GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, MONDAY, FEBRUARY 13, 2012
AT THE SOUTH COMMUNITY HALL
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C

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

		Page #	*Approx. Time*
1.	**CALL TO ORDER**		1:00 pm
2.	**APPROVAL OF AGENDA**		
	2.1 Questions on Agenda Items		
	2.2 Town Hall Session		
3.	**COMMUNITY INFORMATION MEETING** - none		
4.	**PUBLIC HEARING** - none		1:15 pm
5.	**PREVIOUS MEETINGS**		
	5.1 Local Trust Committee Minutes for Adoption (attached)		
	5.1.1 Minutes of December 12, 2011 Local Trust Committee Business Meeting	**1**	
	5.2 Public Hearing Records and Community Information Meeting – none		
	5.3 Section 26 Resolutions-without-meeting (attached)	**16**	
	5.4 Advisory Planning Commission (attached)		
	5.4.1 Advisory Planning Commission Meeting Minutes of January 12, 2012	**17**	
6.	**BUSINESS ARISING FROM THE MINUTES**		
	6.1 Follow-up Action Report (attached)	**21**	
7.	**DELEGATIONS**		
	7.1 Richard Dewinetz re: Our Commitment to the Community		

8. CORRESPONDENCE (attached)
[*correspondence received concerning applications and/or projects is considered with the application/project*]

8.1 R. Longini correspondence dated December 12, 2011 re: Smart Meters **23**

8.2 Correspondence Regarding Dewinetz Proposal **25**

8.3 P. LeBlond, Galiano Trails Society letter dated December 14, 2011 re: Financial support for information Kiosk **69**

8.4 G. Gaylor letter dated January 28, 2012 re: PFML **70**

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-ALR-2011.1 (Hennessy for GLCHT) (attached) **73**

9.2 GL-RZ-2011.1 (GLCHT) - Update on Bylaw referrals for Proposed Bylaws 233 & 234-Memorandum (attached) **91**

---------- BREAK (15 minutes) ----------

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Potential Amendments to Forest Designation and F1 Zone (attached) **93**

11. REPORTS

11.1 Work Program Reports - for Information
11.1.1 Galiano Island Local Trust Committee Work Program - Report dated February 2012 (attached) **97**
11.1.2 2008-2011 Trust Council Strategic Plan – June 2011 Update (will only be circulated quarterly, following Trust Council) (attached) **99**

11.2 Applications Report - for information
11.2.1 Galiano Island Applications Report – February 2012 **115**

11.3 Expense/Budget Reports - for information
11.3.1 LTC Expense Report (attached) **121**
11.3.2 Adopted LTC Budget - none
11.3.3 Confirmation of 2012 – 2013 Budget Requirements

11.4 Bylaw Enforcement - none

11.5 Policies and Standing Resolutions Report **122**
(attached) – for information

11.6 Galiano Island LTC Web Page for Review **124**
(attached) – for information

11.7 Chair's Report

11.8 Trustee Report

12. OTHER BUSINESS

12.1 Upcoming Meetings
12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, March 12, 2012, South Community Hall, Galiano Island (Discuss date)

13. TOWN HALL MEETING

14. MOTION TO CLOSE MEETING

THAT, pursuant to Section 90(a) and (f) of the Community Charter, the Galiano Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting December 12, 2011 Galiano LTC In Camera Minutes and to consider Advisory Planning Commission appointments; and further that staff and Recording Secretary David Millership remain present.(distributed under separate cover)

15. RECALL TO ORDER

15.1. Rise and Report from Closed Meeting

16. ADJOURNMENT

MINUTES OF THE GALIANO ISLAND LOCAL TRUST COMMITTEE MEETING HELD ON MONDAY, DECEMBER 12, 2011 AT 1:00 PM AT THE SOUTH ISLAND COMMUNITY HALL, GALIANO ISLAND, B.C.

PRESENT:	Sheila Malcolmson	Acting Chair
	Sandy Pottle	Local Trustee
	Louise Decario	Local Trustee
	Robert Kojima	Regional Planning Manager
	Gary Richardson	Island Planner
	Kaitlin Kazmierowski	Island Planner
	David Millership	Recording Secretary
	Miles Drew	Bylaw Enforcement Officer
REGRETS:	Ken Hancock	Chair

There were approximately fifty-six (56) members of the public present.

1. CALL TO ORDER

Chair Malcolmson called the meeting to order at 1:00 p.m. Introductions were made and the meeting introduced.

Chair Malcolmson thanked the Coast Salish people for the land this meeting is taking place on.

Chair Malcolmson stated that she would be Acting Chair for this meeting, as new Chair Ken Hancock could not attend.

Chair Malcolmson stated that Planner Richardson will be the new Island Planner for Mayne Island and that Planner Kazmierowski will be the new Island Planner for Galiano Island.

2. APPROVAL OF AGENDA

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

- *Added to Item 8.1* – Updated Correspondence From Richard and Evelyn Dewinetz - Dated December 5, 2011
- *Renumbered* – Item 10.2.1 to Item 9.1.1
- *Renumbered* – Item 10.2.2 to Item 9.1.2
- *Added Item 9.*1.3 – Draft Housing Agreement

- *Added to Item 10.2* – Staff Report Dated December 9, 2011 Re: Active Galiano LTC Bylaws

The agenda was approved as amended by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Malcolmson invited the public to make comment.

Gary Coward stated that Galiano Land and Community Housing Trust (GLCHT) supports Draft Bylaws No. 233 and No. 234 and requested that the Local Trust Committee (LTC) reconsiders them without an increase in density.

Paul LeBlond stated support for correspondence item 8.1 (Dewinetz) being seriously considered by the community and LTC.

Michael Hughes stated support for correspondence item 8.1 (Dewinetz) being seriously considered by the community and LTC.

Cathy Stephenson stated support for correspondence item 8.1 (Dewinetz) and the LTC working to find a resolution.

Jack Paine stated support for correspondence item 8.1 (Dewinetz) and a quick resolution.

Rose Longini stated concern regarding the installation of BC Hydro smart meters, specifically relating to microwave radiation, unemployment, economics and billing. She stated that an informative article outlining such concerns would be published in an upcoming edition of The Active Page. Ms. Longini encouraged the community to make their concerns known to BC Hydro as was successfully done on Gabriola Island.

Chair Malcolmson responded that Trust Council has an advocacy function and did support a public consultation process by BC Hydro. Chair Malcolmson stated that it is best for community members to direct their concerns relating to BC Hydro smart meters to their local Member(s) of the Legislative Assembly (MLA).

David Ages stated support for Trustees Pottle and Decario and congratulated them on their re-election. He stated concern regarding correspondence item 8.1 (Dewinetz). Mr. Ages stated that democracy is about citizens and voting and not about money.

Mr. Ages suggested that Mr. Dewinetz give his one million dollars to the community and leave the LTC to conduct business unfettered.

Doug Latta stated support for GLCHT and the LTC working together to produce a Housing Trust Agreement that is done right the first time.

Ursula Deshield stated concern regarding correspondence item 8.1 (Dewinetz), specifically relating to land(s) being rezoned and the general vagueness of points in the proposal.

Tom Hennessy stated support for Trustees Pottle and Decario and their re-election. He stated concern regarding the LTC estimated timeline pertaining to GL-RZ-2011.1 (Affordable Housing) and encouraged the LTC to consider a March 2012 deadline for approval/completion of all components instead. Mr. Hennessy stated support for comments made by David Ages as they relate to correspondence item 8.1 (Dewinetz), and he suggested Mr. Dewinetz make his first major donation to Affordable Housing.

Bowie Keefer congratulated Trustees Pottle and Decario on their re-election. He stated support for everyone working together to find positive solutions to problems facing the community. Mr. Keefer suggested that matching contributions might follow if correspondence item 8.1 (Dewinetz) is accepted.

Andrew Loveridge stated support for the information Rose Longini is providing the community regarding concerns related to the installation of BC Hydro smart meters. He stated support for GL-RZ-2011.1 (Affordable Housing). Mr. Loveridge stated support for the environmental side of correspondence item 8.1 (Dewinetz) and stated that Montague Heights set a “strings attached” precedent when it comes to such proposals. He also stated full support for correspondence item 8.1 (Dewinetz).

Bill Russell congratulated Trustees Pottle and Decario on their re-election. Mr. Russell stated support for correspondence item 8.1 (Dewinetz) and the LTC working to find a resolution.

Dora Fitzgerald stated support for a quick resolution to outstanding issues relating to the Ramagnoli/Smith application.

Mary Elliot stated that she lives next door to the proposed AffordableHousing project site. She contrasted process and density relating to the Affordable Housing project and correspondence item 8.1 (Dewinetz). Ms. Elliot stated that correspondence item 8.1 Dewinetz) aligns with the Islands Trust mandate to preserve and protect whereas the Affordable Housing project does not.

Ms. Elliot stated support for the LTC upholding the Islands Trust mandate to preserve and protect.

Bill Russell stated support for community members doing their own research with regards to BC Hydro smart meters. He stated that BC Hydro smart meters are quite safe.

Tom Hennessy stated support for the Affordable Housing project Housing Trust Agreement being with the Islands Trust. He stated concern with possibility that the Affordable Housing project Housing Trust Agreement might have to be with the Capital Regional District (CRD).

The LTC thanked everyone for his or her comments.

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

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of November 14, 2011 Local Trust Committee Business Meeting

Amendments:

- *Page 2 last paragraph* – replace “A member of the public (Karen)” with “Karen Ausrine”
- *Page 3 first paragraph* – replace “Marie” with “Mary”
- *Page 6 Item 10*.1.6 title – replace “Galiano Bylaw No. 219 (DPA 2 – Marine)” with “Galiano Bylaw No. 219 (DPA 2 – Shoreline and Marine)”

The Minutes of November 14, 2011 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

None

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson provided information.

