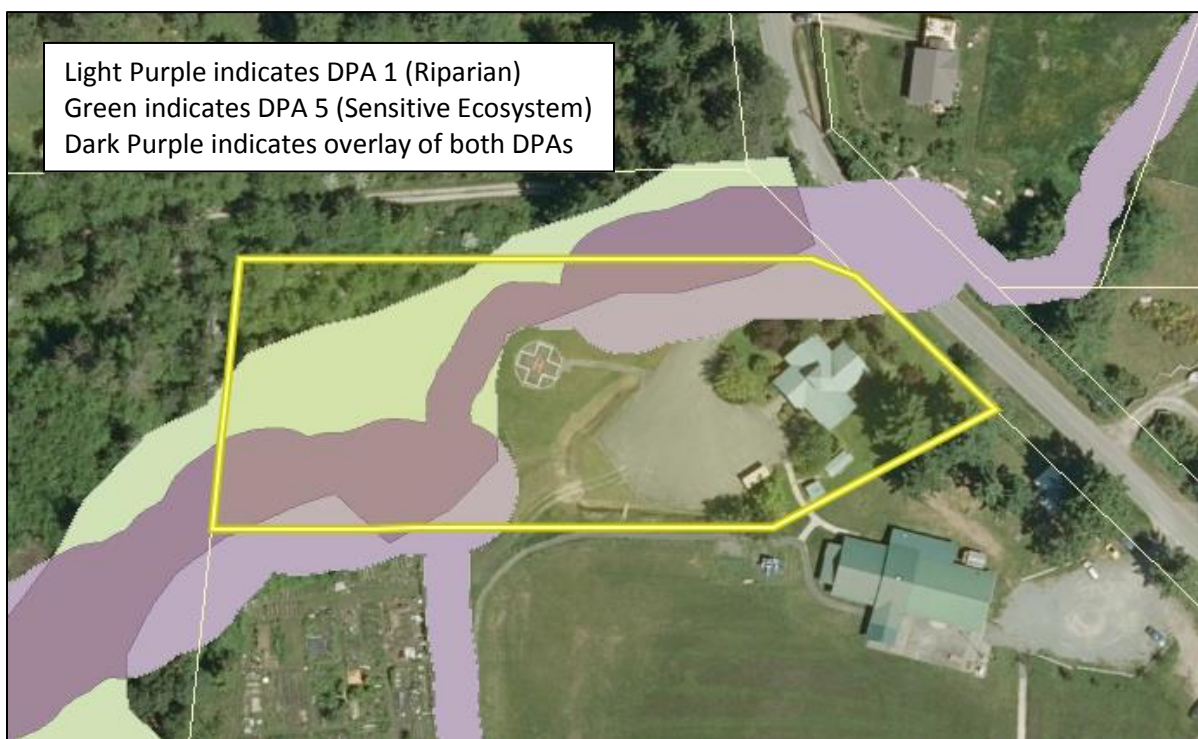
	under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

2.1 ORTHO MAP



2.2 DPA MAP



2.3 PHOTOGRAPH



Two sheds included in variance

BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

LEGAL DESCRIPTION: LOT A, SECTION 5, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 50143

PARCEL IDENTIFIER: 015-890-341 CIVIC ADDRESS: 908 BURRILL ROAD

Survey post found shown thus ●

Scale 1:500



Rem Lot A Plan 31599

Lot A Plan 50143

(only the eastern part of the parcel is shown)

Helipad

Driveway

BURRILL ROAD

Proposed absorption field (approx.)

Health Care Centre

Well

Parking

Ditch

Culvert

Ditch

Lids

Shed

Shed

Sidewalk

7.5m setback

6.0m setback

Proposed tanks and discharge line (approx.)

Certified correct this 30th day of October, 2018

P. E. Thomson

Peter E. Thomson, BCLS CLS
Galiano Island, BC
peter.thomson@telus.net



Rem Lot 1 Plan 45503

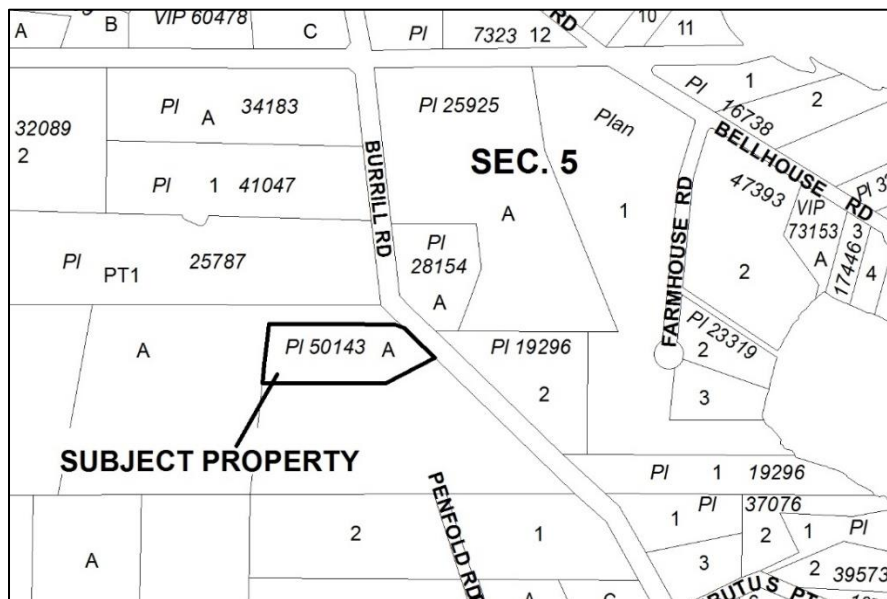
NOTICE
GL-DVP-2018.4
GALIANO ISLAND LOCAL TRUST COMMITTEE

NOTICE is hereby given that the Galiano Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 499 of the *Local Government Act*. The proposed permit would vary the Galiano Island Land Use Bylaw No.127, 1999, by varying:

- a) Article 8.3.3.1 which states that buildings and structures must be sited at least 7.5 metres from the front lot line to permit a septic absorption field within 3.5 metres from the front lot line.
- b) Article 8.3.3.2 which states that buildings and structures must be sited at least 6.0 metres from the interior side lot line to permit an existing shed within 2.0 metres of the interior side lot line; an existing shed within 4.37 metres of the interior side lot line; septic tanks and pumps within 0.5 metres of the interior side lot line; and a septic absorption field within 0.5 metres of the interior side lot line.

The property is located at **908 Burrill Road** and is legally described as Lot A, Section 5, Galiano Island, Cowichan District, Plan 50143 (PID: 015-890-341).

The general location of the subject properties is shown on the following sketch.



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing **November 19, 2018** and continuing up to and including **November 30, 2018**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Galiano Island.

Enquiries or comments should be directed to Kim Stockdill, Island Planner at (250) 405-5194, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca before 4:30 pm, **November 30, 2018**.

The Galiano Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **12:30 p.m., December 3, 2018**, at the **North Community Hall**, on Galiano Island.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT GL- DVP-2018.4

To: Galiano Health Care Society

1. This Development Variance Permit applies to the land described below:

Lot A, Section 5, Galiano Island, Cowichan District, Plan 50143
(PID: 015-890-341)

2. Galiano Island Land Use Bylaw 127, 1999 is varied as follows:

- a) Article 8.3.3.1 which states that buildings and structures must be sited at least 7.5 metres from the front lot line is varied to 3.5 metres to permit a septic absorption field as shown on Schedule 'A'.
- b) Article 8.3.3.2 which states that buildings and structures must be sited at least 6.0 metres from the interior side lot line is varied to permit:
 - (i) an existing shed within 2.0 metres of the interior side lot line;
 - (ii) an existing shed within 4.37 metres of the interior side lot line;
 - (iii) septic tanks and pumps within 0.5 metres of the interior side lot line; and
 - (iv) a septic absorption field within 0.5 metres of the interior side lot line,as shown on Schedule 'A'.

The development shall be consistent with Schedule 'A' attached to and forming part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of the "Galiano Island Land Use Bylaw 127,1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District, Island Health and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF MONTH, YEAR.

