



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, OCTOBER 15, 2012
AT THE NORTH COMMUNITY HALL
20925 PORLIER PASS ROAD, GALIANO ISLAND, B.C**

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

	Page #	*Approx. Time*
1. CALL TO ORDER		1:00 pm
2. APPROVAL OF AGENDA		1:05 pm
2.1 Questions on Agenda Items		
2.2 Town Hall Session		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		1:15 pm
5.1 Local Trust Committee Minutes for Adoption (attached)		
5.1.1 Minutes of September 17, 2012 Local Trust Committee Business Meeting	1	
5.2 Public Hearing Records and Community Information Meeting - none		
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission - none		
6. BUSINESS ARISING FROM THE MINUTES		
6.1 Follow-up Action Report (attached)	11	
7. DELEGATIONS - none		

8.	CORRESPONDENCE - (attached) <i>[correspondence received concerning applications and/or projects is considered with the application/project]</i>	1:30 pm
8.1	M. Beach email dated September 17, 2012 re: Affordable Housing Project	14
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS - none	
----- BREAK (15 minutes) -----		
10.	LOCAL TRUST COMMITTEE PROJECTS	2:00 pm
10.1	Land Use Bylaw No. 237, Amendment No. 2, 2012 (Amendments) (attached)	16
10.2	Land Use Bylaw Amendments	
	10.2.1 Staff Report re: Options (pending)	
11.	REPORTS	3:00 pm
11.1	Work Program Reports - for Information	
	11.1.1 Galiano Island Local Trust Committee Work Program - Report dated October 2012 (attached)	35
	11.1.2 Islands Trust Council Strategic Plan 2011 – 2014 (attached)	38
11.2	Applications Report - for information	
	11.2.1 Galiano Island Applications Report– October 2012 (attached)	50
11.3	Expense/Budget Reports - for information	
	11.3.1 LTC Expense Report - (attached)	54
	11.3.2 LTC Budget 2012-2013 (attached)	55
11.4	Bylaw Enforcement - none	
11.5	Policies and Standing Resolutions Report (attached) – for information	56
11.6	Galiano Island LTC Web Page for Review (attached) – for information	58
11.7	Chair’s Report	
11.8	Trustee Report	

12. OTHER BUSINESS

4:00 pm

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at
1:00 p.m. Monday, November 19, 2012,
South Community Hall, Galiano Island

13. TOWN HALL MEETING

14. ADJOURNMENT

4:30 pm

**Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee**

DRAFT

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, SEPTEMBER 17, 2012, AT 1PM.
AT SOUTH COMMUNITY HALL, 141 STURDIES BAY ROAD, GALIANO, B.C.**

PRESENT:	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Robert Kojima	Regional Planning Manager
	Patricia Joyce	Recording Secretary

There were approximately twenty four (24) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 1.03 pm. and acknowledged that today's meeting is taking place on the traditional lands of the Coast Salish people.

Introductions were made and the meeting introduced.

2. APPROVAL OF AGENDA

Chair Hancock asked for any additions or changes to the agenda; an amendment was made as follows:

- Added item 12.2 - Trustee Decario had received correspondence from K. Morissette regarding "the triangle".

2.1 Questions on Agenda items

Gary Coward referred to Trust Council's discussion on Enbridge Pipeline/Tanker proposal. He asked if Galiano Island Local Trust Committee would take the same step in refusing to support the proposal.

Chair Hancock noted that Dogwood Initiative asked for support of Trust Council in this matter and a map has been issued which shows that Galiano and the Galiano Trustees are included in the Islands Trust decision.

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Gary Coward commented on cottage sizes and STVRs suggesting that these accommodations take away from the amount of affordable housing available on Galiano Island.

Mr. Coward asked the Trustees if they are in favour of the regulation of tourist accommodations and whether they intend to advocate for enforcement of Bylaws.

Tom Hennessy reported the progress on Galiano Green Affordable Housing Project: A letter from Galiano Land and Community Housing Trust (GLCHT) has been mailed to the Board of Galiano Housing (Page Drive) and to all Page Drive residents, advising them of work carried out on the property and the plans in place to cause as little disturbance as possible to residents as development and building takes place. GLCHT intends to have home owners in the project collect & store rain water from roofs in order that the aquifer that is shared with Page Drive is not compromised.

Mr. Hennessy noted that he and Mr. D. Latta, had met recently with Erwin Dyck, of VIHA; he stated that Mr. Dick likes the Project plan for Water Use and considers it a good example of water conservation.

Mr. Hennessy reported that Doug Latta and himself, attended a presentation in Nanaimo, sponsored by the Nanaimo Regional District on Rain Water Harvesting; presented by Robin Keating, Certified Water Technician, Regional Sales Manager for VIQUA, a Trojan Technologies Company. Mr. Hennessy has invited Mr. Keating to visit the Project site on October 3rd. He also noted that VIQUA will donate rain water harvesting equipment for use in the demonstration home. Mr. Hennessy also escorted David Howe, CRD Director, to the Project site, recently, and reported that Mr. Howe responded positively.

Kathy Stephenson spoke re STVRs; she would like to see a survey and public discussion leading to regulation.

Regional Planning Manager (RPM) Kojima referred to a Memo from Miles Drew, Bylaw Enforcement Manager, contained in the Agenda package. Item will be discussed at 11.4 in Agenda.

Chair Hancock suggested that the Local Trust Committee's work Program may be adjusted to allow time to address this issue in the spring of 2013.

A member of the public spoke in favour of allowing STVR's and effective regulation.

Chair Hancock closed the Town Hall Session.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1. Minutes of July 9, 2012 Local Trust Business Meeting

Chair Hancock asked for any errors, omissions, changes and the following amendments were made.

- page 4 - Item 6.1, paragraph beginning "Regional Planning Manager Kojima stated....."

Trustee Decario asked if any update of this section had been received.

RPM Kojima replied "not yet".

- page 12 - 11.1 Work Program Report: paragraph beginning "Trustee Pottle", following "committee" add "of the Galiano island Chamber of Commerce" and continue with "has been formed....." to end of paragraph.
- page 14 - 11.8 Trustee Report: paragraph beginning "Trustee Pottle", line 4, delete "having" and substitute with "attending". Sentence will read "Trustee Pottle stated that she is attending a general meeting with Don Cadden of BC Parks.....".

The minutes of Local Trust Committee meeting held July 9, 2012, as amended were Adopted by consent.

5.1.2. Minutes of July 23, 2012 Local Trust Committee Special Meeting

The Minutes of July 23, 2012, Local Trust Committee Special Meeting as presented, were Adopted by consent.

5.2 Public Hearing Records & Community Information Meeting

None

5.3 Section 26 Resolutions without meeting

None

5.4 Advisory Planning Commission

5.4.1 Minutes of June 28, 2012 Advisory Planning Commission Meeting

The APC minutes were received.

Business arising:

page 28. Resolution 2:

Trustee Decario observed that the meeting called by Dan Cadden of BC Parks attended by Trustee Pottle, has served the carrying forward of this resolution. Trustee Decario asked Regional Planning Manager (RPM) Kojima to ask a representative of BC Parks present at any upcoming Community Information Meeting (CIM) which pertains to the the transfer of land to BC Parks by the Galiano Local Trust Committee.

page 29. 5b Resolution regarding APC Orientation document for all APC members.

Trustee Decario asked if this document has been sent to the APC members for support and general background as requested. The members should also be sent a large map that can be spread out and understood by all.

RPM Kojima will inquire about the Orientation document's origin, and will provide a large map for future referrals if appropriate.

It was stated that a further meeting with BC Parks will be held in the next two months, or as soon as possible thereafter.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow up Action Report

RPM Kojima summarised the report.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 J. Patterson, email July 24, 2012 re Galiano Land Use Bylaw.

Concern will be addressed in Land Use Bylaw (LUB).

- 8.2. R. & R. Moyle dated July 31, 2012 re: Dionisio Park (Coon Bay)

Letter is regarding lack of access.

- 8.3 Anthony Nolan and Agathe Nolan, August 23, 2012 re: STVRs.

This item is under advisement.

- 8.4 C. Bastedo August 6, 2012 re: STVRs.

Trustee Decario asked if a referendum (mentioned in Ms. Bastedo's letter) was a possibility. RPM Kojima replied there is no mechanism for a referendum.

9. **APPLICATIONS, PERMITS, BYLAWS, BYLAW ENFORCEMENT AND REFERRALS**

- 9.1 GL-RZ-2011.1 (GLCHT) Progress Report.

- page 6 - In Resolution GL-LTC-75-12: 2nd to last line following "agreement" add "and professional" - and last line, after "groundwater" add "and rainwater catchment".

Resolution 75 will then read:

It was Moved and Seconded that the Galiano Island Trust Committee directs staff to schedule a Community Information Meeting once in receipt of confirmation of the Agricultural Land Commission covenant on title before final adoption; comprehensive site plan; housing agreement and land lease agreement and professional hydrological assessment of the availability of sustainable long-term groundwater and rain water catchment, as per Official Community Plan policy 2e).

- 9.1.1 C. Dishaw dated August 2, 2012 re: Bylaws 233 & 234

Regional Planning Manager (RPM) Kojima summarised the Staff Report explaining that his office cannot schedule a Community Information Meeting (CIM) until all the items requested are received in proper order.

D. Latta of GLCHT Board stated that the Housing Agreement is still under review by their lawyer and is being re-drafted.

Trustee Pottle spoke of several concerns she has heard from individuals who see possible difficulties ahead.

Chair Hancock stated that individuals should be encouraged to put their concerns in writing to the Local Trust Committee, or should speak at a Local Trust Committee Meeting.

D. Latta expressed appreciation to Trustee Pottle for her feedback.

Trustee Decario stated that neighbours should be advised of any significant noise to be incurred during development or building work.

Trustee Decario referred to discrepancies between area figures in a chart p. 44 and on map on page 42. Also some of the House prints do not line up. The Maps must be changed before there can be a successful rezoning.

Discussion took place covering other issues that are expected to arise for applicants, financial and otherwise. Shortage of financial resources is anticipated, owing to inability to accumulate a down payment and the reality of insecure employment on Galiano.

Chair Hancock stated that his concern is the need for adequate governance of the project.

Chair Hancock stated that Rainwater Collection Cisterns require an engineer to sign off if the collection is expected to produce potable water.

Costs of permit can be refunded if appropriate.

The size of Roofs on the housing plan is expected to be twice the floor area - 4' (feet) overhangs all around.

The Land Use Bylaw states that the measurement of the foundation constitutes the size of the floor area.

There was more discussion on water quantity and quality.