Planner Richardson stated that outstanding issues relating to the Ramagnoli/Smith application would be followed up on within the next two weeks.

7. DELEGATIONS

7.1 Richard Dewinetz re: Our Commitment to the Community

Mr. Dewinetz provided the LTC with written copies of his delegation dated December 12, 2011, (which he read aloud) that highlights his views for the right of forest lot owners to build a home and legally live on their land and of equal importance, welcome forest lot owners as contributing members of our community. He presented a proposal which consisted of two parts:

Part 1 - is to pursue his ongoing efforts to donate land that would be added to Bodega Ridge Provincial Park;
Part 2 - a donation of one million dollars to be used for worthy community projects on Galiano, conditional upon the right to “one home per forest lot” being granted by an amendment to the OCP.

Trustee Pottle stated concern regarding the Private Managed Forest Land Act (PMFLA) and asked Mr. Dewinetz if he would be willing to join the efforts of the LTC in trying to gain Galiano’s exemption from section 21.

Mr. Dewinetz responded that issues surrounding PMFL are not addressed in his proposal but that he would be willing to help the LTC with such.

Regional Planning Manager (RPM) Kojima stated that the Dewinetz proposal should be made as an application that could then be considered in two parts.

There was some discussion regarding process, amenities, Zizzy/Brown and Official Community Plan (OCP) and Land Use Bylaw (LUB) amendments.

RPM Kojima stated that the monies discussed in the proposal would go to a third party and are therefore not the concern of the Islands Trust.

There was some discussion regarding the Dewinetz Charitable Foundation.

Trustee Pottle encouraged Mr. Dewinetz to submit his proposal as an application.

Trustee Decario showed support for Mr. Dewinetz submitting his proposal as an application. She stated support for moving forward with Part One. She stated concern with Part Two, specifically relating to transportation corridors, retention of large tracts of forestland, balancing parks and forestry, clustered development, PMFLA and the honouring of Development Permit Areas (DPA's).

Mr. Dewinetz stated that only one of the lots referred to in the proposal is involved in PMFL and that it is already agreed that said lot will be transferred to BC Parks.

Chair Malcolmson thanked Mr. Dewinetz for his generous and provocative proposal.

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.

8.1 R. Dewinetz letter dated November 4, 2011 re: Our Commitment to the Community

The LTC also received by virtue of being on the agenda, updated correspondence from Richard and Evelyn Dewinetz, dated December 5, 2011.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 GL-RZ-2011. 1 (Affordable Housing) Staff Report

9.1.1 Draft Bylaw No. 233 - OCP Amendment

Planner Richardson provided information from *Staff Report dated November 28, 2011 (File No.: GL-RZ-2011.1) Re: Rezoning Application – Lot 1, District Lot 3, Plan 29196, Galiano Island.*

Tom Hennessy was in attendance and spoke on behalf of the application.

There was some discussion regarding housing agreements, covenants, timeline, public consultation, process, mapping amendments and the CRD.

RPM Kojima stated that with regard to housing agreements it is of utmost importance to determine who is going to be responsible for administering/implementing the conditions/requirements of the agreement over time and that any lease agreement must be lawful and agreed to.

There was some discussion regarding process, Agricultural Land Reserve (ALR) portion, timeline, next steps, density, home occupations/businesses, lease payments, square footage restrictions, water catchment, above ground eco-friendly septic solutions, roads, hydro and applications for housing already received.

RPM Kojima stated that the applicant(s) needs to decide exactly what it is they plan to do and then decide restrictions and then work with Planner Kazmierowski to sort out a housing agreement.

Resolution GL-LTC-230-11

It was Moved and Seconded that Galiano Island Local Trust Committee Draft Bylaw No. 233, cited as “Galiano Island Official Community Plan No.108, 1995, amendment No.15, 2011” be given First Reading.

CARRIED

9.1.2 Draft Bylaw No. 234 – LUB Amendment

There was some discussion regarding home occupations/businesses, ALR setback/boundary and building sizes.

Resolution GL-LTC-231-11

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to consult with applicant GL-RZ-2011.1 (Affordable Housing) regarding accessory building use.

CARRIED

Resolution GL-LTC-232-11

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to revise Draft Bylaw No. 234, by reducing the maximum permitted floor area of a residence from one hundred and eighty (180) square metres to ninety three (93) square metres and by including 8.6.1.2 - Home Occupations, as a permitted use.

CARRIED

The LTC directed staff to renumber Draft Bylaw No. 234 appropriately, by consent.

Resolution GL-LTC-233-11

It was Moved and Seconded that Galiano Island Local Trust Committee Draft Bylaw No. 234, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.4, 2011” be given First Reading.

CARRIED

Resolution GL-LTC-234-11

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 233 cited as “Galiano Island Official Community Plan No.108, 1995, amendment No.15, 2011” and Proposed Bylaw No. 234 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.4, 2011” be forwarded to the Galiano Advisory Planning Commission and referral agencies.

CARRIED

9.1.3 Draft Housing Agreement

Planner Kazmierowski received and will review the GL-RZ-2011.1 (Affordable Housing) submitted Draft Housing Agreement.

RPM Kojima stated that applicant GL-RZ-2011.1 (Affordable Housing) needs to finalize and then put the Draft Housing Agreement in legal form.

Note: there was a break at 3:20 p.m. and the meeting reconvened at 3:40 p.m.

10. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

10.1 Local Trust Committee Projects Report

Planner Richardson provided information from *Staff Report dated December 1, 2011 Re: Galiano Island Local Trust Committee Work Program.*

There was some discussion regarding process and the possibility of a sole source contract pertaining to the securing of a Waterline Report.

Staff was directed to add activity item (6) - *Signs* under Existing Priorities Land Use Bylaw Update.

Staff was directed to update the Work Program Report by:

- Moving Top Priorities item (3) - *LUB Update,* to Projects item (1)
- Moving Projects item (1) - *DPA Implementation,* to Top Priorities item (3)
- Moving Projects item (3) - *Amendments to Forest Designation and F1 Zone,* to Top Priorities item (1) and amending the associated Activity to 1. Consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status. 2. Consider Part Two of Dewinetz Proposal Dated December 12, 2011
- Adding Projects item (3) *OCP Definition of Tree*
- Adding Projects item (4) *Policies around Short Term Vacation Rentals (STVR's) in residential zones*.

<u>Resolution GL-LTC-235-11</u>

It was Moved and Seconded that the Galiano Island Local Trust Committee invites Mr. Richard Dewinetz to submit an application for Part One of his proposal as described in his submission dated December 12, 2011.

<u>CARRIED</u>

There was some discussion regarding desired LTC meetings with various Ministers and reasons for such.

Resolution GL-LTC-236-11

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to write to the following Ministers requesting meetings: Hon. Steve Thomson Minister of Forests, Lands and Natural Resource Operations, Hon. Dr. Terry Lake Minister of Environment, Hon. Blair Leckstrom Minister of Transportation and Infrastructure and Hon. Ida Chong Minister of Community, Sport and Cultural Development.

CARRIED

Trustee Decario and Trustee Pottle will communicate to staff their desired agenda for each requested Minister meeting.

10.2 Proposed Bylaws – Staff Report

Planner Richardson provided information from *Staff Report dated December 9, 2011 Re: Active Galiano LTC Bylaws.*

Resolution GL-LTC-237-11

It was Moved and Seconded that the Galiano Island Local Trust Committee Bylaw No.158 cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2003", and Bylaw No 159 cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2003", and Bylaw No. 168 cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2004", and Bylaw No. 191 cited as "Galiano Island Land Use Bylaw 127, 1999, Amendment No. 8, 2005", and Bylaw No. 199 cited as "Galiano Island Official Community Plan Bylaw No. 108,1995, Amendment No. 1, 2008", and Bylaw No. 200 cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2008", and Bylaw No.189 cited as "Galiano Island Land Use Bylaw 127, 1999, Amendment No. 6, 2005", all proceed no further.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated December 2011

Provided for information purposes only.

11.1.2 2008-2011 Trust Council Strategic Plan – June 2011 Update

Will only be circulated quarterly, following Trust Council.

None

11.2 Applications Report

11.2.1 Galiano Island Applications Report – December 2011

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

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

None

11.3.2 Adopted LTC Budget

None

11.4 Bylaw Enforcement

11.4.1 Bylaw Enforcement Notification Bylaw No. 228

Bylaw Enforcement Officer (BEO) Drew provided information from *Staff Report (File No.: Bylaw Enforcement Notification Bylaw) dated December 1, 2011 Re: Bylaw Enforcement Notification Bylaw No. 228 Public Information Process.*

There was some discussion regarding the number of possible infractions and the way(s) in which such are presented in the report.

Resolution GL-LTC-238-11

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to refer Staff Report (File No.: Bylaw Enforcement Notification Bylaw) dated December 1, 2011 Re: Bylaw Enforcement Notification Bylaw No. 228 Public Information Process, Staff Report dated September 13, 2011 (File No.: Bylaw Enforcement Notification Bylaw) Re: Adoption of Bylaw Enforcement Notification Bylaw and related pamphlet to the Galiano Advisory Planning Commission for comment.

CARRIED

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

11.6 Galiano Island LTC Web Page for Review

Amendments:

- Under General – start a new section for bullet point one (1), Potential Amendments to Forest Designation and F1 Zone

11.7 Chair's Report

Chair Malcolmson stated that newly elected and re-elected Trustees were sworn in and orientated on December 6, 2011, at Trust Council. Chair Malcolmson stated there were thirteen (13) new Trustees and thirteen (13) returning Trustees, half of them being women and half of them being men. She stated that budget consultations are coming up and that there is a lot of work being done relating to oil spill preparedness.