Deputy Secretary, Islands Trust

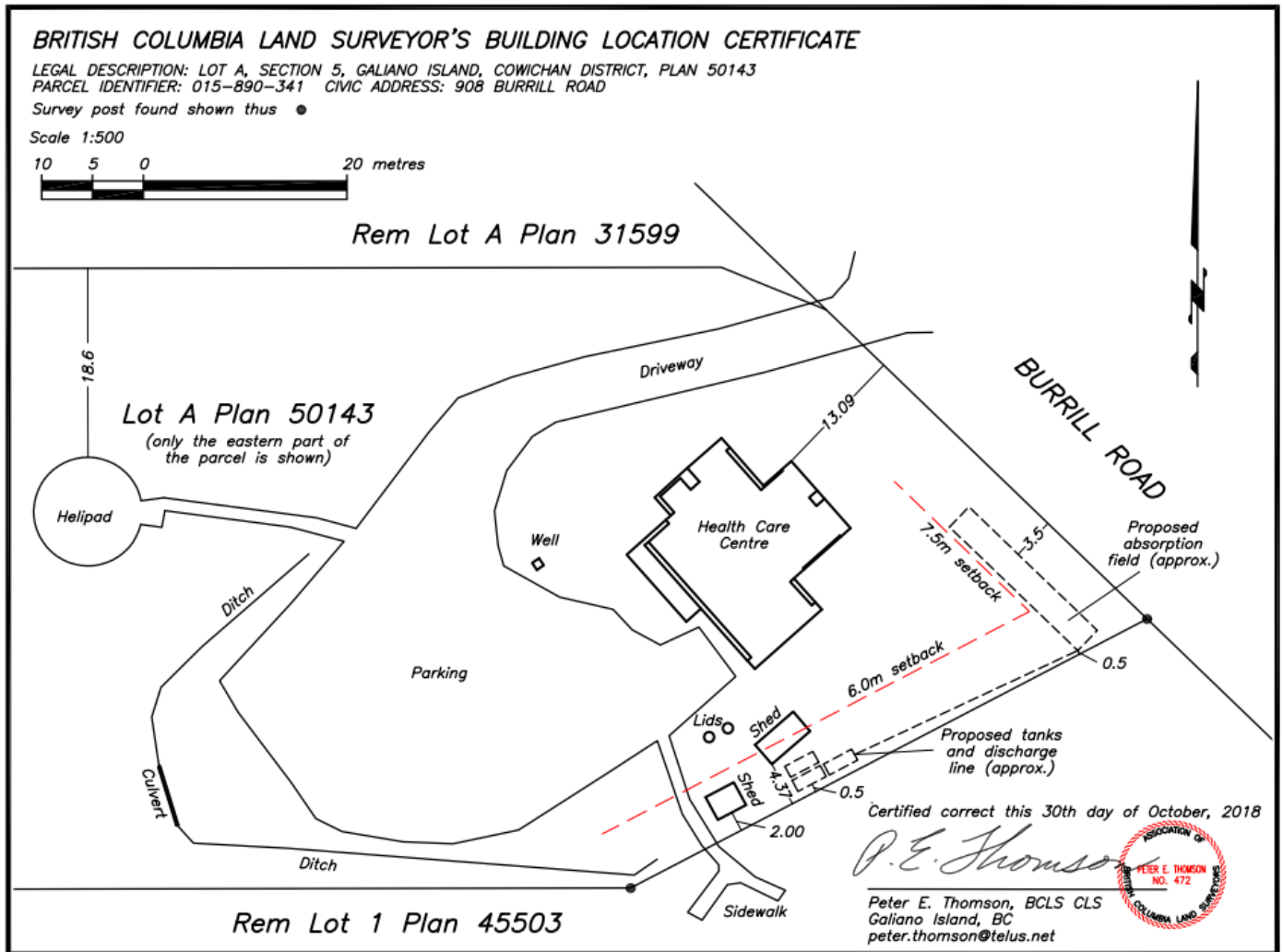
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, YEAR , THIS PERMIT AUTOMATICALLY LAPSES.

GALIANO ISLAND LOCAL TRUST COMMITTEE

GL-DVP-2018.4

SCHEDULE 'A'





Islands Trust

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC BC V8K 2N8
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 512 **Date:** October 15, 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:

Salt Spring Island Local Trust Committee

PURPOSE OF BYLAW:

Bylaw 512 proposes to rezone 405 Rural-zoned (R) properties to a new Rural zone variant – R(f). The R(f) variant establishes full-time rental cottages, instead of seasonal cottages, as a permitted use. On approximately 250 of the lots (between 2.0 hectares and 3.99 hectares), full-time rental cottages may have a floor area of 90 square metres (968 s.f.). On lots between 1.2 hectares and 1.99 hectares, full-time rental cottages are permitted only with a floor area of 56 square metres (602 s.f.) – the same as that permitted presently for seasonal cottages. Bylaw 512 also provides greater dwelling flexibility on Agriculture 1-zoned properties within the ALR by establishing greater consistency with permitted ALC non-farm uses – while not increasing the permitted density of dwellings permitted in the ALR.

GENERAL LOCATION:

On 405 properties across Salt Spring Island.

LEGAL DESCRIPTION:

Various

SIZE OF PROPERTY AFFECTED:

All Rural zoned lots have an area between 1.2 hectares and 3.99 hectares.

ALR STATUS:

Some change proposed.

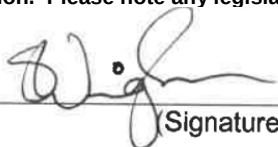
OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural Neighbourhoods (RL) and Agriculture (A)

OTHER INFORMATION:

<http://www.islandstrust.bc.ca/saltspring/cottages>

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.


(Signature)

Name: Seth Wright

Title: A/Island Planner

This referral has been sent to the following agencies:

First Nations

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

Hul'qumi'num Treaty Group (for information only)
Te'Mexw Treaty Association (for information only)

Regional Agencies

CRD – All Referrals & K. Campbell (SSI Senior Manager)
CRD – SSI Economic Development Commission
CRD – SSI Building Inspection
CRD – SSI Transportation Commission
CRD – Housing Secretariat
CRD – Fulford Water District
CRD – Beddis Water District
CRD – Highland Water District
CRD – Fernwood Water District
Vancouver Island Health Authority

Non-Agency Referrals

BC Ambulance Service
School District No. 64
SSI Chamber of Commerce
SSI Fire-Rescue

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
BC Assessment Authority
Islands Trust Conservancy
Ministry of Municipal Affairs and Housing
Ministry of Transportation & Infrastructure
Front Counter BC

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

**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

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

512
(Bylaw Number)

(Title)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC BC V8K 2N8
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 515 **Date:** October 11, 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:

Gulf Islands Seniors Residence Association / 121 Atkins Road, Salt Spring Island, BC V8K 2X7

PURPOSE OF BYLAW:

Bylaw No. 515 will rezone the subject property from Community Facility 1(d) to a Residential 12 (R12) zone variant that allows for the development of a 47 unit seniors' supportive housing complex with one guest unit and two staff units that includes medical offices and club meeting space.

GENERAL LOCATION:

154 Kings Lane, Salt Spring Island

LEGAL DESCRIPTION:

PID: 003-106-758
Lot 2, Section 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha

ALR STATUS:

N/A for the subject property, ALR adjacent, appropriate setbacks being met.

OFFICIAL COMMUNITY PLAN DESIGNATION:

n/a

OTHER INFORMATION:

This project is often referred to as "Meadowlane". For the latest staff report and other information related to this application, please see our website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

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.

D. Murphy PER
(Signature)

Name: Patricia Maloney

Title: Consultant Planner

This referral has been sent to the following agencies:

First Nations

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

Regional Agencies

CRD – All Referrals & K. Campbell (SSI Senior Manager)
CRD – SSI Parks and Recreation
CRD – SSI Building Inspection
CRD – SSI Transportation Commission
CRD – Ganges Water & Sewer Commission
Vancouver Island Health Authority

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
School District No. 64
SSI Fire-Rescue
SSI Island Pathways

Hul'qumi'num Treaty Group (for information only)
Te'Mexw Treaty Association (for information only)

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Provincial Agencies

Ministry of Environment
BC Assessment Authority
Ministry of Transportation & Infrastructure
Ministry of Natural Resource Operations – Archaeology Branch
Ministry of Forest Lands, Natural Resource Operations and Rural
Development– Water Authorizations Section
Ministry of Forest Lands, Natural Resource Operations and Rural
Development – Utility Regulation Section
Ministry of Forest Lands, Natural Resource Operations and Rural
Development – Front Counter BC
Front Counter BC

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

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

515
(Bylaw Number)

(Title)

(Agency)



DATE OF MEETING: December 3, 2018
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: APC Affordable Housing Report – September 2018

RECOMMENDATION

Staff recommend receiving the Galiano Island Advisory Planning Commission's (APC) Affordable Housing Report dated September 2018 as information. No formal resolution is required for this action.

REPORT SUMMARY

To bring forward the Galiano Island APC Affordable Housing Report to the newly elected Galiano Island Local Trust Committee (LTC).

BACKGROUND

Affordable Housing is one of Galiano Island LTC's Top Priorities. In September 2017, the Galiano Island LTC resolved to refer the Affordable Housing Project to the Galiano Island APC and to report back with recommendations. The Galiano Island APC provided the LTC with an Affordable Housing Report dated September 2018 with recommendations and options for addressing the lack of long-term affordable housing on Galiano.

At the October 15, 2018 regular Galiano Island LTC meeting, the LTC passed the following resolution:

"GL-2018-076

It was Moved and Seconded,

that the Galiano Local Trust Committee receive the report and bring it to the next Local Trust Committee."

Previous staff reports related to this project and the Project Charter can be found on the LTC's Project website:
<http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/projects-initiatives/affordable-housing/>

RATIONALE FOR RECOMMENDATION

At this time staff recommend receiving the APC's Affordable Housing Report as information. The main reason for this recommendation is that the LTC should consider which projects should be placed on the Top Priority list.

The Top Priorities list defines the LTC's work program. An LTC can identify up to three top priorities at any given time, however given limited resources it is unlikely that three significant projects can be managed and delivered simultaneously. It is more effective for an LTC to focus on one or two projects. When proposing new Top Priorities the LTC must consider available resources, including budget and staff, and relevance of the project.

