



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, MONDAY, JUNE 11, 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		
5.1 Local Trust Committee Minutes for Adoption (attached)		1:30 pm
5.1.1 Minutes of May 14, 2012 Local Trust Committee Business Meeting	1	
5.2 Public Hearing Records and Community Information Meeting (attached)		
5.2.1 Notes of May 14, 2012 Community Information Meeting	14	
5.3 Section 26 Resolutions-without-meeting none		
5.4 Advisory Planning Commission - none		
6. BUSINESS ARISING FROM THE MINUTES		1:45 pm
6.1 Follow-up Action Report (attached)	19	
7. DELEGATIONS - none		

8.	CORRESPONDENCE (attached) <i>[correspondence received concerning applications and/or projects is considered with the application/project]</i>		1:50 pm
8.1	E. Kennedy letter dated May 28 2012 re: Galiano Island Shore Accesses	22	
8.2	G. Webber Atkins, MFLNR dated April 13, 2012 re: PFML	24	
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS		2:00 pm
9.1	Referral of Mayne Island Bylaw No. 157 (LUB Amendment) (attached)	25	
9.2	Draft Bylaws No. 235 and 236 for GL-RZ-2011.2 (Dewinetz) Staff Report (attached)	27	
----- BREAK (15 minutes) -----			2:30 pm
10.	LOCAL TRUST COMMITTEE PROJECTS		2:45 pm
10.1	Galiano Groundwater Regulation Review (Phase Two) – Staff Report (attached)	44	
10.2	Galiano Island Land Use Bylaw Review: Scoping, budget and timeline – Staff Report (attached)	70	
11.	REPORTS		3:30 pm
11.1	Work Program Reports - for Information		
11.1.1	Galiano Island Local Trust Committee Work Program - Report dated June 2012 (attached)	80	
11.2	Applications Report - for information		
11.2.1	Galiano Island Applications Report– June 2012 (attached)	83	
11.3	Expense/Budget Reports - for information		3:45 pm
11.3.1	LTC Expense Report (attached)	87	
11.3.2	LTC Budget 2012-2013 (attached)	88	
11.4	Bylaw Enforcement		3:50 pm
11.4.1	Notice Enforcement Bylaw No. 228 Policy Package (attached)	89	
11.4.2	Notice Enforcement Bylaw No. 228 – for further consideration (attached)	97	
11.4.3	Short Term Vacation Rental Enforcement Policy - verbal update		
11.5	Policies and Standing Resolutions Report (attached) – for information	115	4:10 pm
11.6	Galiano Island LTC Web Page for Review (attached) – for information	117	4:15 pm

- 11.7 Chair's Report**
- 11.8 Trustee Report**
- 12. OTHER BUSINESS** 4:30 pm
 - 12.1 Upcoming Meetings**
 - 12.1.1 Local Trust Committee Business Meeting at
1:00 p.m. Monday, July 9, 2012, South
Community Hall, Galiano Island
- 13. TOWN HALL MEETING** 4:35 pm
- 14. ADJOURNMENT** 4:50 pm

DRAFT

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, MAY 14, 2012 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kaitlin Kazmierowski	Island Planner
	Miles Drew	Bylaw Enforcement Officer
	David Millership	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 1:10 p.m. Introductions were made and the meeting introduced.

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

2. APPROVAL OF AGENDA

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

- *Added to Item 9.1 – New Information Received*
- *Added to Item 9.2 – Memorandum Attachment*
- *Added Item 9.5 – Salt Spring Bylaw Referral*
- *Added Item 10.1 - Update Re Groundwater Project (Phase 2)*
- *Added to Item 6.1 – Statutory Right of Ways (SRW's)*

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

Andrew Loveridge asked what the Bylaw Referral Form from Salt Spring was about.

Chair Hancock responded that it is policy for neighbouring Local Trust Committee's (LTC's) – such as Salt Spring, Mayne and North Pender Islands - to share their bylaws with each other and treat each other as a referral party.

Tom Hennessy stated concern that recent progressions relating to the Galiano Land And Community Housing Trust (GLCHT) application were not reflected in the agenda package.

Planner Kazmierowski responded that the agenda package was printed 10 days prior to today and acknowledged that such progressions have since been noted.

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Andrew Loveridge stated support for GLCHT and related application process moving forward including approval of the housing agreement. He stated that Galiano would only thrive if the resident population were both young and diversely aged.

Tom Hennessy stated that GLCHT and the Agricultural Land Commission (ALC) would be meeting tomorrow. He stated support for the GLCHT application and related housing agreement being approved in a timely manor (ideally by mid to end of June 2012) so that the rezoning process can be completed and conditions of purchase relating to the property in question met. Mr. Hennessy thanked the LTC and Planners for all their hard work.

There was some discussion regarding the housing agreement, need for a site plan, need for written confirmation regarding the ALC decision and next steps.

Planner Kazmierowski stated that if all goes well then the GLCHT housing agreement would be sent to Islands Trust legal counsel for review this week and a subsequent timeframe for vetting being decided at such time. She stated that in order for the LTC to move forward according to the ideal GLCHT schedule for approval(s) then all information related to the application must be submitted by June 1, 2012.

Roy Smith stated concern with complaint driven bylaw enforcement processes. He stated support for random bylaw enforcement processes, and support for the LTC investigating random bylaw enforcement processes before instituting complaint driven bylaw enforcement processes.

Ursula Deshield stated support for Advisory Planning Commission (APC) recommendations being followed in relation to bylaw enforcement.

Chair Hancock responded that the APC recommended there be more community input on the subject and that the LTC has followed their recommendation by scheduling a community information meeting for today and doing an information mail out prior to.

Bill Russell asked whether or not the LTC intended to use the long or condensed version of Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228.

Chair Hancock responded that a decision has not yet been made and that further discussion on the subject would take place during today's community information meeting.

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

3. COMMUNITY INFORMATION MEETING

3.1 Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228

See separate Community Information Meeting minutes dated May 14, 2012.

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of February 29, 2012 Local Trust Committee Special Meeting

Amendments:

- *All pages (global revision)* – replace “Kathy Stevenson” with “Cathy Stephenson” and replace “Justin Stevenson” with “Justin Stephenson”.
- *All pages (global revision)* – replace “Water Management Act” with “Water Sustainability Act”.
- *Page 1, Item 4, first paragraph* – delete “are” after “items”.
- *Page 2, first paragraph* – replace “. . .” after “lands” with “. . .”. Replace “present stalemate” with “current situation”.
- *Page 2, Item 5 heading* – replace “Privately” with “Private”.
- *Page 2, Item 5, seventh paragraph* – insert “the” before “Galiano Road Network Plan”

- *Page 2, Item 5, paragraph before Gary Coward* – replace “The answer given was yes” with “The answer given was no to the first question and yes to the second”.
- *Page 2, Item 5, paragraph after Gary Coward* – move “lead to prohibition.” up a line to after “could”.
- *Page 3, paragraph after Glenna Mattin* – insert “some” before “issues” and replace “dwellings” with “development such as minimum lot size and density”.
- *Page 4, paragraph after Sandy Martin* – delete one instance of repeated word “interfere”.
- *Page 5, paragraph after Brian Morgenstern* - replace “yes, owners would be expected to conform to applicable standards” with “uniformity may be the initial goal, but that there may be a need for regional variation. This will depend on the feedback received from local governments”
- *Page 8, Richard Dewinetz paragraph* - replace “...” after “clearcut” with “.”.

The Minutes of February 29, 2012 Local Trust Committee Special Meeting were Adopted as amended by consent.

Planner Kazmierowski will report back to the LTC regarding which Ministry Laura Coward is now working with.

5.1.2 Minutes of April 16, 2012 Local Trust Committee Business Meeting

Amendments:

- *Page 1, Item 2.2, before Andrew Loveridge* – insert new paragraph as follows “**Dora Fitzgerald** stated that she is glad to see Statutory Rights of Way (SRW) on the agenda for the reason that her clients (Romagnoli/Smith) have been waiting to establish emergency access to their F1 lot and would like the bylaw related to their application passed.”
- *Page 11, first paragraph* - replace “power generation” with “tidal power exploration”.
- *Page 11, second paragraph* – insert “a similar referral,” before “temporary”.
- *Page 12, Resolution GL-LTC-28-12 second part* – replace “local governments” with “local governments” (note: addition of apostrophe after the “s”).
- *Page 14, Chair’s Report first paragraph* – replace “as an honorary executive” with “to AVICC executive as a member at large”. Replace “request was made for” with “motion was passed requesting”. Delete “(which has increased ten fold)”.

The Minutes of April 16, 2012 Local Trust Committee Business Meeting were Adopted as amended by consent.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

One (1) resolution was referenced.

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Kazmierowski provided information.

There was some discussion regarding GLCHT and SRW's.

7. DELEGATIONS

None

8. CORRESPONDENCE

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

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

Chair Hancock stated that he received some information from Rose Longini pertaining to Minutes of February 29, 2012 Local Trust Committee Special Meeting amendments.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 GL-BP-23-07 (Wasty) - Covenant discharge

Planner Kazmierowski provided information from *Staff Report dated April 11, 2012 (File No.: GL-BP-23-07) Re: Discharge of Covenant EW062082 on lot 6, District Lots 30 and 31, Galiano Island, Cowichan District, Strata Plan VIS 5536 (1590 Sticks Allison Rd).*

Planner Kazmierowski stated that she recently received contact from Ron Cenfetelli stating that he had met the necessary provisions and requesting that the covenant on his property also be discharged. Planner Kazmierowski stated that she would update all files accordingly.

There was some discussion regarding building permits, intent of covenants, water quality and proving potability and proven wells for individuals versus proven wells for subdivisions.

Resolution GL-LTC-32-12

It was Moved and Seconded that the Galiano Island Local Trust Committee indicates support for discharge of covenant EW062082 on lots 6 and 9, District Lots 30 and 31, Galiano Island, Cowichan District, Strata Plan VIS 5536.

CARRIED

Resolution GL-LTC-33-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to contact landowners with residential improvements within Strata Plan VIS 5536 informing them of their requirement to satisfy the provisions of covenant EW062082.

CARRIED

9.2 GL-DVP-2011.4 (Serink)

Planner Kazmierowski provided information from *Memorandum dated May 2, 2012 (File: GL-DVP-2011.4) Re: Covenant for GL-DVP-2011.4 and Next Steps*.

Planner Kazmierowski noted that certain clauses pertaining to the woodshed/cottage were recently added.

Resolution GL-LTC-34-12

It was Moved and Seconded that Galiano Island Local Trust Committee Development Variance Permit application GL-DVP-2011.4 (Serink) be approved.

CARRIED

Resolution GL-LTC-35-12

It was Moved and Seconded that the Galiano Island Local Trust Committee appoints the Chair to execute the covenant.

CARRIED

9.3 GL-TUP-2012.1 (Galiano Conservancy Association)

Planner Kazmierowski provided information from *Staff Report dated May 2, 2012 (File No.: GL-TUP-2012.1 (GL354025)) Re: Staff Report for GL-TUP-2012.1 (Galiano Conservancy Association)*.

There was some discussion regarding Temporary Use Permits (TUP's) being flexible and providing LTC's the ability to test a land use(s) before permanent use(s) is decided.

Planner Kazmierowski stated that TUP's can last up to 3 years, be extended for up to 3 more years and that the whole process is LTC driven.

Planner Kazmierowski outlined Proposed GL-TUP-2012.1.

Ken Millard was in attendance and confirmed the accuracy of information provided by Planner Kazmierowski.

Trustee Pottle stated no objections to the application and mentioned that the Islands Trust Fund supports the application.

Trustee Decario stated that the proposed temporary use has a very light footprint compared to the subdivision that might have been there.

Chair Hancock stated that having a shoreline such as the one in question under the proposed use would be wonderful, especially due to the fact that the Gary Oak tree is a threatened species.

Resolution GL-LTC-36-12

It was Moved and Seconded that Galiano Island Local Trust Committee Temporary Use Permit application GL-TUP-2012.1 (Galiano Conservancy Association) be approved.

CARRIED

9.4 GL-RZ-2011.2 (Dewinetz) Memorandum regarding proposed community housing lot

Planner Kazmierowski provided information from *Memorandum dated May 3, 2012 (File: GL-RZ-2011.2) Re: Update on proposed Community Housing lot for GL-RZ-2011.2 (Dewinetz)*.

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

Chair Hancock encouraged the LTC to consider the environmental impacts of the proposed subdivision layout now in order to minimize any Development Permit Area (DPA) concerns prior to the time of subdivision.

Trustee Decario stated support for the layout and design around sensitive areas.

There was some discussion regarding the need for clarification relating to the panhandle piece of land and whether or not BC Parks or the Galiano Island Parks and Recreation Commission (GIPRC) would control it.

Mr. Dewinetz stated that he believed the panhandle piece of land would be controlled by GIPRC.

There was some discussion regarding the proposed community housing lot and whether or not the Galiano Island Housing Society (Page Drive) is in agreement to receive it for seniors housing.

Mr. Dewinetz stated support for seniors housing and that the proposed community housing lot is 5 acres in size and beautifully situated.

Resolution GL-LTC-37-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to pursue the landowner's current proposal and include proposed lot 12 in future bylaws subject to approval of the Galiano Island Housing Society.

CARRIED

9.5 Salt Spring Bylaw Referral

Chair Hancock stated that Proposed Salt Spring Island Local Trust Committee Bylaw No. 460, has been referred to the Galiano LTC for information and that a response has been requested.

Resolution GL-LTC-38-12

It was Moved and Seconded that the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Proposed Bylaw No. 460 referral and decided, *Interests Unaffected by Bylaw* and directs staff to respond appropriately.

CARRIED

Note: there was a break at 3:40 p.m. and the meeting reconvened at 4:00 p.m.

10. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

10.1 Update Re Groundwater Project (Phase 2)

Planner Kazmierowski stated that Waterline Resources is going to be proposing a method for monitoring groundwater levels during subdivision as well as a new DPA relating to sensitive groundwater areas.

11. REPORTS

11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated May 2012

Provided for information purposes only.

Resolution GL-LTC-39-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to write a report summarizing the issues for Land Use Bylaw update and outlining a timeline and a budget for such process.

CARRIED

Resolution GL-LTC-40-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to add Activity No. 10 - *Review zoning of the small F1 lots that were in existence at the time of their purchase from MacMillan Bloedel*, to the Work Program Top Priorities, at Item No. 1.

CARRIED

11.2 Applications Report

11.2.1 Galiano Island Applications Report – May 2012

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

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

Provided for information purposes only.

11.3.2 LTC Expense Budget 2012-2013

The LTC amended the LTC Expense Budget 2012-2013 by decreasing the APC Meeting Expenses budget to \$500.00 and increasing the Communications budget to \$800.00.

Resolution GL-LTC-41-12

It was Moved and Seconded that Galiano Island Local Trust Committee Expense Budget 2012-2013 be adopted as amended.

CARRIED

11.4 Bylaw Enforcement

11.4.1 Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228 – for further consideration

Trustee Pottle stated support for adopting the long version.

Trustee Decario stated support for adopting the long version.

Chair Hancock stated support for adopting the long version and commented that by doing so there would be fewer burdens on taxpayers and a better overall bylaw enforcement system.

Resolution GL-LTC-42-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” and as presented under agenda item 3.1.1 be given First Reading.

CARRIED

Resolution GL-LTC-43-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” be given Second Reading.

CARRIED

Resolution GL-LTC-44-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” be given Third Reading.

CARRIED

Resolution GL-LTC-45-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” be forwarded to the Islands Trust Executive Committee for approval.

CARRIED

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

There was some discussion regarding policies and standing resolutions number 2 and number 6 relating to the Official Community Plan (OCP) review possibly being out of date.

Resolution GL-LTC-46-12

It was Moved and Seconded that the Galiano Island Local Trust Committee removes GL-RWM-12-08 from the Policies and Standing Resolutions list.

CARRIED

11.6 Galiano Island LTC Web Page for Review

Chair Hancock asked for any additions or changes to the LTC web page; no amendments were made.

Chair Hancock stated that the Islands Trust website would soon have a new look and feel.

11.7 Chair's Report

Chair Hancock reported that the next Trust Council meeting would take place on June 12-14, 2012 on North Pender Island and that a resolution pertaining to the Kinder Morgan and Enbridge pipelines is being considered. He stated that there would also be a workshop delivered by a First Nations gentleman regarding First Nations relationship building and understanding.

11.8 Trustee Report

Trustee Decario reported that she would soon be attending a local planning committee meeting and that a decision will be made as to whether or not information being gathered regarding alternative energy (windmill, tidal, geothermal etc) will be ready in time for June Trust Council. She stated that she continues to attend to office hours, emails and phone calls and enjoys people dropping in.

Trustee Pottle reported that she has been dealing with the public a lot regarding the new bylaw enforcement system. She stated that she will attend June Trust Council and is looking forward to the First Nations workshop. Trustee Pottle stated that she has been following the evolution of GLCHT and finds it exciting. She added that she raised the idea of a new graveyard on Galiano and stated support for further discussions being had on the matter while the LTC is in consideration of its bylaws. Trustee Pottle suggested the graveyard idea be added to Work Program Top Priorities Item No. 1 as Activity No. 11.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, June 11, 2012, North Community Hall, Galiano Island

The meeting is scheduled as stated.

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Gary Coward stated concern that culprits of ongoing non-compliance will most likely not be able to be dealt with under the new bylaw enforcement system. He stated support for working things out with people and gaining voluntary compliance relating to bylaw enforcement.

Mr. Coward stated support for F2. He also stated support for GL-RZ-2011.2 (Dewinetz) as long as it is made clear that the application is about “land in exchange for density” and that it is noted that Mr. Dewinetz is not “giving” anything away. Mr. Coward stated that he would submit some details relating to tax receipts etc regarding GL-RZ-2011.2 (Dewinetz). He stated support for any fundraising initiatives relating to lot 12 of GL-RZ-2011.2 (Dewinetz) pertaining to the Galiano Island Housing Society (Page Drive).

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

14. ADJOURNMENT

Resolution GL-LTC-47-12

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 4:40 p.m.

CARRIED

RECORDER

CHAIR

**NOTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE
COMMUNITY INFORMATION MEETING
HELD ON MONDAY, MAY 14, 2012 AT 1:30 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kaitlin Kazmierowski	Island Planner
	Miles Drew	Bylaw Enforcement Officer
	David Millership	Recording Secretary

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

Chair Hancock called the meeting to order at 1:30 p.m. Introductions were made and the meeting introduced.

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

3.1 Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228

3.1.1 Full Version

3.1.2 Condensed Version

Bylaw Enforcement Officer (BEO) Drew provided information and referenced item 3.1, item 3.1.1 and item 3.1.2 in the agenda package.