RPM Kojima pointed to the table indicating water yields and stated that the Local Trust Committee needs context for the figures from independently qualified/certified consultant(s).

Comment was made that in some jurisdictions a potable water supply to the lot is necessary to obtain a mortgage.

RPM Kojima repeated the 4 conditions that are to be met before a Community Information Meeting can be held, and asked the Trustees what they want to have happen.

Returning to page 6. Resolution GL-LTC-75-12, Trustee Decario repeated that measurements on the maps are inaccurate and that professional advice must be sought and a record submitted.

An accurate certifiable site plan and charts should be provided.

Terminology needs to be clarified regarding the floor area and drip line, and lot coverage area.

The CRD will require an official "professionally certified "report before supplying a grant.

Owners will need more resources to build a larger roof.

Hydrological assessment of daily capacity of rain water catchment and long term sustainability is required.

Mr. B. Mignault spoke of his experience in homemade inexpensive cisterns.

Resolution GL-LTC-96-12

It was Moved and Seconded that Galiano Island Local Trust Committee Resolution GL-LTC-75-12 (GLCHT) be amended to require professional assessment of groundwater and rainwater catchment.

CARRIED

9.2 GL-DP-2012.1 (Ferguson)

RPM Kojima summarised the Staff Report and a discussion followed.

Resolution GL-LTC-97-12

It was Moved and Seconded that Galiano Island Local Trust Committee Development Permit Application GL-DP-2012.1 (Ferguson) be approved.

CARRIED

Note: The meeting recessed for a break at 3.20 pm and reconvened at 3.40 pm.

10. LOCAL TRUST COMMITTEE PROJECTS

None

11. REPORTS

11.1 Work Program Reports - for information

11.1.1 Galiano Island Local trust Committee Work Program - Report dated September 2012

11.2 Applications Report - for information

11.2.1 Galiano Island Applications Report- September 2012

Project #6 changed to delete "Associated".

Staff will add to FUAL scheduling a meeting with MoTI staff.

Project #7 Deleted ("Heritage Conservation").

11.3 Expense/Budget Reports - for information

11.3.1 LTC Expense Report

11.3.2 LTC Budget 2012-2013

11.3.3 Budget submissions 2013-2014

Reviewed; see Memo from RPM Kojima.

Resolution GL-LTC-98-12

It was Moved and Seconded that Galiano Island Local Trust Committee Projects/ Budgets Submissions be amended by adding as Project, #3 STVR Review and requesting \$4000 for STVR Review to Project Budget submission.

CARRIED

Resolution GL-LTC-99-12

It was Moved and Seconded that the Galiano Island Local Trust Committee approve and forward the draft 2013-14 LTC Project Budget submission to Financial Planning Committee as amended.

CARRIED

11.4 Bylaw Enforcement

11.4.1 Short Term Vacation Rentals - Staff Report

RPM Kojima reviewed the staff report.

Comments

It was agreed that RECOMMENDATION #3 be amended by: deleting "unless the" on line 1; by deleting "it expires on September 30, 2012 or when" on line 2; by deleting "whichever is the sooner" on line 3, and adding "till" after "policy" on line 3. Recommendations paragraph #3 will then read: "That the Galiano Island Local Trust Committee extends the effective period on this enforcement policy till the regulation review is complete."

Resolution GL-LTC-100-12

It was Moved and Seconded that Galiano Island Local Trust Committee adopt the amended Bylaw Enforcement Policy for Short Term Vacation Rentals in Residential Zones.

CARRIED

11.5 Policies and Standing Resolutions Report - for information

11.6 Galiano Island LTC Web Page for Review - for information

changes

- Latest News: delete September 2011 & content
- Planner Office Hours have been changed
- Groundwater study - add "Part 2"
- Add Top 3 items on Work Program as per agenda package and keep up to date.

11.7 Chair's Report

Chair Hancock reported on the Trust Council recent meeting on Bowen island; satisfaction that the Islands Trust Strategic Plan is in place; he will be working with Islands Budget Committee next.

11.8 Trustees Report

Trustee Decario mentioned her participation at the recent Trust Council meeting and her involvement in the Financial Planning Committee. She has been connecting with BC Parks regarding Trails development.

Trustee Pottle reported meeting with the Economic and Community Development Commission and CRD Director, David Howe. She also attended a meeting with representatives from BC Conservancies and the BC Ministry of Environment. Contact with BC Parks is ongoing focussing on parks management and a further meeting this month is anticipated.

12. OTHER BUSINESS

12.1. Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1.00 pm
Monday, October 15, 2012, North Community Hall, Galiano Island.

12.2 Correspondence from K. Morisette regarding "the triangle"

Concern addressed to Trustee Decario by K. Morrisette; this was regarding the growth in the Triangle garden at the cross roads of Porlier Pass and Sturdies Bay road. The growth now prevents drivers from seeing whether or not they must yield to another vehicle. Trustee Decario will see what can be done.

13. TOWN HALL SESSION

None

14. ADJOURNMENT

Resolution GL-LTC-101-12

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at 4:55 pm.

CARRIED

RECORDER

CHAIR



Islands Trust

Follow Up Action Report w/ Target Date

Print Date: Oct-04-2012

Galiano Island Jun-11-2012

No.	Activity	Responsibility	Target Date	Status
1	Chair Hancock designated to sign and execute the S. 219 covenant, the S. 218 SRW and the sustainable forestry covenant for GL-RZ-2005.2 (Romagnoli-Smith).	Robert Kojima Gary Richardson	Nov-01-2012	On Going

Sept 21/12 - email to applicants

Jul-09-2012

No.	Activity	Responsibility	Target Date	Status
2	GL-RZ-2011.1 (GLCHT)	Kris Nichols	Oct-04-2012	On Going

Staff directed to schedule a CIM upon receipt of: confirmation of ALC covenant on title, comprehensive site plan, housing agreement and land lease, and professional assessment of the availability of sustainable long-term groundwater and rainwater catchment (Sept amendments).

3	GL-RZ-2011.2 (Dewinetz):	Kris Nichols	Sep-17-2012	On Going
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- Staff to invite representatives from BC Parks to attend a future CIM for this application.
- Staff to enter into cost recovery with the applicant for a legal review of the agreement between the applicant and the Galiano Island Housing Society.
- Staff to work with the applicant to obtain the required groundwater assessment as per OCP policy 2e)
- Staff to schedule a CIM and Public Hearing
- Staff to work with the applicant to draft a S. 219 covenant and enter into cost recovery with the application for associated legal work

4 Staff to schedule a meeting with the Penelakut Tribe in the fall. Robert Kojima Oct-31-2012 On Going

Jul-23-2012

No.	Activity	Responsibility	Target Date	Status
5	LUB review: Staff to prepare draft LUB amendment bylaws based on items in the Tables attached to the staff report of July 19, 2012 that has been endorsed by the LTC. Staff to report back to LTC with options and recommendations for more complex topics for LTC direction Staff to report back with a revised timeline and scope of work related to the LUB review.	Kris Nichols	Oct-15-2012	Done

Sep-17-2012

No.	Activity	Responsibility	Target Date	Status
6	Minutes of July 9, 2012 adopted as amended	Sharon Lloyd-deRosario		Done
7	Minutes of July 23rd meeting adopted as presented	Sharon Lloyd-deRosario	Sep-21-2012	Done
8	Follow-up with BC Parks staff re fall meeting on Galiano	Robert Kojima	Oct-15-2012	On Going
9	Review records to determine if APC orientation package sent to new members.	Sharon Lloyd-deRosario	Sep-24-2012	Done
10	8.1 - add letter to LUB review file 8.3 - create project file for STVR review - add correspondence items 8.3 and 8.4 to file	Kathy Jones Kris Nichols	Sep-24-2012	Done
11	9.1 GLCHT - applicants to provide corrected site plan and accompanying tables Resolution to amend GL-LTC-75-12 to require professional assessment of rainwater catchment proposal	Kris Nichols	Oct-15-2012	On Going
12	9.2 - GL-DP-2012.1 (Ferguson) issued as drafted	Kathy Jones	Sep-24-2012	Done
13	Staff to arrange meeting between LTC and MoTI staff to discuss Galiano issues	Robert Kojima Kris Nichols	Nov-30-2012	On Going
14	11.3.3 - add "STVR Review" as project 3 for \$4000 and forward to FPC as revised.	Robert Kojima	Sep-24-2012	Done

15	11.6 webpage changes: 1. Remove July 2011 latest news - done 2. Add Phase II Waterline Groundwater Report - done 3. Remove September 2011 latest news - done 4. Add Top Priorities report under 'general' heading	Kathy Jones	Sep-24-2012	Done
16	Update policies and standing resolutions to include STVR enforcement policy	Kathy Jones Robert Kojima	Sep-24-2012	Done

Kathy Jones

From: mcbeach@uvic.ca
Sent: September-17-12 7:12 AM
To: glitcwebmail
Cc: mcbeach@uvic.ca
Subject: Galiano Island Local Trust Committee



Islands Trust

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

September 17, 2012

From: melanie beach
Email: mcbeach@uvic.ca

Subject: Galiano Island Local Trust Committee

Hello Louise and Sandy,

I have been approved for the Galiano affordable housing project. I am extremely happy about it, but I have some major concerns that I felt need to be discussed and addressed. I went through a very unprofessional process of selection. I would like you to know that even though I got in, I did not receive a vote from Tom Henessey, even though he had verbalized support for me on many different occasions before the actual interview. He did vote for a man from Vancouver named James, with no points on this laid out point system. I am not even sure why there needs to be a vote with such a self-explanatory point system anyway, but regardless, after I got my votes, I was told by one member on the board that the selection committee only makes recommendations to the board for consideration. Then they scrapped that idea, and talked of other ways that they could discredit my votes or the entire selection process to keep me out.

continued..

www.islandstrust.bc.ca

Kathy Jones

From: mcbeach@uvic.ca
Sent: September-17-12 7:14 AM
To: glitcwebmail
Cc: mcbeach@uvic.ca
Subject: Galiano Island Local Trust Committee



Islands Trust

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

September 17, 2012

From: melanie beach
Email: mcbeach@uvic.ca

Subject: Galiano Island Local Trust Committee

continued..

I am not sure why certain members seem hellbent on keeping me out, while others from Vancouver seem to be getting priority, but I am afraid that this project has some alternate agenda other than affordable housing for islanders. I felt that it was extremely important that you were aware of this, and I hope that through your position, you can make some attempt to help ensure a fair process in selection of applicants, and help maintain a fair power distribution among the board and the selection committee of the affordable land project.