11.8 Trustee Report

Trustee Decario stated that Trustee orientation at Trust Council was great. She stated that her office hours remain on Friday's and that she is also available via her home phone at any time.

Trustee Pottle stated that she had to miss Trustee orientation at Trust Council due to prior commitments. She stated that she has attended affordable housing meetings. Trustee Pottle added that her office hours remain on Wednesday's and that she is also available via her home phone at any time.

Trustees Pottle and Decario thanked Planner Richardson for his work on Galiano, welcomed Planner Kazmierowski and thanked RPM Kojima and Chair Malcolmson.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Draft 2012 Southern Local Trust Committees Meeting Schedule

The Draft 2012 Southern Local Trust Committees Meeting Schedule was Adopted by consent.

12.2 Advisory Planning Commission Memberships

The LTC directed staff to advertise for new Advisory Planning Commission (APC) volunteers and to check wording and spelling of names beforehand.

13. TOWN HALL MEETING

Chair Malcolmson invited the public to make comment.

Brad Lockett stated concern regarding the Dewinetz proposal. He stated that the Dewinetz proposal seems like bribery and should be considered contrary to Islands Trust Policies and Objectives. Mr. Lockett stated support for the protection of forest ecosystems.

Ken Millard asked if Proposed Bylaw No. 210, relating to the Romagnoli/Smith application had been approved.

RPM Kojima responded that the Executive Committee approved Proposed Bylaw No. 210 on November 1, 2011, and that Planner Richardson would inform all those involved.

Tom Hennessy asked if it is possible for the LTC to amend the LUB and OCP to allow removal of ALR zoned land, if the ALR land in question is not deemed farmable, relating to the ALR portion of land pertaining to GL-RZ-2011.1 (Affordable Housing).

RPM Kojima responded that in such a case it would be possible for the LTC to do so and that such could be done/recommended during second reading.

Roger Pettit stated concern that Top Priorities item (3) LUB Update, had been moved down the schedule to Projects item (1).

Trustee Decario responded by assuring Mr. Pettit that the LUB Update, is still a priority and will return to Top Priority designation as soon as possible in 2012.

Gary Moore stated concern regarding the Dewinetz proposal. He stated support for comments made by Mr. Lockett regarding the Dewinetz proposal. Mr. Moore stated that such a proposal is an insult, could result in division of community and that he does not support it.

Elizabeth McClelland stated concern regarding the Dewinetz proposal. She stated that the information being presented in the Dewinetz proposal is a bit lacking and somewhat misleading in that one hundred and sixty (160) acres of land are in fact in exchange for density. Ms. McClelland stated that the Dewinetz proposal should be treated like a business proposal.

Rose Longini stated support for the LTC requested meeting with Hon. Dr. Terry Lake, Minister of Environment, for the reason that Galiano's water recharge areas are in F1 and elevated areas.

Bowie Keefer stated support for the Dewinetz proposal. Mr. Keefer stated that accepting such a proposal is the right thing to do for the community and doing so would solve a lot of Galiano's problems. Mr. Keefer encouraged the LTC and community to view the Dewinetz proposal as an opportunity.

Akasha Forest stated support for the LTC having a set time for Town Hall meetings. Ms. Forest stated concern regarding the Dewinetz proposal, specifically relating to monies and unequal access to resolutions.

Gary Coward stated concern regarding the Dewinetz proposal for the reason that such a proposal is against the spirit of Galiano's OCP. Mr. Coward stated that he does not support the Dewinetz proposal.

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

14. MOTION TO CLOSE MEETING

Resolution GL-LTC-239-11

It was Moved and Seconded THAT, pursuant to Section 90(1)(i) of the Community Charter, the Galiano Island Local Trust Committee resolves to close the meeting to the public to allow the Local Trust Committee to consider a Bylaw Enforcement Report and to adopt November 14, 2011 Local Trust Committee In Camera Minutes, and further that Islands Trust Staff and Recording Secretary David Millership remain present.

CARRIED

Note: the public was asked to adjourn at 5:25 p.m.

See separate In Camera Meeting minutes dated December 12, 2011.

Note: the public reconvened at 5:35 p.m.

15. RECALL TO ORDER

15.1 Rise and Report from Closed Meeting

Chair Malcolmson stated that the Minutes of November 14, 2011 Local Trust Committee In Camera Meeting were considered and adopted.

16. ADJOURNMENT

Resolution GL-LTC-241-11

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:35 p.m.

CARRIED

_____ _____

RECORDER **CHAIR**

RWM From: December 02, 2011 To: February 01, 2012

Galiano Island

Resolution #	Action	Resolution Description	Resolution Date
2012-01	In Favour	That staff be directed to 1) Meet with the Ministry of Forest Lands and Natural Resource Operations staff to obtain indications from the Ministry about proposals they may wish to suggest concerning Galiano, the Islands Trust and the PMFL and to report back to the LTC; 2) Set a time and date for a meeting between the LTC and Ministry staff; 3) Prepare a draft agenda for that meeting with Ministry staff.	Jan 18, 2012

RECEIVED
JAN 30 2012
ISLANDS TRUST

MINUTES OF GALIANO ISLAND ADVISORY PLANNING COMMISSION

Held January 12, 2012 at 2pm. At the Local Trust Office.

Present:	Sheila Anderson	Chair
	Jeffrey Patterson	Member
	Ursula Deshields	Member
	Barry New	Member
	Andrew Loveridge	Member
	Patricia Joyce	Minute Taker

Members Absent: Karen Harris; Keith Erickson

1. Call to order

2. Approval of Agenda

Under #5 an error in numbering was corrected; Proposed Bylaw 223 was corrected to read 233. The Agenda as amended was approved by consensus.

3. Approval of Previous Minutes

Minutes of the last Meeting was held July 8, 2011.

It was Moved and Seconded that the Minutes of the July 8, 2011 Meeting be approved. CARRIED.

There was a brief review of the approval process of the final referral report by the APC regarding the OCP Amendment Bylaws. It was reported that some APC members had attended the LTC Meeting held July 27th 2011 where the Trustees considered that referral response and agreed to implementing some of the APC's recommendations.

4. **Referral of Bylaw Enforcement Notification Bylaw #228.**

The above was accompanied by a Staff Report dated September 13, 2011, entitled "Adoption of Bylaw Enforcement Notification Bylaw", a second Staff report dated December 1, 2011 accompanying "Bylaw Enforcement Notification Bylaw #228" Public Information Process". A sample notification form and a brochure describing the proposed bylaw notification process were also included.

Members engaged in general discussion about the proposed changes. Comments and concerns included the following:

- This new process seems like it would offer an improvement over the present options for enforcing unresolved bylaw infractions by court actions.
- More information about which other islands in the Trust Area have already started using it and how well it is working for them would be helpful and should be made available to the public.
- There was concern about the degree of repetitive detail included in both short and long versions of Appendix. Some members thought there must be a way to simplify and

shorten it further, while others thought it must be for a legal reason, not fully explained in the Staff Reports.

- Agreement with Staff recommendation for public information meeting noted.
- Concern that there should be education well in advance of moving any further on the bylaw as this direction to move into By Law Enforcement Notification with fines for cited violations is very unfamiliar to the general public. The long lists of possible offences and applicable fines are, generally speaking, mind numbing, and unlikely to receive a positive response from residents and property owners unless presented in a thoughtful and thorough manner well in advance of public hearing or further considerations of the bylaw.
- In the brochure more emphasis (by highlight or text reordering in brochure) needed on fact that bylaw enforcement will remain primarily complaint driven, and that the first step would be investigation to assess whether complaint valid, and that infractions NOT listed in this bylaw will still be enforced as required.

The following recommendations were then Moved and Seconded and discussed.

RECOMMENDATION
That a Public Information Meeting and distribution of information material for the public be conducted for the benefit of Galiano residents.

And, that this public information meeting focus on education and communication and include: the history of By Law Enforcement in this region; the basis of need for this process to be implemented on Galiano Island; Islands Trust Policy guiding bylaw enforcement; how and why this new approach would improve bylaw enforcement; and, that printed and web information be accessible for those not able to attend this meeting.

CARRIED

RECOMMENDATION
The APC recommends that the Local Trust committee adopt the shorter form of the By Law Enforcement Notification By Law 228, 2011 and monitor how this process works in practice over time.

CARRIED

5. **Referral of Proposed By Law 233** (OCP Amendment) & **Proposed By Law 234**(LUB Amendment).

The Referral of these By Laws concerns Applications by Galiano Land and Community Housing Trust (GLCHT) for By Law 233, a Mapping Amendment from Rural Residential (RR) to Community Housing (CH) 234 and the designation of a new zone for affordable housing (Community Housing 1-CH1 (zone) in the Land Use Bylaw by rezoning Rural Residential (RR) Portion of a split-zoned lot to CH1.

Background from GILCHT
Barry New, member of the Galiano APC is also a member of the Board of GLCHT.
It was noted that the application has already been through Rezoning for Rural Residential and Agricultural Land Reserve and has received 1st Reading.

Barry referred to the Map in the Proposed Rezoning Document see Staff Report, page 9 of 13. This map shows 3 ha and two triangles which together make up 1ha. 3ha lies within the ALR. He said that GLCHT still has questions regarding the accuracy of the boundaries of the Agricultural Land and hopes to have the Agricultural land taken out of the ALR as soon as possible.