BEO Drew stated that the new bylaw enforcement system being proposed does not introduce any new regulations and is intended to be a tool to gain compliance of a bylaw. BEO Drew stated that the new system is not about revenue but rather about bettering communities via voluntary compliance and offering a more convenient and easier adjudication system.

There was some discussion regarding process, fines, dispute resolution, screening officers and the full and condensed versions.

Chair Hancock invited the Trustees to ask questions.

There was some discussion regarding ongoing issues of non-compliance and possibly having to deal with such via court order.

Trustee Pottle asked if the Local Trust Committee (LTC) appoints a screening officer.

BEO Drew responded that the LTC can do so but would need to be decided and in order to avoid bias the Regional Planning Manager (RPM) would become involved.

Chair Hancock asked for more information regarding the background of the current system.

BEO Drew responded that the current system of enforcement is complaint(s) driven except when environmental (eg: seawalls), advertising or agency referral infractions are involved. He stated that the new system would be no different from the current one in terms of wanting compliance but in the face of non-compliance this new system aids as another tool to nudge the system along for the purpose of gaining compliance. BEO Drew stated that the new system has had positive results in the communities that have chosen to adopt it.

Chair Hancock invited the public to make comment.

Roy Smith stated concern with the way in which the contraventions and penalties were listed in the bylaw.

BEO Drew responded that Land Use Bylaws (LUBs) are designed by section number(s) and hence it makes sense and is simpler for the BEO to have the contraventions and penalties listed accordingly.

Bill Russell asked if complainants are and remain anonymous. Mr. Russell asked what happens in cases where BEO discretion/subjectivity is an issue (eg: infractions related to inadequate landscape screening) or whereby LUB wording is vague or not definite enough.

BEO Drew responded that the complainant's name is not revealed to the culprit but that complainants are also not anonymous in that a file is created when a complaint is made and the complainant asked to provide their name. BEO Drew stated that a complainant's name might be revealed if the enforcement process escalates and becomes lengthy. He stated that BEOs reference LUBs before any infractions are determined.

Trustee Decario responded that if an LUB is vague or needs further clarification then the BEO can let the LTC know so that the LTC can determine if the LUB's wording might need to be updated. She stated that the process does offer an opportunity for fluidity.

Gary Coward asked what happens in cases involving people living on their land when they shouldn't be and whereby non-compliance is the community standard.

BEO Drew responded that ongoing issues of non-compliance would need to continue to be dealt with under the current system and would probably involve resolution via court proceedings.

Justin Stephenson asked if there is an opportunity for voluntary compliance before a fine is issued and also if there is an opportunity for ticket cancellation. He asked if it is correct that the LTC has the option rather than obligation to adopt the new bylaw enforcement system.

BEO Drew responded yes to all questions and stated that negotiating compliance is the objective of the new system so that tickets are not issued which subsequently need to be disputed or cancelled.

BEO Drew stated that process and punishment in relation to infraction would be more appropriate under the new system.

Tom Hennessy asked if the LTC is able to decide on level of compliance and whether or not a local person could be the bylaw enforcer.

Chair Hancock responded that the LTC could adopt enforcement policies but reality is that there are limited resources.

BEO Drew responded that if a local person were to be the bylaw enforcer then such person would need to be well versed in case law and bylaw interpretation.

Tom Hennessy stated support for a community vote if the bylaw enforcer were to be local. Mr. Hennessy asked what effect the new system might have on compliance of forest lot owners currently living illegally on their land(s).

BEO Drew responded that ongoing issues of non-compliance would need to continue to be dealt with under the current system and would probably involve resolution via court proceedings.

Andrew Loveridge stated concern that malicious complaints might increase under the new system.

BEO Drew responded that malicious complaints on Galiano are not generally a problem and that the system works/weeds such out because there has to be an actual valid bylaw infraction in order for a ticket to be issued.

BEO Drew stated that North Pender, Salt Spring, Mayne, Thetis and Gabriola islands have already adopted the new system and that South Pender will review and revisit the issue next year.

Cathy Stephenson asked how many complaints are made in relation to enforcement.

BEO Drew responded that compliance is generally achieved far more than enforcement is necessary and that such is a testament to the system. He stated that there have been some ongoing compliance issues relating to derelict cars.

Robbie Preston asked how an issue of non-compliance would be handled in cases whereby a local bylaw prevents something that is permitted federally. He asked if the full and condensed versions include prohibition of short-term vacation rentals (STVR's).

BEO Drew responded that he is not completely sure with regards to the first question but that provincial and federal authorities are usually only interested in enforcing major issues of non-compliance. He stated that with regards to STVR's, enforcement is based on what is permitted in particular zones and that in the case of an STVR operating in a residential zone which is not permitted a ticket might be issued. BEO Drew stated that issuing tickets/fines for STVR infractions does not necessarily motivate compliance for the reason that the fine would generally be far less than the potential income being generated for the homeowner via their STVR.

There was some discussion regarding STVR's.

Trustee Decario asked what happens when STVR owners pay the fine that has been issued but continue to operate in non-compliance.

BEO Drew responded that files are not closed until compliance is gained and that escalated action might include court proceedings for the purpose of issuing bigger fines and/or LTC injunctions.

Ursula Deshield asked what the North Pender community feedback has been so far regarding the new bylaw enforcement system.

BEO Drew responded that government has not yet solicited the North Pender community for feedback but that such will be initiated once the system has been in place for more time.

Richard Dewinetz (address not stated) asked if multiple tickets/compound fines could be issued in cases of ongoing non-compliance.

BEO Drew responded that yes such is possible but if compliance were still not gained then alternative escalation methods would be necessary.

There being no further comments from the public, Chair Hancock closed the Community Information Meeting.

The meeting was adjourned at approximately 2:30 p.m.

RECORDER

DATE



Follow Up Action Report w/ Target Date

**Galiano Island
Apr-16-2012**

No.	Activity	Responsibility	Target Date	Status
1	GL-RZ-2011.2 (Dewineitz) - prepare draft bylaws, work with applicant examine community housing option.	Kaitlin Kazmierowski	Jun-11-2012	Done
2	GLTCH - 1) Legal services request for estimate to review housing agreement - DONE 2) Cost recovery agreement for work - DONE 3) Review housing agreement by legal counsel - Sent to Legal Counsel May 16, 2012	Kaitlin Kazmierowski Robert Kojima	Jun-11-2012	On Going
3	explore interim options for reserving SRWs for emergency access	Robert Kojima	Apr-23-2012	On Going

Apr-26-2012

No.	Activity	Responsibility	Target Date	Status
4	Galiano Island Local Trust Committee instructs staff to enter into a cost recovery agreement allowing Islands Trust legal counsel to review a housing agreement for rezoning application GL-RZ-2011.1 (Galiano Land and Community Housing Trust)	Nancy Rogers		Done

May-14-2012

No.	Activity	Responsibility	Target Date	Status
5	Minutes of February 29, 2012 Special LTC meeting adopted as amended.	Sharon Lloyd-deRosario	Jun-11-2012	Done
6	Minutes of April 16, 2012 regular LTC meeting adopted as amended.	Sharon Lloyd-deRosario	Jun-11-2012	Done

7	Discharge of covenant EW062082: -LTC supports the discharge of the covenant from Lots 6 & 9. - Staff directed to contact other landowners with residential improvements in strata plan VIS 5536 to inform them of their requirement to satisfy the provisions of the covenant.	Kaitlin Kazmierowski	Jun-11-2012	Done
8	GL-DVP-2011.4 (Serink): -LTC appoints chair to execute the covenant - DONE - GL-DVP-2011.4 (Serink) approved (pending registration of covenant) -Covenant sent to lawyer for registration, staff waiting for final approval of registration.	Kathy Jones Kaitlin Kazmierowski	Jun-11-2012	Done
9	GL-TUP-2012.1 (Galiano Conservancy Association) approved.	Kathy Jones Kaitlin Kazmierowski	Jun-11-2012	Done
10	GL-RZ-2011.2 (Dewinetz): Staff to include proposed lot 12 into draft byalws and plans as per memorandum of May 3, 2012, subject to approval from the Galiano Island Housing Society.	Kaitlin Kazmierowski	Jun-11-2012	Done
11	Staff to respond to Salt Spring Island referral for Bylaw No. 460 stating that the LTC's interests are unaffected by the bylaw.	Kaitlin Kazmierowski	Jun-11-2012	Done
12	LUB Update: -Staff directed to write a report summarizing the issues for an LUB update and outlining timeline and budget for this process. - As part of the LUB update, Staff to review the zoning of the small F1 lots that were in existence at the time of their purchase from Mac Blo. Staff to add this item to update list in Top Priorities. -Staff to add new graveyard to LUB update list in Top Priorities.	Kaitlin Kazmierowski	Jun-11-2012	Done
13	Proposed LTC expense budget adopted as amended below: APC Meeting Expenses- \$500 Communications- \$800	Kaitlin Kazmierowski Nancy Roggers	Jun-11-2012	On Going
14	First, Second and Third reading given for Bylaw 228 (BEN Bylaw, long-version). Staff directed to forward the bylaw to EC for final approval.	Stephanie Somers	Jun-11-2012	Done

15 Staff directed to remove GL-RWM-12-08 from the Policies and Standing Resolutions list.

Kathy Jones

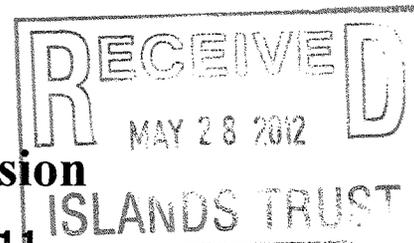
Jun-11 -2012

Done



**Galiano Island
Parks and Recreation Commission**

**PO Box 111
Galiano Island, BC V0N 1P0**



Trustees Louise Decario and Sandy Pottle
Galiano Local Trust Committee
Islands Trust Office
#200 -1627 Fort Street
Victoria, BC
V8R 1H8



Dear Ms Decario and Ms Pottle,

Subject: Galiano Island Shore Accesses

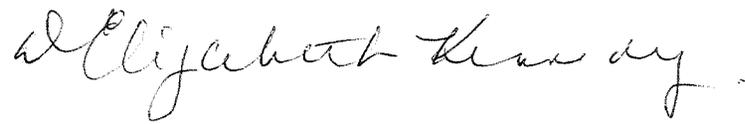
The Galiano Island Parks and Recreation Commission (GIPRC) manages shore accesses on Galiano under License of Occupation from the Ministry of Transportation . Although even unimproved shore accesses are open to the public, the Commission responds to community requests to mark and improve trails to the foreshore to foster safer access and to forestall any problems with trespass.

The Morning Beach Shore Access requires repairs to the stairs caused by storm damage to again provide safe public access to the beach. GIPRC Commissioners met with Islands Trust Planner Kaitlyn Kazmierowski on site May 24 to review the proposed repair work. The Commissioners were informed that the stairs must meet setback requirements of 7.5 m from the high tide mark. This will mean that the public will not be able to safely access the shore at Morning Beach or at any existing developed shore access or any that are being planned.

As the Shore Access program is funded by CRD and is popular with residents and visitors alike, I am asking that a resolution to this problem be found, first for Morning Beach Shore Access so that repairs can proceed as soon as possible; and secondly for all Shore Accesses on Galiano, existing and planned where stairs to the shore either exist or are planned. I would appreciate receiving a list of options that could be utilized to resolve this dilemma so the Commissioners can review them and decide how to proceed.

I am available to discuss this matter should a meeting or telephone conversation be useful. Your attention to this matter and required action are appreciated. Thank you.

Yours truly,

A handwritten signature in cursive script that reads "Elizabeth Kennedy". The signature is written in black ink and is positioned above the printed name.

Elizabeth Kennedy

Chair, Galiano Island Recreation and Parks Commission

Copies to: Kaitlyn Kazmierowski, Islands Trust Planner
Edward Andrusiak, GIPRC Commissioner



April 13, 2012

Ref.: 187612

Cheryl Bastedo
 S14, C20, RR1
 109 Sticks Allison Road West
 Galiano Island BC V0N 1P0

Dear Cheryl Bastedo,

Thank you for your letter of March 9, 2011, in which you requested clarification of the basis for a statement made by me at the public meeting on Galiano Island on February 29, 2012. I was, at the time, speaking about how F1 lot owners have to meet certain conditions before a dwelling is permitted. I gave, as an example, having to give up 75% of their land.

On reviewing the Official Community Plan in response to your letter, I found that this particular condition had been removed in 2009, so it is understandable that you had trouble finding it. Prior to 2009, the Forest Policies in the OCP provided two paths for F1 landowners to obtain permission for a dwelling. One was through the granting of a covenant, as a condition of rezoning, and the other was the transfer of any lands in excess of 2 ha per 8 ha, as a condition of rezoning. The latter represented a transfer of 75% of the owner's land, hence the reference to giving up 75% of the land.

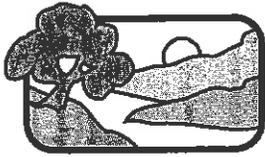
While the only current requirement is for the granting of a covenant, the point I was trying to make is still valid. The Official Community Plan requires a very significant amenity, and rezoning, from F1 lot owners as a condition of approval to build a dwelling, and does not place similar requirements on other Galiano landowners.

I hope that this has been helpful. Thank you for providing me with the opportunity to clarify my comments.

Sincerely,

Garth Webber Atkins,
 Manager, Private Land Policy
 Land Tenures Branch
 Ministry of Forests, Lands and Natural Resource Operations

cc: Honourable Steve Thomson, Minister of Forests, Lands and Natural Resource Operations
 Murray Coell, MLA Saanich North and the Islands
 Galiano Island Local Trust Committee
 Islands Trust Executive Committee



BYLAW REFERRAL FORM

9.1

Islands Trust

Island: Mayne Island Local Trust Area **Bylaw No.:** 157 (LUB) **Date:** May 15, 2012

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held on ~~April 4, 2011~~.

APPLICANTS NAME / ADDRESS:

Don and Shanti McDougall, 568 Fernhill Road

PURPOSE OF BYLAW:

Bylaw No. 157: To amend the zoning on the subject property at 568 Fernhill Road by changing the zoning from Service Commercial to Settlement Commercial. The proposed new zoning will allow retail sales in a building having a floor area not exceeding 279 square metres, an accessory dwelling and other accessory buildings.

GENERAL LOCATION:

Next to the Fernhill Centre half way between the Miners Bay and Bennett Bay neighbourhoods.

LEGAL DESCRIPTION:

Lot 2, Section 8, Mayne Island, Cowichan District, Plan 17070.

SIZE OF PROPERTY AFFECTED:

0.348 ha

ALR STATUS:

No

OFFICIAL COMMUNITY PLAN DESIGNATION:

General Commercial

OTHER INFORMATION:

Staff report dated January 19, 2012 attached.

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

(Signature)

Name: Gary Richardson

Title: Island Planner

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Ministry of Transportation and Infrastructure

Non-Agency Referrals

Regional Agencies

Capital Regional District Environmental Services

Adjacent Local Trust Committees and Municipalities

Saturna Island LTC
North Pender Island LTC
Galiano Island LTC

First Nations

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below

- Approval Recommended Subject to Conditions Outlined Below

- Interests Unaffected by Bylaw

- Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area

(Island)

(Signature)

(Date)

157

(Bylaw Number)

(Name and Title) Please Print

(Agency)



STAFF REPORT

File No.: GL-RZ-2011.2

To: Galiano Island Local Trust Committee for the meeting of June 11, 2012

From: Kaitlin Kazmierowski, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Draft Bylaws No. 235 (OCP) and No. 236 (LUB)

BACKGROUND

During the Galiano Island Local Trust Committee (LTC) meetings of April 16 & May 14 2012, staff were directed to prepare draft bylaws for rezoning application GL-RZ-2011.2 (Dewinetz) as well as work with the applicants and the Galiano Island Housing Society (GIHS) on the proposed transfer of funds to GIHS from the sale of proposed community housing lot (Lot 12). The LTC provided specific direction to include proposed Lot 12 as part of the rezoning application subject to GIHS's approval of the transfer of funds.

This staff report includes draft Bylaws No. 235 (OCP) and No. 236 (LUB) for LTC consideration, as well as options for next steps and further direction. In addition, the report will provide a summary of the outcomes of a recent meeting between the applicant, members of GIHS and staff in order to discuss the details of the transfer. Details of the transfer and related LTC considerations are also included in this report.

COMMUNITY HOUSING

Staff met with members of GIHS and the applicant on May 24, 2012 to discuss the applicant's proposal to transfer the funds from the sale of proposed Lot 12 to GIHS in an effort to support community housing on Galiano Island. The proposal was accepted by GIHS and both parties have agreed to work on a legal undertaking that will ensure those funds are transferred upon the sale of Lot 12. Once the legal undertaking is drafted, staff recommend that Islands Trust legal counsel review the document. The LTC may wish to direct staff to enter into cost recovery with the applicant for this review.

DRAFT BYLAWS

Draft Bylaws No. 235 and 236 are attached to this report for information and further consideration. Both bylaws reflect the discussion at the May 24, 2012 meeting between the applicant and GIHS in that Lot 12 is included, thus increasing the area of the Rural Residential zone by 2.02 hectares.

The marine area abutting the waterfront properties has also been included in the rezoning in order to meet the provisions of OCP policy 7d) which states that where Nature Protection areas meet the high tide line, the water and foreshore shall be zoned for protection.

The Islands Trust Policy Statement directives checklist has been completed by staff and is attached to this report for information. Staff are required to complete the checklist for all applications that propose to amend the OCP or LUB.

COMMUNITY CONSULTATION

No formal community consultation for this application has taken place at this time. A public hearing is part of any rezoning application, and staff are requesting direction to schedule a public hearing. A Community Information Meeting (CIM) often takes place before a public hearing in order to provide the public with an opportunity to ask questions regarding the application. The LTC may wish to consider scheduling a CIM in conjunction with a public hearing. There is a notification period prior to the public hearing during which time surrounding neighbours will be contacted and advertisements placed in a local newspaper. Further direction from the LTC will be required if any additional community consultation or special meetings above and beyond the standard process are desired.

STAFF COMMENTS

Staff recommend that first reading be given to Draft Bylaws 235 and 236. Giving first reading at this time will set in motion the legal process which includes the referral process, permitting other agencies to comment on the application and thus potentially provide the LTC and the public with a wider range of perspectives on the application. Staff feel that the Draft Bylaws attached to this report are as complete as possible at this time and that further refinement through the referral process is now appropriate.

There are several additional pieces of work that would ideally be completed prior to the public hearing. A section 219 covenant pertaining to the lay-out and area of future lots, the transfer of land to BC Parks prior to residential development, the issue of where gates are permitted on the easement/ statutory right of way, and further protections for the identified wetlands requires drafting. Staff will require direction from the LTC to work with the applicant on a Section 219 covenant as well as direction to enter into cost recovery for the required legal work.