If the LTC wishes to keep the Affordable Housing Strategy on the Top Priorities, staff have provided three draft resolutions below (Alternative no. 1, 2, & 3). The decision to keep the project on the Top Priority List requires no action or formal resolution (Alternative no. 3).

The LTC also has the option to remove the project from the Top Priority List and place it back on the Project List. This may be a favourable option if the LTC wishes to address other projects or topics. Again this decision does not need to be made at the December LTC meeting, but rather can happen at a future meeting after the LTC has an opportunity to discuss which projects it would like on the Top Priority List.

ALTERNATIVES

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

1. Request staff to report back with recommendations based on the APC Affordable Housing Report

The LTC may request staff to report back to the LTC with comments and recommendations from the APC Affordable Housing Project. This would also include an outline possible next steps for the project. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request staff to provide comments and recommendations on the Galiano Island Advisory Planning Commission's Affordable Housing Report dated September 2018 and include next steps for the Affordable Housing Strategy Project.

2. Request further information for the Galiano Island APC

The Galiano Island LTC may wish to have the Galiano Island APC clarify certain aspects of the report. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request the Galiano Island Advisory Planning Commission to clarify/comment/provide further recommendations on within the Galiano Island Advisory Planning Commission's Affordable Housing Report dated September 2018.

3. Keep the Affordable Housing Strategy on the Top Priority List

No resolution is required as the Affordable Housing Strategy is already on the Top Priority List.

4. Remove Affordable Housing Strategy from the Top Priority List

The LTC may choose to remove the Affordable Housing Strategy project from the Top Priorities List and move it to the Project List. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee remove the Affordable Housing Strategy from the Top Priority List and place it on the Projects List.

Submitted By:	Kim Stockdill, Island Planner	November 23, 2018
Concurrence:	Robert Kojima, Regional Planning Manager	November 23, 2018

ATTACHMENTS

1. Galiano APC Affordable Housing Report dated September 2018

Galiano Island Advisory Planning Commission

Referral Report: Affordable Housing

September 2018

MOVING FORWARD WITH MORE
AFFORDABLE HOUSING FOR GALIANO ISLAND

Table of Contents

EXECUTIVE SUMMARY	1
WHAT WE SEE:	1
WHAT WE NEED:	1
WHAT THE LOCAL TRUST COMMITTEE CAN DO:	2
1.0 INTRODUCTION:.....	3
2.0 SOUTHERN GULF ISLANDS HOUSING NEEDS ASSESSMENT- FEBRUARY 2018	3
TABLE 2-1: NOTABLE DETAILS FROM SGI AFFORDABLE HOUSING REPORT	4
TABLE 2-2: SGI SURVEY RESULTS SUMMARY.....	6
3.0 PROVIDING A FRAMEWORK FOR VIABLE AND SUSTAINABLE COMMUNITY HOUSING PROJECTS IN OUR RURAL COMMUNITY.....	8
3.1 FRAMEWORK POLICIES AND COMMENTARY	8
3.2 THE NEED FOR MORE SENIORS AND SPECIAL NEEDS HOUSING IN OUR FUTURE	8
3.3 RECOMMENDATIONS.....	8
4.0 SUSTAINING GROUNDWATER AQUIFERS WHILE INCREASING DENSITY FOR AFFORDABLE COMMUNITY HOUSING	9
4.1 EXPANDING AND SHARING KNOWLEDGE OF GROUNDWATER RESOURCES:.....	10
4.2 GROUNDWATER PROTECTION IN COMMUNITY HOUSING REZONING APPLICATIONS.....	10
4.3 STRENGTHENING GOVERNANCE OF AQUIFERS	11
4.4 RECOMMENDATIONS:	11
4.5 CONCLUSION:	13
<i>Section 4 Notes:</i>	13
5. PLANNING FOR AFFORDABILITY AND COMMUNITY HOUSING	14
5.1 AIDING THE ACQUISITION OF LAND FOR PURPOSE BUILT AFFORDABLE RENTAL HOUSING:	14
<i>5.1.1 Land Development as a Source</i>	14
<i>5.1.2 Zoning to Designate and Hold Future Community Housing Land</i>	14
5.2 DESIGN OPTIONS TO REDUCE DEVELOPMENT AND BUILDING COSTS:.....	15
5.3. CREATING AFFORDABLE OPPORTUNITIES FOR ENTRY LEVEL RESIDENTIAL LAND OWNERSHIP	16
5.4 DWELLING SIZES AND AFFORDABILITY.....	16
5.5 RECOMMENDATIONS.....	17
6. PLANNING FOR THE IMPACT OF COMMERCIAL ECONOMY, INCLUDING TOURISM, ON AFFORDABLE LONG TERM RENTAL HOUSING AND COMMUNITY HOUSING.	17
6.1 RECOMMENDATIONS:	18
7. CONSIDERATIONS FOR INCREASING THE AVAILABILITY OF LONG- TERM HOUSING RENTALS	18
7.1 RECOMMENDATIONS.....	20
8.0 TAX INCENTIVES, FUNDING SOURCES AND SUPPORT	21
8.1 RECOMMENDATIONS:	22

EXECUTIVE SUMMARY

What We See:

- There is no purpose-built affordable rental housing on Galiano Island.
- Over half of the homes on Galiano Island are not lived in full-time and many of these homes are not available for rent or purchase.
- Most rental housing options are repurposed summer homes, cottages or other structures that are not currently being used by the owners; these are often not available year-round or long-term and many are not adequate in size, not well-winterized or in need of major repairs.
- Insecure housing has ripple effects in our community—from instability for families to unpredictable participation in the workforce, the school and the community with increasing numbers of people living precariously in unsafe structures or situations.
- Economic factors, combined with increasing destination tourism in the Southern Gulf Islands, has encouraged the use of properties for investment purposes and for commercial use as Short Term Vacation Rentals (STVRs).
- Galiano Island has a seasonal tourism-based economy; seasonal workers have fewer options to access affordable rental housing or home ownership markets.

What We Need:

- There is a need for increased awareness and ongoing education on the topic of housing affordability in the Trust area, within the Islands Trust and other Government Agencies.
- There is a need for a Trust Policy statement that supports access to affordable community housing for residents of the Trust area as a guiding principle in land use decisions.
- There is a need for a comprehensive Trust-wide working definition of “affordable housing” to guide land use planning.
- There is a need for the Islands Trust to be able to hold housing agreements on behalf of Local Trust Committees.
- Affordable housing approaches are needed that reflect the diversity in the community and that are integrated widely within various neighbourhoods throughout Galiano.
- A lens of affordability needs to be integrated into land use planning processes for all rezoning and subdivisions in order to better balance the needs of the applicant with the community’s needs.

- Planning for affordable community housing needs to be based on the ability of groundwater regions and ecosystems to support the development.
- Comprehensive up-to-date data and tools are needed in order to have better options for monitoring and controlling the amount of Short Term Vacation Rentals (STVRs).

What the Local Trust Committee Can Do:

- Add a statement to the Galiano Official Community Plan (OCP) Principles section that supports affordable year-round housing as a basic principle for the sustainability of our Island community.
- Review and update OCP policy to highlight an objective of increasing the stock of affordable housing and update existing relevant OCP policies and Land Use Bylaw (LUB) regulations to ensure that issues of affordable housing are addressed in all development applications.
- Update and add to the Subdivision and Development Regulations in the LUB(Section 13) to require a percentage of smaller, more affordable lots be created through subdivision rather than allowing the maximum number of view or oceanfront lots for the higher-end real estate market.
- Add policy that would ensure that any future rezoning for commercial visitor accommodations provides some on-site housing for non-resident seasonal staff.
- Add to the OCP Community Housing Policy, Section 1.6, to include additional models or designs of affordable housing, integrated within neighbourhoods, and that are close to utilities and infrastructure.
- Support initiatives that would enable Local Trust Committees (LTCs) to use licensing as a way to manage and limit the number of STVRs operating in each Local Trust Area.
- Implement efficient ways to better assess applications for STVRs based on the carrying capacity of groundwater regions, existing density of other visitor accommodations in that region and the impact on health, safety and community services.
- Advocate for, and encourage, the creation of an Islands Trust “Housing Land Trust” to hold donations of land for affordable housing modelled on the current Islands Trust’s Land Conservancy Trust which holds donations of land for conservation.
- Advocate for, and work with other government agencies, to create tax policies that allow property owners to receive tax relief in exchange for providing affordable rental housing. An Affordable Housing Reserve (AHR) could be created based on existing models such as the Agricultural Land Reserve (ALR) or Private Managed Forest Land (PMFL) which provide tax relief in return for retaining and protecting agricultural land or forest lands.

1.0 INTRODUCTION:

This report is intended to describe the recommendations of the Galiano Island Advisory Planning Commission (GIAPC) to the Galiano Island Local Trust Committee (GILTC) regarding options for addressing the lack of long-term affordable housing in our community. These recommendations are guided by the Southern Gulf Islands Housing Needs Assessment (2018), APC research, Galiano Island's OCP, and the contributions of community members.

Our Official Community Plan (OCP) describes our Residential Objectives as:

"1) to maintain the rural character, minimize impacts to ecosystems and services they provide and support social diversity of the Galiano Island Local Trust Area, and

2) to encourage affordable, rental and special needs housing."