My blueprints for a eco-rainwater collecting roof are almost finished. I am very excited about the opportunity to build a house on galiano with alternative resources. I still have many friends and family on galiano and am eager to establish myself there again. It was nice to be on the island yesterday, I was sorry I did not have the chance to speak with both of you personally.

Sincerely, Melanie Beach (or Jones)

www.islandstrust.bc.ca



STAFF REPORT

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

To: Galiano Local Trust Committee
For the meeting of October 15, 2012

From: Kris Nichols
Island Planner

CC: Robert Kojima
Regional Planning Manager

Re: Galiano Bylaw No. 237, Amendment No. 2, 2012
A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999

BACKGROUND:

The Galiano Island Local Trust Committee (LTC) has proposed a number of amendments to the Land Use Bylaw (LUB) as a result of the adopted changes to the Official Community Plan (OCP) and the subsequent requirement to update the LUB to be consistent and provide greater clarity. At the July 23, 2012 Special Meeting, the LTC passed a resolution requesting staff draft the bylaw amendments endorsed by the LTC.

Staff have worked with the LTC to identify these amendments and have drafted Bylaw No. 237 as a result (See Attachment 1). The amendments in Draft Bylaw No. 237 are those amendments that the LTC previously gave direction to proceed with including in a draft bylaw. Additional potential amendments that require LTC deliberation and direction are found in a separate staff report included separately in the October 15th meeting agenda. Finally, amendments specifically dealing with the subdivision and servicing regulations and a few others that will require additional research and review and will be addressed through a staff report at a subsequent meeting.

The amendments proposed in Bylaw No. 237 are described in brief below. The number(s) after each description is in reference to the "Topics List for LUB Review" table (See Attachment 2)

- a) Adding "emergency landing area" for emergency evacuation and "horticulture in all residential zones" to the uses permitted in all zones. [2, 14]

- b) Removing “manufactured home parks” from the prohibited uses. [4]
- c) Adding “wind turbines” and “roof top mounted solar panels” to permit them to be above the height limitation. [19, 29]
- c-f, jj) In sections 2.9, 2.13, 2.24 references changes were made so that the sections refer to the correct sections of the bylaw. [33, 30]
- g-h) Adding in the ability to conduct an agri-tourist accommodation on properties in the Agricultural zone. [6]
- i) Adding “community gardens”, “farmers market”, “community orchards”, and “nurseries” as permitted uses in the Community Facility zone [5, 7].
- j) Adding “farmers’ market” and “community hall” as permitted uses to the Public Recreation zone. [5, 25]
- k-y, aa, cc, ee, gg, ii-nn) Amending all “Permitted Height” subsections in the Agriculture, Rural and Forestry zones by adding to the existing sentence the following:
 “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
 And to the remaining zones by adding to the existing sentence the following:
 “Accessory buildings and structures must not exceed a height of 5 metres or one storey.”
 This is to remove any ambiguity over accessory building height by explicitly stating that accessory building height is 5 metres unless otherwise permitted.[31]
- z, bb, dd, ff, hh) Amending all the Commercial Zones (C1, C3, C4, C5, and C5A) by adding the ability to have a dwelling for an employee, owner or operator”. [8]
- pp) Subsection 7.5.3 (Forest Land Reserve Zone) has been amended by changing the wording to the following Permitted Residential Density subsection:
 “One dwelling accessory to timber production and harvesting uses where there is access to the lot providing continuous road access to the Sturdies Bay Ferry Terminal by any combination of dedicated highway, statutory right of way and private easement identified on Schedule C of the Galiano Island Official Community Plan as Proposed Highway or Proposed Emergency Access is permitted on each lot as well as accessory buildings and structures in accordance with Sections 2.8-2.13 of this Bylaw.”
 This would permit a dwelling to be built on lots that previously could not have a dwelling due to not having highway access. [26]
- qq) The Light Industrial zone has been amended to permit one self-contained accessory dwelling unit for the owner or operator of a principle use. [11]
- rr) The Nature Protection Zone has been amended by adding the uses ecological restoration and passive recreation. [12]
- ss) Subsection 13.9 has been changed to remove the ambiguous wording to state that the creation of split zoned lots is prohibited. [22]

- tt) Six new definitions are proposed to be added: agri-tourist accommodation, community garden, ecological restoration, farmers market, horticulture, and passive recreation. [5, 7, 11, 12]

STAFF COMMENTS:

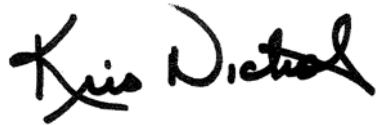
The amendments in the bylaw would bring the bylaw into conformity to the OCP and improve clarity and/or correct minor errors in the bylaw that may have made it confusing for those using the bylaw. This draft bylaw would implement those LUB amendments that the LTC considered and gave direction to proceed with at the July 23rd meeting. Other potential amendments where the LTC directed staff to report back with options are discussed in another staff report.

Staff are recommending that the Amending Bylaw No. 237 be given first reading and that it be forwarded to the Galiano APC for review and comment. The bylaw will also be referred to agencies for comment. At this time, the LTC can also give staff direction to schedule a public hearing. However, if there are significant amendments recommended by the APC or by agencies, then staff would bring the bylaw back to the LTC for consideration of amendments at Second Reading, prior to holding a hearing. A draft timeline is attached for reference. (See Attachment 3). Alternately, the LTC could defer consideration of this bylaw until bylaws on the additional topics are drafted.

RECOMMENDATIONS:

1. **THAT** the Galiano Island Local Trust Committee gives Bylaw No. 237 First Reading.
2. **THAT** the Galiano Local Trust Committee forward draft Bylaw No. 237 to the APC for review and comment.
3. **THAT** the Galiano Island Local Trust Committee direct staff to schedule a public hearing for proposed Bylaw No. 237.

Prepared and Submitted by:



Kris Nichols

October 3, 2012

Date

Concurred in by:



October 3, 2012

Date

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 237

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

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

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

“Agri-Tourist Accommodation

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

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- j) By amending Subsection 10.1.1 by adding Articles “10.1.1.4 farmers markets” and “10.1.1.5 community hall”.
- k) By amending Subsection 5.1.5 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey.”
- l) By amending Subsection 5.2.5 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey.”
- m) By amending Subsection 5.3.7 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey.”
- n) By amending Subsection 5.4.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey.”
- o) By amending Subsection 5.5.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- p) By amending Subsection 5.6.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- q) By amending Subsection 6.1.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- r) By amending Subsection 7.1.3 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- s) By amending Subsection 7.2.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- t) By amending Subsection 7.5.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”
- u) By amending Subsection 8.1.4 by adding after the first sentence the words, “Accessory buildings and structures must not exceed a height of 5 metres or one storey.”

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- v) By amending Subsection 8.2.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres."
- w) By amending Subsection 8.3.2 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- x) By amending Subsection 8.4.2 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- y) By amending Subsection 8.5.7 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- z) By amending Subsection 9.1.2 by adding the word ",employee" after the word "owner".
- aa) By amending Subsection 9.1.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- bb) By amending Subsection 9.2.4 by adding by adding the word ",employee" after the word "owner" .
- cc) By amending Subsection 9.2.8 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- dd) By amending Subsection 9.3.2 by adding the word ",employee" after the word "owner".
- ee) By amending Subsection 9.3.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- ff) By amending Subsection 9.3(A).3 by adding by adding the word ",employee's" after the word "owner's".
- gg) By amending Subsection 9.3(A).5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- hh) By amending Subsection 9.3(B).10 by adding by adding the word ",employee" after the word "owner".
- ii) By amending Subsection 9.4.5 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."

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- jj) By amending Subsection 9.5.6 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- kk) By amending Subsection 9.6.4 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- ll) By amending Subsection 9.6(A).4 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- mm) By amending Subsection 10.1.3 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- nn) By amending Subsection 12.5.4 by adding after the first sentence the words, "Accessory buildings and structures must not exceed a height of 5 metres or one storey."
- oo) By amending Subsection 7.2.2 by replacing the words "Section 2.7" with "Sections 2.8 – 2.13"
- pp) By amending Subsection 7.5.3 by inserting the words "where there is access to the lot providing continuous road access to the Sturdies Bay Ferry Terminal by any combination of dedicated highway, statutory right of way and private easement identified on Schedule C of the Galiano Island Official Community Plan as Proposed Highway or Proposed Emergency Access" after the word "uses" and deleting the words "and having highway access as defined in sub-section 17.1.16" and by replacing the words "Section 2.7" with "Sections 2.8 – 2.13"
- qq) By amending Subsection 9.6.1 by adding Article "9.6.1.11 one self-contained accessory dwelling unit for the owner or operator of a principle use"
- rr) By amending Subsection 11.1.1 by adding Articles "11.1.1.4 ecological restoration" and 11.1.1.5 "passive recreation"
- ss) By amending Subsection 13.9 by deleting the words "avoided wherever possible" and replaced with "is prohibited" and to remove "if possible" in the second sentence.
- tt) By amending Section 17.1 by adding the following definitions in alphabetical order:

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

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

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

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

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

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

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

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

Attachment 1 – Topics List for LUB Review (amended at July 23, 2012 Special Meeting)

Table 1: OCP Identified Amendments

No.	Category	Policy	OCP Reference	Staff Comments	Notes (taken during the July 23, 2012 Special Meeting)
1.	Residential	A conservation zone may be assigned to land covenanted or deeded against further development or use, including common property in strata title subdivisions	Sec. II, 1(j)	COMPLEX: Identifying and rezoning strata common property would be a significant research project and would likely be unnecessary given covenants registered at time of subdivision. Any properties that have recently acquired for conservation and have thus changed in land status should be rezoned. Recommend for Inclusion in Review but limited to rezoning conservation properties.	Limited Inclusion: staff to report back with a map identifying entire properties that have changed to Crown status or have recently had conservation covenants placed upon them.
2.	Residential	Zoning should allow for small scale animal husbandry and horticulture on lots in all residential zones.	Sec. II, 1(k)	SIMPLE: Determination of what constitutes “small-scale” animal husbandry would be required along with consideration of appropriate setbacks. Recommend Inclusion in Review.	Include: Staff to provide recommendations regarding the definition of horticulture and small-scale animal husbandry, as well as recommendations regarding the number of animals for small-scale operations in residential zones.
3.	Village Residential 1 & 2	In areas where residential septic is adversely affecting the environment or water quality, subdivision regulations may require a sewer system in new development.	Sec. II, 1.1(e), 1.2 (f)	COMPLEX: The LTC has indicated that subdivision and servicing regulations are a priority within the review of the LUB. This topic could be included in an overall review of the subdivision servicing requirements. Recommended Inclusion in Review.	Include: this topic to be included with a general review of the subdivision and servicing regulations.
4.	Community Housing	LTC may consider amending zoning to create a new zone for a manufactured home park subject to 1.6(b).	Sec II, 1.6 (e)	SIMPLE: Subsection 2.3.2 currently prohibits mobile home parks, manufactured home parks and commercial campgrounds. Amending this section by removing “manufactured home park” is recommended for congruency with the OCP. Zoning to permit the use would be considered upon application. Recommend for Inclusion in Review.	Include: Staff to remove “manufactured home park” from prohibited uses via bylaw amendment.
5.	Agriculture	LTC shall consider amending the LUB to permit community gardens and farmers markets in all appropriate zones.	Sec. II, 2(i)	SIMPLE: Current regulation does not explicitly permit these uses except in relation to AG zone provisions. Uses could be added a variety of zones in addition to the Community Facility zone. Uses could also be permitted outright in general regulations. Recommend for Inclusion in Review.	Include: Add farmers market as a permitted use in current farmer’s market location and define “community garden”.
6.	Agriculture	LTC may amend the LUB to permit agri-tourist accommodation at the same density as an alternative to	Sec. II, 2(l)	SIMPLE: North Pender LUB contains specific regulations pertaining to agri-tourist accommodations specifying the nature of the accommodations (e.g. no camping) as well as the	Include: Staff to draft bylaws using North Pender regulations as a guide.