One final issue regarding the application stems from OCP policy 2 e) regarding water supply. The policy states that any rezoning application involving an increase in density or intensity of use should be required to provide an assessment of the availability of sustainable, long-term groundwater, and that any additional density or intensity of use that would negatively affect the quality or quantity of groundwater should not be permitted in critical groundwater areas. The subject area is not located within DPA-4 Elevated Groundwater Catchment, nor is it in a water management area. The groundwater assessment referenced in Policy 2e) is also a requirement of the subdivision process and would be submitted by the applicant as part of that process. Staff are bringing this policy to the LTC's attention for information. If the LTC wishes to have this assessment complete prior to a public hearing, further direction to staff will be required.

OPTIONS

Based upon the discussion above, the following options are presented to the LTC for consideration:

- Give first reading to Draft Bylaw No. 235 and 236 and direct staff to schedule a community information meeting and public hearing.
- Direct staff to revise the Draft Bylaws and present them at a subsequent meeting for further consideration.
- Direct staff to refer the Bylaws to the Advisory Planning Commission.
- Direct staff to work with the applicant on a Section 219 covenant and enter into cost recovery for legal work.
- Direct staff to enter into cost recovery for legal work pertaining to a review of the legal undertaking for transfer of funds from the sale of Lot 12 to the Galiano Island Housing Society.
- Direct staff to work with the applicant to obtain a required groundwater assessment as per OCP policy 2e).
- Proceed no further with this application.

RECOMMENDATIONS

THAT proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012” be given First Reading.

THAT proposed Bylaw No. 236, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012” be given First Reading.

THAT the Galiano Island Local Trust Committee directs staff to schedule a community information meeting and a public hearing.

THAT the Galiano Island Local Trust Committee direct staff to enter into a cost recovery agreement with the applicant for legal review of the legal undertaking pertaining to the transfer of funds from the sale of proposed Lot 12 to the Galiano Island Housing Society.

THAT the Galiano Island Local Trust Committee direct staff to work with the applicant to draft a Section 219 covenant and enter into a cost recovery agreement with the applicant for associated legal work.

Prepared and Submitted by:



Kaitlin Kazmierowski
Island Planner

May 31, 2012

Date

Concurred in by:



Robert Kojima
RPM

May 31, 2012

Date



Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaw and File No: Galiano Island Bylaws No. 235 and 236 (GL-RZ-2011.2)

PURPOSE

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

POLICY STATEMENT

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

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

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

DIRECTIVES ONLY CHECK LIST

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

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

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

Part III Policies for Ecosystem Preservation and Protection

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

PART IV: Policies for the Stewardship of Resources

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

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

	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: Policies for Sustainable Communities

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

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

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

G:\LPS\Policy Statement\Policy Statement Directives Only Checklist Form.doc

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 235

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

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

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

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

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

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

1. CITATION

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

2. SCHEDULES

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

3. SEVERABILITY

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

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 235
SCHEDULE 1

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

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

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

GALIANO ISLAND LOCAL TRUST COMMITTEE

DRAFT

BYLAW NO. 236

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

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

A. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:

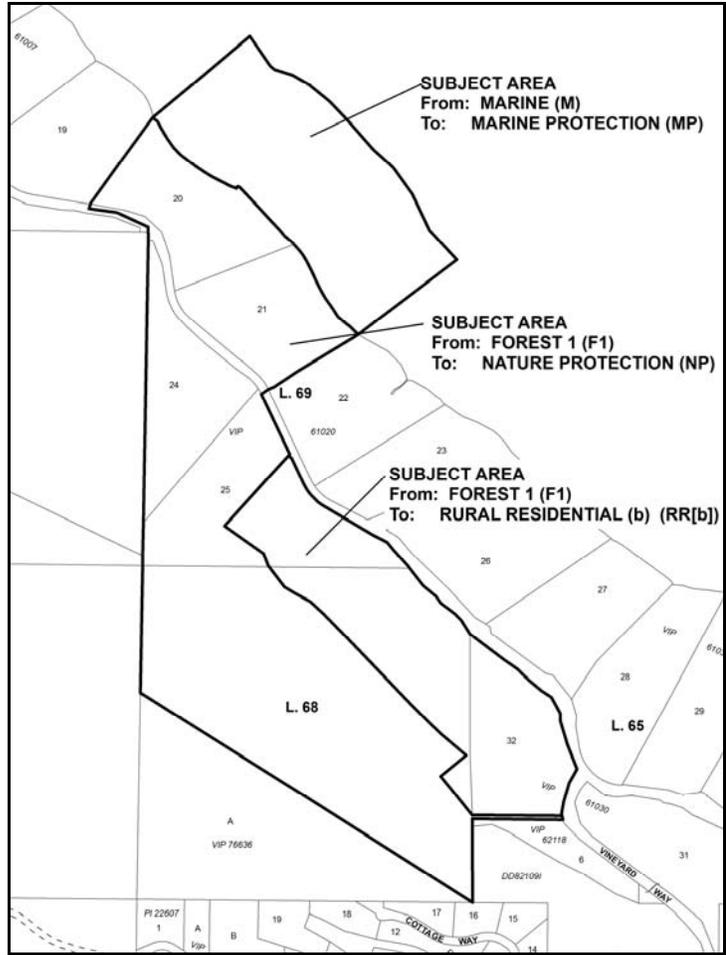
1. Section 5.4 (Rural Residential Zone – RR) is amended by inserting the following as a new 5.4.12:

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

2. Section 5.4 (Rural Residential Zone – RR) is amended by inserting the following as a new 5.4.13:

“5.4.13 On the lands zoned RR(b), in addition to the other regulations in 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 4 of Schedule D of this bylaw.”

3. Schedule B (Zoning Map) is amended for the lands legally described as Lot 20, District Lots 69 and 71, Plan VIP61020; Lots 21, 24 and 25, District Lot 69, Plan VIP61020; Lot 32, District Lots 65 and 68, Plan VIP61030; and District Lot 68 Except Parts in Plans VIP61030 and VIP76636, Galiano Island, Cowichan District, as depicted in the map below.



4. Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Schedule 1 as a new “Plan 4”.

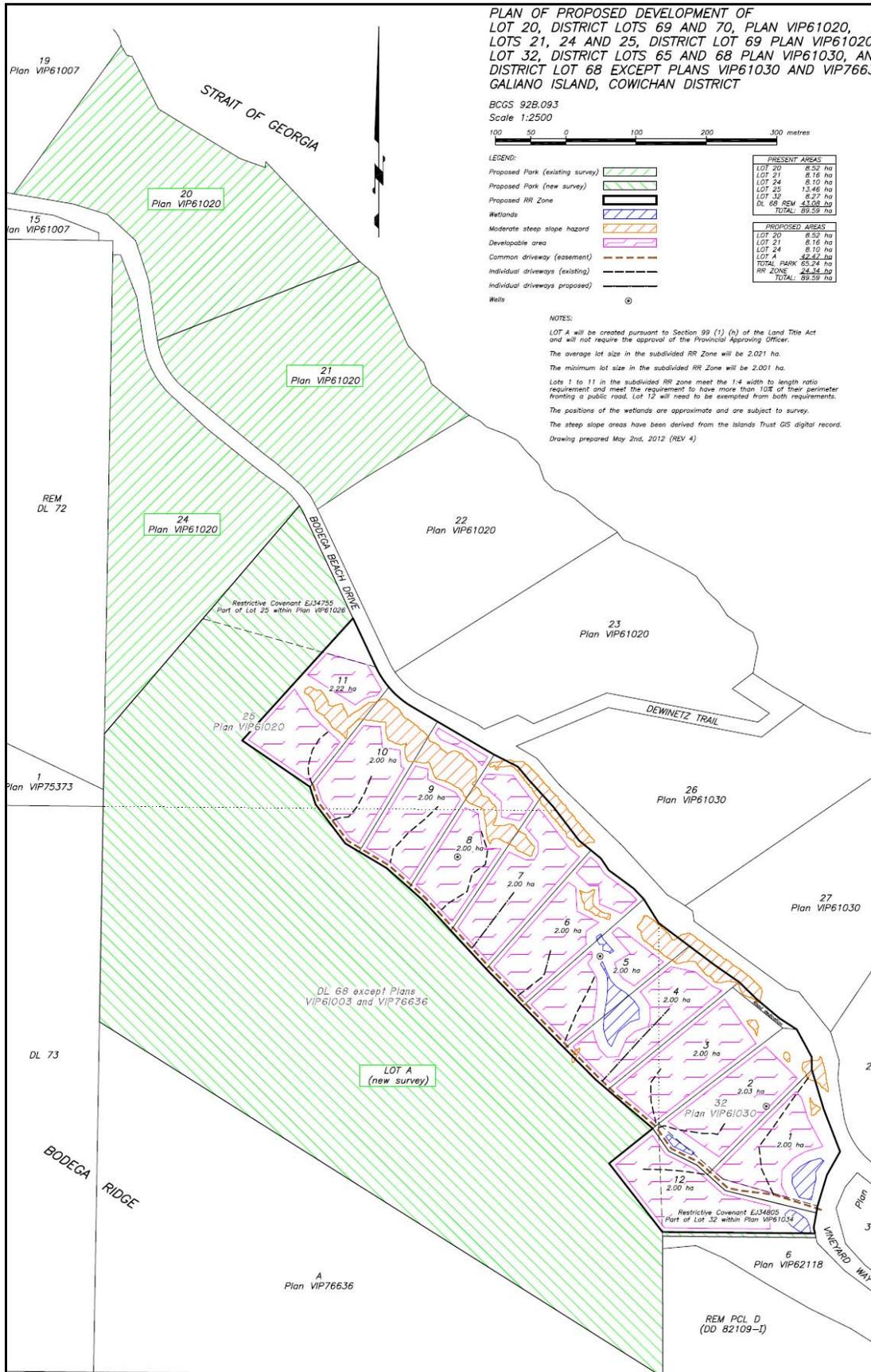
B. This bylaw may be cited for all purposes as the “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.1, 2012”.

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

DEPUTY SECRETARY

CHAIRPERSON

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 236
Schedule 1**





STAFF REPORT

File No.: GL-6500-20 Groundwater Phase II

To: Galiano Island Local Trust Committee
for the meeting of June 11, 2012

From: Kaitlin Kazmierowski, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Galiano Groundwater Regulation Review (Phase Two)

BACKGROUND

Phase Two of the Galiano Island Groundwater Regulation Review was completed by Waterline Resources Inc. in May 2012. Planning staff have reviewed the report and have attached it to this staff report for information and to be received by the Local Trust Committee (LTC). This staff report will provide a brief overview of the Waterline report as well as present options and recommendations regarding future work and how the LTC may wish to proceed within the context of the Land Use Bylaw (LUB) review.

STAFF COMMENTS

The Waterline report provides recommendations for amendments to the standards for potable water supply within the subdivision and development requirements of the LUB. In addition, it recommends a new "Critical Groundwater Protection" Development Permit Area (DPA) and amendments to the existing Elevated Groundwater Catchment Areas –DPA 4. These will be discussed separately below.

Standards for potable water

The Waterline report recommends refining the standards for potable water supply in the LUB by requiring a more rigorous professional analysis of new wells at the time of subdivision. The overall recommendation speaks to a finer level of water quantity and quality assessment on a site-by-site basis, rather than the general supply standards currently included in section 13.23 of the LUB. Included with this recommendation is the supporting document "Well Testing and Reporting Guidelines" (Appendix A of the Waterline Report). These guidelines provide a higher level of detail and guidance for hired professionals than what is currently required in the LUB. In addition they speak to Waterline's recommendation for a new section 13.28 that would require the installation of groundwater monitoring devices in community supply wells and for subdivisions of three or more lots, where no monitoring well exists within a 250m radius.

Staff feel that these recommendations provide a strong basis for further research and future amendments to the LUB. Staff support including a review of the standards for potable water as

part of the larger LUB review, and using the Waterline report to inform any future amendments. Additional work will be required with regards to groundwater monitoring in critical groundwater areas in terms of who will be conducting the monitoring, analyzing the data, and where the recognized critical groundwater areas are located. Further analysis may indicate that this recommendation be included as a DPA guideline rather than an LUB amendment.

Development Permit Areas

The second overall recommendation of the Waterline report speaks to Development Permit Areas. A recommendation to amend and expand existing DPA 4 by including a list of exemptions as well as amendments to existing guidelines provide more detail and speak more fully to drainage and impermeable surfaces. These recommendations will require further analysis and review by staff.

A new DPA- Critical Groundwater Protection has also been recommended by Waterline. The new DPA speaks to topics such as rainwater management, water conservation tools and methods as well as the transportation and storage of materials that are harmful to groundwater quality. Several of the concepts presented in the proposed new DPA are not explicitly addressed in existing DPAs or in the LUB; however, significant staff time will be required to craft a suitable DPA to capture these concepts and ensure they meet the DPA provision of the *Local Government Act*. Staff recommend that the DPA recommendations be dealt with via a separate project due to their scope and the staff time required to ensure that appropriate amendments are presented to the LTC. Given the resources required for this work, it is not anticipated that both the LUB review and a DPA amendment project can proceed concurrently.

In addition to the main recommendation discussed above, the Waterline report does provide additional suggestions that pertain to hazardous materials, a spill response plan and data collection. Again, some of these concepts could be captured via a review of water potability standards as part of the LUB but most will likely require further analysis as part of a separate LTC project. A 2012/13 groundwater budget for the Galiano LTC is available, and the LTC may wish to amend their work program to specify Groundwater DPA policy development.

One final application of the report would be to make use of the “Well Testing and Reporting Guidelines” attached to the Waterline report to inform an update to the Galiano Island Development Approvals Information (DAI) Bylaw. Updating the DAI Bylaw is currently listed within the Top Priorities list of the LTC work program and staff recommend using the Waterline report to contribute to this work. Further direction from the LTC is required.

OPTIONS

Based on the discussion above The LTC may wish to consider the following options in terms of next steps:

1. Include the standards for potable water supply as part of the LUB review and defer consideration of new a new critical groundwater DPA and amendments to existing DPAs until the LUB review is complete.
2. Work on the recommendations provided in the Waterline report as a separate project to take place upon completion of the LUB review.
3. Include the “Well Testing and Reporting Guidelines” from the Waterline report as part of an update to the DAI Bylaw.

4. Receive the Waterline report for information only and direct staff to develop public education materials on groundwater protection on Galiano Island.
5. Receive the Waterline report for information only and proceed no further.

RECOMMENDATION

THAT the Galiano Island Local Trust Committee directs staff to include standards for potable water supply in the Land Use Bylaw review.

THAT the Galiano Island Local Trust Committee defers consideration of Development Permit Area amendments pertaining to groundwater protection until the Land Use Bylaw review has been substantially concluded.

THAT the Galiano Island Local Trust Committee directs staff to amend the second item on the Top Priorities list to include Groundwater Protection Development Permit Areas policy review.

THAT the Galiano Island Local Trust Committee directs staff to include the “Well Testing and Reporting Guidelines” as part of an update to the Development Approvals Information Bylaw.

Prepared and Submitted by:



Kaitlin Kazmierowski
Island Planner

May 30, 2012

Date

Concurred in by:



Robert Kojima
RPM

May 30, 2012

Date

**GALIANO GROUNDWATER
REGULATION REVIEW**

Submitted To:



Islands Trust

C/O Ms. Kaitlin Kazmierowski
Suite 200 – 1627 Fort Street
Victoria, BC V8R 1H8

Submitted By:

Waterline Resources Inc.
Nanaimo, BC

May 10, 2012

1755-12-001



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1.0 INTRODUCTION

In 2011, the Galiano Local Trust Committee (LTC) completed a review and update of its Official Community Plan (OCP) for Galiano Island. The Islands Trust commissioned Waterline Resources Inc. (Waterline) to review the Galiano Island regulations in relation to groundwater resource information, assessment and protection requirements.

1.1 Scope of Work

Waterline's scope of work included the following tasks:

- To review existing potable water supply servicing regulations developed by Islands Trust within the context of assessment strategies as discussed in Part 6.3 and Appendix C of Waterline's March 31, 2011 report.
- To review the Development Permit Area 4 (Elevated Groundwater Catchment Areas) as recommended in subsection 5.3.3 of the March 31, 2011 Waterline report.
- To provide specific recommendations to amend the Galiano Island Land Use Bylaw and the Development Permit Area provisions based on current best practices as outlined in the example attached in Appendix C of the 2011 Waterline report.
- To expand on recommendations provided in Table 3 of the 2011 Waterline report including:
 - Requiring landowners to supply water level and water use data for monitoring wells on their properties;
 - Requiring groundwater reporting from these private monitoring wells with expanded parameters; and,
 - Requiring no net increase in run-off for new construction.

The report enclosed herein is intended to provide specific guidance and recommendations for the LTC with regard to developing protective groundwater regulations for Galiano Island.

2.0 SUBDIVISION SERVICING REGULATIONS – ASSESSMENT STRATEGIES

The Islands Trust requested that the Galiano Island LTC Land Use Bylaw 127, 1999 (Consolidated: June 15, 2011) standards for potable water supply be reviewed by Waterline and that subdivision servicing and assessment strategies be developed. Based on Waterline's review of Bylaw 127, available groundwater reports submitted previously in support of subdivision applications and other groundwater references, a well testing and reporting guideline has been developed to support the hydrogeological assessment requested (Appendix A).

The recommended rewording of Bylaw 127, specifically Sections 13.23 through 13.28 which related to groundwater, is presented below along with the current text for comparison purposes. Where technical aspects of the hydrogeological assessment were outlined in the original bylaw wording, Waterline has recommended that the text be struck out and reference has been made to the well testing and reporting guideline presented in Appendix A.

Current Wording of Bylaw 127:

Clause 13.23 (Page 45): currently reads as follows:

“If a well is proposed as a source of potable water for a proposed subdivision, the applicant for subdivision must provide the written certification under seal of an Engineer or Professional Hydrologist with experience in groundwater hydrology that there is in respect of each building, structure, or use of land permitted by this bylaw on each proposed lot an available supply of potable water in the amounts set out in Table 1 and meeting or exceeding the Guidelines for Canadian Drinking Water Quality, and that the extraction from the groundwater table of that amount of water in respect of each permitted building, structure or use will not adversely affect the quantity or quality of water obtainable from any existing well or surface water then used as a source of potable water.”