Discussion included the following points:

- Referring to the map of page 9 and assuming that all the planned dwellings will be situation in the mapped triangles of residential, and that gardens will be situated in the Agricultural land, it was questioned whether it is possible to accommodate the number of homes planned for with the proposed (and typical) 7.5 metre setback.
- It was noted that new roads on Agricultural land are generally not encouraged. However it was reported that there are existing lanes/driveways within each of the "triangles" providing access to the proposed development area from adjacent public roads.
- Septic concerns were brought forward. Barry New noted that the plans call for Eco-Flow Systems, one system to be shared among four clustered homes.
- Is a shared septic system allowed in the ALR/AG zone area, when serving dwellings in another zone?
- Increased Density requires better septic systems - Galiano Inn used as an example.
- One well exists on the property and is located on the high point of the property
- Common knowledge indicates the general area of the property often faces water shortages and or water quality issues.
- If the well does serve more than one house there may have to be changes after new regulations of VIHA come into play - date not known.
- The water catchment provisions are important: each home is required to provide a 16000 litre cistern according to proposed bylaw.. although how the caught water will be used is not indicated in the bylaw.

The following recommendations were Moved and Seconded.

RECOMMENDATION
That the APC support this proposed rezoning for an affordable housing project in principle, dependent on the obtaining of a Housing Agreement, and successful purchase of the designated land by GLCHT.

CARRIED

RECOMMENDATION
The APC recommends that to scale site plan illustrating the feasibility of the proposed density, and showing locations of housing, septic equipment, water catchment, and accesses be submitted by GLCHT to the Local Trust Committee prior to public hearing.

CARRIED

6. ADJOURNMENT

It was agreed by consensus that the draft minutes of this meeting will be circulated by email to members to confirm wording of resolutions is recorded correctly, prior to submission to LTC, and that no further meeting will be scheduled at this time. The Meeting was adjourned at 4.20pm.

Islands Trust

Follow Up Action Report w/ Target Date

Galiano Island
Nov-14-2011

No.	Activity	Responsibility	Target Date	Status
1	Letter from Steve Thomson, Minister of Forests dated Nov 2, 2011 to be brought forward for action at the appropriate time.	Robert Kojima	Feb-06-2012	On Going

Dec-12-2011

No.	Activity	Responsibility	Target Date	Status
2	Minutes of November 14 2011 Galiano LTC meeting adopted as amended.	Sharon Lloyd-deRosario		Done
3	Bylaws 158, 159, 168, 191, 199, 200 and 189 defeated and proceed no further.	Kathy Jones	Dec-23-2011	Done
4	Bylaws 233 & 234 (GLCHT): - First reading given to draft bylaw 233 - done -Staff to consult with applicants in regards to accessory building use (done) - First reading given to draft bylaw 234 as amended - done - Staff to refer proposed bylaws 233 and 234 to the APC and referral agencies. Done	Kathy Jones Kaitlin Kazmierowski		Done
5	Staff directed to request meetings with the following: 1) Minister Steve Thomson, Ministry of Forests, Lands and Natural Resource Operations 2) Terry Lake, Minister of Environment 3)Blair Lekstrom, Minister of Transportation and Infrastructure 4) Ida Chong, Minister of Community, Sport and Cultural Development	Kaitlin Kazmierowski		On Going

6	Staff directed to send the following to the APC: December 1 2011 staff report ('Bylaw Enforcement Notification Bylaw No. 228'), Staff report of November 12, 2011 and bylaw enforcement notification pamphlet.	Kaitlin Kazmierowski	Done

Jan-18-2012

No.	Activity	Responsibility	Target Date	Status
1	Staff directed to: 1) Meet with the Ministry of Forest Lands and Natural Resource Operations staff to obtain indications from the Ministry about proposals they may wish to suggest concerning Galiano, the Islands Trust and the PMFL and to report back to the LTC; 2) Set a time and date for a meeting between the LTC and Ministry staff; 3) Prepare a draft agenda for that meeting with Ministry staff.	Kaitlin Kazmierowski	Mar-12-2012	On Going

LTC meeting From Rose Longini

8.1

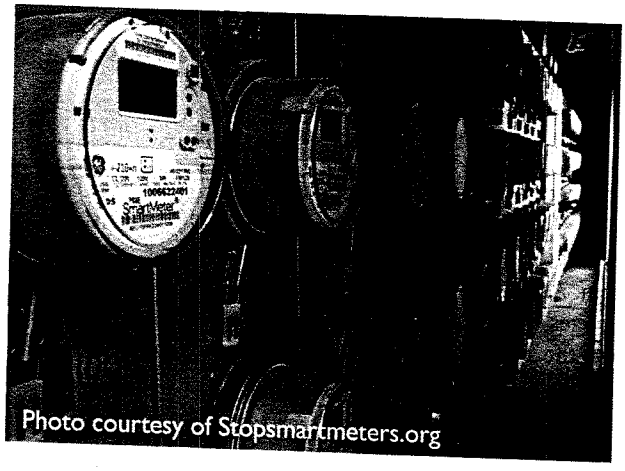


Photo courtesy of Stopsmartmeters.org

Smart Meters: Big Brother's Trojan Horse

by Milt Bowling

We elect politicians to represent our best interests. Therefore, it is shocking when these elected officials do just the opposite.

This is once again the case with smart meters, which are being mandated on every home in North America and in other parts of the world with no proof of safety. Pushed as part of a "green" agenda, these wireless digital meters will replace the analogue meters that have served us well for half a century. They will be used to measure our electricity consumption on a minute-by-minute basis, all day, every day. The idea is that, with this greater awareness, consumers will modify their usage habits to reduce peak load capacity needs, and negate the need to build more generating capacity, which will result in the creation of more pollution. Other meters for water and gas consumption have the same aim.

Money consumption wasted

Critics say that the billions of dollars this rollout requires would be better spent elsewhere. For one, an educational program, like that done for smoking and secondhand smoke, would be more cost effective than installing meters, which in and of themselves don't reduce consumption one iota.

An important issue is that these meters transmit the data wirelessly, and that they are located—without choice—on everyone's homes, where they transmit electromagnetic radiation in every direction, including inside your living quarters. Unlike other radio frequency (RF) exposures, such as from a cellphone, cordless phone and wi-fi use, this exposure is involuntary. You can hang up a phone, or not use one. You can hardwire wi-fi laptops. Proponents say that the meters only transmit small amounts for minutes a day. The inconvenient part that the utilities' PR departments leave out is that the reason to use wireless meters is that they can transmit and receive from each other, and that human meter readers will no longer be needed. One or more "collector" meters (which look identical to all the others) will be on a home, maybe yours, in each neighbourhood, collecting and transmitting for perhaps hundreds of homes. And much like a cellphone network, these transmitters/receivers form a mesh network, such that an entire state or province will now have an additional layer of radio frequency pollution.

> "On May 31, 2011, the International Agency for Research on Cancer classified RF radiation as a possible human carcinogen."

Cancer concerns

On May 31, 2011, the International Agency for Research on Cancer (IARC), which is the cancer research arm of the World Health Organization (WHO), classified RF radiation as a 2B carcinogen, or a possible human carcinogen (other 2B carcinogens include engine exhaust, welding fumes, chloroform and DDT). This means that with the published, peer-reviewed science now available, it is plausible that electromagnetic frequencies between 30 KHz and 300 GHz can cause cancer. Although the IARC finding pertains to cellphones, it suggests that other types of RF could carry the same type of dangers. There is no safe level of exposure. Industry apologists claim truthfully that the emissions are within North American guidelines, omitting the fact that these guidelines are the second worst in the world. Only the UK is worse. On top of that, the regulations are based on heating of tissue, while ignoring the wealth of data showing negative impacts of the pulsed RF signals on the cell membranes of all living things. Our politicians, without public consultation or scrutiny from any utility commissions, have mandated that equipment that IARC concluded may cause cancer must be affixed to everyone's home. Not only can this mesh network adversely affect people (children, pregnant women and the elderly being the most vulnerable) but also all flora and fauna everywhere.

Because of consumer backlash, utilities are being forced to contemplate opt-out provisions. What isn't stated is that opting out is not protective when the rest of the neighbourhood is still transmitting 24/7. Walls won't protect you, as magnetic fields can pass through 10 feet of concrete, still at the speed of light. In addition, the

> "Industry apologists claim truthfully that emissions are within North American guidelines, omitting the fact that these guidelines are the second worst in the world."

meters themselves use a switching power supply which creates electronic noise which then is carried on the wiring of the electricity grid, including the wiring in your home. Published studies have shown that this dirty electricity also has deleterious health effects.

A question of rates

Criticism doesn't stop at health concerns. Despite assurances from industry, critics are of the opinion that increased energy rates will take effect for peak hour usage. This economic bludgeon will coerce customers to do their laundry at 3:00 a.m. but pay more for non-optional usage, like cooking their breakfast and dinner. Customers already report vastly increased bills once the meters are activated, with no increased usage.

Big Brother is alive and well here in other areas. As the meters transmit wirelessly, they can be hacked, and already have been. Despite industry's denial, and despite some level of encryption, your personal usage information can be hacked. If hackers can hack into the Pentagon and other entities with electronic expertise, like Apple and Sony, these industry assurances are just more hot air.

Public privacy at risk

Aside from being hacked, the utilities claim a right to all of this data, which is eminently marketable. Your home is no longer your castle, a bastion of personal privacy. Protection of your privacy is so important that government privacy commissioners are alarmed and are just starting to ask questions. The meters are a Trojan horse that we unwittingly allow into our private space. Someone, somewhere, can know when you use electricity whether for cooking, shaving, reading or, for example, a vibrator. All equipment has a unique electronic signature. Customers are encouraged to purchase in-home monitoring equipment ($450-600) to give them immediate feedback. This is called the home gateway, an additional wireless communication device between the utility and your electrical appliances. This gives the utility effective control over every appliance in your home, without your knowledge or consent. During peak times, the utility can turn down your thermostat, water heater, air conditioner or any other appliance.