The GIAPC has kept these goals, among others set out in the OCP, in mind as we have developed the recommendations set out in this report. In addition, protecting groundwater resources is an important policy area central to all land use decisions, but especially important in cases of increased density.

2.0 SOUTHERN GULF ISLANDS HOUSING NEEDS ASSESSMENT- FEBRUARY 2018

The GIAPC reviewed and considered the findings of the *Southern Gulf Islands Housing Needs Assessment* ("HNA") by Janis Gauthier of JG Consulting Services Ltd which was submitted to the Capital Regional District (CRD) in February 2018.

The GIAPC agrees with the following summary contained in the report:

"All evidence clearly points to serious shortages in secure, appropriate and affordable housing for low to moderate income earners. Renters are particularly impacted as their incomes are insufficient to enter the homeownership market, and the limited number of rental properties is increasingly vacant seasonally or placed in the vacation rental market. Community members strongly described the housing situation as bordering on crisis, and as having serious impacts on themselves and their families, community well-being and economic sustainability" (Executive Summary – Page 1).

The GIAPC worked with the following definition of "housing affordability" taken from the HNA report which summarized the measures, often cited, to determine what constitutes affordable housing:

"Measuring housing affordability involves comparing total shelter costs with a household's ability to meet them, given their income. Shelter costs are considered to include basic utilities for renters, and for homeowners, this generally also includes taxes and insurance in

addition to mortgage payments. Typically, affordable shelter costs target 30% of a household's income.

For affordability calculations, housing is generally characterized as 'acceptable' if it is in good condition and is an adequate size for the household size and composition. While this is a somewhat subjective measure, Canada Mortgage and Housing Corporation (CMHC) defines acceptable housing as having three key features:

- *Adequate condition (not needing major repairs),*
- *Suitable size (given the size and composition of the household members), and*
- *Affordable (shelter costs less than 30% of before-tax household income)."* (Page 20)

The GIAPC reviewed the report and the following information, for Galiano Island and the Southern Gulf Island (SGI), was helpful in its deliberations:

Table 2-1: Notable Details from SGI Affordable Housing Report

Population 2016- Galiano Island	The total population is 1,040: 285 people are between ages of 25 to 54, and 580 people are between ages of 55 to 84. The population of our community is older than the general population in the CRD and in BC. (Tables 1 and 2 Pages 7 and 8)
Population Changes- SGI and Galiano Island	The population on Galiano has decreased from 2001 to 2016 by 3%, despite an increase of in-migration throughout the SGI. (Table 3-6 Pages 8-10)
Affordability by Household Type- Galiano Island	Household is defined in the HNA report as "a family", "a group of unrelated persons living together" or "a single person". The household is the "most relevant grouping for the analysis of housing affordability, as their composition and incomes are strongly related to housing need and affordability". On Galiano Island there are 565 households that are used as main residences. Of these, 205 are families without children and 240 are one-person households. There are 55 households of families with children and 40 households with lone-parent families. (Table 8 Page 11)
Accessibility by Household Type and Income-SGI	It is appropriate to look at what is affordable by the type of household. For example, one-person households (35% of the population in the SGI) have the lowest median income (\$30,528), which would enable this person to pay rent of \$763 or to purchase a home in the range of \$145,000. Similarly, families with children (10% of the population in the SGI) have a median income of \$74,069 allowing for the payment of rent of \$1,852 or the purchase of a home in the range \$420,000. Looking at low-income earners, less than \$29,999, 575 units are needed at a rental rent less than \$625 across the SGI. (Tables 22-23 Pages 21-22)
Rentals and Ownership Data-Galiano Island	In 2016, of the 560 households reporting to Statistics Canada, there were 430 homes occupied by the owner and 130 home being rented on Galiano Island. According to this statistic, 23% of the households are rental units. Within this grouping of 560 households, there are 240 single-person households and 240 two-person households. (Tables 9-13 Pages 12-13)

Regional Income Disparity-SGI, CRD and BC	As noted “(H)ousing income is the best income indicator for evaluating housing affordability, because it relates to all persons residing in a single dwelling”. Generally, those living in the SGI have lower median incomes than their counterparts in the CRD and BC. In the SGI, there is a concentration of incomes between \$20,000 and \$49,999. Generally, there are a higher number of residents with very low incomes compared to the CRD and BC. There are also a higher number of children and youth living in low-income families as compared to the CRD and BC. The number of low-income seniors living within the SGI is similar to those living in the CRD and BC. (Tables 14-17/20 Pages 14-17)
Data Discrepancies on Housing Costs-Galiano Island	In 2016, Statistics Canada reported that 54% of renters on Galiano Island spent more than 30% of their income on housing. However the resident survey, included in the HNA report, reflects that more of the renters may be paying much higher rents than reported through Statistics Canada. Similarly, 23% of those who own their own homes are paying in excess of 30% of their income on housing costs. (Tables 53-57 Pages 40-42)
Income Sources-SGI	In 2016, 19% of the population of the SGI received their incomes from government transfers, 37% received income from private investments and 44% received their incomes from employment. (Table 19 Page 17)
Projected Regional Population Growth-SGI	It is anticipated that, between 2016 and 2041, there will be an increase in population growth of 15.8%, distributed within the SGI. Based on the average household size of 1.9 persons, this population growth rate should help determine the number and types of future housing units needed. It was noted that, for a variety of reasons, seniors might not remain within their communities “due to the lack of appropriate supported housing options as they age, and/or the lack of appropriate housing for support workers”. Determining the number of dwellings, and the type of dwelling, is complex and changes over time. (Table 21 Pages 18-20)
Housing Types and Quality-SGI and Galiano Island	The majority of homes in the SGI are single-detached dwellings. In 2016, Statistics Canada reported that 9% of the “housing stock” on Galiano Island, taken from a sample of all dwellings, required major repairs. Generally, renters in the SGI resided in homes that required significant repairs and lived in unhealthy conditions. (Tables 25-27 Page 24)
Construction and Renovation-SGI and Galiano Island	The building of new homes on Galiano Island has declined since 1981. Generally, within the SGI, renovations have also declined. This has an adverse impact on the local economy in terms of those who work in the construction industry and the contributions such workers make to the local economy and services. (Tables 30-33 Pages 25-27)
Non-resident Ownership-Galiano Island	Non-resident ownership may have an adverse impact on the community, both in terms of the housing stock available for year-round rentals and on such things as school enrollment, volunteerism and the availability of employees. Between 2006 and 2016 the number of dwellings occupied by “usual” residents declined. (Table 35 Pages 28-29)
Data Discrepancy on Rental Rates-SGI and Galiano Island	There is no central system of rental listings in the SGI. In 2006, on Galiano Island, there were 130 rental units available and a similar number available in 2016. Generally, in the SGI, the rental stock has declined. Statistics Canada reported that on Galiano Island the rental rate in 2006 was \$615 and in 2016 this had increased to \$674. However, the resident survey reflected that actual rental rates were higher. (Tables 37-39 Page 30-31)

Housing Subsidies-Galiano Island	There are 22 social housing units on Galiano Island (reported as of 2018), 6 of which are provided through rent subsidies. (Table 40 Pages 31-32)
STVR Impacts-SGI and Galiano Island	Short-term vacation rentals (“STVRs”) have had, and continue to have, an adverse impact on the availability of affordable rental housing. STVRs increase during the summer months and generally decline in the fall and winter months. (Table 44 Pages 33-34)
Unattainable Home Ownership-Galiano Island	Statistics gleaned from the MLS listings reflect that homes with lower prices are in higher demand. However, given the median cost of a home, as it relates to the median income of those residing on Galiano Island, home ownership is unattainable. (Tables 45-48/59-60 Pages 35-37/42-43)
Housing Supply Gaps-SGI and Galiano Island	It is important to identify the gaps in the housing supply (<i>“the difference between the existing supply of both rental and homeowner housing, and what would be affordable to residents based on their incomes”</i>) to determine housing priorities. Those with different levels of income face different challenges, which might necessitate differing responses. Such responses might include accessing government rent subsidies, focusing on entry-level low cost (less than \$180,000 to \$235,000) purchase housing, developing multi-family style dwellings and townhomes and increasing density (Pages 48-51)

Included in the HNA report was information gathered from community consultations, including through resident and employer surveys, discussions and correspondence. This information confirmed the gathered statistics that there is a shortage of affordable rental housing in the SGI, that this impacts the local economy, the retention of employees, and that young families and those at the lower end of the income scale are the most affected.

There is a concern that seniors will be unable to age-in-place given the increasing shortage of workers to assist with home maintenance and their personal care.

STVRs are seen as putting strong pressure on the availability of long-term affordable rental accommodation.