TABLE 1: Potable Water Supply Standards

USE	VOLUME (litres per day)
<i>Residential including cottage</i>	<i>2275</i>
<i>Agriculture</i>	<i>2275</i>
<i>Forest</i>	<i>2275</i>
<i>Commercial</i>	<i>3640</i>
<i>Visitor Accommodation</i>	<i>3185</i>
<i>Industry</i>	<i>3640</i>
<i>All other uses</i>	<i>2275</i>

Recommended Revision:

If an individual or community well is proposed as a source of potable water for a proposed subdivision, the subdivision or development applicant shall retain a professional hydrogeologist who is registered as a Professional Geoscientist (P.Geo.) or Professional Engineer (P.Eng.) with the Association of Professional Engineers and Geoscientists of British Columbia. The professional hydrogeologist shall investigate the site specific hydrogeological conditions for the proposed subdivision or development. The hydrogeological assessment shall follow the testing and reporting guidelines attached in Appendix A and any other applicable municipal, provincial, or federal government legislation or guideline (e.g: BCGWPR, etc.).

The hydrogeological assessment report shall be submitted as a condition for subdivision approval. It shall include an unqualified statement from the professional hydrogeologist that:

- (a) The aquifer or aquifers beneath site can sustainably provide a sufficient quantity and quality of potable water to meet the water supply demand of the permitted development; and,
- (b) That the water supply for the permitted development will not adversely impact the aquifer(s), existing wells, or surface water bodies in terms of quality and quantity.

Where these statements cannot be categorically made, specific recommendations, which would result in the requirements being met, shall be attached to the report. The recommendations may include specifics related to groundwater monitoring, any future aquifer and well performance evaluations needed to confirm that the aquifer is performing in accordance with the initial assessment, water treatment specifications, and/or measures required to protect the aquifer from contamination and over use, as appropriate.

Waterline Comments regarding Table 1:

Although the volumes indicated in Table 1 may be reasonable in certain situations, Waterline recommends that a more quantitative approach be taken to assess the water supply demand on a site specific basis (lot by lot and/or subdivision by subdivision). In this manner, more realistic water demand volumes are considered at the subdivision application stage. For instance, agricultural uses such as irrigation and stock watering can vary with plant type, animal type, land area irrigated, numbers of animals, or lot size. These variables shall be considered when estimating the water demand on a per lot basis, and on a subdivision basis.

Commercial developments, visitor accommodation, industrial land uses will also require varying volumes of water supply depending on the nature of the proposed development. For instance, commercial office space housing 10 people for 8 hours per day, versus commercial office space housing 100 people for 12 hours each day will require varying amounts of water for drinking, washroom use, showers and for other common office uses. Other light industrial uses may require different volumes of water depending on the nature of the business being operated.

As part of the subdivision application, the applicant shall attempt to assess actual water supply demand based on reasonable estimates given the proposed subdivision plan. If the developer is uncertain on exactly what will be developed on the land, some attempt must be made to estimate water demand on a per lot basis based on the best available information at the time of application. The specified limits shall then be assigned to each lot based on acceptable water use. Once the water supply demand has been estimated, a restrictive covenant could be placed on the land title of individual lots identifying the groundwater volume limit which has been assigned and restricting any change of use or increase in use (otherwise permitted by zoning) without new assessment. In this manner, the buyers of the land will have an opportunity to assess if the water supply requirements of their planned development can likely be met by the land about to be purchased.

Once individual lots are sold, the purchaser would then make application for a development/building permit. At that time the approval authority shall verify that the

development/building plans are in agreement with the restrictive covenant placed on the land title restricting groundwater use on the lot. A level of assurance is developed whereby the groundwater use and actual land use are integrated. If the purchaser requires more water than is identified on the land covenant, then a complete hydrogeological assessment shall be required to allow for a change of the restrictive covenant, or the purchaser could consider another lot to accommodate their proposed development.

It shall be noted that the restrictive covenant would only apply to groundwater supply. Other means of water supply development such as rainwater capture can be developed and integrated into the water supply plan for the site in order to supplement additional supply requirements.

Clause 13.24 (Page 45): currently reads as follows:

“If the certification referred to in section 13.23 cannot be made, the approving officer may nonetheless approve the subdivision in the following circumstances:

13.24.1 where the applicant provides a community water system complying with the requirements of this bylaw; or

13.24.2 where the applicant grants a covenant restricting the development of the subdivision to

the buildings, structures and uses in respect of which a certification can be made under section 13.23.”

Recommended Revision:

Groundwater supply at proposed subdivisions can be accomplished by individually serviced lots (one well per lot) or by one or more communal wells and distribution system forming a community water system which will service the entire proposed subdivision. If, in the opinion of the professional hydrogeologist, individual lots cannot be supported by single wells, the approving officer may nonetheless approve the subdivision in the following circumstances:

13.24.1 where the applicant provides a community water system as defined above complying with the requirements of this bylaw; or,

13.24.2 where the applicant grants a covenant restricting the development of the subdivision to the buildings, structures and uses in respect of which a certification can be made under section 13.23.

Clause 13.25 (Page 45-46): currently reads as follows:

“For the purposes of the certification referred to in section 13.23, the Engineer or Professional Hydrologist must supply supporting pump test documentation indicating that the test was of sufficient duration to establish in accordance with generally accepted hydrological engineering practice the long term reliability of the water supply, and the pump test must be conducted so as not to adversely affect the quantity or quality of water obtainable from any existing well used as a source of potable water.”

Recommended Revision:

Waterline recommends that 13.25 be struck out as it is covered in Section 13.23 and the well testing and reporting guideline attached in Appendix A.

Clause 13.26 (Page 46): currently reads as follows:

“If an Engineer or Professional Hydrologist provides a certification under section 13.23 as to the quality of a proposed source of potable water, the certification must include a plan of the proposed subdivision indicating the location where each pump test was conducted and each water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.”

Recommended Revision:

Waterline recommends that 13.26 be struck out as it is covered in the well testing and reporting guideline attached in Appendix A.

Clause 13.27 (Page 46): currently reads as follows:

“If a community water system is proposed, the water system must comply in all respects with applicable provincial enactments and the applicant must provide the written certification of an Engineer with experience in groundwater hydrology that the proposed community water system will not adversely affect the quantity or quality of water obtainable from any existing well or surface water supply then used as a source of potable water.....

Recommended Revisions:

Waterline recommends that the following wording from 13.27 be struck out as it is covered in the well testing and reporting guideline attached in Appendix A.

The only sentence that should remain is the following:

“...No community water system may be supplied with water other than that which is obtained on the island on which the system is located.”

Proposed Clause 13.28:

Waterline recommends that an additional clause be added to the Subdivision Servicing Bylaw to address groundwater monitoring:

“Groundwater monitoring and reporting shall be established for all community water supply systems, subdivisions where three or more lots are planned, or subdivisions that occur in

recognized critical groundwater areas. Proponents without community water supply systems may apply for variance for this requirement if one or more monitoring wells already exists within a 250 m radius of the on-site water well(s) and is completed in the same hydrostratigraphic system.

Proponents shall install a groundwater level monitoring device (datalogger) and a flow meter device (flow totalizer) be in each community supply well(s), or in at least one designated individual water supply well within the proposed subdivision. The groundwater level (in meters below top of casing) measurement interval shall be every six hours and flow totalizer readings in cubic metres shall be recorded monthly and include an instantaneous flow reading (m³/day). At least one water quality sample will be collected annually by the owner and submitted for general potability analysis (major anions, cations, physical water quality parameters and microbiology) at an accredited analytical laboratory.

The groundwater level, water use and water quality data must be provided in digital format on an annual basis to the LTC, or at the request of regulatory officials.

3.0 DEVELOPMENT PERMIT AREA 4 – ELEVATED GROUNDWATER CATCHMENT AREAS

The Islands Trust requested that the Development Permit Area (DPA) 4 (Elevated Groundwater Catchment Areas) in the Galiano OCP Bylaw No. 108, 1995 (Consolidated: November 25, 2011) be reviewed based on recommendations provided in subsection 5.3.3 of Waterline's Galiano Island Groundwater Study (Waterline, 2011). The main opinion expressed in Waterline's Galiano Groundwater Study report subsection 5.3.3 (Waterline, 2011) was that the DPA 4 elevated groundwater catchment areas, defined as those land areas above 140 m above sea level, cover only a portion of the probable recharge area defined by the 1998 Assessment of Groundwater Quality and Quantity (Kohut, Johansson, 1988). As such, DPA 4 may not be adequately protective of recharge areas on Galiano Island. Notwithstanding that this section only applies to DPA 4, consideration should be given to other possible sensitive recharge areas at lower elevations.

Waterline has provided some revisions to the DPA 4 text and added in additional guidelines to increase the protective capacity of the DPA. Italicized text represents the original text; highlighted text has been identified for change followed by Waterline's revision.

Section 4.1 of the DPA 4 reads as follows:

*Development Permit Area 4 includes groundwater catchment areas above 140 metres (m) elevation contour **identified and mapped in a 1998 B.C. Environment Study, Assessment of Groundwater Availability and Quality, Galiano Island, British Columbia***

Recommended Revisions:

Note: Waterline recommends that the highlighted text be struck out as it implies that the 140 m elevation contour areas were identified as the groundwater recharge areas in the 1998 groundwater assessment report (Kohut and Johanson, 1998). This is not an accurate statement. Kohut and Johansson (1998) actually identified the majority of Galiano Island as probable recharge area.

Section 4.2 of the DPA 4 read as follows:

Wetlands at intermediate elevations were identified in the 1998 Groundwater Study as warranting special management consideration in view of their function as recharge areas for downslope groundwater regions. The 1998 Groundwater Study concluded that judicious management of groundwater recharge areas will be critical to sustaining groundwater availability and quality in all of the groundwater regions of Galiano Island. Only those portions of the catchment areas having shallow soils and being particularly sensitive to development for that reason are included in the development permit area.

Recommended Revisions:

Waterline recommends that the text, “*Only those portions of the catchment areas having shallow soils and being particularly sensitive to development for that reason are included in the development permit area.*” be struck because the areas haven’t been mapped for the presence of fractures, suitable slope conditions or other features that could enhance recharge conditions.

Section 4.3 of the DPA 4 read as follows:

The Elevated Groundwater Catchment Area DPA is designated as an area for which development approval information may be required as authorized by Section 920.01 of the Local Government Act. Development approval information in the form of a report from a qualified professional may be required due to the special conditions and objectives described above.

Recommended Revisions: Waterline has no recommended revisions.

Proposed New Section after 4.3 of the DPA 4 - Development Permit Exemptions

Waterline considers that the following represents examples of activities that likely have minimal influence on potential groundwater recharge conditions and therefore should be recommended for exemption from the DPA 4. Waterline assumes that the proponent will provide sufficient information to the LTC to demonstrate the intended activities conform.

- a) Construction or alteration of an existing building or structure that does not result in an increase in impervious area across the property;

- b) Subdivision not involving land alteration;
- c) Activities that reasonably will not alter the natural ground surface (vegetation or landscaping coverage, soil cover, etc.) and does not alter the general contours of the land and reduce potential recharge;
- d) The removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property; (adapted from DPA#7 – Steep Slope Hazard Areas)
- e) The construction of a trail or fence that does not alter contours of the land, drainage patterns or adversely impact identified recharge areas; and,
- f) Repairs and maintenance of existing roads, driveways, utility lines, infrastructure, paths or trails, provided there is no expansion of the width or length, activities which alter natural drainage or increase impervious coverage in a manner than reduces potential recharge;
- g) Activities in areas that have been previously assessed and identified to be not significant recharge areas (i.e. massive (unfractured) rock, excessively sloped areas).

Section 4.4 of the DPA 4, entitled “Guidelines”, reads as follows:

The Local Government Act prohibits construction of buildings and structures and the alteration of land and subdivision in Development Permit Area 4 unless the owner first obtains a development permit. Development permits will be issued in accordance with the following guidelines; guidelines in section 3.5 may also be applicable.

_ Buildings and structures may be sited only where development approval information provided by the permit applicant indicates that such structures can be accommodated without impairing the quantity or quality of groundwater in the local groundwater region.

_ The construction of roads and utility corridors an other activities involving the disturbance of the soil, must be conducted in such a manner that the productivity of the local groundwater recharge area is not impaired through soil compaction, altered surface drainage patterns, siltation, erosion, or salt water intrusion.

_ The layout of subdivision must ensure that building sites are located and are of sufficient area that development permitted by the Land Use Bylaw may fully comply with these guidelines.

Recommended Revisions:

Waterline recommends that the following text replace the first guideline in Section 4.4 of the DPA 4:

_ Buildings and structures shall be sited only where site specific assessment findings confirm that such structures can be accommodated without impairing the quantity or quality of groundwater in the local groundwater region. Site specific ground and hydrogeological conditions shall be assessed by a registered professional engineer or geoscientist with appropriate education, training, certification and experience in hydrogeology to evaluate potentially sensitive areas having little soil cover, highly permeable soil cover, or intense fracturing or fault zones (recharge areas) present within the property.

Proposed Additional Guideline for Section 4.4:

_Where a proponent proposes site development activities with potential to alter the natural infiltration characteristics of the ground surface (i.e. increase impermeable area, decrease vegetative cover, changes to land contours, etc.), a qualified professional shall be retained to complete a rainwater management plan. The plan must demonstrate that the site development activities shall occur in such a manner that do not adversely modify site conditions relating to natural runoff and infiltration characteristics from pre-development conditions or introduce potentially deleterious substances into the environment. The plan shall include measures that shall be used to mitigate post-development changes to maintain natural infiltration rates.

Subdivision or development applicants shall apply water conservation measures, low impact development techniques and source control and/or infiltration approaches that align with the [BC Stormwater Planning: A Guidebook for British Columbia](#) (MoE, 2002) or more recent updates.

4.0 PROPOSED CRITICAL GROUNDWATER PROTECTION DEVELOPMENT PERMIT AREA

This section provides recommendations and example text that could be implemented to improve groundwater/aquifer protection in critical groundwater areas through the designation of a critical groundwater protection development permit area (DPA).

4.1 Justification

The LTC acknowledges that Galiano Island poses unique challenges in terms of sustainable development of freshwater resources, groundwater and aquifer protection and land development. The fractured bedrock aquifer has limited ability to store and produce water and is dependent on seasonal climate for recharge. Adverse impacts to groundwater recharge, over-extraction and water quality management issues have the potential to rapidly compromise the natural groundwater environment.

4.2 Objectives

The objective for the Galiano Island critical groundwater protection DPA is to promote measures that support groundwater recharge, reduce water demands, protect the subsurface against possible pollution from land use and development activities and to support ecosystems that rely on the groundwater resource.

4.3 Designated Area

Critical groundwater areas where adverse impacts to groundwater quantity and quality issues have been mapped by Kohut and Johanson (1998) and were confirmed by Waterline (2011).

4.3.1 Guidelines

_ Rainwater Management: Rainwater management is an important aspect in terms of how it relates to infiltration and recharge to groundwater systems. Rainwater shall be managed on-site in such a manner that does not adversely modify site conditions relating to natural runoff and infiltration characteristics from pre-development conditions.

In terms of supporting sustainable groundwater practices, new proposed developments shall adopt low impact development practices that apply water conservation measures. Water conservation can be accomplished through the use of low water use fixtures, composting toilets, rainwater harvesting and low water use irrigation systems, to name a few. Rainwater management shall ensure that groundwater and surface water resources are protected from the release of potential deleterious substances into the environment.

The development approval information submitted by the applicant shall include a rainwater management plan prepared by a qualified professional that at minimum addresses the points set out above.

_ Well Operations: Once the well has been tested and approved by the subdivision authority, the landowner shall manage water use and groundwater extraction in order not to exceed the sustainable well rating identified by the professional hydrogeologist.

The landowner is responsible to ensure that no system leaks (leaky toilets, irrigations systems, unattended watering, etc.) have the potential to result in uncontrolled groundwater pumping over an extended period of time. To limit the risk from over-pumping (water wells running dry, enhanced sea water intrusion, etc.) the landowner shall:

- Incorporate storage to eliminate 'on-demand' pumping;
- Install a low-level pump shut-off device to limit maximum drawdown in well to above sea level;
- Install a flow restrictor valves (e.g: dole valve) to limit groundwater extraction to the well capacity rating identified by the professional hydrogeologist; and,

_ Groundwater Quality Protection: The handling, storage or disposal of substances or contaminants that may be harmful to groundwater is discouraged and may be prohibited. Proposed developments that may reasonably pose a detrimental impact to either groundwater quality or quantity shall not be supported.

5.0 ADDITIONAL GROUNDWATER MANAGEMENT RECOMMENDATIONS

The following section documents additional recommendations that seemed to be outside the context of the Subdivision Servicing Bylaw or DPA guidance, but generally still applicable to groundwater management on Galiano Island.

5.1 Commercial/Industrial Activities with Elevated Environmental Risk

This section provides general wording around potential contaminated sites issues:

Development or redevelopment applications submitted involving site activities listed in Schedule 2 of the Contaminated Sites Regulation (BC Reg. 375/96) (MoE, 1996) shall be accompanied by a report from a professional hydrogeologist, who is registered as a Professional Geoscientist (P.Geo.) or Professional Engineer (P.Eng.) with the Association of Professional Engineers and Geoscientists of British Columbia. The report shall include, but not be limited to:

- Hazardous materials storage, handling and disposal on-site (Chemical Management Plan);
- An assessment of risks relating to potential groundwater contamination and risk management plan to address potential adverse impacts to the surface and subsurface environment;;
- Site specific monitoring plan in order to develop and early warning groundwater monitoring system (more details below);and ,
- Spill response plan.

The handling, storage or disposal of substances or contaminants that may be harmful to groundwater is discouraged and may be prohibited. Proposed developments that may reasonably pose a detrimental impact to either groundwater quality or quantity shall not be supported.

5.2 Monitoring Database and GIS Management

Aquifer and well information should be made readily accessible to all stakeholders, decision makers, and consulting professionals. Any information gathered should feed back into a useful data management system. With this approach, the local knowledge base on aquifers improves over time so that critical water management decisions are based on the best and most complete datasets. This could be achieved by importing all the well monitoring information and data into a structured database.

This process can either be managed in-house, or published to the web. An example of a web-based prototype is the Well Water Level Database (wells.viu.ca/vicgmn) developed by faculty and students at Vancouver Island University. This online reporting and data discovery tool, uses open source, i.e. freely available, technology, and allows registered users to upload well water levels and view their data on a map.

Waterline is currently developing a water reference database for the RDN that brings structure to the large amount of water quantity, water quality and other related source material. This reference database will be searchable, among other things, by data type, source and year, and will give District managers and planners a window into their information. Waterline is concurrently developing a water budget and hydrological/hydrogeological model for the RDN, that will link GIS analysis to this reference database.

It is recommended that the LTC consider adopting a similar system to manage the information gathered through their subdivision approval process and through existing and future monitoring programs.