Alarming mercury matters

Mercury is the second worst neurotoxin on the planet. Consumers have voiced strong opposition to the phasing out of traditional incandescent bulbs in favour of compact fluorescent lighting (CFLs). Aside from the claims that CFLs make people near them ill and also produce dirty electricity, they contain mercury and must be handled as hazardous waste when broken or disposed of. Earlier this year, Sen. Mike Enzi (R-Wyo) introduced legislation to repeal the act mandating CFLs, in part because the mercury in one CFL bulb is enough to contaminate 6,000 gallons of water beyond safe drinking levels set by the US Environmental Protection Agency. Smart meters, according to hazard disposal instructions on the website of the manufacturer Itron, contain a mercury tilt switch. Each switch contains approximately 800 milligrams of mercury, equivalent to that in about 500 CFLs. For this reason, the switches have been banned in American built cars since 2003. Effective in 2012, the Canadian government has banned the importation of any products that contain this much mercury. So now we know why the industry is in such a hurry to import the switches this year.

> "Smart meters contain a mercury tilt switch. Each switch contains approximately 800 mg of mercury, equivalent to that in about 500 CFLs."

With upwards of two million meters to be installed in homes and businesses in BC, this equates to more than one-and-a-half metric tonnes of mercury. According to Sen. Enzi's researchers, this would contaminate six trillion gallons of drinking water. For an idea of scale, the Great Salt Lake in Utah, the largest salt water lake in the Western Hemisphere, contains almost five trillion gallons, according to Answers.com. From Environment Canada's website, the average Canadian uses 343 litres daily (382 in the US) and 10 percent of that is for kitchen and drinking. As there are 3.785 litres in one US gallon, a Canadian uses about 90 gallons a day, nine gallons for kitchen and drinking, which equates to 3,285 gallons per year. So, just in BC alone, the electrical utility will be faced with disposing of enough mercury to contaminate the annual kitchen and drinking water consumption that 33 million Canadians (the total population) would use over 55 years. This doesn't include similar disposal problems for water and gas smart meters. It also doesn't include air pollution caused by accidents or fire (apartment buildings can have dozens of meters clustered together in a bank). And reports are everywhere on the internet about these meters catching fire. Do our first responders now have to wear hazmat suits when attending every house and business fire?

An anti-installation argument

As bad as this news is, there is a solution. First, stop installing wireless smart meters. Then hardwire them, as is done in some jurisdictions. Looking at the bigger picture, fibre optic cabling to the home and business would not only connect the smart meters, but could also offer benefits of vastly increased internet speeds, privacy, distance education and medical diagnostics, and from a health perspective, it doesn't give off RF radiation. The backbone of the existing cellular network's fibre optic cabling is already in place and available. North America was the birthplace of the internet and therefore had the technology lead in the world. According to the United Nations, Canada now ranks 19th and the US ranks 17th out of 154 countries in the use of information and communications technology, behind mostly Asian and European countries. This would be an opportunity to help North America regain its technological edge and provide security for our grid.

Consumers are being led to believe that smart meters are for their benefit and that of the planet. But, really, when it comes to giving up our privacy and control of our homes, "smart" meters are dumb…like a fox. Or a Trojan horse.

Milt Bowling is president of the Clean Energy Foundation and chair of the HANS Electromagnetic Task Force.

GL-RZ-2011.2 (Dewinitz)

Correspondence for Galiano LTC Meeting February 13, 2012

From: Louise Decario <ldecario@islandstrust.bc.ca>
Sent: December-19-11 10:17 AM
To: Kaitlin Kazmierowski
Cc: Kathy Jones; Robert Kojima
Subject: Fw: Deminetz proposal letter - correction
Attachments: Dewinetz Foundation Proposal.doc

Follow Up Flag: Follow up
Flag Status: Completed

This letter and the previous one for our next agenda. Thanks. Louise

----- Original Message -----
From: PAUL LEBLOND
To: Sandy Pottle ; Louise Decario ; khancock@islandstrust.ca
Sent: Sunday, December 18, 2011 4:02 PM
Subject: Deminetz proposal letter - correction

Dear Louise, Sandy, Ken,
Small corrections, as pointed out to me by Mr Dewinetz:

Under point #5 of "cons" : it's 20, not 50 hectares.

Under point #4 on cons:
I misunderstood Mr Dewinetz when he spoke of the number of lots within the PMFL. As he tells me, many of the lots concerned ARE within the PMFL. It remains an important task for our trustees to discuss this issue with the Province and Mr Dewinetz offered to join them in that conversation.

I attach a corrected version (also circulated by e-mail on island).

Paul LeBlond

I attach a corrected copy; please take note of corrections under those items and do not circulate the earlier version. The corrected version is that where Dewinetz is spelled correctly in the file name...

Paul LeBlond

Comments on the Dewinetz Foundation Proposal

An Open Letter to Galiano Islands Trustees

(circulated by e-mail Dec 18, 2011)

Ken Hancock, Chair, Galiano Local Trust Committee
Louise Decario, Trustee
Sandy Pottle, Trustee

I am writing this open letter to you, our Island Trustees, in the wake of the proposal presented by Richard Dewinetz at the Local Trust Committee meeting of Dec 12. The offer has created considerable interest in the community and also, because of its unusual nature, raises many questions.

I am sure you will consider the proposal, which consists of two parts, very carefully and I hope the following comments may be useful in your deliberations and also informative to the community –this letter has also been e-mailed to many who would be interested in the issue, with an invitation to circulate it to their friends.

The first part of the proposal, which consists of the transfer of properties to BC Parks to extend the Bodega Ridge Park area, apparently has a precedent in a previous similar transaction and raises fewer questions than the second part, which involves money. As I understand it, that second part would see the Richard and Evelyn Dewinetz Foundation grant $1,000,000 to island organisations in exchange for permission to construct dwellings on currently zoned F1 forest lands without any restrictions beyond those applying to other properties on the island.

People at the meeting brought up pros and cons. Let us examine first the points being raised against the proposal:

1- "**Trading money for zoning amendments is simply bribery".** It would indeed be bribery if the trustees, or organisations they belong to were to benefit directly from the transaction. That is not the case here. Secondly, my recollection (to be verified by your staff) is that money may be given by a developer to the community (municipality, etc…) in lieu of land when a subdivision takes place. Thus it is well within the law to offer the community monetary instead of land benefits. To label the process as bribery is a facile but uninformed criticism.

2- "**This is undemocratic!"** All candidates in the recent Trust election promised to do something towards the resolution of the "dwelling on forest-lots issue". The Dewinetz proposal was however not on the table and the election could in no way be construed as a referendum on its acceptability. It is now your responsibility, as democratically elected trustees, to take action for the benefit of the whole community.

3- "**This will lead to forest fragmentation**." Preservation of the island's forest cover is a prime directive of our OCP and control of development to prevent fragmentation of the forest in isolated patches is indeed desirable. Considering the small fraction of area covered by a house and its footprint within a 20 hectare (and even more

so on a 50 hectare) lot (basically like a postage stamp in the corner of a letter-size page), the effect on forest cover is minimal. Access through narrow easements can ensure there is no effective discontinuity in forest cover. I live in an area zoned Rural Residential (Ganner Drive), where houses on 1-2 hectare lots are basically surrounded by unbroken forest, where deer and other wildlife roam free; tree cover spans the narrow easements accessing many of the properties. One house per 20 or 50 hectare lot would be lost in the forest. What is to be avoided is the proliferation of additional roads (such as Bodega Beach Drive or even Porlier Pass Rd.) through an excessively zealous road plan!

4- "**The PMFL is still an impediment to local planning control**". That is certainly true and the Trustees should continue negotiations with the Provincial Government regarding the applicability of section 21 of the PMFL Act and its impact on PMFL- listed properties on the island. Mr Dewinetz has offered to join the trustees in these negotiations.

5- "**What prevents further subdivision**?" Mr Dewinetz quoted the current OCP which limits further subdivisions to lots of 20 hectares or more.

6- "**This would set a dangerous precedent.** " The Local Trust Committee examines each application on its own merits. Whether agreeing to the Dewinetz proposal would turn out to be a "dangerous" or a "welcome" precedent depends on how its impact might be perceived.

On the other hand, there are in Part -2 of the Dewinetz proposal a number of direct benefits to the community.

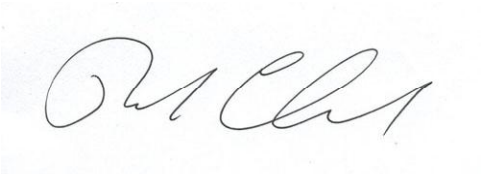
1- "**A big step towards solving the most divisive issue on the island**". The philosophical conflict pitting residential development on forest lots against environmental preservation has divided the community in warring factions over twenty years to the detriment of the common good. Stubborn defense of radical positions has thwarted efforts at finding a mutually agreeable compromise. Here at last is a practical opportunity to bridge the gap and to move forward.

2- " **Increased influence of the Trust over a large part of the island."** From a planning issue, this is probably the most important benefit. While the Island Trust legal jurisdiction has always covered the whole island, its *de facto* influence over the forest lots has been minimal: of the 80 lots mentioned in the Dewinetz proposal Part-2, 30 are said to already hold dwellings, in spite of the prohibition. Failure to reach a solution could easily lead to further proliferation of illegal dwellings without any planning control and a higher likelihood of undesirable outcomes like clear-cutting.

3- "**Direct benefits to island organisations."** That is of course the most obvious advantage and many local projects could benefit. The Trustees may wish to suggest categories of eligible organisations (for example, on-island registered non-profits with charitable status) but should remain at arms-length of the granting process.