		bed and breakfast accommodation.		number of guests, bedrooms and that the use must be in accessory to a working farm operation. Similar regulations could be drafted for the Galiano LUB and included within AG zone provisions. Recommend for Inclusion in Review.	
7.	Community Facilities and Utilities	Community facility zone shall be developed for such uses as community orchards, nurseries, gardens, woodlots, farmers markets, arts facilities, recycling centre, ambulance station, RCMP facilities, emergency evacuation services and fire halls	Sec II, 4.1(b)	SIMPLE: Current zoning does not permit community orchards, nurseries, gardens or wood lots. Some or all of these uses could be included in the CF zone. This could be coupled with #8 above. Recommend for Inclusion in Review.	Include: Staff to draft bylaws in conjunction with #8 for farmers markets, community orchards, nurseries, and gardens. (Note: staff might want to check in with the Galiano Food Program regarding the current community farming activities staking place on Galiano).

8.	Commercial	LTC may consider amending zoning to require that on-site staff accommodation be provided for larger new commercial development	Sec II, 5.1(p)	SIMPLE/COMPLEX: Current zoning for C1, C3, C4, C5 & C5A permit accessory dwelling for owner/ operator. This could be amended to also include “employees”. Unspecified accessory dwellings are permitted in the C6 (Public House) zone, and overnight accommodations are permitted for staff and students in the C7 (film school) zone. More complex amendments would involve permitting more employee accommodation either out-right, or using s. 904 to require a minimum number of employer units for development of currently undeveloped accommodation potential on a site-specific basis Recommend for Inclusion in Review.	Simple Inclusion: Staff to draft an amending bylaw to permit employee accessory dwellings in commercial zones.
9.	Home Occupation	A home occupation that would use large amounts of groundwater shall be specifically prohibited	Sec II, 5.2(e)	COMPLEX: No specific regulation in LUB. A general review of the home occupation regulations could identify issues. Recommend for Inclusion in Review.	Include: Staff to conduct a general review of Home Occupation regulations including #13 below. Encouraging water catchment for home occupations should be part of this review.
10.	Home Occupation	A product produced on site by a resident may be sold from that site and zoning regulations may permit some limited sales of products associated with a service.	Sec II, 5.2 (g)	SIMPLE: Bylaw currently permits retail sales as a home occupation generally, could be coupled with 12 above. Recommend for Inclusion in Review.	Include: See #12 above.

11.	Light Industry	One dwelling may be permitted as an accessory residential use. If the lot is the minimum area permitted or smaller, the dwelling must be in the same building as the light industry use.	Sec. II, 5.4 (h)	SIMPLE: As an accessory dwelling is included in permitted density for L1 and FI zones, but not in permitted uses of these zones. No current regulation requiring that the dwelling be in the same building as the industrial use on small lots. An amendment to these zones is recommended. Recommend for Inclusion in Review.	Include: Staff to draft bylaw amendment.
12.	Nature Protection	Zoning for NP may permit trails, ecological restoration, and low impact recreation.	Sec. II, 7(c)	SIMPLE: Current zoning does not explicitly permit ecological restoration or low impact recreation. The LTC may wish to define “ecological restoration” and “low impact recreation” in terms of activities and intensity of use. Recommend for Inclusion in Review.	Include: Staff to draft bylaw amendment.
13.	Land Transportation	LTC should consider reviewing and amending the subdivision and servicing regulations in the LUB in order to more effectively meet the objectives and policies of this section.	Sec. III, 1.1(d)	COMPLEX: Further research and direction required. Several OCP policies as well as LTC identified amendments speak to a review of subdivision and servicing regulations. An overview of these regulations has been flagged as a priority for the LUB. Recommend for Inclusion in Review.	Include: Staff to report back with additional information and possible bylaw amendments.
14.	Air Transportation	Land use regulation shall permit the location of emergency evacuation points where appropriate.	Sec. III, 1.2 (d)	SIMPLE: Not explicitly addressed in LUB, but could be included in the EHS zone or permitted on lots of a certain size. This may require coordination with EMS services in order to determine where appropriate landing areas are. Further discussion and direction required. Recommend for Inclusion in Review.	Include: Staff to draft bylaw amendments to include this as a general permitted use
15.	Water Supply	Once professional analysis of aquifers and recharge areas has occurred, the following regulatory provisions may be considered via zoning amendments: establish groundwater protection zones, permit lot clustering, increase min lot size in critical areas, amend lot coverage requirements to limit impermeability, limit floor area, and amend subdivision and servicing regulations.	Sec. III, 2(b)(i-ix)	COMPLEX: Recent direction to staff regarding water supply, subdivision and servicing regulations was to separate actions that could be carried out via LUB review and a separate later review of DPAs. This is reflected in the LTC’s work program. It is anticipated that a full review of subdivision and servicing regulations within the LUB review would address the issues listed in items 3, 12, 18, 22 and 23 of this attachment. Staff also anticipate this this topic area will be of central focus of the LUB review. Recommend for Inclusion in Review.	Include: Complete review of subdivision and servicing regulations to occur. See Waterline report.

16.	Water Supply	Regulations shall require new developments to provide cisterns in critical groundwater areas.	Sec. III, 2(c)	COMPLEX: See #21 above. This could be included in both a review of the LUB and any future amendments to DPAs. Recommend for Inclusion in Review.	<i>Include:</i> See above. General review of existing cistern regulations.
17.	Water Supply	Desalination systems should be regulated and use may be limited.	Sec. III, 2(f)	COMPLEX: Desalination is not explicitly addressed in the LUB. Some islands prohibit these systems outright as there is concern for impacts on the foreshore, the effluents from such systems and the increasing effects that such systems could have on salt water intrusion of ground water. North Pender’s subdivision and servicing regulations speak to the controlled use of desalination, and such regulations could be incorporated within a review of servicing regulations. In addition, the shore line DPA would likely require amending if such systems were regulated via the LUB. Recommend for Inclusion in Review.	<i>Include:</i> Staff to report back with additional information on appropriate regulations for both oceanic and salinized well desalination (this includes no desalination systems for brackish wells and no on-land discharge of effluents from such systems). Changes to Shoreline DPA would be required. Look at North Pender regulations.
18.	Wildlife Protection	The identification and map of eagle nest sites shall be supported by the LTC and regulations should be considered to protect nest trees.	Sec. IV, 4(a)	COMPLEX: Updated mapping information would be required in order establish the location of eagle nest sites. Once identified, sites could be protected via DPA and/ or setback regulations. Recommend for Removal from Review.	<i>Include:</i> Galiano Conservancy has already done updated mapping work. Staff to report back on recommendations about whether this should be included in LUB regulation or via DPA.
19.	Climate Change Adaptation and Mitigation	LTC should consider amending zoning regulations to permit or facilitate small-scale renewable energy production such as solar collectors, wind turbines and geothermal heating.	Sec. IV, 6 (c)	COMPLEX: Current regulation exempts windmills from general height regulations. Additional amendments could exempt solar panels and geothermal exchange (both land and ocean based) from some height and siting regulations. A recent review was completed for Trust Council’s Local Planning Committee. The Marine and Shoreline DPA would also require amending in order to guide the development of ocean-loop geo-exchange systems. This piece would require a separate review of DPA guidelines; however, small amendments to the LUB could be included during the current review. Recommend for Inclusion in Review.	<i>Include:</i> Staff directed to make small regulatory changes to the LUB via bylaw amendment.
20.	Climate Change Adaptation and Mitigation	LTC should consider amending the parking requirements for commercial and community uses, to require alternatives to some parking spaces, including but not limited to bike racks.	Sec. IV, 6(d)	SIMPLE: Current LUB regulations provide for, but do not require alternative parking spaces. Current regulations could be amended to require rather than suggest bicycle parking, and could inclusion parking provisions for Net Zero Emission Vehicles. Recommend for Inclusion in Review.	<i>Include:</i> Amend parking regulation to require bicycle parking in new developments, but keep the same number of required parking spaces.