Eight hundred and sixty-five households in the SGI responded to general survey. Of these, 163 were from Galiano Island. Employers also completed a separate survey, 6 of these employers were located on Galiano Island. The information gathered for Galiano Island was not separately set out. We summarize some of the general responses here:

Table 2-2: SGI Survey Results Summary

Housing Situation-SGI	Seventy-three percent of the respondents own their own homes, 17% live in rental accommodation, 78% reside in single-family dwellings, 13% reside in a cabin or cottage, and 4% reside in mobile homes and/or suites. (Survey Results Tables 14-15 Pages 7)
-----------------------	---

Housing Preferences-SGI	Although many respondents preferred to live in single-family dwellings, many would accept living in a duplex, townhouse, apartment or secondary suite. (Survey Results Tables 29 Page 13)
Housing Difficulties-SGI	Fifty percent of renters reported paying more than 30% of their income on rent. A greater number of renters were unsatisfied with their housing, with unhealthy condition being ranked as the highest concern, followed by affordability, availability, location and security of tenure (Survey Results Tables 19/21-23 Pages 9-11);
Housing Solutions Ideas-SGI	Fifty-five percent of the respondents provided suggestions for solutions to the housing issues, which included the building of smaller housing units, building purpose-built rental housing, tax and regulatory incentives, and addressing issues with STVRs including regulating them. (Survey Results Table 30 Page 14);
Long-term Housing Viability-SGI	Seventy-two percent of the respondents, who said that they might not remain living in the SGI, cited housing as being a factor in their decision. (Survey Results Tables 25-26 Page 12); Seniors, 65 and over, responded that they are certain or very likely to remain living in the SGI, with housing being a factor in their decision to remain in the SGI as they age. (Survey Results Tables 27-28 Page 12);
Income and Employment-SGI	Sixty-one percent of the employee respondents had one job, 29% had two jobs, and 10% had three jobs. 15% of the employees work in the trades, construction, real estate and property services. 62% of the jobs are year-round and 19% are seasonal. (Survey Results Tables 11-13 Pages 6-7); Employees were grouped in age between the ages 45-54 (the largest) and ages 35-44 (second largest). Most of those employees under 35 were employed on a seasonal basis. Those between the ages 35-54 had year round employment. (Survey Results Tables 37-38 Page 17)
Employer Survey-SGI	A majority of the employers in the SGI said that the availability of housing adversely affects their ability to hire the “right number of suitable employees” (43% responded yes and 36% responded sometimes). A majority also said that if there was more affordable housing they might expand their business or hire more staff. (Survey Results Tables 35-36 Pages 16-17) Some employers reported a willingness to work with others to develop solutions to the housing issues. When asked what solutions might be appropriate, their responses included removing regulatory barriers to development, providing tax incentives, building tiny homes and cabins and reducing and/or regulating STVRs. (Survey Results Tables 48-50 Pages 21-22) Seventy-six percent of the employers who responded do not provide housing for their employees and some reported their employees having difficulty finding affordable and appropriate accommodation. Some employers reported the loss employees due to the unavailability of affordable housing. (Tables 41-45 Page 19-20)

The GIAPC met with groups and individuals from the community, including delegations from Page Drive's Galiano Housing Society, Galiano Community School Parents Advisory Committee and the SGI Community Economic Sustainability Commission. Information provided by community representatives who appeared before the GIAPC was generally consistent with the findings of the HNA report.

3.0 PROVIDING A FRAMEWORK FOR VIABLE AND SUSTAINABLE COMMUNITY HOUSING PROJECTS IN OUR RURAL COMMUNITY

3.1 Framework Policies and Commentary

The GIAPC recommends that strong policy be in place and respected during any land use decisions, the most critical of which is groundwater protection. OCP policy should be referred to for guidance about the size, location and design of future affordable housing development.

Galiano OCP Community Housing Policies do address a lot of what we agree is important. However, we have found a few areas that could be improved upon, and these are set out in the recommendations section 3.3 below.

3.2 The Need for more Seniors and Special Needs Housing in our Future

As noted in the HNA report, in 2016, 19% of the population of the SGI received their incomes from government transfers. It can be assumed that some, if not the majority, of the income is paid to seniors residing in the SGI.

Further, given it is anticipated that there will be a 15.8% increase in population between 2016 and 2041, it can be assumed that some of this growth will be within the senior population. The HNA report noted that, for a variety of reasons, seniors might not remain within their communities "due to the lack of appropriate supported housing options and they age, and/or the lack of appropriate housing for support workers". However, in the resident survey completed and included in the HNA report, seniors 65 and over responded that they are certain or very likely to remain living in the SGI but housing remains a factor in their decision to do so.

3.3 Recommendations

3.3.1 The GIAPC recommends that all housing proposals and related policies contain strong principles which support diversity and integration of all families and individuals within our community.

3.3.2 The GIAPC recommends that new proposals for affordable community housing be developed based on aquifer and groundwater regions.

3.3.3 The GIAPC recommends that new proposals for affordable community housing for working families and individuals need to stay small in scale, be low impact and be dispersed island wide, within proximity of public road and hydro service as opposed to trying to keep it all at the south end.

3.3.4 The GIAPC recommends that new proposals for affordable community housing projects specific to Seniors or Special Needs housing may need to be located somewhat closer to the services at the south end of the Island.

3.3.5 The GIAPC recommends that new proposals for affordable community housing projects be designed to integrate within existing and new residential areas and fit in with Galiano Island's rural identity.

4.0 SUSTAINING GROUNDWATER AQUIFERS WHILE INCREASING DENSITY FOR AFFORDABLE COMMUNITY HOUSING

The GIAPC has included a detailed section on groundwater in this report. This is because, while affordable housing for our community is critically important to its diversity, cultural and economic sustainability, maintaining the health of our aquifers is equally critical to the long-term viability of our community.

“Community Housing”, the term used in the Galiano Island OCP, is defined in this section as purpose-built, rental and other affordable housing which increases density and intensity of land use.

Affordable community housing development intersects directly with Islands Trust Directive Policy 4.4.2 which states, *“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.”*

The Crown's responsibility for groundwater is divested through several provincial and regional agencies that share management of water sources and supply. These include the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO), Vancouver Island Health Authority (VIHA) and the Capital Regional District (CRD). The Islands Trust is responsible for the protection of groundwater from the effects of land use and must consult with a number of referral agencies, including First Nations. It does not have a role in approving water supply and systems.

The Waterline Galiano Groundwater Study of March 31, 2011 (Waterline Galiano 2011) and Galiano Groundwater Regulations Review of May 10, 2012 (Galiano Groundwater Regulations

2012) provide the most current review of groundwater conditions and guidance for land development that increases density and intensity of land use.

New BC water laws, evolving groundwater science, the public interest in groundwater protection, water supply regulations and the number of agencies involved all combine to create a daunting process for developing community housing proposals.

4.1 Expanding and Sharing Knowledge of Groundwater Resources:

A coordinated approach to groundwater protection is needed.

FLNRO, VIHA, the CRD and the Islands Trust need to increase collaboration; information needs to be shared across agencies. Criteria used by approval agencies to determine community housing water demand should be reviewed, updated and coordinated where possible. This is especially important given the increasing development pressures and demand for water, as well as environmental stressors such as lengthening periods of seasonal drought.

4.2 Groundwater Protection in Community Housing Rezoning Applications

The OCP's Water Supply section states this Objective as related to land development: *"to ensure that the local trust area develops only in a manner that utilizes the precautionary principle and the best information available regarding water resources, so that the resource will be preserved for current and future use"*

Community housing should be developed in reference to groundwater regions and the aquifer's capacity to support the number of dwelling units proposed. The Waterline Galiano Groundwater Report of 2011 provides a useful guide. Mapping shows groundwater recharge areas (Figure 2); areas where aquifers are stressed through overuse and saltwater intrusion (Figure 5); areas where water quality and well chemistry is a concern (Figure 9); and areas of the island where aquifers are rated at moderately high or at high risk of groundwater contamination (Figure 10).

Water supply should be the basis for planning community housing. Groundwater capacity should be confirmed prior to final adoption of rezoning bylaws. Where an unqualified statement cannot be made regarding the quantity and quality of groundwater available, there should be a "phased-in" approach to the number of dwelling units built. This would allow for groundwater capacity to guide land use. The option of controlling occupancy (density and intensity of land use) through legal mechanisms such as an affordable housing agreement or a restrictive covenant is not recommended because the Trust does not have a legislative tool to enforce occupancy.

Rainwater catchment is an effective and important conservation strategy and is recommended for supplementing non-potable water uses but should not be the prime, or sole, source of potable water for community housing. Current VIHA and CRD regulations for converting rainwater to potable water require engineering and other resources not easily available or affordable at this time.

The Galiano Groundwater 2012 recommends introducing a "Proposed Critical Groundwater Protection Development Permit Area (DPA)" in order to better plan land development and subdivision.

A groundwater DPA would provide clear guidelines for development of community housing in relation to the aquifer. It would also recognize the needs of ecosystems that rely on freshwater, promote measures that maintain groundwater recharge and protect the subsurface against possible pollution from land use activities.

4.3 Strengthening Governance of Aquifers

Groundwater is a natural resource that the Crown and its authorized agencies protect for the benefit of the public through a public trust framework. Groundwater cannot be alienated from the public interest for private and exclusive possession or purposes. *“Sustainability requires that decisions about groundwater are made transparently, through fully informed public participation and with full account taken of ecosystem needs, intergenerational equity, and the precautionary principle.”*—Linda Nowlan, Program on Water Governance, UBC.