Dear Trustees, the ball is in your court and it is up to you to assess the relative advantages and disadvantages of Mr Dewinetz's proposal. From my personal perspective, the benefits greatly outweigh the disadvantages -- most of which lie in the realm of perception -- and I would encourage you to prioritize your efforts to facilitate the acceptance of Parts 1 and 2 of the proposal within the requested time-frame and, of course, within the spirit of our current OCP. The community would be most grateful to you for bringing an acceptable solution to this issue.

With best wishes,



Paul LeBlond
leblondph@rogers.com

PS **Conflict of interest statement**. I am a director of two island societies (Galiano Trails, Galiano Recycling) and a close advisor to another (Galiano Museum) which might be eligible to receive funds from the Dewinetz Foundation. As such I would certainly abstain from any possible decision process involving those organisations. However, I don't believe my position with those societies and my membership in other local volunteer organisations should prevent me (or anyone else in a similar position) from expressing my views on the proposal.

What follows is an <u>annotation</u> of an Open Letter letter sent by Paul Leblond to the members of the Local Trust Committee, and a portion of the Galiano community. <u>My comments are in a different typeface and are in boldface.</u> They are offered to initiate a thoughtful community dialogue, towards a fuller understanding of development in the Forest Zone. My comments are in support of the need for proper and equitable planning. We should reject the temptation to "plan" the Forest Zone half of the island with what many consider to be "buylaws."

Gary Coward

.....

Comments on the Dewinetz Foundation Proposal

An Open Letter to Galiano Islands Trustees

(circulated by e-mail Dec 18, 2011)

Ken Hancock, Chair, Galiano Local Trust Committee
Louise Decario, Trustee
Sandy Pottle, Trustee

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I am sure you will consider the proposal, which consists of two parts, very carefully and I hope the following comments may be useful in your deliberations and also informative to the community –this letter has also been e-mailed to many who would be interested in the issue, with an invitation to circulate it to their friends.

The first part of the proposal, which consists of the transfer of properties to BC Parks to extend the Bodega Ridge Park area, apparently has a precedent in a previous similar transaction and raises fewer questions than the second part, which involves money. As I understand it, that second part would see the Richard and Evelyn Dewinetz Foundation grant $1,000,000 to island organisations in exchange for permission to construct dwellings on currently zoned F1 forest lands without any restrictions beyond those applying to other properties on the island.

People at the meeting brought up pros and cons. Let us examine first the points being raised against the proposal:

1- "**Trading money for zoning amendments is simply bribery".** It would indeed be

bribery if the trustees, or organisations they belong to were to benefit directly from the transaction. That is not the case here. Secondly, my recollection (to be verified by your staff) is that money may be given by a developer to the community (municipality, etc…) in lieu of land when a subdivision takes place. Thus it is well within the law to offer the community monetary instead of land benefits. To label the process as bribery is a facile but uninformed criticism.
First: this "bribes" the community (not the Trustees) to refute, not only our standing OCP, but also the report of the Forest Advisory Committee to the OCP Review, and this "seduced" community must then stand against their recently re-elected LTC, who are required by law to follow our OCP.
Secondly: It is incorrect..."money in lieu of land". This is not subdivision. This is a change to the use of land, and yet refutes normal planning procedures that were applicable when all other residential uses on this island came into being. Example: the requirement for designating where future public roads will be on each forest lot, lot after lot...in other words, a commitment to a planning process ... just by <u>designation</u>, not by requirement to build the road....all of this to plan ahead for future subdivision, and have it gateless....available for present emergency-only use. This is all clearly stated in the minutes and reports of the OCP Review.

2- "**This is undemocratic!"** All candidates in the recent Trust election promised to do something towards the resolution of the "dwelling on forest-lots issue". The Dewinetz proposal was however not on the table and the election could in no way be construed as a referendum on its acceptability. It is now your responsibility, as democratically elected trustees, to take action for the benefit of the whole community.
Demanding that the Trustees "take action" in this dynamic of need, in the way you suggest, is inappropriate.
Our Trustees' duty is to follow the procedures of planning land use. While our community has a variety of community needs, there has never been, and still is not, any land use planning precedent that encourages this kind of horse trading. The community's need for affordable housing is being met by generous members of the community backing the purchase-by-mortgage of a 10 acre lot to allow in-need local residents to build energy-efficient, green homes, self-sufficiently.
The community's need for a library led to community generosity, energetic grant-seeking, and community support coalescing, so yet another community need is being met.
The museum project, also a form of community need, will, I feel confident, achieve its realization through that same community generosity, imagination, and energy.

I have not heard of anyone who gave money, time, imagination or physical energy ask the Trustees to give concessions regarding our Land Use Bylaws in exchange for these islanders contributions. Not one single person.

Community needs are not something that should be exploited for personal gain.

3- "**This will lead to forest fragmentation**." Preservation of the island's forest cover is a prime directive ***(actually, "Objective")*** of our OCP and control of development to prevent fragmentation of the forest in isolated patches is indeed desirable. ***Not just "desirable." It is a Directive of the Islands Trust Policy Statement, and not just an Objective of our OCP.*** Considering the small fraction of area covered by a house and its footprint within a 20 hectare (and even more so on a 50 hectare) lot (basically like a postage stamp in the corner of a letter-size page), the effect on forest cover is minimal. Access through narrow easements can ensure there is no effective discontinuity in forest cover. I live in an area zoned Rural Residential (Ganner Drive), where houses on 1-2 hectare lots are basically surrounded by unbroken forest, where deer and other wildlife roam free; tree cover spans the narrow easements accessing many of the properties. One house per 20 or 50 hectare lot would be lost in the forest.***Our OCP is not against residential use in the Forest Zone. It simply requires that such use follows normal planning principles. The principal use of the land is forestry practice. Any accessory use added, such as a residence, under usual planning practice, requires that certain conditions be met to ensure that proper integration of the site and its infrastructure respects the integrity of the forest.*** What is to be avoided is the proliferation of additional roads (such as Bodega Beach Drive or even Porlier Pass Rd.) through an excessively zealous road plan! ***To characterize the Road Network Plan that was developed, and evolved over a 12 year period by experienced fellow islanders with the aim of reducing interference with the island-wide ecology, yet serving community security needs, as potentially excessive zealotry is shocking. Now, we have an agreement with Ministry of Transportation and Infrastucture for "Island Standard" highways, not big pavements.***

4- "**The PMFL is still an impediment to local planning control**". That is true but apparently irrelevant to the proposal: as Mr Dewinetz mentioned, the only two PMFL properties potentially of interest would be transferred to BCParks in the first part of his proposal and no PMFL properties would be involved in the granting of dwelling rights in Part 2. ***That is not correct. All, or 95% of those properties are enjoying the lucrative tax benefits of the PMFL.*** You, the Trustees, would be free to continue negotiations with the Provincial Government regarding the applicability of (make that "exemption from") section 21 of the PMFL Act and its impact on other PMFL- listed properties on the island.

5- "**What prevents further subdivision**?" Mr Dewinetz quoted the current OCP which limits further subdivisions to lots of 50 hectares or more. ***The ONLY thing that STOPS future subdivision is a <u>covenant against future subdivision.</u> Bylaws can be changed, just like Trustees Sharp and Smith were free to do, and tried to do with 199 & 200. And failed to do because the bylaws failed to address 6 crucial Directives of the Islands Trust Policy Statement. Now, a whiff of seemingly easy money and you suggest we go down THAT road again?***

6- "**This would set a dangerous precedent.** " The Local Trust Committee examines each application on its own merits. Whether agreeing to the Dewinetz proposal would turn out to be a "dangerous" or a "welcome" precedent depends on how its impact might be perceived. ***As perceived by me, who has nothing to gain from bylaw changes to the Forest Zone section of the OCP and LUB, Proposal #2 WILL set a dangerous precedent.***

As the owner a Forest Lot remarked to me, "Well, if Richard gets a house on his lots, which are the result of a subdivision process that gave a lot every 20 acres, I want the same. I will want to be able to get a house outright on every 20 acres... and so will everyone else (referring to other forest lot owners)." And there is a legal opinion that agrees that a challenge through the courts to that effect would succeed.

On the other hand, ***....though it really is NOT so casually "on the other hand, at all.....***there are in Part -2 of the Dewinetz proposal a number of direct benefits to the community.

1- "**A big step towards solving the most divisive issue on the island**". The philosophical conflict pitting residential development on forest lots against environmental preservation has divided the community in warring factions over twenty years to the detriment of the common good. ***This is a "philosophical conflict." This is really a pro-Trust / anti-Trust conflict. This is a case of taking seriously, or flat-out rejecting, the Directives of the Policy Statement, which flow from The Islands Trust Act, that they actually mean something, something incorruptible by false entitlements, invalid bylaws or monetary seductions that prey on an impecunious community's legitimate needs. The nascent Forest Lot Owners Association has been at war with the Islands Trust since Judge Southin declared that The Islands Trust Act is "no mere piety" and reminded Trustees that they are duty bound to uphold its Mandate. THAT is our "common good."*** Stubborn defense of radical positions has thwarted efforts at finding a mutually agreeable compromise. ***There is no "compromise"....unless that's what you call the Islands Trust Act....a government unique in all of North America. Yes, a majority of us are stubbornly in support of it, but there is absolutely nothing "radical" about that. It's what a conservative judge recommends we do.*** Here at last is a practical opportunity to bridge the gap and to move forward. ***This opportunity is insupportable, but it clarifies what IS supportable. The gap will not be bridged until all landowners in all zones accept the progressive governance of the Islands Trust Act.***
And that is how we will move forward.