Table 2: LTC Identified Amendments (Top Priorities List)

No.	Activity	Current LUB Regulation	Staff Comments	Notes
21.	Review of regulations for docks, structures in the setback from the sea, and geothermal.	Part 12 (Marine Zones), Part 2 (setback from watercourses, siting exceptions), Part 17 (Interpretation)	COMPLEX: As per items #28 and 41, ocean-loop geothermal exchange could be regulated through zoning and DPA amendments. Outright permission of such structures could result in unregulated un-certified systems. North Pender bylaw 191 was recently adopted and creates a site-specific Water zone (W1(b)) for the siting of a geothermal system for domestic purposes. A definition of “marine geothermal loop” as included in the bylaw: “marine geothermal loop” means a renewable geoechange system (geothermal heat exchange) utilizing the natural occurring temperature of the ocean for the purpose of heating and cooling that: a. is a closed-loop system using only freshwater as the circulating heat transfer fluid, b. meets or exceeds the Canadian CSA design standards CAN/CSA-448-02, as amended from time to time, and c. is designed and installed by a Registered System Designer accredited by the Canadian Geoechange Coalition, or the International Ground Source Heat Pump Association.” Galiano Parks & Recreation Commission has expressed concern with setback to the sea regulations in relation to stairs as they prohibit safe public access to the foreshore from established public access points. Consideration in amending setback regulations would include specific language that would permit only certain public bodies access construction within the setback to the sea; potential exemption from side lot setbacks for accesses,	Include: Staff to report back on recommendations for the siting and regulation of ocean-loop geothermal exchange including DPA considerations. Staff to report back on permitting stairs within the setback to the sea and side lot lines for public bodies such as the Galiano Parks and Rec Commission.

			and proof that such structures are geo-engineered for safety. Recommend for Inclusion in Review.	
22.	Review of split-zoned lot regulations	Section 2.20 (General Provisions) Part 13 (Subdivision)	SIMPLE: Current regulation states that for the purposes of density and minimum lot size regulations, the portions of the lot that have different zoning designations must be considered as separate lots. This results in greater development potential than subdivision potential. The LTC may wish to consider only permitting the number of dwellings on such a lot as regulated by the more restrictive of the two zones, or may wish to limit development on split zoned lots by requiring a minimum zone area for development. In addition, the language in regulation 13.9 (Split Zoning) is confusing and should be amended for clarity. Recommend for Inclusion in Review.	Include: Staff to report back with a map of split-zoned properties and their subdivision potential. Staff to report back on the number, locations, types and sizes of properties affected. Public noted that Therah could be a possible issue. Staff directed to refine the vague language in Section 13.9 regarding the creation of split zoned lots via bylaw amendment.
23.	Review Sign regulations	Part 16 (Sign Regulations) Section 3.4 (Home Occupations)	COMPLEX: Based upon recent inquiries and bylaw enforcement action, the sign regulations appear to be outdated and pose challenges for local businesses as well as for parks and trails groups. The LTC may wish to amend sign regulations in terms of siting as well as type based on zoning and information requirements (i.e. informational signs and maps of the island vs. advertising for local business). Recommend for Inclusion in Review.	Include: staff to report back upon review of existing sign regulations from other LTAs. Would prefer a simple amendment.
24.	Waste transfer station regulations	Subsection 2.3.8 (Prohibited uses) Section 9.6 (Light Industrial)	COMPLEX: This would be a new regulatory section in the LUB. Current regulation prohibits the disposal of waste on land and in marine areas. L1 zone permits the storage of derelict automobiles. Currently there are no waste transfer regulations within the LUB and current waste transfer systems on Galiano are unknown. From recent experience from other islands, this topic can be quite complex; however there are model regulations to draw from including those from	Include: allow waste transfer use in existing L1 lot behind the garage.

			North Pender and Mayne Islands. May require OCP amendments for inclusion of new policies. Recommend for Inclusion in Review.	
25.	Review of zoning regulations for Lions Hall	Section 10.1 (Public Recreation)	SIMPLE: Community hall is not a permitted use within the Public Recreation zone. Associated covenant amendments would be required if a rezoning were initiated. Recommend for Inclusion in Review.	Include: staff to conduct a general review of the property to ensure that zoning is appropriate.
26.	Review of FLR and F2 zoning in relation to Land Transportation Policy (o) requirement.	Section 7.2 (Forest 2) Section 7.5 (Forest Land Reserve)	COMPLEX: Consistency between OCP transportation policy o) and zoning regulations is required. OCP transportation policy o) states that residential use on any lot should only be permitted where there is continuous access to the ferry terminal via dedicated highway, SRWs, easements, or any combinations thereof. Currently there are several Forest properties that not have this type of access and the LUB is in contravention with the OCP in this respect. In addition, there are properties that possibly erroneously rezoned to FLR from F2 in the past, and further research is required in order to establish a solution. Recommend for Inclusion in Review.	Include: Staff directed to amend the LUB to ensure that the F2 and FLR zone contain the same language regarding the provision of access to Sturdies Bay via a combination of easement, SRW and public roads. (Chegwidden property Lot 46).
27.	Review zoning of small F1 lots that were developed at the time of their purchase from MacMillan Bloedel.	Section 7.1 (Forest 1)	COMPLEX: Staff continue to research this topic area. The LTC has indicated that it is a priority within the LUB review. Recommend for Inclusion in Review.	Include: Staff to report back with options.
28.	Accessory Building entitlements	Sections 2.5, 2.8, 2.12, 2.13 and throughout LUB (lot coverage regulations)	COMPLEX: Current regulations limit accessory building size via lot size, building height and lot coverage. There has been recent discussion that these regulations are too restrictive in comparison with other Local trust Areas. Further discussion and direction are required. Current regulations permit 70 sq. metres (753.4 sq. feet) of accessory floor area on lots 2 ha in area or less, and 90 sq. metres (1001 sq. feet) on lots greater than 2 ha in area. Recommend for Inclusion in Review.	Include: Staff to report back with less restrictive options based on accessory building entitlements from other islands.

Table 3: Additional Considerations and Technical Amendments

No.	Potential Amendment	Current Regulation	Staff Comment	Notes
29.	The LTC encourages and may require implementation of green building standards in new development (e.g. 5.4 (j) of OCP	OCP Policy Sec. II, 5.4 (j), and throughout.	COMPLEX: This could be incorporated with climate change directive policies. Model regulations have been developed for LPC. Some small amendments to height/setback regulations for solar panels, wind turbines, geothermal exchange could be incorporated into the LUB. In addition, measuring floor area to the inner rather than out wall could help encourage cob and rammed earth construction on Galiano. Small recommend examining small changes to the LUB that could be made at this time to support green building standards. Recommend for Inclusion in Review.	Include: Staff to include small changes to the LUB in terms of siting and height as part of bylaw amendments.
30.	LUB regulation 2.13 (General provisions-accessory buildings and structures) references section 2.7, when it should be referencing section 2.8.	LUB regulation 2.13	SIMPLE: Technical amendment. Recommend for Inclusion in Review.	Include
31.	Accessory building height should be more explicit within zones.	Throughout LUB and specifically in section 2.5.	SIMPLE: Technical amendment. Zoning may give the impression that the permitted height of accessory buildings is 9m, when in the general height regulations section is it stated as 5m. Language could be changed to refer to section 2.5 of the LUB. Recommend for Inclusion in Review.	Include
32.	The provision regarding cistern requirements for water management areas is solely within the subdivision standards section and is often missed by members of the public.	LUB Section 13.22	SIMPLE: Technical amendment. Section 13.22 could be relocated to the general regulations section of the LUB for increased accessibility. Recommend for Inclusion in Review.	Include
33.	Ensure that section references within the LUB are updated and accurate.	LUB Sections 2.8, 2.9, 2.10, 2.13 and 2.24	SIMPLE: Technical amendment. These sections are either referenced or contain references that are now out of date due to previous bylaw amendments. Recommend for Inclusion in Review.	Include
34.	Review small lot sawmilling regulations	LUB Sections 2.1.4 and	This is based upon a recent complaint to planning staff	Include: Staff advice requested as the regulation is currently

	(added at July 23 2012 Special Meeting)	17.1.35a	(no formal BE complaint made) about the fact that a small lot on Gossip Island is sawmilling and negatively affecting neighbours with cedar dust allergies.	<i>impossible to enforce and is not written in a manner that limits the activity to milling wood for one's own house or prohibits the importing/ exporting of timber off the lot.</i>
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Attachment 2- LTC Endorsed Time Line Revised October 2012

Action	Month						2013		
	July	Aug.	Sept.	Oct.	Nov.	Dec.	January	February	March
Special meeting(s)	(X)								
Draft Bylaws & referral to agencies and APC				X(1)	X(2)				
First Reading				X(1)	X(2)				
Second Reading					X(1)	X(2)			
CIM & Public Hearing					X(1)	X(2)			
Third Reading						X(1)	X(2)		
Referral to Executive Committee						X(1)	X(2)		
Final Adoption							X(1)	X(2)	

There will be two sets of bylaw amendments going forward for consideration. The set of amendments presented at the October 15, 2012 LTC meeting and those amendments that will require additional research and information for consideration of the LTC.

1. Bylaw Amendments considered at the Oct. 15 LTC meeting
2. Those amendments requiring additional LTC direction and research (e.g. subdivision regulations, accessory buildings, sign regulations, home occupations, etc.)



Top Priorities

Galiano Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	LUB update	1. Amendments resulting from OCP review 2. Review of regulations for docks and structures in setback from the sea and geo-thermal 3. Review of split-zoned lot regulations 4. review of regulations pertaining to strata common property 5. Review of Parking Regulations - on-site parking and public parking issues generated from associated islands (see correspondence from P. Midgely on agenda of Apr/12) 6. Sign Regulations 7. Waste transfer station regulations 8. Review of zoning regulations for Lions' Hall 9. Review of FLR and F2 zoning and Land Transportation policy (o) requirement 10. Review zoning of small F1 lots that were in existence at the time of their purchase from Mac Blo.	Apr-16-2012	Kris Nichols	Mar-31-2013	On Going

- 11. Standards for potable water supply
- 12. Accessory building entitlements
- Phase II items:
 - 1. Secondary suites
 - 2. Dock review
 - 3. Cottage floor area

2	DPA Implementation	1. Update of Development Approval Information Bylaw - COMPLETE 2. Public communications 3. Development of Administrative procedures: ON-GOING	Dec-12-2011	Robert Kojima	Mar-31-2013	On Going
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3	Ground water protection DPA policy review	Review detailed recommendations of Waterline Report, review existing DPA provisions, prepare options for amendments	Jun-13-2012	Kris Nichols	Mar-31-2014	On Going
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Projects

Galiano Island

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



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– Islands Trust Act

Islands Trust Council – Strategic Plan 2011-2014

Adopted September 12, 2012

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and sometimes fragile natural environment of the islands in the Strait of Georgia and Howe Sound, characterized by an exceptional variety of species, have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council has a unique mandate from the province to preserve and protect the amenities and environment of the Islands Trust Area, for the benefit of residents and all British Columbians. It meets quarterly to make decisions about the Islands Trust's overall policy, advocacy positions, staff resources and budget. Trust Council is made up of the 26 locally-elected trustees who also sit on 12 local trust committees and one island municipality. There they have responsibilities for land use planning and regulatory decisions that are separate from their role at the Islands Trust Council. The current Council was elected for a 3-year term during BC Local General Elections in November 2011. Trustee terms will end in November 2014.