6.0 CLOSURE

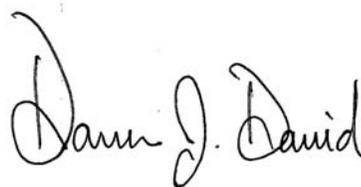
This enclosed report and information have been compiled exclusively for the Islands Trust and presents results of the Galiano groundwater regulation review. This work was carried out in accordance with the scope of work for this project and accepted hydrogeological practices. No other warranty, expressed or implied, is made as to the professional services provided to the client. Any use which a third party makes of this report, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Waterline accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Respectfully submitted,

Waterline Resources Inc.




Shelley Bayne, M.Sc., P.Geo.
Senior Hydrogeologist



Darren David, M.Sc., P.Geo.
Principal Hydrogeologist

7.0 REFERENCES

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APPENDIX A

**POTABLE WATER SUPPLY
TESTING AND REPORTING GUIDANCE**

Appendix A - Well Testing and Reporting Guidelines

Introduction and Background

In British Columbia, water is owned by the Crown and not by individual landowners as is commonly believed. Surface water is regulated by BC Ministry of Environment under the *Water Act*. Unlike surface water, groundwater extraction is not regulated in BC. However, there is recognition by regulatory officials that as the population increases, so will the demand for groundwater resources and therefore regulation of groundwater is desperately needed. The Water Act Modernization process underway in BC and is intended to address groundwater development sustainability and licensing. For more information on the process the reader is directed to the Living Water Smart Website at <http://www.livingwatersmart.ca/water-act/>.

The well testing and reporting guidance presented below is intended to support the Galiano Island subdivision servicing bylaws that protect groundwater resources. They have been based on various sources including the Groundwater Bylaws Toolkit (OBWB, 2009), the Certificate for Public Convenience and Necessity (CPCN) (MoE, 2007), the Guide to Conducting Well Pumping Tests (MoE, 2010) and the Alberta Environment Guide to Groundwater Authorization (2011).

All well testing for subdivision or development approval purposes should be conducted during the summer or fall to facilitate a better understanding of the aquifer response under stressed conditions (driest season and higher groundwater demand due to increased visitor population, irrigation and other uses). The well testing shall be carried out by a qualified well driller (QWD), a qualified pump installer (QPI) or a person working under the direct supervision of a professional hydrogeologist (P.Geo. or P.Eng.).

The professional hydrogeologist shall be involved before testing begins to allow the hydrogeologist to review available information pertaining to:

- Well completion details,
- Preliminary driller's well yield estimate;
- Planning for field verification survey;
- Local geology, hydrogeology, topography and surface water bodies;
- Water quantity or quality information previously identified in the area; and,
- Existing water demand in the area and any identified concerns, if available.

The hydrogeologist shall identify to the well tester what the test objectives are, data collection methods, observation wells, pumping rate and test duration, water sample collection, discharge location and whether salt water intrusion is a risk.

Field Verification Survey

The radius of the field-verified survey shall be 1.0 km or more depending on the geological and hydrogeological conditions, the quantity of groundwater required by the proposed project, and the number of water users in the area. Details of efforts to contact landowners must be documented in the report supporting the study efforts. If it is not possible to contact landowner(s) in person during the survey, it is recommended that an explanatory letter be left for those who were not contacted in person. At a minimum, the field-verified survey shall consist of the following:

1. A map(s) showing the ownership and locations of all currently used water wells, springs, and/or surface water features within a minimum radius of 1.0 km from the project site; and,
2. A summary table containing:
 - a. Landowners'/lessees' names;
 - b. Legal land location of the groundwater source (well, spring, other);
 - c. Surface elevation and GPS coordinates of the water source;
 - d. Type of water source (e.g., wells, springs, surface water, etc.);
 - e. Well status (e.g., producing, standby, observation, abandoned, etc.);
 - f. Well depth;
 - g. Original non-pumping water level including date and current non-pumping water level;
 - h. Completion details including completion interval (open hole, perforated, or screened);
 - i. Depth and elevation to the top of the water-producing zone and the amount of available head;
 - j. Maximum pumping rate and current usage;
 - k. Purpose of use (e.g., household, agricultural, industrial, commercial, etc.) and current water daily/annual requirements;
 - l. Distance of well(s) from the proposed groundwater use site; and
 - m. Summary of historical groundwater quality analyses, if available.

The field survey provides the opportunity for the applicant to inform his or her neighbours and take note of any concerns that may be addressed in the report supporting the application. When the potential for conflict exists, the applicant and potentially affected neighbours may reach an agreement at this stage.

Aquifer Testing Requirements

An aquifer test(s) must be conducted on the proposed production well(s) to determine the following:

- Hydraulic properties of the aquifer,
- Potential groundwater boundary conditions,
- The long-term sustainable yield of the aquifer in the vicinity of the well; and,
- Potential impacts to existing wells and the environment.

The selection of the aquifer test method shall be based on the hydrogeology of the proposed test site.

The majority of water wells completed on Galiano Island are completed in fractured sedimentary rocks of the late Cretaceous Nanaimo Group (Waterline, 2011). Fractured bedrock aquifers can be complex and flows rely predominantly on fracture or faulted pathways rather than through the primary matrix. For this reason, bedrock wells can be difficult to assess and merit a longer test to confirm the long-term sustainable yield, the potential water quantity and quality impacts to neighbours and the risk for saltwater intrusion.

The well test length in a fractured bedrock aquifer shall be 48-72 hours unless the driller-reported well yield exceeds 23,000 L/day, in which case the test requirement may be reduced by a professional hydrogeologist. The flow rate shall be maintained at a constant rate for the well test. The flow rate shall be monitored throughout the test and any adjustments to the flow rate shall be recorded. The professional hydrogeologist may need to specify longer durations in locations if negative aquifer boundary conditions are detected. Negative boundaries strongly affect the long-term well capacity and sustainable yield of the aquifer and therefore must be factored into the analysis.

Observation Well(s) and Well Interference

The connection between two wells depends on the local fractures in a bedrock aquifer. Because of this, the degree of response in an observation well may be variable and difficult to anticipate. A suitable observation well is typically located between 15 m and 150 m from the proposed test well. If possible, it is recommended that more than one observation well be monitored during an aquifer test.

Nearby wells owners may also provide permission to monitor their wells and this shall be determined prior to the start of the pumping test as part of the field verification survey described above. All relevant well logs shall be reviewed to determine if the observation well(s) are completed within the same aquifer (fracture) zone.

If five or more lots are planned for a subdivision, or if a community well will service the subdivision, at least one dedicated observation well shall be installed by the proponent for testing and monitoring purposes, including follow up monitoring purposes. This requirement will also in critical groundwater areas where water quantity or quality issues have been identified.

Data Collection

The well tester shall monitor and record the following information:

- Weather conditions during the testing period;
- Measure and record non-pumping, static water level in the test and observation wells before the test is initiated. If any wells are in use, then water level monitoring must be completed over a period of time sufficient to determine the static water level in the well. Set the test rate to not less than the anticipated maximum production rate required and limit variation in pump rate to $\pm 5\%$ of the desired test rate;
- Measure water levels at regular intervals (typically higher frequency at the start of pumping and start of recovery, which may decrease over time based on the well response) in accordance with standard professional practice. If dataloggers are used then the interval shall be set to one minute. Water level recovery measurements shall be collected for as long as the production well(s) is pumped, or until the water level has recovered at least within 90% of the pre-test non-pumping water level, whichever comes first;
- During the test, the following field water quality parameters shall be measured and recorded: pH, electrical conductivity, temperature, colour, and odour.
- Flow rate measurements must also be recorded at regular intervals to confirm the constant flow rate.

Discharge of Diverted Groundwater

The pumped water shall be discharged in a manner that does not erode land, flood neighbours or deposit sediment into streams. It may require storage. The discharge location shall be at sufficient distance downgradient or cross-gradient to prevent re-circulation into the aquifer which can affect the results of the test. Discharge shall not be directed directly to a surface water body without appropriate regulatory approval.

Prevention of Saline Intrusion

Wells completed close to the coast or in areas where salt water intrusion has been previously identified shall be pump tested with caution. Field testing of water quality parameters such as electrical conductivity, total dissolved solids and/or chloride shall be monitored at regular intervals during the test to determine if salinity is increasing as a result of pumping activities. If there is an indication that salinity is increasing, the pumping shall be terminated.

Drawdown also must not exceed the mean sea level to prevent sea water intrusion.

Water Quality Sampling

To demonstrate and assess potability, an unadulterated water quality sample shall be collected just before the pumping is terminated. The sample shall be analyzed at minimum for bacteriological parameters, physical parameters, major anions and cations including fluoride and total metals including arsenic. The water sample shall be preserved in accordance to standard environmental protocol and shipped to an analytical laboratory accredited through the Canadian Association Laboratory Accreditation (CALA) for testing.

Reporting

The report framework recommended in these guidelines generally follows that outlined in the Groundwater Bylaw Guidebook for consistency purposes. The content of the report may vary depending on the completed testing program and findings. The professional hydrogeologist is responsible to prepare a groundwater assessment report with relevant supporting data. The report framework may include, but not be limited to:

- Purpose of investigation
- Background
 - Description of the project and water supply requirements
 - Description of the hydrogeological system and setting including the type of aquifer (and aquifer boundaries), surficial and bedrock geology, physical hydrogeology, local surface water features, estimated recharge area and conditions and climate
 - Conceptual model of groundwater occurrence and groundwater-surface water interaction
 - Description of existing users within 1.0 km of test well
 - Preliminary or pre-development water budget
 - Well design and construction methods
 - Long-term well capacity and how it was calculated
 - Water quality, including characterization of natural groundwater quality, potability, as well as possibility of contamination
- Methodology and Results
 - Field verification Survey
 - Well location criteria, well drilling, and well design
 - Pumping test and drawdown data collection and analysis
 - Water quality sampling/monitoring
 - Numerical model documentation and application, if applicable
 - Uncertainties and limitations of the report
- Impact Assessment
 - Cumulative effects analysis

- Impact to existing groundwater users (water users and existing wells), identification of the potential groundwater protection issues in the area) and risk of sea water intrusion
- Impact to surface water (if applicable)
- Other potential impact implications
- Conclusions and Recommendations
 - Summary of results and impact assessment
 - Recommendations on well operation and maintenance
 - Recommended monitoring program
 - Recommendations on well and aquifer protection, with a well protection plan to address any identified issues
- References and data sources
- Figures/Appendices
 - Site plan showing well locations for all wells tested, including neighbouring wells, locations of roads, lakes and streams, and sources of potential contamination such as landfills and septic fields
 - Legal description of the site, elevations
 - Detailed well logs, detailed test pumping information, subsurface cross-sections

Details are provided on the level of assessment recommended:

Aquifer Test Data Interpretation – The most appropriate analytical approach shall be selected based on the available data and conceptual hydrogeological model. Aquifer parameters such as transmissivity and storage coefficient shall be reported.

Boundary Conditions – The test data shall be reviewed to identify and locate suspected aquifer boundaries, leakage, changes in aquifer thickness, changes in aquifer permeability, pumping in additional wells, changes in discharge rate during the well test, delayed yield, barometric and tidal effects.

Theoretical Long-term Yield – The bedrock aquifers on the Gulf Islands typically recharge rapidly once the rainy season starts each year. Under these circumstances, it is appropriate to estimate the long-term yield based on the BC 100-day well capacity analysis as documented in the CPCN guidance document (MoE, 2007). Drawdown in the well shall be limited to 70% of the total available drawdown where the total available drawdown is calculated as the distance between the uppermost major producing fracture and the non-pumping water level in a fractured bedrock aquifer or the bottom of a confining layer in a confined overburden aquifer. If the bedrock does not exhibit evidence of recent recharge, it may be more appropriate to utilize a long-term yield analysis model that is based on a development-life time scale of 20 to 30 years. The Modified Moell Method (Maathius and van der Kamp, 2006) is the preferred analytical model for this analysis in Alberta.

If the professional hydrogeologist suspects that the aquifer does not respond in a typical rapidly recharged manner (i.e. if the water chemistry is heavily mineralized which suggests a longer

residence time), it may be appropriate to estimate the long-term yield based on a longer time frame using another method such as the Modified Moell Method (Maathuis and van der Kamp, 2006).

Cumulative Effects Analysis- Cumulative effects of groundwater extraction activities shall be estimated using standard hydrogeological techniques that are available in analytical models used to evaluate the same pumping test data which is already being collected as part of a subdivision application on Galiano. The cumulative analysis shall take into consideration wells operating within 1 km of a single domestic well, wells proposed for a multi-lot subdivision, or a community well or wells.

Water Potability Evaluation – Compare the reported analytical water chemistry with the Guidelines for Canadian Drinking Water Quality (Health Canada – currently 2010, but regularly updated). The professional hydrogeologist shall confirm through a figure that shows each water sample location and the professional hydrogeologist shall state that the collected samples are unadulterated and representative of the aquifer conditions.

Impact Analysis - The predicted drawdown in the aquifer, while considering active pumping in all other wells considered for the analysis, shall not exceed the mean sea water level. It shall also be restricted to less than 50% of the available head as measured in an observation well located 150 m away from the pumping well to ensure that over-pumping does not occur.

The impact analysis shall also show that the proposed well will not adversely affect the quantity or quality of water obtainable from any existing wells or surface water supplies.



STAFF REPORT

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

To: Galiano Island Local Trust Committee
for the meeting of June 11, 2012

From: Kaitlin Kazmierowski, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Galiano Island Land Use Bylaw Review: Scoping, Budget and Timeline (Preliminary Report)

BACKGROUND

A review of the Galiano Island Land Use Bylaw (LUB) was initiated by the Galiano Island Local Trust Committee (LTC) at the May 14, 2012 regular business meeting. Initiating such a review at this time will ensure that the policies within the recently reviewed Official Community Plan (OCP) are reflected in the LUB and that any gaps or discrepancies are identified and addressed. In addition, a review of the LUB has been on the Projects and Top Priorities list of the LTC's work program for several months, and the LTC has been adding a variety of topics based upon public feedback and emerging topics.

This staff report serves to provide preliminary information regarding a review of the Galiano LUB. A discussion pertaining to the scope of the review, themes and areas of focus is provided below and in the tables in Attachment 1. In addition, the report provides a proposed budget as well as a timeline for completion of the review. Flexibility is built into all aspects of the review in order to accommodate a broad or more targeted scope.

SCOPE

In addition to the LUB review topics listed in the Top Priorities list, staff have conducted a survey of the OCP and identified all policies within that provide further direction for the LUB. Staff have also conducted a brief scan of the LUB for housekeeping amendments such as typos and regulations that are either unclear or that could be better situated within the document.

Attachment 1 of this report provides three tables. The first identifies all OCP policies that provide direction for the LUB that has either not yet been included in the LUB, or that could be further refined. Table 2 includes all the topics that have been identified by the LTC over the past few months. These for the most part are above and beyond the topics identified via the survey of the OCP, however some cross over exists. Table 3 identifies housekeeping amendments that have come to staff's attention via daily reference to the LUB as well as via public inquiries. It is anticipated that additional housekeeping amendments may be added to this list as the LUB review progresses.

One topic that the LTC may wish to consider separately from a general LUB review is the topic of groundwater protection and the implications it could have for subdivision and servicing regulations. Phase Two of the Galiano Island groundwater study provides some recommendations for amendments to the subdivision and servicing regulations in the LUB as well as the creation of a critical groundwater Development Permit Area. If the LTC wishes to explore aspects of this topic as a separate project it could do so as there is a 2012/13 budget in place for additional groundwater work. The clustering of LUB review topics is discussed further below.

BUDGET

The 2012/13 LTC budget for an LUB review is \$6,500. The table below provides a draft budget for the course of the review.

Activity	Cost Estimate
Special Meetings (2)	3 X \$300 = \$900
Communications (mail-outs, advertisements)	\$500
Community Information Meeting	\$500
Legal Review	\$2,000
Public Hearing	\$2,000
Option: Scope expansion through public consultation (workshops, open houses, survey, etc.)	\$600
Total:	\$6,500

An option for additional public consultation activities and events has been included should the LTC wish to broaden the scope of the review, or seek further input regarding which topics are of greater priority for the review.

TIMELINE

A draft timeline is included below for review and comment. Staff anticipate that, depending on whether or not the LTC wishes to expand the scope, a review could be completed by the end of 2012. Should the LTC wish to conduct more extensive public engagement and consultation activities, or expand the number of issues to be addressed, it is anticipated that the timeline would extend into 2013, with completion of the review by the end of the 2012/13 fiscal year.

Action	Month					
	July	August	September	October	November	December
Special meeting(s)	(X)	X	X	X		
Draft Bylaws & referral to agencies and APC			X			
First Reading				X		
Second Reading					X	
CIM & Public Hearing					X	
Third Reading					X	
Referral to Executive Committee					X	
Final Adoption						X

An initial special meeting is proposed for late July or early August in order to provide an opportunity to focus on the details of the review. At this time, a more detailed staff report would be prepared, and the LTC would be asked to provide direction on optional LUB changes, followed by direction to prepare a draft bylaw for review. A draft bylaw(s) would be presented to the LTC at the September meeting at which time the LTC may wish to refer it to the Advisory Planning Commission (APC). Additional revisions and refinements would be made at a special meeting in October, followed by First Reading, and a public hearing in November, subsequent readings and referral to Executive Committee for approval by the end of November, and final adoption in December. Should the LTC wish to broaden the scope of the LUB review, or conduct several community consultation events, staff anticipate that the above time line would be extended into the first few months of 2013 and that community consultation would take place in August and September, with draft bylaws prepared for October.

STAFF COMMENTS:

Staff feel that the scope of the review as outlined in Attachment 1 captures a very broad range of topics. Within the list provided in Tables 1-3, there is the opportunity to group topics which appear several times such as agriculture, subdivision and servicing (including water supply), land transportation and climate change. Alternatively, the LTC may wish to separate out a given topic area, such as a groundwater protection DPA, for more in-depth policy review, and to make use of existing funding outside of that allotted for an LUB review. A review of the subdivision and servicing regulations as informed by Phase Two of the Galiano groundwater study is recommended for inclusion within the overall LUB review and since these topics generally fall within the second priority on the LTC's work program, this course of action would fit in with LTC goals and priorities. Finally, the LTC may wish to narrow the scope of the review by focusing on the amendments required to bring the LUB into compliance with the OCP as well as those

actions outlined in the Top Priorities list. Staff will require further direction regarding the scope of the review and on which topics the LTC wishes to focus its attention.