The Islands Trust preserves the public’s interest through policy directives that require land development not cause damage to the groundwater resource. In the Trust area, land development is applicant-driven. A proposal is shaped with the applicant through a series of staff reports. The process allows for proposed land use bylaws and amendments to be included and presented almost simultaneously to Trustees and the public at public LTC meetings. This approach does not consider wider consultation and the sharing of knowledge in the early stages, or discussions and adequate review by Trustees prior to public presentation. Staff report recommendations are generally designed to keep the application moving forward. The process for engaging the community is at a public hearing that occurs towards the end of the process. At the close of public hearing, no further information may be heard by, or discussed with, the Trustees. Bylaws then receive final reading and approval. It is rare for bylaws to not be approved at this stage.

This process ensures orderly progress for the application but has obvious disadvantages. Gathering public comment at the end of a process does not achieve community engagement or adequate consideration of the public interest in community development and groundwater protection.

While the application process provides clear steps for a proposed development, there is no equally clear process for valuing ecosystems. “Cost-benefit” analysis is necessary for aquifers, otherwise the application process will tend to favour socio-economic interests over ecosystems and groundwater.

In light of these concerns the application process should be reviewed and amended.

4.4 Recommendations:

4.4.1 The GIAPC recommends that the GILTC request the Islands Trust engage in a review of Trust-wide groundwater protection policy to ensure that:

4.4.1.1 planning decisions are based on the best available groundwater data and best practices are in place for land development proposals, including community housing;

4.4.1.2 there is effective information sharing among agencies and clarity of water supply regulations for proponents of community housing;

4.4.1.3 groundwater mapping is updated and ongoing monitoring technology is expanded; and

4.4.1.4 groundwater data such as mapping and current research is made easily accessible to community organizations and persons involved in developing community housing proposals and the public commenting on those proposals.

4.4.2 The GIAPC recommends that the GILTC be briefed by the Hydrogeologist-on-staff regarding current groundwater research and issues on a regular basis so that the Trustees have the best available information on Galiano Island groundwater. This will enhance decision-making.

4.4.3 The GIAPC recommends that the GILTC require any site considered appropriate for community housing that allows increased density compared to the neighbourhood be located on land that has the carrying capacity for the number of dwellings proposed, and be able to provide adequate quantity of groundwater that will not endanger the long-term sustainability of the aquifer.

4.4.4 The GIAPC recommends that the GILTC require community housing not be located in groundwater regions where there is high risk for contamination of groundwater due to the characteristics of the aquifer, based on the “Galiano Island Intrinsic Groundwater susceptibility” map, Figure 10, page 22 of the Waterline Galiano 2011.

4.4.5 The GIAPC recommends that the GILTC require that where there is uncertainty of aquifer capacity due to factors beyond the scope of a hydrogeologist’s assessment, that the OCP’s precautionary principle be followed to require a “phased-in” approach to zone density and build out, with additional dwelling units added when groundwater monitoring evidence permits.

4.4.6 The GIAPC recommends that the GILTC review and adopt the Waterline Galiano 2011 recommendation that hydrogeology assessments for land development proposals that increase density and intensity of land use include cumulative, long-term (longer than 100 days) projections for groundwater withdrawals in order to address climate change impacts, in particular, lengthening periods of seasonal drought.

4.4.7 The GIAPC recommends that the GILTC require hydrogeology assessments include ongoing groundwater monitoring for contamination, overuse or failure to recharge.

4.4.8 The GIAPC recommends that GILTC adopt the Galiano Groundwater Regulation 2012 recommendation to introduce a Proposed Critical Groundwater Protection Development Permit Area (DPA).

4.4.9 The GIAPC recommends the GILTC review and amend the application process for land development, including community housing, before proposed bylaws are developed by staff, in order to:

4.4.9.1 support a consultative, collaborative approach and engagement of the public interest in community development and groundwater protection;

4.4.9.2 enhance decision-making through more timely, comprehensive information sharing with the GILTC and the public; and

4.4.9.3 include an assessment process for valuing ecosystem services (cost-benefit analysis) in order to address and balance socio-economic needs with sustainability of groundwater resources.

4.5 Conclusion:

Land use planning for community housing should be based on groundwater regions and aquifer capacity. Planning should be guided by best practices to protect groundwater. The application process should be refined to allow for more consultation and collaboration in the early stages of development proposal to support the public's interest in groundwater protection and community development.

Section 4 Notes:

The groundwater recommendations listed above are found in the Waterline Galiano 2011 and the Galiano Groundwater Regulation Review 2012 and are in accordance to standard hydrogeological practices.

The substance of Section 4.3 and recommendation 4.4.9 is based on a brief by the POLIS Water Sustainability Project – The Future of Water Law & Governance series, Legal Issues Brief 2010-1 by Oliver M. Brandes and Randy Christensen, in partnership with University of Victoria, and with the Program on Water Governance, Institute for Resources, the Environment and Sustainability and the Department of Geography, UBC.

5. PLANNING FOR AFFORDABILITY AND COMMUNITY HOUSING

5.1 Aiding the Acquisition of Land for Purpose Built Affordable Rental Housing:

5.1.1 Land Development as a Source

In the past, there have been efforts made to balance the need for community housing with development proposals for Forest zoned parcels. The first attempt was within the OCP Heritage Forest option. That land use option, now discontinued, allowed for a small percentage of the original Forest parcel area to be converted from Heritage Forest to affordable or seniors' housing. Since that option's removal, GILTCs have continued to support community housing through what is generally referred to as the 25/75 option for development on Forest land. In this type of proposal, modelled after the Heritage Forest concept, approximately 25% of the land goes to Residential zoning (RR) and 75% is protected from future development and kept as forestland. The GILTC's have allowed one extra serviced lot to be created from the 75% to be protected, and then sold by the applicant but the profits, after costs, are contributed to a community housing society on Galiano Island.

The GIAPC considered a variation on what has been done in the past. Instead of the applicant donating the profits from the sale of a newly developed extra lot, they could simply provide the serviced lot itself, by donation. The donated lot could be transferred directly to a community housing society and rezoned by the GILTC to a site-specific community-housing zone, or held in a holding zone for future use.

In another variation, the applicant is required to sell the extra serviced lot to the community housing society at cost. This way the applicant would not have any extra costs for the servicing infrastructure of a community housing lot. However, the disadvantage in this model is the possible delay until the land is transferred to a community housing society if funds to buy it need first to be raised.

Both these variations would serve to reduce the land and infrastructure costs for a community housing society. The housing society could then focus on raising funds for the construction of the dwelling or duplex on the lot, designing it to integrate or blend with the new residential neighbourhood area situated within Forest land.

5.1.2 Zoning to Designate and Hold Future Community Housing Land

The notion of creating a special zone in which to hold land for future use for community housing was discussed by the GIAPC. The consensus was that it might help to enable donations of land from all possible sources in support of community housing and to ensure it remained available for that purpose.

OCP policies would need to be developed to establish a set of criteria for suitable land donations for affordable housing. These criteria should include close proximity to an open public road, and to hydro and communications infrastructure. They should also include (and as per Section 4 of this report) a requirement that they NOT be in an area already identified to have groundwater quality or supply problems, or have highly susceptible aquifers.

The GIAPC agreed that a means by which donated land could be safely held in trust, until such time as a community housing project was funded and ready to proceed, would be extremely helpful. Lands held in trust for community housing could also be zoned accordingly in our LUB. Whether a donation of land arises from a rezoning for development in the Forest zone, or from some other private land source, it would be helpful to be able to accept the donation as a charitable donation. It was agreed that the Islands Trust should be encouraged to establish a Community Housing Land Trust with charitable status, and that the GILTC should create a zone for land held by such a land trust.

A rezoning process to put land into a zone for future affordable community housing projects is needed. Projects, when ready to proceed, would then need to be rezoned to a site-specific Community Housing zone.

5.2 Design Options to Reduce Development and Building Costs:

The GIAPC discussed and considered various housing type options that could increase affordability. The HNA report discussed these as well and those surveyed made suggestions for addressing housing options.

These housing options included tiny homes, cabins, co-op housing, co-housing, mobile home parks, employer-built accommodation for seasonal workers, purpose-built rental housing and secondary suites.

The OCP and LUB already allow secondary suites as an alternative to the cottage provision.

The current OCP Community Housing Policies for community housing proposals permit co-housing, co-op housing, clustered detached dwellings, duplexes or attached ground-oriented housing. Tenure can be by rent, lease, sale or shares but with fixed amounts below average rates within the region.

Mobile home parks specifically are not permitted. However, there could be exceptions in the case of community housing projects.

Tiny homes on wheels are not mentioned in the OCP. These should be considered for community housing and/or affordable rental housing purposes. The GIAPC considered whether, by special license (if and when the Islands Trust achieves that legislated tool), a tiny home on wheels could be permitted for a term of use if it met health and safety requirements. Such licensing could also be used in the case where recreational vehicles or travel trailers are being used for full time housing.

5.3. Creating Affordable Opportunities for Entry Level Residential Land Ownership

Under our LUB new subdivisions are expected to meet density of the lands zoning. Most residential zones have a lot size average and minimum lot size. There are also subdivision regulations in place for lot proportions.

However, if the Galiano Island community wants its residential lands to provide a diverse range of housing to reflect the diversity in its population, the community may need to guide the development processes of rezoning and subdivision with that goal specifically in mind. The subdivision regulations could direct that new lots be designed in a variety of sizes and values. At present this is an option, and possible, but not required.