A Strategic Plan for the 2011-2014 term

The Islands Trust Policy Statement is partially implemented through Council's strategic plan. By identifying goals and developing a plan to achieve them, Council focuses finite resources and measures progress. After extensive review and public input, Trust Council has confirmed the following focus areas for its 2011-2014 term:

Goal A - Ecosystem Preservation and Protection

The Islands Trust will work to protect the natural environment of islands by:

- Encouraging and enabling islanders in voluntary stewardship actions that protect special areas, including the shoreline
- Working to protect fish habitat as required by the Riparian Area Regulation
- Protecting special ecosystems, managing shoreline areas and reducing greenhouse gas emissions when land use decisions are made
- Advocating for new approaches to oil spill preparedness, derelict vessels, industrial developments, aquaculture, marine sewage and national marine conservation

Goal B – Stewardship of Island Resources

The Islands Trust will focus on good management of island water resources by:

- Encouraging voluntary stewardship, advocating for legislative reform and exploring creative solutions for watershed management
- Using land use planning tools and decisions to protect the quality and quantity of water resources

Goal C – Sustain Island Character and Healthy Communities

The Islands Trust will work to enhance the economic sustainability and security of island communities by:

- Creating linkages between islanders and regional districts to share effective economic development models
- Continuing to advocate for sustainable, affordable and appropriate ferry services
- Using land use planning tools and decisions to positively affect housing affordability, food security and farmland protection

Goal D – In Cooperation with Others

The Islands Trust will work with others by:

- Strengthening relations with the many First Nations who have interests in island land use decisions
- Continually working to improve our organizational effectiveness

Shaded text=activities primarily proposed for future fiscal years and subject to future budget decisions

Policy Statement Goal A: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	FY 2011/12 - 2014/15 Promote community participation in conservation through information sharing and education about private land stewardship options	TFB	Subject to funding in annual budgets or grant funding	By whether the Islands Trust Fund is actively promoting its conservation programs at community events, in publications and online	Ongoing
		FY 2012/13 Share information about best practices for covenants and NAPTEP with all planning staff	TFB	Funded by base budget	By whether planners have been provided with covenant education opportunities and whether information is available through the Islands Trust Fund website	Website information in development, ITF staff planning to present information at an LPS Pro D day
		FY 2012/13 - 2014/15 Improve and update mapping of natural and modified environments, including terrestrial ecosystem mapping, protected area networks, nearshore mapping and areas under sustainable forestry or sustainable agricultural use.	TFB	Subject to funding in annual budgets	By whether maps of natural and modified environments are available to LTC's and BIM, RDs, local conservancies and other partners	Draft Protected Area Network mapping available, eelgrass and forage fish habitat mapping underway and other mapping in development stages
		FY 2013/14 Research and develop a pilot landowner contact program in collaboration with a local conservancy	TFB	Subject to funding in 2013/14 budget	By whether a landowner contact pilot program is implemented	Not started
		FY 2011/12 - 2014/15 Support island-based land trusts with partnerships, funding and capacity building opportunities	TFB	Funded by base budget and donations	By whether the Opportunity Fund grows by at least 10% per year and by the amount of grants issued	In progress
		FY 2013/14 Council workshop regarding invasive species	TFB	Funded by base budget	By whether a Trust Council workshop has been held	Not started
	1.2 Expand Natural Areas Protection Tax Exemption Program to (NAPTEP) program to entire Islands Trust Area	FY 2013/14 - 2014/15 Share information with the public about managing invasive species	TFB	Subject to funding in 2013/14 budget	By whether information has been shared with the public	Not started
		FY 2012/13 Present NAPTEP program to BIM Council for consideration	TFB	Funded by base budget	By whether or not BIM has considered participating in the NAPTEP program	Tax impact model complete. Further discussion in Sept/12
		FY 2013/14 Seek support from Metro Vancouver RD for NAPTEP, subject to BIM approval of program	TFB	Funded by base budget	By whether support from Metro Vancouver RD has been sought	Gambier LTC approval received. Pending BIM approval of program.

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1.3 Protect fish habitat by implementing Riparian Areas Regulation		Launch NAPTEP on the islands in Metro Vancouver RD (subject to BIM and MVRD approval)	TFB	Subject to funding in 2013/14 program budget	By whether NAPTEP has been launched on the islands within the Metro Vancouver RD	Gambier LTC approval received. Pending BIM approval of program
		FY 2013/14 Identify undesignated RAR watersheds	LTCs**	Subject to funding in 2013/14 program budget	By whether all RAR watersheds have been identified	Complete for 10 LTAs. Gambier and Lasqueti in progress
		FY 2012/13 Improve mapping of some riparian areas on SSI	LTCs**	Funded by 2012/13 program budget	By whether new mapping of priority riparian areas is complete	New mapping of streams on SSI underway.
		FY 2013/14 & 2014/15 Improve mapping of additional riparian areas on SSI and some northern islands	LTCs**	Subject to funding in 2013/14 program budget	By whether new mapping of priority riparian areas is complete	Not started
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	FY 2012/13 Adopt new bylaws to implement RAR on selected islands	LTCs**	Funded by 2012/13 program budget	By whether selected islands are RAR compliant through bylaw development	Work underway on SSI, Gabriola.
		FY 2013/14 – 2014/15 Adopt new bylaws to implement RAR on all islands where still required		Subject to funding in future program budgets	By whether all LTAs are compliant with RAR through bylaw development	19 of 43 bylaws are compliant. 21 bylaw amendments in process
		FY 2012/13 Seek legislative change regarding TFB corporate structure and name	EC	Funded by base budget	By whether legislative change has been requested	Verbal request has been made. Chair correspondence requesting change is in progress
		FY 2011/12 – 2014/15 Engage in outreach to expand donor base, develop legacy giving program and secure acquisition funds	TFB*	Partially funded through 2012-2013 program budget	By whether the TFB has implemented outreach regarding funding needs and legacy gifts	Not started
		FY 2014/15 Develop and implement strategy re changes to corporate structure and name	TFB	Subject to 2014/15 program budget	By whether TFB corporate status and name change has been implemented	Pending legislative change
		FY 2015/16 Review and launch long-term funding strategy	TFB	Subject to 2015/16 program budget	By whether the long-term funding strategy has been reviewed and launched	Not started. Pending legislative change
		FY 2011/12-2012-13 Map and prioritize high biodiversity areas and develop a strategy for protection	TFB	Funded by base budget	By whether the TFB has a prioritized high biodiversity areas, and developed a strategy including a funding needs assessment)	Mapping of high priority areas underway
	1.5 Establish core conservation areas to protect biodiversity priorities					

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
	1.6 Use land use planning tools and decisions to increase protection of special areas	FY 2011/12 – 2014/15 Protect land with high biodiversity, through acquisition, donation, or conservation covenant	TFB*	Partial funding through base budget; acquisitions funded by donations and external grants	By whether the TFB has protected at least 500 hectares of high biodiversity land in the timeframe of the Regional Conservation Plan 2011-2015	78.97 hectares protected since 2011
		FY 2012/13 Explore model land use planning tools that protect species and ecosystems at risk	LPC	Funded by base budget	By whether a staff report on model land use planning tools has been completed	Not started. Pending provincial working group report.
		Trustee workshop about protection of special areas	TFB	Funded by base budget	By whether a trustee workshop has been held	Planned for December 2012 Trust Council meeting
		FY 2011/12 – 2014/15 Develop policy, OCP and LUB amendments that include protective measures for biodiversity	LPCs**/BIM***	Subject to annual program budgets	By whether OCPs and LUBs have been amended to address improved protection of biodiversity	Some reviews underway
		FY 2012/13 Include GHG emission reduction targets, policies and actions in all OCPs, as required by LGA	LTCs	Funded by program budget	By whether all OCPs comply with LGA re GHG emissions	18 of 19 comply. Outstanding OCP (Piers Island) on work program for 2012
		FY 2014/15 Use new planning tools (Bill 27) to reduce greenhouse gas emissions to implement OCP policies LTCs adopted last term (e.g. as illustrated in Trust Council toolkit Reducing Greenhouse Gases in the Islands Trust Area)	LPCs**/BIM***	Subject to funding in 2014/15 budget	By whether LTCs/BIM have used new planning tools to foster reduced GHG emissions from development	Not started
2. PROTECT coastal and marine ecosystems	1.7 Reduce greenhouse gas emissions	FY 2012/13 Develop policy regarding carbon-neutral operations and purchase of carbon credits to balance GHG emissions that cannot be eliminated	FPC	Funded by base budget	By whether Trust Council has adopted a policy	Draft going to FPC in Nov/12
		FY 2012/13 Develop integrated shoreline and watershed protection mapping for major islands	LPC	Funded by external grants	By whether integrated shoreline and watershed protection mapping has been developed for major islands	Drafts complete. To be finalized and distributed by Mar/13
		FY 2013/14 Identify and post updated website links regarding existing shoreline stewardship information	TAS	Funded by base budget	By whether website links have been updated	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Pilot a Green Shores for Homes credit rating incentive system in one LTA	LTCs**	Subject to funding in 2013/14 budget or successful grant application	By whether an LTC has piloted a Green Shores for Homes credit rating incentive system	Not started
		Host a shoreline stewardship landowner workshop on one island	LPC	Subject to funding in 2013/14 budget	By whether a workshop has been held	Not started
		FY 2013/14 – 2014/15 Adopt regulatory bylaws with respect to integrated shoreline and watershed protection mapping	LTCs**	Subject to funding in future program budgets	By whether LTCs have adopted regulatory bylaws	Reviewed by Thetis LTC
	2.2 Use land use planning tools and decisions to improve protection of coastal areas	Develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore	LPC/LTCs**	<i>Subject to funding in future budgets</i>	By whether mechanisms have been developed	Not started
		FY 2011/12 – 2014/15 Advocate for implementation of the NMCA reserve	EC	Funded by base budget	By whether the EC has continued to actively advocate for implementation of the NMCA reserve	Successful resolution sponsored at UBCM 2010 Convention
		Participate in NMCA workshops and consultation opportunities	LTCs**/TAS	May require additional funds	By level of participation in NMCA workshops and consultation opportunities	August 2012 Parks Canada workshop
	2.3 Participate in planning for National Marine Conservation Area Reserve	Future fiscal years (TBD) Respond to NMCA implementation steps with complementary activities, as required	LTCs**	May require additional funds	TBD	Not started
		FY 2011/12 – 2014/15 Chair correspondence regarding oil spill prevention and response	EC	Funded by base budget	By whether the Chair has sent correspondence to advocate for oil spill prevention and response	2011:7 letters sent 2012:1 letter sent Resolution proposed for UBCM convention 2012
		Chair participation in hearings related to tanker traffic increases	EC	Funded by base budget	By whether the Chair has participated in hearings related to tanker traffic increase	One NEB hearing presentation August 2012
		Host local government workshops to raise awareness of gaps in oil spill prevention and response capacity	EC	Funded by base budget	By whether workshops have been held	One held at AVICC
		Participate in mock oil spill exercises to understand gaps in oil spill response capacity	EC	Funded by base budget	By whether participation has taken place	Participation in two exercises in 2012
		FY 2011/12 – 2014/15 Continue to advocate for senior government solutions to derelict vessels	EC	Funded by base budget	By whether the Islands Trust has continued to advocate for derelict vessel solutions	Islands Trust participation on derelict vessel working group is on-going
	2.4 Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities					