2- " **Increased influence of the Trust over a large part of the island."** From a planning issue, this is probably the most important benefit. While the Island Trust legal jurisdiction has always covered the whole island, its *de facto* influence over the forest lots has been minimal: of the 80 lots mentioned in the Dewinetz proposal Part-2, 30 are said to already hold dwellings, in spite of the prohibition. Failure to reach a solution could easily lead to further proliferation of illegal dwellings without any planning control and a higher likelihood of undesirable outcomes like clear-cutting. ***Illegal houses show utter contempt for community integrity, not only contempt for our OCP, our LUB, and ultimately, the Islands Trust Act. They also have low resale value, what with "illegal" on the Title. As for the threat of clearcutting, that's already been done. Galiano's Forest Zone is now known to be a mess, uncared for.... merely a Real Estate holding zone with a cozy property tax dodge called the PMFL...Pass Me the Free Lunch. Many in our***

community want solutions to land use contradictions that they have. To my knowledge, none have had the nerve to offer a bribe. Most don't have the cash. And I expect that most don't have a taste for exploitation.
What is offered IS an exploitative proposition, commonly, a bribe, and a cruel one at that.
We badly need help with our social infrastructure. This offer stirs the hope for an easy solution. At age 71, I too want to volunteer less, not more. My cash sack for Galiano "needs" is close to tapped out. But I'd rather dig deeper, work longer, than see our community vision, our OCP, severely compromised by this cruel exploitation of need.

3- "**Direct benefits to island organisations."** That is of course the most obvious advantage and many local projects could benefit. The Trustees may wish to suggest categories of eligible organisations (for example, on-island registered non-profits with charitable status) but should remain at arms-length of the granting process. ***In these circumstances, The Devil is in the details. The jockeying has begun. Does everyone have a price? The smell of money scents the Forest Zone. Or I smell fire sale? The MacBlo fire sale started the deep splitting. This will just harden the split.***

3

Dear Trustees, the ball is in your court and it is up to you to assess the relative advantages and disadvantages of Mr Dewinetz's proposal. From my personal perspective, the benefits greatly outweigh the disadvantages -- most of which lie in the realm of perception -- and I would encourage you to prioritize your efforts to facilitate the acceptance of Parts 1 and 2 of the proposal within the requested time-frame and, of course, within the spirit of our current OCP. The community would be most grateful to you for bringing an acceptable solution to this issue.
I do not believe that you, or most people, understand the gravity of a blanket rezoning of the lands under discussion, let alone such a rezoning without all the relevant conditions attached. The evolution of ownership and bylaws in the Forest Zone is fraught.
This apparent panacea is no solution.

With best wishes,

Paul LeBlond
HYPERLINK "mailto:leblondph@rogers.com" leblondph@rogers.com

PS **Conflict of interest statement**. I am a director of two island societies (Galiano Trails, Galiano Recycling) and a close advisor to another (Galiano Museum) which might be eligible to receive funds from the Dewinetz Foundation. As such I would certainly abstain from any possible decision process involving those organisations. However, I don't believe my position

with those societies and my membership in other local volunteer organisations should prevent me (or anyone else in a similar position) from expressing my views on the proposal. ***I want the Dewinetz Foundation to exist and disburse funds on Galiano....but with no quid pro quo.***

Galiano Island Local Trust Committee
c/o Islands Trust (Fax: 250-405-5155)
200 1627 Fort Street
Victoria, British Columbia, V8R 1H8

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JAN 06 2012
ISLANDS TRUST

December 18, 2011

Dear Galiano Island Local Trust Committee,

After receiving the offer from Richard and Evelyn Dewinetz, one that was made to all of us in the Galiano Community, I attended the LTC meeting on December 12, as did many members of Galiano's community.

As one of you mentioned at the meeting, it is a "generous and provocative" offer: $ 1 million to be dedicated for needed projects for the benefit of all on Galiano Island.

I think what started to get confused at the beginning of the meeting (it might have been clarified later, but I had to leave to return to work), is that this money is not intended for the Trust to administer or use, it is not part of any Trust bylaw or covenant. It is for us, the people of Galiano, on projects that can benefit all of us.

The Trustees' role as I see it, is clear and distinct: once you pass a bylaw that allows "one house, one forest lot", we on Galiano will be able to access those funds, through a charitable foundation for the betterment of all of us. Those houses (not many I understand now) will be built, taxes paid, and people will integrate into a welcoming community.

Regardless of which way people voted, there is a huge desire on the part of the community to finally put this issue behind us. Why continue the divisiveness? Why is this a bad solution? No one has been able to give me a reason why this is not a reasonable approach to stewardship of the land.

You have had the community go through years of deliberation, the Minister of Forests has said there is no exemption; it should not be all that difficult now for you to make the basic decision and do it in a half year's time.

It is now up to you to do two things:
- Preserve and protect through proper stewardship: one home, one lot, achieves that
- Make the decision in a reasonable half year's time

Then we on Galiano will be able to do many things. We are hopeful. Will you do this?

Sincerely yours,

Conny Nordin
134 Madrona Drive
Galiano Island, British Columbia V0N1P0

COPIED TO
☑ PLANNER
☑ LTC
☑ Louise Decario
Sandy Pottle
Ken Hancock

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

(4)

RECEIVED
JAN 03 2012
ISLANDS TRUST

December 20, 2011

Galiano Island Local Trust Committee
200 - 1627 Fort Street
Victoria, BC V8R 1H6

Re: RICHARD AND EVELYN DEWINETZ PROPOSAL

Dear Trustees:

I am appalled at the proposal made by Mr. and Mrs. Dewinetz and disappointed by the residents who were eager to embrace it, some of whom I used to respect. In my opinion the $1,000,000 "donation" offered is a thinly veiled bribe backed up with a threat of withdrawal if the Islands Trust does not meet their deadline while other Forest Lot owners who have followed the letter of the law in order to gain residential rights on their land are moved further down the work list and told to wait. I know of one organization that refused the full $1,000,000 "donation" recognizing it for what it was. I wonder if there were others.

With all of the advanced technology and word-smithing available some people seem to have forgotten some basic definitions so I will remind you of a few.

Generosity:	The habit of giving freely without expecting anything in return.
Donation:	A gift given without return considerations.
Bribe:	Money or any other valuable consideration given or promised with a view to corrupting the behaviour of a person in a position of trust.
Threat:	An act of coercion wherein an act is proposed to elicit a negative response.

Canada Revenue Agency stipulates that "the value of any advantage received by a donor in exchange for a donation must be deducted from any tax receipts issued". Considering the increased value of the remaining Forest Lots which would still be owned by the Dewinetzes and Winmark Capital, his development company, any charitable tax receipts issued for the proposed "donation" would put the issuing charity at risk of losing their charitable tax status. Any organization that accepts the proposed "donation" from the Dewinetzes will certainly lose my support due to lack of integrity.

I am offended by the over use of the word "our" community, etc. in the proposal. According to Evelyn Dewinetz's Facebook Page and anything I can find on the internet they live in Whiterock, not Galiano. It makes me curious about which home they take advantage of when claiming the "homeowners" grant on their property tax.

This proposal insults our intelligence and makes a mockery of all the real donations of time and money which contribute to the quality of life on Galiano for the whole community.

Sincerely,

C. Bastedo

Cheryl Bastedo

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☑ PLANNER Kaitin
☐ LTC Ken Hancock
☑ Louise Decario
Sandy Pottle

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PLANNER Kaitlin Kazmeirowski
LTC

Galiano Local Trust Committee

Islands Trust

200 – 1627 Fort Street

Victoria, B.C. V8R 1H9

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DEC 2
ISLANDS

December 15, 2011

Dear Trustees Pottle, Decario and Hancock,

I am writing in regard to Richard and Evelyn Dewinetz's offer to the Galiano Community which they presented at the Local Trust Committee ("LTC") meeting on December 12th, 2011.

In it, they make an offer of land, which as you know, constitutes part of a subdivision application, and an offer of $1million to be used towards various worthwhile projects in our Community. This would occur when "one house : one forest-lot" was achieved.

My sense of current opinion in the Community is that there is a large groundswell of desire to see an end to the divisive issue of forest-lot occupancy. I think that you have made great progress in working towards it in recent years and that a solution is now in sight. The Dewinetz's offer is truly a huge demonstration of their commitment to the Island, and an acknowledgement that they and their forest-lot owner friends will benefit from this change in by-law.

I was present at the LTC meeting on the 12th and appreciated some of the doubts and fears expressed by some members of the public during the Town Hall session. This is a very unusual circumstance and it is understandable that people will have some questions about the process.

My opinions and responses to some issues are as below:

- The "quid pro quo" approach to land-use planning is universally accepted and has proved beneficial to many communities. Contrary to what one speaker stated, there are many organizations on the Island in desperate need of funds. There is nothing wrong with accepting money on behalf of our Community. Some people are able to donate time, others initiative and others money. All are valuable.

- The setting up of a Charitable Foundation to administer the fund is an extremely easy process. Many families and private individuals do this routinely (my husband Justin and me included) to facilitate their charitable giving.

- It is my understanding that the intention is to ask individuals from "both sides of the house" - likely several of those involved in the current Community Collaboration initiative (started by Jane Wolverton[1] and Justin) - to make up the Committee which would oversee distribution of the fund, and that all applications would be welcomed and given equal consideration.

Justin and I are not forest-lot owners and have nothing personally to gain. We became involved in the recent Islands Trust elections to try to help bring resolution to this major issue. We truly believe that we have more in common than that which divides us. Our energies should be focussed on community building. Bring the forest-lot owners into the fold, allow one house on each lot, and tax them appropriately!