Land development seeks to maximize profits by using attributes such as waterfront and/or views to the best advantage. Usually lot layout is designed so all lots benefit from higher valued attributes. Naturally, this influences the price. If the Galiano Island community wants to ensure some lots will be kept more affordable, OCP policy and LUB subdivision regulations could be revised to ensure a percentage of newly developed lots will be specifically designed for a lower price. This would mean requiring that some smaller lots be created within the permitted density average, and, if applicable, kept back from waterfront or views.

To ensure these newly created smaller lots remain more affordable over time, covenants could be used to restrict the size of dwelling and accessory buildings. This concept balances the needs of the proponent with the needs of the community. The impact on the profit margin may not be too significant as the lot averaging would mean that other lots with a view or waterfront would be larger and bring a higher price.

5.4 Dwelling sizes and affordability

The construction of excessively large homes in the Islands Trust region seems counter to many Islands Trust and local OCP provisions aimed at preserving the environment, the viability of communities and the affordability of housing for residents of the Trust Area. Now would be a good time to consider implementing an upper limit to the size of dwellings in the Galiano Trust Area.

But more directly relevant to affordable land and housing would be the addition of a means to have covenants on new lots that are developed to be more affordable, to limit the size of dwelling and accessory buildings. This measure could help preserve a base of more affordable starter homes in our residential land base.

5.5 Recommendations

5.5.1 The GIAPC recommends that the GILTC review and amend the OCP and LUB to direct that new subdivision proposals include a percentage or number of lots, to be donated, or sold at cost neutral, to an affordable housing society for building affordable rental housing.

5.5.2 The GIAPC recommends OCP 1.6 Community Housing be amended to allow mobile homes parks in the case of affordable community housing developments, provided scale and spacing are suitably limited to fit the rural characteristics of Galiano Island and that the LUB Prohibited Uses section 2.3.2 be amended to add an exemption for Community Housing.

5.5.3 The GIAPC recommends that the GILTC create policy and regulation directing that a percentage of any new lots being created must be designed to be more affordable, both in land price by way of NOT being waterfront or view, and/or by being on the smaller end of lot size for the average in the zone.

5.5.4 The GIAPC recommends that the GILTC consider using registered covenants to limit the building size/footprint on the required percentage of smaller, more affordable parcels as per recommendation 5.5.3.

5.5.5 The GIAPC recommends that the GILTC consider altering the lot proportion requirements for view and waterfront to improve the chances of an applicant keeping a percentage of new lots inland and more affordable.

5.5.6 The GIAPC recommends that the GILTC consider implementing policy and regulation to cap the size of dwellings, Island wide, proportionate to zoned lot size average.

5.5.7 The GIAPC recommends that the GILTC establish a special zone for land held in trust for future use as community housing.

5.5.8 The GIAPC recommends that the LTC advocate to Trust Council that the Islands Trust establish a Community Housing Land Trust with charitable status for the purpose of accepting land donations for community housing.

5.5.9 The GIAPC recommends that, as soon as licensing is available, policy and guidelines be made available to permit moveable tiny homes, motor homes or travel trailers to be used as affordable housing, and be subject to a term, and basic safety and health standards.

6. PLANNING FOR THE IMPACT OF COMMERCIAL ECONOMY, INCLUDING TOURISM, ON AFFORDABLE LONG-TERM RENTAL HOUSING AND COMMUNITY HOUSING.

In the Employer Survey, included in the HNA report, a majority of the employers in the SGI said that the availability of housing adversely affects their ability to hire the “right number of suitable employees” (43% responded yes and 36% responded sometimes). Seventy-six percent of the employers do not provide housing for their employees and some reported their

employees having difficulty finding affordable and appropriate accommodation. A majority of employers said that if there was more affordable housing they might expand their business or hire more staff.

Many of our local businesses are tourism-related and therefore seasonal. The peak demand period of June through September generates demand for seasonal workers, which is often only partly filled by local residents. Some businesses require additional staff and casual workers beyond what the Island resident community can provide so non-resident seasonal and regular employees are brought to the Island. This may put added pressure on our local long-term affordable rental housing resources during tourist season.

As noted in the survey, some employers reported a willingness to work with others to develop solutions to the housing issue.

6.1 Recommendations:

6.1.1 In all future rezoning or redevelopment tourism-related applications which create the need for off-island seasonal employees that the provision of staff accommodation should be a requirement.

7. CONSIDERATIONS FOR INCREASING THE AVAILABILITY OF LONG- TERM HOUSING RENTALS

The GIAPC considers STVR use of residential properties in the Galiano Trust Area to be a major contributing cause in the short supply of long-term rental opportunities in our community. While the shortage has been often felt over many years, it has seemed worse of late. The current provisions in our OCP and LUB have legalized STVR use as a home occupation, and made STVR uses by non-resident property owners possible by Temporary Use Permit (TUP). In the first five years of their use TUPs seem to have led to increased housing shortages. It seems to us that for the GILTC to take the housing shortage seriously it must take a closer look at STVRs and find ways to closely track, manage, and limit them.

Cottages were originally permitted as “guest cottages” only. Changes were subsequently made to our LUB to allow an increase in cottage size and also to legalize full time occupancy with the goal of increasing the affordable rental housing inventory. Further increases in the allowable size of cottages have since been made largely on the premise that this made a cottage more livable long term for a couple or even a small family. Increasing their appeal in the STVR market was never stated as a goal.

In 2013 further changes to our OCP and LUB made the use of cottages as STVRs legal as a home occupation. This seems to have coincided with an upswing in on-line advertising services such

as Airbnb. Online vacation rental sites have allowed property owners to access a large pool of tourists increasing their ability to offer STVRs with greater ease. This provides greater incentive to remove such properties from the general rental pool and, in particular, the more affordable rental cottages.

There are economic benefits to those operating STVRs. In some cases, STVRs allow property owners to enhance their incomes in the face of increasing costs and affordability. This may serve to infuse income into the Galiano Island economy both from tourists and/or from owners. However, this adversely affects the availability of long-term affordable rental housing. Many leases are now only available for off-season rentals of nine or ten months. (*Options for Affordable Housing: New Solutions to the Housing Crisis in the Islands Trust Area, Victoria 2013*). Our close proximity to large urban areas makes Galiano a convenient STVR destination. However, there is an urgent need to get control of STVR numbers and distribution before irreversible harm is done to our community diversity and culture.

The issue of availability of affordable, long-term rental housing is not a new issue on Galiano Island. Most of the members of the community, who made presentations to the GIAPC, noted that STVRs are having an adverse impact on the affordable and acceptable rental stock.

There are anecdotal stories of tenants being evicted, once the summer holiday arrives, as properties are rented for more money during peak tourist season. This anecdotal information was supported by the findings contained in the HNA report.

With increased tourism STVRs have increased in the recent years. However, affordable housing for those who work in the tourist industry has not increased. As noted in the HNA report, there is a shortage of seasonal rental accommodation.

In early 2017 the GIAPC considered the issue of STVRs in other referrals to it by the GILTC. The discussion of this issue continued in this referral. Our discussions and reports included the following observations:

- There has been no cumulative analysis of the impact of STVRs on the availability of affordable rental housing on Galiano Island.
- Data is required regarding the number of STVRs and where they are located on Galiano, and how many STVRs are operating without permit and in what areas.
- All STVRs should be licensed.
- To reduce impact on affordable rental housing, the GILTC may need to limit the number of STVRs generally and in specific areas. The GILTC should take steps to create maps illustrating the locations of all STVRs, which would provide the opportunity to regulate STVRs. The applicant for a TUP would be required to provide notice to neighbours of their application to operate a STVR. The purpose of limiting STVRs is to maintain the primary use of Galiano Island's residential zones.

- A complaint driven process to address STVR regulatory infractions is a problem. Galiano Island needs a proactive and funded system to investigate and enforce compliance.
- Owners of STVRs do not pay a commercial tax although they are using their dwelling(s) as a type of hotel accommodation. This is different from bed and breakfasts which are operated with the owner living in the dwelling.
- The GILTC should consider providing tax relief and/or financial incentives to owners providing long-term affordable rental accommodation similar to owners that keep natural areas or agricultural land intact.
- If there are two dwellings on one property, one dwelling is to be used as a residence, whether by a full-time renter or owner.

7.1 Recommendations

Our OCP contains Home Occupation Objectives. The second is *“to preserve the residential character of neighborhoods”*. In addition, our Commercial Objectives include *“3) to protect the character and integrity of quiet, residential and rural neighborhoods.”* The following recommendations strive to achieve those objectives by setting appropriate limits for STVR use of residential lands.

7.1.1 The GIAPC recommends that the GILTC immediately undertake a review and amend the current STVR TUP and Home Occupation STVR provisions.

7.1.2 The GIAPC recommends that the GILTC find means of establishing limits on the number of all types of STVR; and that the limits include a cap for the Galiano Trust Area, to ensure limits apply specifically to different neighbourhood areas, groundwater regions and Water Management Areas:

7.1.2.1 Limits could be established based on percentage of number of residential dwellings in Galiano Trust Area, set for a term (eg. 5 years , and reviewed at the end of that term;

7.1.2.2. Lower limits would be especially important in Water Management Areas and other areas that have water issues identified by the GILTC, the Galiano Waterline Study 2011, or by the community;

7.1.2.3 When an existing TUP expires the GILTC should not permit a renewal unless the total number of other STVR TUPs is under the cap set for the region or the island as a whole; and

7.1.2.4. A limit on the total number of years a given property can be used for STVR should be considered to give opportunities to other owners.