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		FY 2011/12 – 2014/15 Advocate regarding potential impacts of the proposed Raven Coal Mine upon Baynes Sound and the potential impacts of the proposed Burnco Gravel Mine upon Howe Sound	EC	Subject to base and project budgets	By whether the Executive Committee has advocated regarding the proposed Raven Coal Mine and the Burnco Gravel Mine	Two Trust Council resolutions passed One letter written
		FY 2013/14 Clarify jurisdictional issues related to Islands Trust Area boundary	EC	Subject to 13/14 budget	By whether a formal report and request for provincial clarification has been completed	Not started
	2.5 Advocate for appropriate regulation of aquaculture	FY 2013/14 – 2014/15 Collaborate with Department of Fisheries and Oceans regarding shellfish regulations through local government advisory committee as a pilot project for one LTC (Denman)	LTCs**	Subject to funding in 2013/14 budget	By whether the Denman Island LTC has collaborated with DFO on a pilot project	Not started
	2.6 Advocate for regulation of marine sewage	FY 2011/12 – 2014/15 Chair correspondence regarding marine sewage regulation Amend OCP policies to require sewage pump-outs as a condition of new/expanded marinas (i.e. during rezoning applications)	EC	Funded by base budget	By whether the Chair has written to advocate for regulation of marine sewage	Pending
			LTCs**/BIM***	Funded by base budget	By whether OCP policies require sewage pump-outs as a condition of marina development/expansion	Required or recommended in 8 OCPs

Policy Statement Goal B: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
3. PROTECT quality and quantity of water resources	3.1 Encourage understanding and voluntary stewardship of water resources	<u>FY 2013/14</u> Develop new educational materials about water resource concerns	TPC	Subject to 2013/14 program budget	By whether educational materials had been developed	Not started
		Hold community meetings to discuss local water resource concerns and encourage local stewardship actions	TPC	Subject to 2013/14 program budget	By whether community meetings have been held to encourage water stewardship	Not started
		<u>FY 2014/15</u> Develop an on-going water stewardship program	TPC	Subject to 2014/15 program budget	By whether an on-going water stewardship program has been funded and launched	Not started
	3.2 Advocate for provincial Water Act reform	<u>FY 2011/12 – 2014/15</u> Continue to participate in Water Act reform consultations	EC	Funded by base budget	By whether participation in Water Act reform has taken place	Pending provincial selection of pilot areas
	3.3 Use land use planning tools and decisions to protect water quality and quantity	<u>FY 2013/14</u> Develop toolkit for use by LTCs/BIM that illustrates options for using planning tools to protect water quality and quantity	LPC	Subject to 2013/14 program budget	By whether a toolkit has been developed	Not started
		<u>FY 2013/14 – 2014/15</u> Amend OCPs to include new policies for water resource protection	LTCs**/BIM****	Subject to annual program budgets	By whether OCPs have been amended to include new policies about water resource protection	Some reviews underway
		Amend LUBs to include new regulations aimed at protection of water quality and quantity	LTCs**/BIM****	Subject to annual program budgets	By whether LUBs have been amended to include new regulations aimed at protection of water quality and quantity	Not started
		<u>FY 2013/14</u> Develop model Development Permit Areas that LTCs and BIM may consider in regards to water conservation	LPC	Subject to 2013/14 program budget	By whether model Development Permit Areas have been developed	Not started
	3.4 Explore alternative tools for improving watershed management	<u>FY 2014/15</u> Adopt new Development Permit Areas to enhance water conservation	LTCs**/BIM****	Subject to 2014/15 program budget	By whether LTCs/BIM have adopted new Development Permit Areas to enhance water conservation	Not started
		<u>FY 2012-13</u> Identify options within the Islands Trust Act for coordination of watershed protection	EC	Funded by base budget	By whether options had been identified	Underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		FY 2013-14 Consider pilot project for coordination of watershed protection within one LTA	LTCs**	Subject to funding by program budget or grants	By whether a pilot project has been considered	Italics indicate status change since last TC meeting Not started

Policy Statement Goal C: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
4. ENHANCE community economic sustainability and security	4.1 Create linkages between islands and Regional Districts to share effective and appropriate economic development models	FY 2013/14 Convene Trust Area opportunity to focus on effective and appropriate economic development models	TPC	Subject to funding in 2013/14 program budget	By whether an opportunity has been developed	Not started
	4.2 Advocate for sustainable, affordable and appropriate ferry service	FY 2013/14 Commission economic impact study related to ferry fares and service	TPC	Subject to funding in 2013/14 budget	By whether a study is complete	Not started
	4.3 Use land use planning tools and decisions to improve the availability of affordable/accessible/appropriate housing (as described in Trust Council's toolkit, <i>Affordable Housing Guide</i>)	FY 2011/12 – 2014/15 Continue advocacy program regarding ferry fares and service. FY 2011/12 – 2014/15 Amend OCPs to include affordable housing policies Amend LUBs to improve availability of affordable housing	EC	Funded by base budget	By whether advocacy actions have been taken in regards to ferry fares and service	On-going
			LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new affordable housing policies	Some OCP reviews underway
			LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve availability of affordable housing	SSI LUB amendments re secondary suites to public hearing in fall/2012
			LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to address food security and farmland protection	Reviews underway
	4.4 Use land use planning tools and decisions to increase local food security and farmland protection (as described in Trust Council's toolkit, A Seat at the Table)	FY 2012/13 – 2014/15 Amend OCPs to include food security and farmland protection policies Amend LUBs to improve food security	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve food security	Reviews underway

Goal D: In cooperation with others...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
5. STRENGTHEN relations with First Nations	5.1 Improve consultation/engagement with First Nations during land use referrals	FY 2012/13 Adopt First Nations Consultation Strategy	TAS	Funded by 2011/12 budget	By whether Trust Council has adopted a First Nations Consultation Strategy	First draft to TC Jun/12
		Trustee workshop on working with aboriginal peoples	EC	Funded by 2012/13 budget	By whether a trustee workshop has been held	Complete
		FY 2012/13 Implement 'essential and quick start' improvements to land use referral system that do not require additional resources, as identified in FN Consultation Strategy	LPS	Funded by base budget	By whether all 'essential and quick start' improvements that do not require additional resources have been implemented	Underway
		Identify resource needs for improved consultation and engagement	EC	Funded by base budget	By whether the resource needs for improved consultation and engagement has been identified	Not started
		FY 2013/14 – 2014/15 Implement improvements identified in the FN Consultation Strategy as longer term or requiring additional resources	LPS	Subject to funding in future base budgets	By whether all improvements identified in the FN Consultation Strategy as longer term or requiring additional resources have been implemented	Not started
6. IMPROVE organizational cost and operational effectiveness	5.2 Improve consultation/engagement with First Nations during Trust Council's marine and terrestrial protection work	FY 2013/14 – 2014/15 Improve consultation and engagement re free Crown grant program	TAS	Subject to funding	By whether consultation and engagement has been improved	Not started
		FY 2012/13 – 2014/15 Improve communication and coordination during marine protection advocacy	EC	Funded by base budget	By whether consultation and engagement has been improved	Not started
		FY 2012/13 Review and amend Policy 7.2.vi (Municipal Requisition Cost Allocations)	FPC	Funded by base budget	By whether Policy 7.2.vi has been amended	Draft prepared for discussion with BIM in Sept/12
		Identify Bowen Island Municipality needs for services provided by Trust Area Services unit	TAS	Funded by base budget	By whether BIM needs for TAS services have been identified	Initial discussion planned Sep/12
		Identify improved opportunities for BIM to access services provided through Trust Area Services unit	TAS	Funded by base budget	By whether opportunities for BIM to access TAS services have been identified	Not started
	6.1 Confirm a fair distribution of Islands Trust Services to Bowen Island Municipality	FY 2013/14 Provide additional TAS services to BIM	TAS	Funded by base budget	By whether BIM is accessing additional TAS services as identified	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	6.2 Improve cost-recovery from development application fees	FY 2012/13 Develop model fees bylaw for consideration by LTCs	LPC	FPC	Funded by base budget	By whether a model bylaw has been developed	<i>TC referred to LPC/FPC before bylaw drafting begins</i>
		FY 2013/14 Consider adoption of amended fees bylaws.	LPC/LTCs**		Subject to funding in 2013/14 program budget	By whether LTCs have adopted an amended fees bylaw that improves cost recovery	Not started
	6.3 Prepare Island Trust organization for potential incorporation of Salt Spring Island (if province advances a provincial restructure study for SSI)	FY 2012/13 Review terms of reference for a transition strategy	FPC	EC	Possibly externally funded	By whether term of reference for a transition strategy have been developed	Pending provincial decision regarding SSI restructure study
		FY 2013/14 Identify and evaluate options and adopt a transition strategy	FPC	EC	Possibly externally funded	By whether a transition strategy is complete	Not started. Pending provincial decision regarding SSI restructure study
		FY 2014/15 - ? Implement adopted transition strategy	EC		Subject to future budgets	By whether the transition strategy has been implemented	Pending provincial and SSI decisions
		FY 2012/13 to 2013/14 Review existing IT-MCSCD protocol agreement regarding incorporation of municipalities in the Islands Trust Area	EC		Funded by base budget	By whether the protocol agreement with the ministry has been reviewed and amended	Pending provincial decision
	6.4 Review service delivery regarding application processing	FY 2013/14 Consider development and use of a quality management system pilot on Salt Spring island for processing of development applications	LTC**		Subject to funding in 2013/14 budget	By whether a quality management system has been considered by the SSILTC for one type of application process	Not started

* subject to decisions of Trust Fund Board

**subject to decisions of local trust committees

***subject to decisions of Bowen Island Municipality

Abbreviations:

- | | | |
|--|--|-----------------------------------|
| AVICC – Assoc. of Vancouver Island Coastal Communities | LPS – Local Planning Services | RAR – Riparian Areas Regulation |
| BIM – Bowen Island Municipality | LTA – Local Trust Area | RD – Regional District |
| EC – Executive Committee | LTC – Local Trust Committee | RFD – Request for Decision |
| FN – First Nations | LUB – Land Use Bylaw | SSI – Salt Spring Island |
| FPC – Financial Planning Committee | MCSO – Ministry of Community, Sport and Cultural Development | TAS – Trust Area Services |
| FY – Fiscal Year | MVRD – Metro Vancouver Regional District | TBD – To Be Determined |
| IT – Islands Trust | NA – Not Applicable | TC – Trust Council |
| ITF – Islands Trust Fund | NEB – National Energy Board | TFB – Trust Fund Board |
| ITPS – Islands Trust Policy Statement | NAPTEP – Natural Area Protection Tax Exemption Program | TPC-Trust Programs Committee |
| LGA – Local Government Act | NMCA –National Marine Conservation Area | UBCM – Union of BC Municipalities |
| LPC – Local Planning Committee | OCP – Official Community Plan | |
| | ProD – Professional Development | |