OPTIONS

Based upon the discussion above, the LTC may wish to consider the following options:

1. Direct staff to report back on specific issues identified in Attachment 1 of the staff report.
2. Direct staff to report back on all the issues identified in Attachment 1 of the staff report.
3. Direct staff report back on additional issues not identified in Attachment 1 of the staff report
4. Proceed no further

RECOMMENDATIONS:

THAT the Galiano Island Local Trust Committee directs staff to prepare a detailed report on the Land Use Bylaw priority topics.

THAT the Galiano Island Local Trust Committee directs staff to schedule a special meeting for July or August to review a detailed staff report on the Galiano Island Land Use Bylaw review.

THAT the Galiano Island Local Trust Committee endorses the timeline and budget presented in the staff report dated May 29, 2012.

Prepared and Submitted by:



Kaitlin Kazmierowski
Island Planner

May 29, 2012

Date

Concurred in by:



Robert Kojima
RPM

May 30, 2012

Date

Attachment 1

Table 1: OCP Identified Amendments

No.	Category	Policy	OCP Reference	Staff Comments
1.	Residential	A conservation zone may be assigned to land covenanted or deeded against further development or use.	Sec. II, 1(j)	Direction required.
2.	Residential	Zoning should allow for small scale animal husbandry and horticulture on lots in all residential zones.	Sec. II, 1(k)	Direction required.
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)	Part of potential subdivision and servicing amendments; could also be part of future groundwater protection implementation.
4.	Community Housing	LTC may consider amending zoning to allow for secondary dwellings for affordable housing in residential zones in areas close to existing roads, services and amenities where there is an adequate supply of potable water.	Sec. II, 1.6(d)	Direction required.
5.	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)	Mobile and manufactured home parks are currently prohibited in the LUB. This policy anticipates an application or proposal.
6.	Agriculture	Zoning shall ensure setbacks and permitted uses on properties adjacent to agricultural uses shall be appropriate for the protection and continuation of the agricultural operation.	Sec. II, 2(e)	Review of existing regulations for compliance with ALC best practices recommended.
7.	Agriculture	Zoning regulations shall regulate the floor area of accessory buildings while ensuring that the needs of farm operations are met.	Sec. II, 2(h)	Several recent DVPs indicate that current size limitations may be too restrictive for active farming operations. Review of regulation recommended
8.	Agriculture	LTC shall consider amending the LUB to permit community gardens and farmers markets in all appropriate zones.	Sec. II, 2(i)	Amendments recommended.
9.	Agriculture	LTC may amend the LUB to permit agri-tourist accommodation at the same density as an alternative to bed	Sec. II, 2(l)	Direction required.

		and breakfast accommodation.		
10.	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)	Current zoning does not permit community orchards, nurseries, gardens or wood lots. Amendment recommended

11.	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)	Current zoning for C1, C3, C4, C5 & C5A permit accessory dwelling for owner/ operator. 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.
12.	Home Occupation	A home occupation that would use large amounts of groundwater shall be specifically prohibited	Sec II, 5.2(e)	No specific regulation in LUB. Direction required.
13.	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)	No specific regulation in LUB. Direction required.
14.	Visitor Accommodation	Zoning may permit and regulate accessory on-site activities	Sec. II, 5.3(e)	Some accessory uses included in zoning. LTC may wish to review these.
15.	Light Industry	LTC should consider implementing regulations that would limit noise impacts generated by industrial uses and activities.	Sec. II, 5.4 (g)	Currently noise is regulated via covenant, DPA and landscape screening. Further direction required.
16.	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)	Dwelling included in permitted density, but not permitted uses of current LUB. No current regulation requiring that the dwelling be in the same building as the industrial use on small lots. Amendment recommended
17.	Nature Protection	Zoning for NP may permit trails, ecological restoration, and low impact recreation.	Sec. II, 7(c)	Current zoning does not explicitly permit ecological restoration or low

				impact recreation. Amendments recommended
18.	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)	Further research and direction required. Several OCP policies as well as LTC identified amendments speak to a review of subdivision and servicing regulations.
19.	Land Transportation	LTC may consider amending the LUB to require that parking be provided on Galiano island, to a specified number and standard, for new development on associated islands.	Sec. III, 1.1(e)	Recent concerns raised regarding parking for access to associated islands (see table 2 below).
20.	Air Transportation	Land use regulation shall permit the location of emergency evacuation points where appropriate.	Sec. III, 1.2 (d)	Not explicitly addressed in LUB.
21.	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)	LTC may wish to consider this separately as part of further groundwater protection work and potential DPA development. The LTC may also wish to incorporate the amendments into subdivision and servicing regulation review.
22.	Water Supply	Regulations shall require new developments to provide cisterns in critical groundwater areas.	Sec. III, 2(c)	Consideration in conjunction with potential amendments to DPA or review existing regulation for effectiveness (see #21 above).
23.	Water Supply	Desalination systems should be regulated and use may be limited.	Sec. III, 2(f)	Not addressed in LUB.
24.	Sand and Gravel Resources	The LTC may consider developing a soil deposit and removal bylaw.	Sec. III, 4(d)	Currently on projects list.
25.	Fresh Water	Zoning regulations shall be designed to protect surface water and streams from contamination.	Sec. IV, 1(a)	Current zoning contains setbacks from freshwater including a 30m setback for sewage absorption fields. DPAs in place for riparian areas, streams and wetlands
26.	Shoreline and Marine	LTC may consider amending the existing Marine zone to not permit new individual private docks. Applications for rezoning	Sec. IV, 2(c)	Further direction required.

	Protection	for shared docks should be considered.		
27.	Heritage Conservation	The repair and restoration of heritage sites shall be permitted through amending regulations, including zoning that provides for some special uses of restored buildings.	Sec. IV, 3(k)	Further direction required.
28.	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)	Significant mapping work required.
29.	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)	Current regulation exempts windmills from general height regulations. Additional amendments recommended, specifically for regulation of ocean loop geothermal exchange.
30.	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)	Current LUB regulations provide for, but do not require alternative parking spaces. Amendments to parking regulations recommended

Table 2: LTC Identified Amendments (Top Priorities List)

No.	Activity	Current LUB Regulation	Staff Comments
31.	Amendments resulting from OCP Review	Throughout LUB	See table 1 above
32.	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)	Staff have noted an increase in inquiries pertaining the ocean-loop geothermal exchange for private use. Current regulation is silent, and therefore such systems would require a rezoning before installation. Reviewing the compatibility between the DP and the setback from the sea regulation may ensure that certain minor structures would not require a DVP and a DP. Amendments recommended. 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.
33.	Review of split-zoned lot regulations	Section 2.20 (General	Current regulation states that for the purposes of density and

		Provisions) Part 13 (Subdivision)	minimum lot size regulations, the portions of the lot that have different zoning designations must be considered as separate lots, resulting in greater development potential than subdivision potential. Further LTC direction required.
34.	Review of regulations pertaining to strata common property	Part 17 (Definitions)	Currently, common property is covenanted to ensure that no dwellings are constructed. LTC may wish to consider a zone for common property in addition. Further LTC direction is required.
35.	Review of parking regulations: on-site parking and public parking issues generated from associated islands	Part 14 (Parking Regulations)	Recent complaints may require a review of parking issues at Montague Harbour, Sturdies Bay, Spanish Hills and Whaler Bay.
36.	Review Sign regulations	Part 16 (Sign Regulations) Section 3.4 (Home Occupations)	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. Amendments recommended
37.	Waste transfer station regulations	Subsection 2.3.8 (Prohibited uses) Section 9.6 (Light Industrial)	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.
38.	Review of zoning regulations for Lions Hall	Section 10.1 (Public Recreation)	Community hall is not a permitted use within the Public Recreation zone. Associated covenant amendments would be required if a rezoning were initiated. Amendment recommended
39.	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)	Consistency between OCP transportation policy and zoning regulations is required. Amendment recommended
40.	Review zoning of small F1 lots that were developed at the time of their purchase from MacMillan Bloedel.	Section 7.1 (Forest 1)	Further research and LTC direction required.
41.	Review zoning with respect to the creation of a new cemetery.	Section 8.2 (Community Facility)	Current CF zone permits cemeteries. Further research and direction required.

Table 3: Additional Considerations and Housekeeping Amendments

No.	Potential Amendment	Current Regulation	Staff Comment
42.	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.	Further research required. This could be incorporated with climate change directive policies. Model regulations may be forthcoming from LPC.
43.	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	Housekeeping amendment.
44.	Accessory building height should be more explicit within zones.	Throughout LUB and specifically in section 2.5.	Housekeeping amendment. Zoning gives 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.
45.	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	Housekeeping amendment. Section 13.22 could be relocated to the general regulations section of the LUB for increased accessibility.



Top Priorities

Galiano Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	LUB update	<ol style="list-style-type: none"> 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	Kaitlin Kazmierowski	Mar-31-2013	On Going

11. New graveyard

2	Review Subdivision Servicing Regulations	Review detailed recommendations of Waterline Report, review existing subdivision regulations, prepare options for amendments	Jun-13-2011	Kaitlin Kazmierowski	Apr-02-2012	On Going
3	DPA Implementation	1. Update of Development Approval Information Bylaw 2. Public communications 3. Development of Administrative procedures	Dec-12-2011	Kaitlin Kazmierowski	Mar-31-2012	On Going



Projects

Galiano Island

No.	Description	Activity	Received/Initiated	Status
1	Soil Removal and Deposit Bylaw	Review need and options for implementation of soil removal and deposit bylaw	Sep-12-2011	On Going
2	OCP amendment to review definition of "tree"		Dec-12-2011	On Going
3	Short Term Vacation Rentals		Dec-12-2011	On Going
4	Provincial Advocacy	<ul style="list-style-type: none"> 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



Applications w/ Status - Galiano Island Status: Open

Applications

Development Variance Permit

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

Planning Status

Status Date: May-02-2012

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

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.

Status Date: Jun-27-2011

Requested survey June 21, 11

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2011.4	Serink Planner: Kaitlin Kazmierowski	Apr-12-2011	533 STICKS ALLISON RD 1) to vary the setback 2) to increase allowable floor area of accessory building

Planning Status

Status Date: Jun-01-2012

Covent sent to legal counsel for registration. DVP to be issued once registration at LTO complete.

Status Date: Apr-23-2012

covenant received, LTC to be requested to appoint chair as signatory

Status Date: Apr-03-2012

Applicant has entered into cost recovery. application to be re-considered at May 14 2012 LTC meeting.

Rezoning

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

Planning Status

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.

Status Date: Jul-27-2011

Staff contacting applicant to determine if/how they want to proceed with application.

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-2008.2	K'ing Planner: Kaitlin Kazmierowski	Feb-22-2008	To amend the zoning from F1 to F3

Planning Status

Status Date: Mar-01-2012

Met with applicant who is still interested in pursuing a rezoning. Staff currently working with the applicant to determine the best course of action.

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.

Status Date: Jul-27-2011

Staff contacting applicant to determine if/how they want to proceed with their application.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2011.1	Galiano Land and Community Housing Planner: Kaitlin Kazmierowski	Oct-06-2011	Rezone Agriculture and Residential to Community Facility-Affordable housing.

Planning Status

Status Date: Jun-01-2012

ALC has approved of exclusion of ALR pending covenant from GLCHT. Housing agreement currently being reviewed by Trust legal counsel and GLCHT legal counsel.

Status Date: May-03-2012

COnsultant has been hired by applicants to work on housing agreement. Applicants are willing to entre into cost recovery. Staff waiting for cost recovery agreement in order to commence legal review.

Status Date: Apr-03-2012

Staff report for April 16th meeting recommends professional help for finalization of housing agreement

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

Planning Status

Status Date: Jun-01-2012

Draft bylaws that include the community housing lot presented for first reading at June 11, 2012 LTC meeting. Legal undertaking between applicant and Galiano Island Housing Society underway.

Status Date: May-03-2012

Applicants have submitted a proposal for an additional lot for community housing purposes. Memo at May 14th presents this proposal and seeks direction for future work.

Status Date: Mar-01-2012

Staff to present preliminary report at March 12, 2012 LTC meeting

Subdivision

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

Planner: Kaitlin Kazmierowski

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.	Jun-03-2010	ELLIS RD To create 2 lots

Planner: Kris Nichols

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
GL-SUB-2012.1	Louis Gothier c/o Ron Taylor	May-01-2012	275 BLUFF RD & 351 BLUFF RD A boundary Adjustment

Planner: Kaitlin Kazmierowski

Planning Status

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.

Kathy Jones

From: Nancy Roggers
Sent: May-28-12 5:28 PM
To: Kaitlin Kazmierowski; Ken Hancock; Kris Nichols; Louise Decario; Robert Kojima; Sandy Pottle; Kathy Jones
Cc: Cindy Shelest
Subject: Galiano Expense Report May/12

Islands Trust
LTC EXP SUMMARY REPORT F2012
 Invoices posted to May 31, 2012

625 Galiano	Invoices posted to May 31, 2012	Budget	Spent	Balance
65000	LTC "Trustee Expenses"	1,100.00	-	1,100.00
65200	LTC Local Exp LTC Meeting Expenses	6,500.00	275.20	6,224.80
65210	LTC Local Exp APC Meeting Expenses	-	-	-
65220	LTC Local Exp Communications	-	125.58	(125.58)
65230	LTC Local Exp Special Projects	-	-	-
65240	LTC Local Exp Miscellaneous	-	-	-
TOTAL LTC Local Expense		6,500.00	400.78	6,099.22
73001	Project OCP update	6,500.00	-	6,500.00

Thanks!

Nancy Roggers
 Finance Officer

Islands Trust
 #200 1627 Fort Street
 Victoria, B.C. V8R 1H8
 Phone: (250) 405-5154
 Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.

PROPOSED

Galiano Island Local Trust Committee Expense Budget

2012-2013

\$6500

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

Date: May 30, 2012 **File No.:** Bylaw No. 228, 2011

To: Galiano Island Local Trust Committee
For Meeting June 11, 2012

From: Miles Drew, Bylaw Enforcement Manager

CC:

Re: **Appointment of Screening Officers**
Designation of Screening Officer Powers and Duties
Bylaw Violation Notice Cancellation Policy
Stipulation of the Form of Violation Notice

THE PROPOSAL:

This report will recommend to the Galiano Island Local Trust Committee that it:

1. appoint screening officers;
2. designate the powers and duties of specific screening officers by adopting the attached policy;
3. authorize the reasons for cancellation of a bylaw violation notice by adopting the attached policy; and
4. approve the attached form of violation notice to be used (attached).

STAFF COMMENTS

Section 7 of the Bylaw Enforcement Notification Bylaw requires that the Local Trust Committee (LTC) appoint screening officers. The powers and duties of screening officers are described in section 7 of the bylaw which is listed below. These powers and duties include release of information about bylaw violation notices (BVN) to various persons, negotiation of compliance agreements in return for reduced fine amounts, and cancellation of tickets. The LTC will give guidance to this process through the attached policy and thus ensure consistency.

The Bylaw permits the bylaw enforcement assistant, bylaw enforcement officers, the bylaw enforcement coordinator and regional planning managers to be appointed as screening officers. As very low numbers of BVNs will be issued there is no need at this time to appoint bylaw enforcement officers as screening officers.

The policy designates the bylaw enforcement assistant as a screening officer but limits the powers and duties to dissemination of information only. Permitting the bylaw

enforcement assistant to relay information about BVNs and the process will ensure that the public has immediate access to information. The bylaw enforcement coordinator is designated as a screening officer with full powers and duties. To avoid any perceived conflict of interest when BVNs are issued by the bylaw enforcement coordinator, the duties of screening officer will fall to the regional planning manager.

Negotiation of compliance agreements and cancellation of notices are reserved to senior staff to ensure that whatever agreement is made fully complies with the requirements of bylaws.

7.0 SCREENING OFFICERS

7.1 The position of screening officer is established.

7.2 The following are designated classes of person that may be appointed as screening officers:

- (1) Regional Planning Manager;
- (2) Bylaw Enforcement Coordinator;
- (3) Bylaw Enforcement Officer;
- (4) Bylaw Enforcement Assistant;

and the LTC may appoint screening officers from these classes of persons by name of office or otherwise.

7.3 The powers duties and functions of screening officers are as set out in the *Act*, and include the following powers:

(1) Where requested by the person against whom a contravention is alleged, to communicate information respecting the nature of the contravention, the provision of the bylaw contravened, the facts on which the contravention allegation is based, the penalty for a contravention, the opportunity to enter into a compliance agreement, the opportunity to proceed to the Bylaw Notice dispute adjudication system and the fee or fees payable in relation to the Bylaw Notice enforcement process;

(2) To communicate with any or all of the following for the purposes of performing their functions under this bylaw or the *Act*:

- (a) the person against whom a contravention is alleged or their representative;
- (b) the officer issuing the Notice;
- (c) the complainant or their representative;

(d) the Islands Trust staff and record regarding the disputant's history of bylaw compliance.

(3) To prepare and enter into compliance agreements under the *Act* with persons who dispute Bylaw Notices, including to establish terms and conditions for compliance that the screening officer considers necessary or advisable, including time periods for payment of penalties and compliance with the bylaw;

(4) To provide for payment of a reduced penalty if a compliance agreement is entered into as provided in column A5 of Schedule "A" as attached to this bylaw; and

(5) To cancel Bylaw Notices in accordance with the *Act* or LTC policies and guidelines.

7.4 The bylaw contraventions in relation to which a screening officer may enter into a compliance agreement are indicated in column A4 of Schedule "A" as attached to this bylaw.

7.5 The maximum duration of a compliance agreement is one year.

Section 9 of the bylaw required that the LTC stipulate the form of the Bylaw Violation Notice. Attached is the version of the notice that Staff recommends be used. This version is very similar to those used by other jurisdictions. The form has been developed so that it may be used in all the Local Trust Areas which have adopted a Bylaw Enforcement Notification Bylaw.

RECOMMENDATION:

Staff recommends that the Galiano Island LTC make the following resolutions:

1. The Galiano Island Local Trust Committee appoints the Bylaw Enforcement Assistant, the Bylaw Enforcement Coordinator and the Regional Planning Manager as Screening Officers pursuant to Galiano Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 228, 2011;
2. The Galiano Island Local Trust Committee adopt the Bylaw Enforcement Notice Bylaw Screening Officers' Powers and Duties Policy attached to staff report dated May 30, 2012; and

3. The Galiano Island Local Trust Committee stipulates that the attached Bylaw Violation Notice is the form of violation notice to be used pursuant to the Bylaw Enforcement Notice Bylaw No. 228, 2011.