7.1.3 The GIAPC recommends that in order to monitor, gather data and enforce limits on STVRs, the GILTC consider requiring TUPs for ALL STVRs, including bed and breakfast accommodation until licensing becomes an option. (see for example the City of Nelson annual licensing and regulations).

7.1.4 The GIAPC recommends that the GILTC find resources to proactively enforce compliance with STVR limits and regulations. Fines should be sufficiently high to ensure compliance and/or act as a deterrent to others (for example the City of Nelson imposes fines of \$5000/day).

8.0 TAX INCENTIVES, FUNDING SOURCES AND SUPPORT

The GIAPC noted that STVRs provide an opportunity to homeowners to enhance their incomes. The GIAPC discussed that perhaps some form of tax incentive should be provided to those homeowners who provide affordable rental housing. In the surveys results reported in the HNA there was support for tax incentives to help improve the availability of affordable homes by providing home-owners with greater income. One community member made this suggestion in his presentation to the GIAPC. It was his view that this is a more effective approach than imposing penalties and may lead to a more stable and affordable rental housing market.

In the HNA Employers Survey, employers suggested that some options to address the shortage of affordable housing would be to both reduce regulatory barriers to development and to provide tax incentives to those providing affordable housing, including rental housing. The GIAPC noted that the “regulatory barriers to development” are not specified by these employers’ comments. Most regulations that apply to subdivision and development have a purpose linked to broad public interest.

An Affordable Housing Reserve (AHR) could be created. An AHR could provide tax incentives for landowners providing long-term affordable rental housing, similar to the way the Agricultural Land Reserve (ALR) and Private Managed Forest Land (PMFL) provide tax relief in return for protecting agricultural land or growing and harvesting timber on forest lands.

Tax breaks do exist already for non-profit societies that own and manage affordable or seniors housing. The GIAPC learned that they do not pay land taxes.

Community input received by the GIAPC informed us that:

- Having access to low mortgage rates for either improvements to, or purchasing of, affordable housing would be helpful.
- Creating a “Community Mortgage Investment Corporation”, would raise funds in the community that would be available to those on the island for the purchase of a home and/or for the building of affordable rental housing units.

- The CRD has a Regional Housing First Program in place and is working with other government agencies on funding new housing for the homeless.
- Creating a housing trust/society (or a similar type structure) may assist in protecting existing rental housing stock that is for sale.

The GIAPC also discussed establishing a “housing agency”, which would assist those both looking for, and those providing, affordable rental housing.

The GIAPC discussed the need to create an affordable housing society that could oversee the construction and management of affordable housing rental units and take advantage of available government funding. However, the difficulty is that Galiano Island is already heavily burdened with demands on our volunteer base for many of the community’s important functions. There is a concern that finding human resources in the community to keep affordable housing projects going will be difficult.

The GIAPC discussed the need for the Islands Trust to create an Islands Trust Community Housing Land Trust. This would affirm the principle that affordable housing is the basis for sustainable communities. It was also the first recommendation of the “Community Housing in the Trust area 2016-Final Recommendations” report.

8.1 Recommendations:

8.1.1 The GIAPC recommends that the GILTC support Trust-wide initiatives and Provincial tax incentives that benefit property owners who provide long -term affordable rental housing to residents.

8.1.2 The GIAPC recommends that affordable community housing projects or proposals should be designed to meet requirements to qualify for available CRD, Provincial and Federal funding support for affordable housing.

8.1.3 The GIAPC recommends that the GILTC explore taxation initiatives that would ensure STVR operators are taxed at a rate appropriate for the commercial use of their residential lands.

8.1.4 The GIAPC recommends that the GILTC advocate for the creation of an AHR – Affordable Housing Reserve. This would provide an incentive for landowners to rent long term affordable housing based on the models of the ALR and PMFL which provide tax relief for the protection of farmland and forest lands.

Top Priorities

Galiano Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Affordable Housing Strategy	Special APC to review options	07-Mar-2016	Kim Stockdill	31-Oct-2018
2	Dock Review	Review issues regarding docks and new shoreline information and whether changes are required to the LUB.	07-Mar-2016	Kim Stockdill	31-Oct-2018

**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
Review of split zonings.		05-Mar-2018
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: November 21, 2018

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2018.2	ERIK S MEDEN	29-Aug-2018	4121 Porlier Pass Rd

Planner: Phil Testemale

Planning Status

Status Date: 15-Nov-2018

Applicant requested application be put in abeyance.

Status Date: 04-Oct-2018

Applicant requested deferral to December LTC to address neighbour concerns and siting issues.

Status Date: 20-Sep-2018

Permit & Notice to DC for mailout and delivery. October 15 LTC agenda.

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2018.4	GALIANO HEALTH	28-Sep-2018	renovation and expansion project

CARE SOCIETY

Planner: Kim Stockdill

Planning Status

Status Date: 21-Nov-2018

Staff report on Dec 3rd LTC agenda.

Status Date: 13-Nov-2018

Draft permit and notice out for notification

Status Date: 09-Oct-2018

Staff reviewing file.

Rezoning

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

Society

To allow for year round use of the Forest Retreat Centre

Applications

Planner: Kim Stockdill

Planning Status

Status Date: 01-May-2018

Applicants asked to have a preliminary subdivision layout plan prepared for review

Status Date: 25-Apr-2018

Applicants provide preliminary comments for staff review and s.99 subdivision for Trust Fund review

Status Date: 12-Mar-2018

Meeting with applicant representatives, more information and plans required before reporting back to LTC

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2017.1	DL37 Holdings, F. Stevens & I. Stevens	02-Aug-2017	Rezone DL37 from F1 to allow residential and industrial use
Planner: Robert Kojima			

Planning Status

Status Date: 22-Oct-2018

Bylaw 265 approved by Minister.

Status Date: 17-Sep-2018

LTC endorsement of covenant

Status Date: 15-Aug-2018

EC approval of bylaws, Bylaw 265 forwarded to Minister

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

Planning Status

Status Date: 11-Oct-2018

OCP Bylaw 267 sent to Minister's office.

Status Date: 10-Oct-2018

EC approval of bylaws.

Applications

Status Date: 09-Oct-2018

Placed on EC agenda for October 10th.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2017.2	PETER THOMSON	22-Dec-2017	409 Porlier Pass Drive - proposed 20-lot bare land strata subdivision
Planner: Kim Stockdill			
Planning Status			

Status Date: 09-Aug-2018

SD referral response sent to MOTI. Applicant required to apply for a DP and DVP.

Status Date: 19-Jul-2018

Emailed Applicant's completed Subd Ref Review form to LTC cc Planner, MoTI; gave folder to Planner.

Status Date: 18-Jul-2018

Created and emailed receipt letter and copy of receipt to Applicant; mailed originals.

Islands Trust
LTC EXP SUMMARY REPORT F2019
Invoices posted to Month ending September 2018

625 Galiano	Invoices posted to Month ending September 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	750.00	0.00	750.00
LTC Local				
65200-625	LTC - Local Exp - LTC Meeting Expenses	5,500.00	2,208.05	3,291.95
65210-625	LTC - Local Exp - APC Meeting Expenses	500.00	1,384.56	-884.56
65220-625	LTC - Local Exp - Communications	250.00	409.50	-159.50
65230-625	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>4,002.11</u>	<u>2,747.89</u>
Projects				
73001-625-4051	Galiano Affordable Housing	3,000.00	313.20	2,686.80
73001-625-4065	Galiano Dock Review	8,000.00	400.28	7,599.72
TOTAL Project Expenses		<u>11,000.00</u>	<u>713.48</u>	<u>10,286.52</u>

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: March 6, 2018

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.
7.	March 5, 2018	GL-2018-023	TUPs for Short Term Vacation Rental use	That the Galiano Island Local Trust Committee place a 12 month moratorium on the issuance of new temporary use permits for Short Term Vacation Rental (STVR).

U:\LOCAL TRUST COMMITTEES\Galiano\Policies and Standing Resolutions\Policies and standing resolutions Mar 18 .doc



GALIANO ISLAND LOCAL TRUST COMMITTEE

NOTICE OF 2019 BUSINESS MEETINGS

THE LTC HAS _____ THE FOLLOWING DATES FOR ITS 2019 MEETING SCHEDULE. MEETINGS ARE SUBJECT TO CHANGE. PLEASE VISIT THE GALIANO LTC WEBSITE FOR UP-TO-DATE SCHEDULE INFORMATION. THE LTC WILL MEET ON THE FIRST MONDAY OF EACH MONTH @12:30 P.M. UNLESS OTHERWISE NOTED*

February 4, 2019	Time: Location:
March 4, 2019	Time: Location:
April 1, 2019	Time: Location:
May 6, 2019	Time: Location:
June 3, 2019	Time: Location:
2 nd Monday - July 8, 2019*	Time: Location:
2 nd Monday – Sept 9, 2019*	Time: Location:
October 7, 2019	Time: Location:
November 4, 2019	Time: Location:
2 nd Monday – Dec 9, 2019*	Time: Location:

These are regular business meetings of the Local Trust Committee, where they will consider items such as bylaws, applications, and correspondence.