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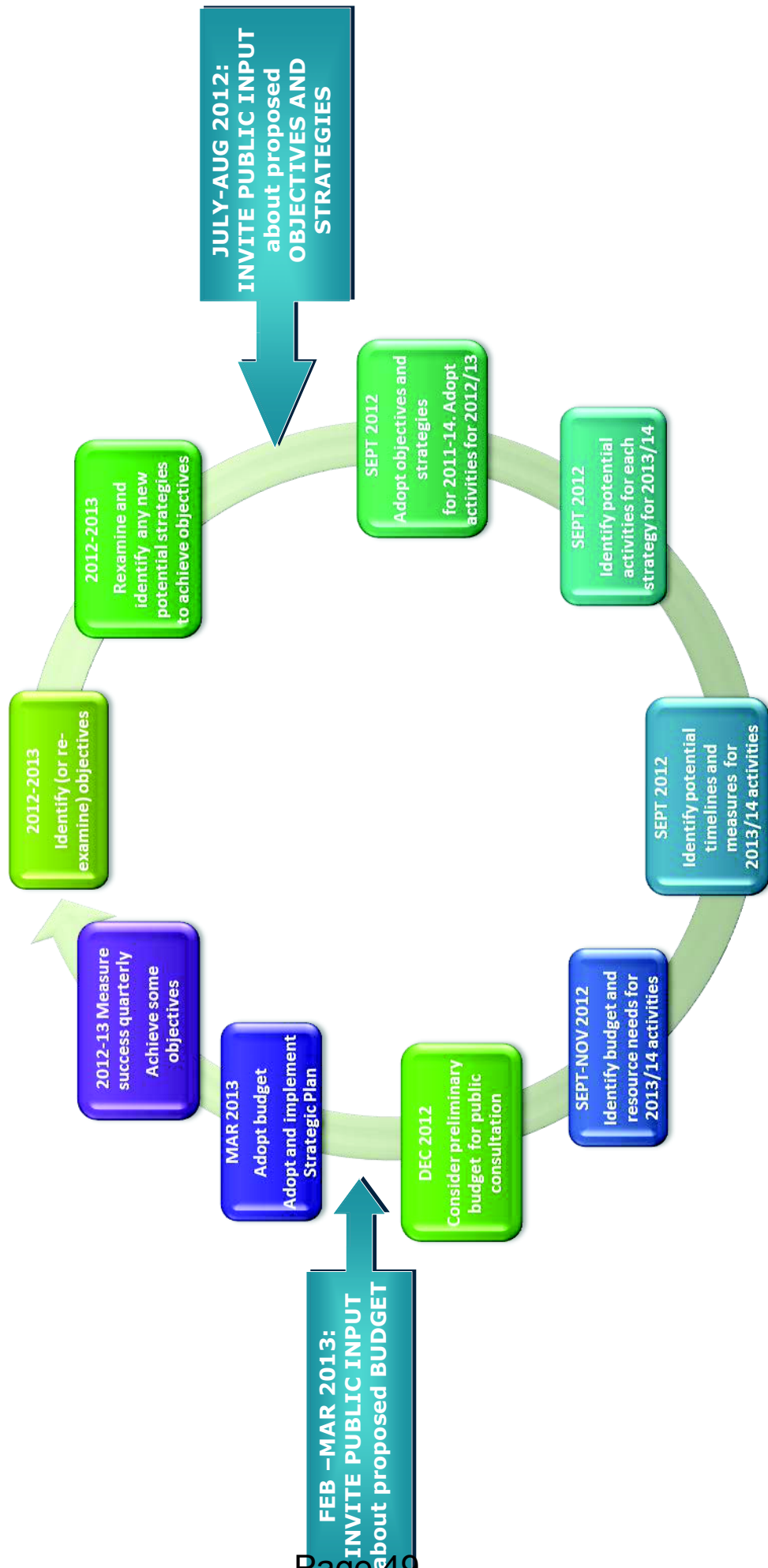
Colour Key for middle column:

Colour	Potential committee/unit/body taking lead for a potential strategy
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)
	Trust Programs Committee or Trust Area Services staff
	Executive Committee
	Trust Fund Board or Islands Trust Fund staff
	Financial Planning Committee



Islands Trust

Strategic Planning Process (2012-2013)





Islands Trust

Applications w/ Status - Galiano Island Status: Open

Applications

Development Variance Permit

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

Planning Status

Status Date: Oct-03-2012

Bylaw has spoken with applicant who indicated that survey will be done shortly. Staff have written an e-mail requesting the survey be submitted.

Status Date: May-02-2012

Met with applicant. He is waiting for a survey and will submit it when compelled.

Status Date: Jan-25-2012

Sent a letter requesting a survey by Feb 24, 2012. If no survey is submitted, bylaw enforcement will be notified.

Rezoning

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

Planning Status

Status Date: Jul-27-2012

application on-hold to fall 2012

Status Date: Mar-01-2012

Applicants are interested in pursuing a rezoning. Will meet with planning staff to discuss options in March 2012

Status Date: Feb-03-2012

Sent a letter requesting indication that applicant would still like to continue with their application. Deadline to respond is March 2 2012.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.2	Romagnoli Planner: Gary Richardson	Mar-21-2005	To rezone from F1 to F3
Planning Status			
Status Date: Mar-01-2012			
Staff working with CRD to determine emergency access status.			
Status Date: Nov-04-2011			
Staff working on final cov. edits and securing emergency road as per RNP.			
Status Date: Sep-30-2011			
Public hearing on proposed bylaw 210 being held Oct 17.			

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

Status Date: Sep-03-2012

Progress report drafted. Requirements still needed. Lawyers reviewing Housing Agreement and Schedules. ALC reviewing covenant. Applicants talking to VIHA about community water.

Status Date: Aug-30-2012

Met with applicants to walk the site

Status Date: Jul-09-2012

Re-reading of first reading given to amended bylaws.

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

Status Date: Sep-13-2012

Applicant dropped off well summaries. Well on Lot 2 requires a retest for Galiano. Applicant to work on Section 219 covenant for wetland protection.

Status Date: Sep-04-2012

Cost recovery initiated with lawyer to draft undertaking with the Galiano Housing Society.

Status Date: Jul-09-2012

Staff directed to entre into cost recovery for legal review of the undertaking between the applicant and the Galiano Housing Society

Subdivision

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

Planning Status

Status Date: May-03-2012

Applicants to vary the location of the easement slightly and will prepare an updated survey to replace the one in the current covenant.

Status Date: Apr-03-2012

Applicant has responded with several comments on the draft covenant. Planner working with applicant and legal counsel to satisfy these.

Status Date: Mar-01-2012

Planner waiting applicant's comments on draft covenant.

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

Planning Status

Status Date: Feb-09-2012

PLA received from MoTI dated April 1, 2011

Status Date: Oct-29-2010

Status Date: Sep-13-2010

Response sent to MOTI September 13, 2010.

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

Planning Status

Status Date: Jul-09-2012

Status Date: May-17-2012

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

Status Date: May-03-2012

Sent a letter to applicant requesting the Sub referral form be completed and submitted along with the fees.

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

Planning Status

Status Date: Sep-06-2012

PLA received from MOT

Status Date: Jul-31-2012

Referral response sent to MOT

Status Date: Jul-25-2012

Planner initiating review of application

Kathy Jones

From: Nicole Ranger
Sent: September-27-12 4:31 PM
To: Ken Hancock; Kris Nichols; Louise Decario; Robert Kojima; Sandy Pottle; Sharon Lloyd-deRosario; Kathy Jones; Sharon Lloyd-deRosario
Cc: Nancy Roggers
Subject: Galiano LTC Expenses - Sept 30/12

Follow Up Flag: Follow up
Flag Status: Flagged

Islands Trust
LTC EXP SUMMARY REPORT F2012
 Invoices posted to September 30, 2012

625 Galiano	Invoices posted to September 30, 2012	Budget	Spent	Balance
65000 625	LTC "Trustee Expenses"	1,100.00	-	1,100.00
65200 625	LTC Local Exp LTC Meeting Expenses	3,900.00	1,611.81	2,288.19
65210 625	LTC Local Exp APC Meeting Expenses	500.00	151.35	348.65
65220 625	LTC Local Exp Communications	800.00	520.72	279.28
			-	
65230 625	LTC Local Exp Special Projects	1,000.00	-	1,000.00
			-	
65240 625	LTC Local Exp Miscellaneous	300.00		300.00
TOTAL LTC Local Expense		6,500.00	2,283.88	4,216.12
73001 625			-	
2002	Galiano OCP/LUB	6,500.00		6,500.00
73001 625				
4002	Galiano Groundwater Protection	10,000.00	3,159.33	6,840.67
TOTAL OCP Expense		16,500.00	3,159.33	13,340.67

Nicole Ranger

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

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PROPOSED

Galiano Island Local Trust Committee Expense Budget

2012-2013

\$6500

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

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: September 26, 2012

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

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

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



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Population (2011):

Approximately 1,138

Size:

5,810 hectares (14,356 acres)

Location:

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

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Galiano Island Local Trust Committee

Latest News

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

July 2012

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

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Planner Office Hours on Galiano Island

Galiano Island Local Trust Committee Projects

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

- [Work Program Top Priorities](#)

General

- [Potential Amendments to Forest Designation and F1 Zone - Staff Report dated October 4, 2011](#)
- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)
- [Geological Hazard Mapping Project- Final Consultant report March 31, 2010](#)

Climate Change Action

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

Groundwater Study

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

Committee Links

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[Associated Islands](#)

[Land Use Application Forms](#)

Official Community Plan Review

Consolidation

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

Land Use Bylaw Review

- [Staff Report- June 11, 2012](#)
- [Staff Report -July 23, 2012](#)

Applications

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

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

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

- [Staff Report dated November 3, 2011](#)
- [Staff Report dated November 28, 2011](#)
- [Staff Memo dated January 31, 2012](#)
- [Staff Report dated April 16, 2012](#)
- [Staff Report dated July 9, 2012](#)
- [Proposed Bylaw No. 233](#)
- [Proposed Bylaw No. 234](#)

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

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

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