ATTACHMENTS:

Attachment 1 – Screening Officers’ Powers and Duties Policy

Attachment 2 – Bylaw Violation Notice

Prepared and Submitted by:

Miles Drew
Bylaw Enforcement Manager

May 30, 2012



Bylaw Enforcement Notice Bylaw Screening Officers' Powers and Duties Policy May 30, 2012

Appointment of Screening Officers

Pursuant to section 7.2 of the Galiano Local Trust Committee Bylaw Enforcement Notification Bylaw No. 228, 2011 the persons holding the following positions are appointed as screening officers:

- 1) Regional Planning Manager;
- 2) Bylaw Enforcement Coordinator; and
- 3) Bylaw Enforcement Assistant

Screening Officer Powers and Duties

The powers and duties of the screening officer are contained in section 7.3 of the bylaw. However, it is the direction of the Local Trust Committee that these powers and duties only are carried out in respect to each of the above positions as follows:

- 1) **Regional Planning Manager.** In respect to Bylaw Violation Notices issued by the Bylaw Enforcement Coordinator only the Regional Planning Manager, acting as Screening Officer, may exercise all of the powers and duties in Section 7.3 of Bylaw No. 228, 2011;
- 2) **Bylaw Enforcement Coordinator.** In respect to Bylaw Violation Notices issued by Bylaw Enforcement Officers only the Bylaw Enforcement Coordinator, acting as Screening Officer, may exercise all of the powers and duties in Section 7.3 of Bylaw No. 228, 2011;
- 3) **Bylaw Enforcement Assistant.** In respect to Bylaw Violation Notices issued by the Bylaw Enforcement Coordinator and Bylaw Enforcement Officers the Bylaw Enforcement Assistant, acting as Screening Officer, may exercise only those powers and duties in Section 7.3(1) and 7.3(2) of Bylaw No. 228, 2011.

Authorized Reasons to Cancel Bylaw Violation Notices

The Screening Officer may cancel a Bylaw Violation Notice if satisfied that one or more of the following reasons exist:

- 1) the Bylaw Violation Notice was issued to the wrong person;
- 2) an exception specified in the bylaw or related enactment exists;
- 3) a permit exists which authorises the alleged violation;
- 4) there is poor likelihood of success at adjudication for the Local Trust Committee. For example:
 - a) The evidence is inadequate to show a contravention;
 - b) The officer relied on incorrect information in issuing the Bylaw Violation Notice;
 - c) The Bylaw Violation Notice was not completed properly;
- 5) it is not in the public interest to proceed to adjudication for one of the following reasons:
 - a) The bylaw has changed since the Bylaw Violation Notice was issued, and now authorizes the contravention;
 - b) The offence occurred as a result of a circumstance that made it impossible for the person to reasonably comply with the bylaw.

DRAFT - FRONT



Islands Trust

No. _____

BYLAW VIOLATION NOTICE

THE ISSUING OFFICER SAYS YOU ARE IN BREACH OF A LOCAL TRUST AREA BYLAW AS FOLLOWS:

ISSUED TO:

NAME OF PERSON OR COMPANY		
ADDRESS		
LEGAL DESCRIPTION		
DATE <small>YYYY MM DD</small>	TIME <small>HH:MM AM/PM</small>	LOCATION ISSUED
BYLAW NAME		
BYLAW NUMBER		SECTION
DESCRIPTION OF CONTRAVENTION		
ISSUING OFFICER NAME:		SIGNATURE

THE PENALTY FOR A CONTRAVENTION REFERRED TO ABOVE IS:

Discounted rate If paid within 14 days \$ _____
 If paid within 15-28 days \$ _____
 If paid after 28 days* \$ _____

*See reverse for additional information on late payments.

METHOD OF DELIVERY:	
<input type="checkbox"/>	In Person
<input type="checkbox"/>	By Mail



Islands Trust

ADJUDICATION REQUEST

To dispute this Bylaw Violation Notice please complete the form below and deliver, mail, or fax to any Islands Trust office within 14 days of receipt of this notice. The request can also be made online at www.islandstrust.bc.ca. See the reverse side of this ticket for addresses and additional information.

Bylaw Notice #:	Date of Issue:
Name:	
Postal Address:	
City/Island:	Province: Postal Code:
Daytime Phone #	Email Address:
Signature:	

ALLEGED OFFENDER'S COPY

COMPLIANCE

- ▶ Failure to comply with the bylaw may result in additional penalties.
- ▶ To arrange a compliance agreement and to receive a discount on the penalty indicated on this notice, contact us.

PAYMENT INFORMATION

PAY BY MAIL OR IN PERSON BY CASH OR CHEQUE
PRESENT THIS NOTICE AT THE TIME OF PAYMENT

- ▶ Please make your cheque or money order payable to Islands Trust.
- ▶ Do not send cash in the mail.
- ▶ Payment must be received within the noted time limits to receive the discounted amounts.
- ▶ A dishonoured cheque will not be considered payment of the penalty within the prescribed time. NSF fees will be applied.
- ▶ Failure to pay promptly will result in additional penalties being added.
- ▶ Overdue fines may be subject to collection process.

DISPUTE ADJUDICATION

- ▶ Adjudication requests must be filed within 14 days of violation notice receipt to be eligible for an adjudication hearing.
- ▶ Deliver, mail, or fax the request form on reverse to any Islands Trust office or complete a request form online at www.islandstrust.bc.ca.
- ▶ Unsuccessful adjudicated disputes will be charged an additional \$25 administration fee.

CONTACT US

Phone: 250-405-5175
Fax: 250-405-5155

Email: bylawenforcement@islandstrust.bc.ca
Web: www.islandstrust.bc.ca

ISLANDS TRUST OFFICES

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

Islands Trust
1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8

Islands Trust
700 North Road
Gabriola Island, BC V0R 1X3

May 30, 2012

File No.: Bylaw No. 228

To: Galiano Island Local Trust Committee
For Meeting June 11, 2012

From: Miles Drew
Bylaw Enforcement Manager

Re: Final Adoption of Bylaw Notice System Bylaw

THE PROPOSAL:

This report will recommend to the Galiano Island Local Trust Committee that it adopt Bylaw No. 228.

STAFF COMMENTS:

Authority to Adopt

On May 14, 2012 the Galiano Island Local Trust Committee gave third reading to the attached Bylaw No. 228 and referred it to the Executive Committee for approval. The approval was given on May 28, 2012. As this is an administrative Bylaw it does not require the approval of the Minister. The Galiano Island Local Trust Committee may now adopt the Bylaw.

Next Steps

The last steps to be taken before Bylaw Violation Notices can finally be issued are:

- approve and print required bylaw notices;
- Appoint Screening Officers and develop necessary policies to direct the Screening Officers;
- Conduct necessary staff training.

RECOMMENDATION:

That the Galiano Island Local Trust Committee adopt Bylaw No. 228 the "Galiano Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 228, 2011".

Prepared and Submitted by:

Miles Drew,
Bylaw Enforcement Manager

May 30, 2012

Date

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 228, 2011

A BYLAW TO RESPECT THE ENFORCEMENT OF BYLAW NOTICES WITHIN THE GALIANO ISLAND LOCAL TRUST AREA

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

WHEREAS the Galiano Island Local Trust Committee wishes to regulate the Enforcement of Bylaw Notices in the Galiano Island Local Trust Area;

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

Citation

1. This Bylaw may be cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011”.

1.0 INTERPRETATION

In this Bylaw:

- 1.1 “Act” means the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c 60.
- 1.2 “Registry” means the North Shore Bylaw Notice Adjudication Registry established pursuant to section 6 of this bylaw.
- 1.3 “LTC” means the Galiano Island Local Trust Committee.

2.0 DEFINITIONS

The terms in this bylaw have the same meaning as the terms defined in the *Act*.

3.0 BYLAW CONTRAVENTIONS

The bylaws and bylaw contraventions designated in Schedule “A” attached to this bylaw may be dealt with by Bylaw Violation Notice.

4.0 PENALTY

The penalty for a contravention referred to in Section 3 is as follows:

- (1) subject to paragraphs (2) to (4), is the Penalty amount set out in column A1 of Schedule “A” as attached to this bylaw;
- (2) if received by the Islands Trust within 14 days of the person receiving or being presumed to have received the bylaw violation notice, is the Early Payment Penalty set out in column A2 of Schedule “A” as attached to this bylaw applies;
- (3) if more than 28 days after the person has received or is presumed to have received the bylaw violation notice, is subject to a late payment surcharge in addition to the penalty under paragraph (1) , and is the Late Payment Surcharge set out in column A3 of Schedule “A” as attached to this bylaw or
- (4) if paid under a compliance agreement, may be reduced as provided under column A5 of Schedule “A” as attached to this bylaw.

5.0 PERIOD FOR PAYING OR DISPUTING NOTICE

- 5.1 A person who receives a bylaw violation notice must, within 14 days of the date on which the person received or is presumed to have received the bylaw violation notice,

- (1) pay the penalty, or
- (2) request dispute adjudication

by filling in the appropriate portion of the bylaw violation notice indicating either a payment or a dispute and delivering it, either in person during regular office hours, or by mail, to the Islands Trust as directed on the bylaw violation notice.

- 5.2 A person may pay the indicated penalty after 14 days of receiving the notice subject to the applicable surcharge for late payment in accordance with Section 4(3) of this bylaw, but no person may dispute the bylaw violation notice after 14 days of receiving it.
- 5.3 Where a person was not served personally with a bylaw violation notice and advises the Islands Trust that they did not receive a copy of the original notice, the time limits for responding to a bylaw violation notice under Sections 5, 6 and 7 of this bylaw do not begin to run until a copy of the bylaw violation notice is re-delivered to them in accordance with the *Act*.

6.0 BYLAW NOTICE DISPUTE ADJUDICATION SYSTEM

- 6.1 The Registry is established as a bylaw violation notice dispute adjudication system in accordance with the *Act* to resolve disputes in relation to bylaw violation notices.
- 6.2 The civic address of the Registry is 141 West 14th Street, North Vancouver, BC, V7M 1H9.
- 6.3 Every person who is unsuccessful in dispute adjudication in relation to a bylaw violation notice, or a compliance agreement under the dispute adjudication system established under this Section, must pay the Islands Trust an additional fee of \$25.00 for the purpose of the Islands Trust recovering the costs of the adjudication system.

7.0 SCREENING OFFICERS

- 7.1 The position of screening officer is established.
- 7.2 The following are designated classes of person that may be appointed as screening officers:

- (1) Regional Planning Manager;
- (2) Bylaw Enforcement Coordinator;
- (3) Bylaw Enforcement Officer;
- (4) Bylaw Enforcement Assistant;

and the LTC may appoint screening officers from these classes of persons by name of office or otherwise.

- 7.3 The powers, duties and functions of screening officers are as set out in the *Act*, and include the following powers:
 - (1) Where requested by the person against whom a contravention is alleged, to communicate information respecting the nature of the contravention, the provision of the bylaw contravened, the facts on which the contravention allegation is based, the penalty for a contravention, the opportunity to enter into a compliance agreement, the opportunity to proceed to the bylaw violation notice dispute adjudication system and the fee or fees payable in relation to the bylaw violation notice enforcement process;
 - (2) To communicate with any or all of the following for the purposes of performing their functions under this bylaw or the *Act*:
 - (a) the person against whom a contravention is alleged or their representative;
 - (b) the officer issuing the bylaw violation notice;
 - (c) the complainant or their representative;
 - (d) the Islands Trust staff and record regarding the disputant's history of bylaw compliance.

- (3) To prepare and enter into compliance agreements under the *Act* with persons who dispute bylaw violation notices, including to establish terms and conditions for compliance that the screening officer considers necessary or advisable, including time periods for payment of penalties and compliance with the bylaw;
- (4) To provide for payment of a reduced penalty if a compliance agreement is entered into as provided in column A5 of Schedule "A" as attached to this bylaw; and
- (5) To cancel bylaw violation notices in accordance with the *Act* or LTC policies and guidelines.

7.4 The bylaw contraventions in relation to which a screening officer may enter into a compliance agreement are indicated in column A4 of Schedule "A" as attached to this bylaw.

7.5 The maximum duration of a compliance agreement is one year.

8.0 BYLAW ENFORCEMENT OFFICERS

Persons acting as any of the following are designated as bylaw enforcement officers for the purposes of this bylaw and the *Act*:

- (a) Bylaw Enforcement Coordinator;
- (b) Bylaw Enforcement Officer.

9.0 FORM OF BYLAW VIOLATION NOTICE

The LTC may, from time to time, stipulate the form or forms of the bylaw violation notice provided the bylaw violation notice complies with Section 4 of the *Act*.

10.0 SCHEDULES

The following schedules are attached to and form part of this bylaw:

- (a) Schedule A – Galiano Island Land Use Bylaw No. 127, 1999 Contraventions and Penalties.

READ A FIRST TIME THIS	14th	DAY OF	May	,2012
READ A SECOND TIME THIS	14th	DAY OF	May	,2012
READ A THIRD TIME THIS	14th	DAY OF	May	,2012
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	28th	DAY OF	May	,2012
ADOPTED THIS		DAY OF		,20__

SECRETARY

CHAIR

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
2.1.1	Non Permitted Use Of Conduits/Poles/Towers In Nature Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
2.1.2	Non Permitted Bicycling And Equestrian Trails In Nature Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
2.1.3	Non Permitted Accessory Use/Building/Structure Or Non Permitted Agricultural And Horticultural Use Or Non Permitted Farm Animals in Nature Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
2.1.4	Non Permitted Sawmilling In Nature Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
2.2	Non Permitted Use Of Accessory Building/Structure As Home Occupation Prior To Primary Building/Structure Constructed And Occupied	\$250.00	\$187.50	\$125.00	Yes	50%
2.3.1	Non Permitted Use Of Accessory Building/Structure, Other Than Cottage, For Human Habitation	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.2	Non Permitted Use Of Land/Building/Structure For Mobile Home Parks/Manufactured Home Parks/Commercial Campgrounds	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.3	Non Permitted Use Of Land/Building/Structure For Commercial Aquaculture	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.4	Non Permitted Use Of Land/Building/Structure For Airports Other Than Float Plane Bases	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.5	Non Permitted Use Of Boat Launching Ramp/Marina/Dock For Launching Personal Watercraft	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.6	Non Permitted Use Of Land/Building/Structure For Helipads, Except Where Accessory To Police/Fire Fighting/Ambulance Facility/Hospital	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.7	Non Permitted Use Of Land/Building/Structure For Private Golf Courses/Marinas	\$300.00	\$225.00	\$150.00	Yes	50%
2.3.8	Non Permitted Use Of Land/Building/Structure For Waste Disposal On Land/Marine Areas	\$500.00	\$375.00	\$250.00	Yes	50%
2.4	Non Permitted Use Of Lot For Wrecking/Storage Of Derelict Automobiles/Used Or Discarded Machinery/Equipment Except As	\$150.00	\$112.50	\$75.00	Yes	50%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Permitted In Light Industrial Zone.					
2.5	Exceed Height Restriction For Accessory Building/Structure	\$300.00	\$225.00	\$150.00	Yes	75%
2.7	Exceed Floor Area Restriction For Accessory Building/Structure Other Than Cottage	\$300.00	\$225.00	\$150.00	Yes	75%
2.8	Exceed Floor Area Restriction For Cottage	\$300.00	\$225.00	\$150.00	Yes	75%
2.12	Non Permitted Siting Of Building/Structure In Marine Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
2.13	Non Permitted Siting Of Sewage Absorption Fields	\$300.00	\$225.00	\$150.00	Yes	75%
2.14	Non Permitted Siting Of Building/Structure For Farm Animals	\$300.00	\$225.00	\$150.00	Yes	75%
2.15	Non Permitted Siting Of Building/Structure Used For Human Habitation/Occupancy In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%
2.16	Non Permitted Siting Of Sign/Fence/Pumphouse With Floor Area Greater Than 10 Square Metres	\$300.00	\$225.00	\$150.00	Yes	75%
3.2	Home Occupation On Premise Not Being Occupied As Dwelling	\$250.00	\$187.50	\$125.00	Yes	50%
3.3	Home Occupation Not Conducted Entirely Within Operator's Dwelling Unit Or Accessory Building/Structure Or Non Permitted Exterior Storage Of Materials/Products/Equipment	\$250.00	\$187.50	\$125.00	Yes	50%
3.4	Not Retaining Residential Appearance Due To Home Occupation Or Non Permitted Business Sign	\$250.00	\$187.50	\$125.00	Yes	50%
3.5	More Than Three Persons Employed In Home Occupation Or No Employee Residing Permanently On Premises Of Home Occupation	\$250.00	\$187.50	\$125.00	Yes	50%
3.6	Non Permitted Home Occupation	\$250.00	\$187.50	\$125.00	Yes	50%
3.7	Home Occupation Producing Waste/Noise/Vibration/Glare/Fumes/Odours/Illumination/Electrical Interference Detectable Off Lot Or Home Occupation Consumes Excessive Groundwater	\$250.00	\$187.50	\$125.00	Yes	50%
3.8	Exceed Maximum Number Bedrooms In B&B	\$250.00	\$187.50	\$125.00	Yes	50%
5.1.1	Non Permitted Use In Village Residential 1 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.1.2	More Than One Dwelling On Lot In Village Residential 1 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.1.3	Non Permitted Cottage In Village	\$300.00	\$225.00	\$150.00	Yes	50%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Residential 1 Zone					
5.1.4	Exceed Lot Coverage Restriction In Village Residential 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.1.5	Exceed Height Restriction For Building/Structure In Village Residential 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.1.6	Encroachment Of Building/Structure Into Setback In Village Residential 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.1.7	Encroachment Of Building/Structure For Animals Into Setback In Village Residential 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.1	Non Permitted Use In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.2	More Than One Dwelling On Lot In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.3	Non Permitted Cottage In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.4	Exceed Lot Coverage Restriction In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.5	Exceed Height Restriction For Building/Structure In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.6	Encroachment Of Building/Structure Into Setback In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.7	Encroachment Of Building/Structure For Animals In Village Residential 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.3.1	Non Permitted Use In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.3.2	Non Permitted Cottage On Lot 1, District Lot 83 In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.3.3	Non Permitted Use On District Lot 145 In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.3.4	Non Permitted Additional Dwelling In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.3.5	Non Permitted Cottage On Lots Smaller Than 0.4 Hectares In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.3.6	Exceed Lot Coverage Restriction In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.3.7	Exceed Height Restriction For Building/Structure In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.3.8	Encroachment Of Building/Structure Into Setback In Small Lot Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.3.10	Encroachment Of Building/Structure For Farm Animals Into Setback In	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Small Lot Residential Zone					
5.4.1	Non Permitted Use In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.4.2	Non Permitted Additional Dwelling In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.4.3	Non Permitted Cottage In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.4.4	Exceed Height Restriction For Building/Structure In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.4.5	Encroachment Of Building/Structure Into Setback In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.4.6	Encroachment Of Building/Structure For Farm Animals Into Setback In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.5.1	Non Permitted Use In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.5.2	Non Permitted Additional Dwelling In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.5.3	Non Permitted Cottage In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.5.4	Exceed Height Restriction For Building/Structure In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.5.5	Encroachment Of Building/Structure Into Setback In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.5.6	Encroachment Of Building/Structure For Farm Animals Into Setback In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.6.1	Non Permitted Use In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.6.2	Non Permitted Additional Dwelling In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.6.3	Non Permitted Cottage In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.6.4	Exceed Height Restriction For Building/Structure In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.6.5	Encroachment Of Building/Structure Into Setback In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.6.6	Encroachment Of Building/Structure/Use Permitted Under Article 5.6.1 Into Setback In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.6.7	Encroachment Of Building/Structure For Animals Into Setback In Rural 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.1	Non Permitted Use In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	50%
6.1.2	Non Permitted Additional Dwelling In Agriculture Zone					
6.1.4	Exceed Height Restriction For Building/Structure In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
6.1.5	Encroachment Of Building/Structure Into Setback In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.6	Encroachment Of Non-Residential Building/Structure Into Setback In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.1	Non Permitted Use In Forest 1 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.1.2	Non Permitted Building/Structure Or Permitted Building/Structure Exceeds Maximum Floor Area Or Inadequate Landscape Screen In Forest 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.3	Exceed Height Restriction For Building/Structure In Forest 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.4	Encroachment Of Building/Structure Into Setback In Forest 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.5	Encroachment Of Building/Structure Into Setback Of Lot Line That Does Not Abut Highway In Forest 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.1	Non Permitted Use In Forest 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.2.2	Non Permitted Additional Dwelling Accessory To Timber Production And Harvesting In Forest 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.2.3	Non Permitted Building/Structure Or Permitted Building/Structure Exceeds Maximum Floor Area Or Inadequate Landscape Screen In Forest 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.4	Exceed Height Restriction For Building/Structure In Forest 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.5	Encroachment Of Building/Structure Into Setback In Forest 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.6	Encroachment Of Building/Structure Into Setback From Lot Line That Does Not Abut Highway In Forest 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.3.1	Non Permitted Use In Forest 3 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.3.2	Non Permitted Building/Structure Or Permitted Building/Structure Exceeds Maximum Floor Area Or Inadequate Landscape Screen In Forest 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.3.3	Non Permitted Additional Dwelling Or Dwelling/Accessory Building/Structure Exceed Maximum Floor/Lot Area In Forest 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.3.4	Exceed Height Restriction For Building/Structure In Forest 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.3.5	Encroachment Of Building/Structure Into Setback In Forest 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.4.1	Non Permitted Use In Heritage Forest Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.4.2	Non Permitted Building/Structure Or Permitted Building/Structure For Timber Production And Harvesting	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Uses Exceeds Maximum Floor Area Or Inadequate Landscape Screen In Heritage Forest Zone					
7.4.3	Non Permitted Building/Structure Or Permitted Building/Structure For Forestry Education And Research Uses Exceed Maximum Floor/Lot Area In Heritage Forest Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.4.4	Exceed Height Restriction For Building/Structure In Heritage Forest Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.4.5	Encroachment Of Building/Structure Into Setback In Heritage Forest Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.4.6	Encroachment Of Building/Structure Into Setback From Lot Line That Does Not Abut A Highway In Heritage Forest Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.5.1	Non Permitted Use In Forest Land Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.5.2	Non Permitted Building/Structure Or Permitted Building/Structure Exceeds Maximum Floor Area Or Inadequate Landscape Screen In Forest Land Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.5.3	Non Permitted Accessory Dwelling Or Permitted Accessory Dwelling Does Not Have Highway Access In Forest Land Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.5.4	Exceed Height Restriction For Building/Structure In Forest Land Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.5.5	Encroachment Of Building/Structure Into Setback In Forest Land Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.5.6	Encroachment Of Building/Structure Into Setback From Lot Line That Does Not Abut Highway In Forest Land Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.1.1	Non Permitted Use In Senior Citizen Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.1.2	Exceed Density Of Development Restriction In Senior Citizen Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.1.3	Exceed Lot Coverage Restriction In Senior Citizen Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.1.4	Exceed Height Restriction For Building/Structure In Senior Citizen Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.1.5	Encroachment Of Building/Structure Into Setback In Senior Citizen Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
8.2.1	Non Permitted Use In Community Facility Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.2.2	Fail To Meet Site Specific Usage Regulations In Community Facility Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.2.3	Exceed Density Restriction Of Affordable And Special Needs Housing In Community Facility Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.4	Exceed Lot Coverage Restriction On Lot 2 In Community Facility Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.5	Exceed Height Restriction For Building/Structure In Community Facility Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.6	Encroachment Of Building/Structure Into Setback In Community Facility Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.7	Fail To Meet Site Specific Setback Regulations In Community Facility Zone					
8.3.1	Non Permitted Use In Emergency And Health Services Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.3.2	Exceed Height Restriction For Building/Structure In Emergency And Health Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.3.3	Encroachment Of Building/Structure Into Setback In Emergency And Health Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.4.1	Non Permitted Use In Utility Service Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.4.2	Exceed Height Restriction For Building/Structure In Utility Service Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.4.3	Encroachment Of Building/Structure Into Setback In Utility Service Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.4.4	Inadequate Landscape Screen For Storage Areas In Utility Service Zone	\$100.00	\$75.00	\$50.00	Yes	75%
8.5.1	Non Permitted Use In Health And Wellness Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.5.2	Treatment Facility Accommodation Room Exceeds Maximum Floor Area In Health And Wellness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.5.4	Exceed Maximum Lot Coverage Area In Health And Wellness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.5.5	Exceed Maximum Floor Space Ratio In Health And Wellness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.5.6	More Than One Treatment Facility On Lot In Health And Wellness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.5.7	Exceed Height Restriction For Building/Structure In Health And Wellness Zone	\$300.00	\$22.00	\$150.00	Yes	75%
8.5.8	Encroachment Of Building/Structure	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Into Setback In Health And Wellness Zone					
8.5.10	Inadequate Landscape Screen For Unenclosed Storage Areas In Health And Wellness Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.1.1	Non Permitted Use In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.1.2	Fail To Meet Site Specific Usage Regulations In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.1.3	Exceed Lot Coverage Restriction In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.4	More Than One Dwelling On Lot In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.5	Exceed Height Restriction For Building/Structure In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.6	Encroachment Of Building/Structure/Unenclosed Accessory Storage Areas Into Setback In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.7	Encroachment Of Building/Structure Used For Farm Animals Into Setback In Retail Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.9	Fail To Meet Site Specific Vegetation Regulations In Retail Commercial Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.1.10	Inadequate Landscape Screen For Unenclosed Storage Areas In Retail Commercial Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.1.11	Fail To Provide Compliant Area For Unloading Of Goods From Commercial Vehicles In Retail Commercial Zone	\$250.00	\$187.50	\$125.00	Yes	75%
9.2.1	Non Permitted Use In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.2.2	Accommodation Facility Exceeds Maximum Visitor Accommodation Rooms Or Does Not Contain Accommodation/Restaurant And Dwelling In Single Building In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.3	Accommodation Facility In Lot A District Lot 26 In Visitor Accommodation (Inn) Zone Does Not Meet Site Specific Regulations	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.5	More Than One Inn On Lot In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.2.6	Exceed Maximum Lot Coverage In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.7.1	Exceed Floor Space Ratio	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Restriction In Visitor Accommodation (Inn) Zone					
9.2.7.2	Exceed Maximum Floor Area Restriction For Visitor Accommodation Rooms In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.7.3	Exceed Maximum Floor Area Restriction For Accessory Retail Sales In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.8	Exceed Maximum Height Restriction For Building/Structure In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.9	Encroachment Of Building/Structure Into Setback In Visitor Accommodation (Inn) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.11	Inadequate Landscape Screen For Unenclosed Storage Areas In Visitor Accommodation (Inn) Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.3.1	Non Permitted Use In Visitor Accommodation (Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3.2	Visitor Accommodation Facility Exceeds Maximum Visitor Accommodation Rooms/ Cottages Permitted Or Does Not Contain Central Building Providing Guest Services, Restaurant And Dwelling For Owner/Operator In Visitor Accommodation (Resort) Zone	\$250.00	\$187.50	\$125.00	Yes	50%
9.3.3	More Than One Resort On Lot In Visitor Accommodation (Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3.4	Exceed Maximum Lot Coverage Restriction In Visitor Accommodation (Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.5	Exceed Maximum Height Restriction Of Building/Structure In Visitor Accommodation (Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.6	Encroachment Of Building/Structure Into Setback In Visitor Accommodation (Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.8	Inadequate Landscape Screen For Unenclosed Storage Areas In Visitor Accommodation (Resort) Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.3(A).1	Non Permitted Use In Visitor Accommodation (Rural Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(A).2	More Than One Resort On Lot In Visitor Accommodation (Rural Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(A).3	Exceed Total Floor Area Restriction For All Buildings/Structures	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Excluding Owner/Operator's Dwelling In Visitor Accommodation (Rural Resort) Zone					
9.3(A).4	Exceed Maximum Floor Area Restriction For Accessory Buildings Other Than Barn In Visitor Accommodation (Rural Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(A).5	Exceed Maximum Height Restriction Of Building/Structure In Visitor Accommodation (Rural Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(A).6	Encroachment Of Building/Structure Except Fence/Pumphouse Into Setback In Visitor Accommodation (Rural Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(A).7	Encroachment Of Building/Structure For Animals Into Setback In Visitor Accommodation (Rural Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(A).9	Inadequate Landscape Screen For Unenclosed Storage Areas In Visitor Accommodation (Rural Resort) Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.3(B).1	Non Permitted Use In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(B).3	More Than One Comprehensive Resort On Lot In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(B).4	Exceed Maximum Lot Coverage Restriction Of Building/Structure In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(B).5	Exceed Maximum Lot Coverage Restriction Of Asphalt And Concrete Paving In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(B).6	Visitor Accommodation Sleeping Rooms Exceed Maximum Total Combined Floor Area Restriction In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(B).7	Visitor Accommodation Units Exceed Maximum Total Combined Floor Area Restriction In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(B).8	More Than One Restaurant Or Restaurant Exceeds Maximum Seating Restriction In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(B).9	More Than One Retail Area Or Retail Area Exceeds Maximum Area Restriction In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(B).10	More Than One Dwelling For	\$300.00	\$225.00	\$150.00	Yes	50%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Owner/Operator Or Dwelling Exceeds Maximum Area Restriction In Galiano Inn (Comprehensive Resort) Zone					
9.3(B).11	More Than One Laundry Area Or Laundry Area Exceeds Maximum Area Restriction In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(B).12	Non-licenced Lounge Or More Than One Licenced Lounge Or Lounge Exceeds Maximum Seating Restriction In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3(B).13	Exceed Maximum Height Restriction Of Building/Structure In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(B).14	Encroachment Of Buildings/Structures/Tanks/Sheds/Replacement Parking Sites Into Setback In Galiano Inn (Comprehensive Resort) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3(B).16	Inadequate Landscape Screen For Unenclosed Storage Areas In Galiano Inn (Comprehensive Resort) Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.4.1	Non Permitted Use In Public House Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.4.2	Exceed Maximum Lot Coverage Restriction In Public House Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.4.3	More Than One Accessory Dwelling On Permitted Lot In Public House Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.4.4	Floor Area For Serving Customers/ Seating Capacity Exceeds Maximum Restriction In Public House Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.4.5	Exceed Maximum Height Restriction For Building/Structure In Public House Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.4.6	Encroachment Of Building/Structure/Unenclosed Storage Areas Into Setback In Public House Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.4.8	Inadequate Landscape Screen For Unenclosed Storage Areas In Public House Commercial Land Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.4.9	Fail To Provide Compliant Area For Unloading Of Goods From Commercial Vehicles In Public House Commercial Land Zone	\$250.00	\$187.50	\$125.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
9.5.1	Non Permitted Use In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.5.2	More Than One Commercial Private Film School Or School Exceeds Total Floor Area Restriction In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.5.3	Overnight Accommodation Of Students/Staff Exceed Maximum Restriction In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.5.4	More Than One Accessory Dwelling On Permitted Lot In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.5.5	Exceed Maximum Lot Coverage Restriction In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.5.6	Exceed Maximum Height Restriction For Building/Structure In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.5.7	Encroachment Of Building/Structure/Unenclosed Accessory Storage Area Into Setback In Commercial Private Film School Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.5.9	Inadequate Landscape Screen For Unenclosed Storage Areas In Commercial Private Film School Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.6.1	Non Permitted Use In Light Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.6.2	Exceed Maximum Lot Coverage Restriction In Light Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6.3	More Than One Dwelling On Lot In Light Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.6.4	Exceed Maximum Height Restriction For Building/Structure In Light Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6.5	Encroachment Of Building/Structure Into Setback In Light Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6.6	Encroachment Of Building/Structure For Animals Into Setback In Light Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6.8	Inadequate Landscape Screen In Light Industrial Zone	\$100.00	\$75.00	\$50.00	Yes	75%
9.6(A).1	Non Permitted Use In Forest Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.6(A).2	Exceed Maximum Lot Coverage Restriction In Forest Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6(A).3	More Than One Dwelling On Lot In Forest Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.6(A).4	Exceed Maximum Height Restriction	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	For Building/Structure In Forest Industrial Zone					
9.6(A).5	Encroachment Of Building/Structure Into Setback In Forest Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6(A).6	Encroachment Of Building/Structure For Animals Into Setback In Forest Industrial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.6(A).8	Inadequate Landscape Screen On Lots On Which Light Industrial Uses Are Conducted In Forest Industrial Zone	\$100.00	\$75.00	\$50.00	Yes	75%
11.1.1	Non Permitted Use In Nature Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
11.1.2	Non Permitted Building/Structure In Nature Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.1.1	Non Permitted Use In Marine Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.1.2	Non Permitted Building/Structure Or Residential Use Of A Watercraft In Marine Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.2.1	Non Permitted Use In Marine Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.2.2	Private Float And Walkway Exceed Total Length Permitted From Natural Boundary Of Sea In Marine Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.2.3	Non Permitted Commercial/Industrial Activity In Connection With Use Of Docks/Floats/Wharves Or Non Permitted Residential Use Of A Watercraft In Marine Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.2.4	Non Permitted Siting Of Docks/Floats/Wharves In Marine Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.3.1	Non Permitted Use In Marine Service Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.3.2	Non Permitted Siting Of Structures In Marine Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.4.1	Non Permitted Use In Marine Commercial Water Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.4.2	Exceed Maximum Height Restriction For Building/Structure In Marine Commercial Water Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.4.3	Non Permitted Siting Of Building/Structure In Marine Commercial Water Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.4.4	Non Permitted Residential Use Of Watercraft In Marine Commercial Water Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.5.1	Non Permitted Use In Marine Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.5.2	More Than One Dwelling On Lot In	\$300.00	\$225.00	\$150.00	Yes	50%

Schedule A
GALIANO ISLAND LAND USE BYLAW NO. 127, 2011
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Marine Commercial Land Zone					
12.5.3	Exceed Maximum Lot Coverage Area Restriction In Marine Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.5.4	Exceed Maximum Height Restriction Of Building/Structure In Marine Commercial Land Zone	\$300.00	\$225/00	\$150.00	Yes	75%
12.5.5	Encroachment Of Building/Structure/Unenclosed Storage Area From Setback In Marine Commercial Land Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.5.7	Inadequate Landscape Screen For Unenclosed Storage Areas In Marine Commercial Land Zone	\$100.00	\$75.00	\$50.00	Yes	75%
12.6.1	Movement Of Float Planes Other Than Taxiing Or Water Area Used For Recreational/Transportation Activities Involving Personal Watercraft In Montague Harbour	\$300.00	\$225.00	\$150.00	Yes	75%
14.1.1	Fail To Provide Minimum Parking Spaces As Per Table 2: Off Street Parking Standards	\$250.00	\$187.50	\$125.00	Yes	75%
14.5	Non Permitted Siting/Setback Of Parking Space	\$250.00	\$187.50	\$125.00	Yes	75%
14.6	Fail To Provide Sufficient Manoevring Area For Parking Space	\$250.00	\$187.50	\$125.00	Yes	75%
14.7	Parking Space Does Not Meet Size Requirements	\$250.00	\$187.50	\$125.00	Yes	75%
14.8	Fail To Provide Minimum Bicycle Parking	\$250.00	\$187.50	\$125.00	Yes	75%
15.1	Parking Areas Improperly Screened	\$250.00	\$187.50	\$125.00	Yes	75%
16.1	Non Permitted Sign/Area Of Sign/Type Of Sign In Commercial Zones	\$150.00	\$112.50	\$75.00	Yes	75%
16.3	Non Permitted Sign/Area of Sign/Type Of Sign In Non-Commercial Zones	\$150.00	\$112.50	\$75.00	Yes	75%
16.4.1	Non Permitted Permanent Sign Projecting Over Highway/Public Property	\$150.00	\$112.50	\$75.00	Yes	75%
16.4.2	Non Permitted Flashing/Blinking Illuminated Signs	\$150.00	\$112.50	\$75.00	Yes	75%
16.4.3	Non Permitted Signs Making Noise	\$150.00	\$112.50	\$75.00	Yes	75%
16.4.4	Non Permitted Illuminated Signs	\$150.00	\$112.50	\$75.00	Yes	75%
16.4.5	Non Permitted Sign Advertising Discontinued Business	\$150.00	\$112.50	\$75.00	Yes	75%

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: May 16, 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	<p>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.</p> <p>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.</p> <p>The groupings we anticipate should be for properties of like nature and general location, though not necessarily contiguous.</p>
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	<p>Galiano LTC will hold be a covenant holder to all covenants granted as part of the F3 rezoning process</p> <p>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.</p>

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.

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Islands Trust

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

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Population (2011):

Approximately 1,138

Size:

5,810 hectares (14,356 acres)

Location:

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

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Galiano Island Local Trust Committee

Latest News

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

May 2012

- [Southern Board of Variance - Request for Expressions of Interest](#)

September 2011

- [Parks Canada Letter date June 30, 2011 re: Heritage Lighthouse Protection Act](#)

July 2011

- ["Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands"](#)
- Fact sheet: "Choosing a Building Site on your Lot"
- Fact sheet: "Making Changes to your Lot Line"
- Fact sheet: "Applying for a Variance"

October 2010

- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [New Islands Trust GHG Emission Inventories webpage posted](#)

Committee Links

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Planner Office Hours on Galiano Island

- [Planner Office Hours on Galiano Island -April - May 2012](#)

Galiano Island Local Trust Committee Projects

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 \(Waterline Resources Inc. March 31, 2011\)](#)

Official Community Plan Review

Consolidation

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

Land Use Bylaw Review

- [Staff Report- April 26, 2010](#)
- [Staff Report - August 31, 2010](#)

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

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

- [Preliminary Staff Report dated March 30, 2012](#)
- [Preliminary Layout Plan, prepared February 29, 2012](#)

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