Be the Trustees who were able to affect a solution and take advantage of this remarkable offer to our Community.

Yours sincerely,

Catherine A. Stephenson MB.BS., FRCA, FRCPC

219 Sticks Allison Road East

Galiano Island, B.C. V0N 1P0

[1] *2011 Islands Trust Community Stewardship Award recipient*

From: Louise Decario <ldecario@islandstrust.bc.ca>
Sent: January-08-12 5:45 PM
To: Kaitlin Kazmierowski; Kathy Jones
Subject: Fw: PROPOSAL 2 AND OUR COMMUNITY'S PLAN

For the next LTC agenda. Louise

----- Original Message -----
From: Carolyn Jerome
To: Louise Decario ; Sandy Pottle ; Ken Hancock
Sent: Sunday, January 08, 2012 1:58 PM
Subject: PROPOSAL 2 AND OUR COMMUNITY'S PLAN

Dear Trustees -

Ken Hancock, Louise DeCario and Sandy Pottle,

Galiano Island Trustees

In response to Mr. Dewinetz's Proposal 2 to the Galiano community dated November 2010.

And I say, "Mr. Dewinetz (the Duke) would like to bestow upon the subjects of the Galiano community a financial grant to worthy people and organizations as decided by his designated foundation." (Seems like feudal times, not democracy)

HONOUR OUR DEMOCRATIC PROCESS

Our community spoke through the election process. We elected trustees to oversee our community's official community mandate. Why can't Mr. Dewinetz accept a community process in a democratic society? His proposal is nothing short of trying to subvert our democratic process.

PROPOSAL 2 CANNOT AND SHOULD NOT BE USED TO FURTHER DIVIDE OUR COMMUNITY

DOES our island's infrastructures need some cash? YES, and Because of the financial needs in our community, I believe Proposal 2 is a bribe that has been very carefully designed to confuse the issues in our community. i.e. who is the real benefactor of Proposal 2?

OFFICIAL COMMUNITY PLAN REVIEW

Our community came together and completed a review of its bylaws. Our bylaws are the legal parameters for defining and redefining our community not Duke Dewinetz. Our trustees are to govern from the legal parameters of their mandate and not pander to those people who think that money is power and try to use it accordingly.

Proposal 2 is not a gift to our community but a blatant attempt to not only confuse issues but to skirt our BYLAWS. DUKE DEWINETZ, OUR BYLAWS ARE NOT FOR SALE.

Respectfully submitted,

Carolyn Jerome

Galiano Local Trust Committee
200-1627 Fort Street
Victoria BC
V8R 1H8

Jan. 10, 2012

Subject; Dewinetz offer for community funding.

Trustees;

I urge you to accept the Dewinetz offer and make the appropriate OCP and Bylaw changes in the prescribed time frame to provide the community the financial means to proceed on needed community work.

Please begin to comply with **all** the laws of BC as well as restricting your bylaws to land use within your jurisdiction. And finally stop your shakedown of the folks who own the F1 zoned land. These abuses by Galiano Trustees have brought the Galiano "community" to the abysmal state it is in today

O. Knezevic

Olaf Knezevic
2879 W 44Ave.
Vancouver, BC
V6N 3K1

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☑ PLANNER Kaitlin
☑ LTC Sandy Louise
☑ Ken H.

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JAN 13 2012
ISLANDS TRUST

January 11, 2012

Galiano Islands Trust Committee
c/o Islands Trust
200 – 1627 Fort Street
Victoria, B. C. V8R 1H8

Dear Trustees:

I urge you to accept the Dewinitz offer.

It is time to put behind the stalemate that has engulfed Galiano for over 2 decades. The Dewinitz offer provides significant funding which can be put to good use by the community. Recognize that supporting the addition of up to 28 dwellings on the F1 lands increases the number of dwellings on Galiano minimally.

Demonstrate the leadership needed to move the community forward leaving behind past animosities. Accept the Dewinitz offer.

Sincerely,

Lynda Knezevic
2879 West 44th Avenue
Vancouver, B. C. V6N 3K1

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☑ LTC Sandy Louise
☑ Ken H.

S 16 C 7 RR #1
Galiano Island B.C.
V0N 1P0

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ISLANDS TRUST

(9)

January 6, 2012

Galiano Local Trust Committee

Dear Galiano trustees:

It is heart warming to know we have been given a very positive incentive to solve the Galiano forest dilemma. I have read Paul LeBlond's analysis of the motivations he sees directing the various groups on island and I believe he is describing accurately what is the current situation.

We can continue cutting off our noses to spite our faces; we can continue the "not in my backyard" tactics - or we can turn the situation around and bring many benefits to our community. One million dollars to be dispersed to good causes that have waited so long for funding would be a dream come true for so many people.

The benefits of a positive decision will be felt on Galiano for a long, long time not just from what can be purchased with the funds but from the strong bond of community that will be felt when all property owners are treated with equanimity. It is time for forest lot owners to become members of our community. They have much to offer. Pulling together for the common good will bring great benefits to us all.

Yours truly,

V. van de Wint.

cc. Islands trust council

Galiano Museum Society
Box 190
Galiano, BC
V0N 1P0

(10)

January 19, 2012

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JAN 2 4 2012
ISLANDS TRUST

Galiano Local Trust Committee
200-1627 Fort Street
Victoria, BC
V8R 1H8

Dear Ken Hancock, Sandy Pottle, Louise Decario:

PLEASE ACCEPT RICHARD DEWINETZ'S PROPOSAL, namely: "giving the Community of Galiano one million dollars"....

The Galiano Museum Society has been soliciting donations from Community Supporters for approximately 10 years in order to construct a building that will store historical artifacts and records of the history of the land and people of Galiano Island and provide a Museum show case for the community and visitors. The Society's property has been zoned CF (Community Facility) and has septic, well, hydro, & architectural plans and is ready to start construction as soon as we have the money necessary to complete construction. We are striving to raise approximately $200,000. Together, with our existing funds of $75,000, we estimate we will be able to finish construction of the Musuem building.

The Museum Society believes that if we were selected to received some money from Dewinetz's "offer" we would be able to start construction this summer.

As you know, The <u>Heritage Resources statement in the OCP</u> says:
<u>Heritage Objectives are</u>:
1) to identify, preserve, protect and enhance local heritage and
2) to recognize First Nations involvement in heritage conservation.
and the <u>Heritage Advocacy Policy (h)</u> in the most recent OCP states:
The LTC continues to support facilities that serve as a repository for artifacts, oral history tapes, photographs and materials relating to heritage buildings and sites.

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☐ LTC
☐

CONSTRUCTION OF THE GALIANO MUSEUM WILL PROVIDE THE FACILITY TO SERVE AS A REPOSITORY FOR GALIANO ARTIFACTS AND HISTORY AND WILL BE INSTRUMENTAL IN ACHIEVING THESE OCP OBJECTIVES and POLICIES.

Please accept Richard Dewinetz's proposal.

Sincerely,

Mary Jean Elliott (President)
on behalf of the Board of Directors of the Galiano Museum Society:

Sylvia Baines	*Charlie Head*	*Carol Robson*
Nancy Davidson	*Doug Knight*	*Bill Shead*
Jackie Grist	*Andrew Loveridge*	*Mary-Ann Garner*
David Haley	*Barry New*	

RP Winch
900 Dolphin Street
White Rock, BC
V4B 5E6

(11)

RECEIVED
JAN 25 2012
ISLANDS TRUST

20 January, 2012

Galiano Local Trust Committee
200-1627 Fort Street
Victoria, BC
V8R 1H

Dear Sir and Mesdames,

As a part-time resident on Galiano for the past few years, I have witnessed the carnage caused by the two waring factions over the forest lot issue. It's time for it to stop! Twenty years, a phenomenal amount of money and untold waste of peoples time is enough! Mr. Dewinezt has offered an olive branch. Granted, it is gold plated and has some thorns but it is still an olive branch. Take this opportunity to make a positive step towards re-unification and a benefit to all residents.

Sincerely yours,

RP Winch

Galiano Local Trust Committee
200-1627 Fort St. Victoria, BC V8R 1H8

January 21, 2012

Re: Offer by Richard & Evelyn Dewinetz

Dear Sandy and Louise,

I am writing you to give my support to the extraordinary two-part offer made by Richard and Evelyn Dewinetz. I think it's very generous and must be respected and seriously considered.

It's time to bring an end to this lengthy standoff. This offer has the potential of clearing away the impediments to a peaceful solution. Galiano needs a boost in the right direction, and this offer could really help all of us.

The conflict is holding us back as a community. We have many challenges ahead of us in planning for our common future, and we need to pull together and share our ideas and talents. These fellow islanders, who have been labeled the "forest lot owners", are an integral part of our community. They must be made welcome and included--not held at arms length and discouraged from living on their land. There are so many untapped resources and talents among them that will benefit us all.

Once they are able to build and live on their land, our community will be enriched by their presence. And worthwhile projects, such as the Restorative Learning Centre, and Affordable Housing can gain much wider support than they do now.

I ask you to say YES to the Dewinetz offer.

Yours sincerely,

Annette Shaw
S42, C7, RR2, Galiano V0N 1P0

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JAN 24 2012
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RECEIVED
JAN 27 2012
ISLANDS TRUST

(13)

Rose Longini
RR1 S22 C16
Galiano Island

January 25, 2012

Galiano Island Local Trust Committee

Dear Trustees:

Re. Mr. R. Dewinetz's proposal

Protection of groundwater is the over-arching principle for residential planning on Galiano Island. Mr. Dewinetz's proposal encompasses land which includes nearly all of Galiano's elevated water catchment areas, and yet the proposal lacks acknowledgment and consideration of that all-important fact.

The proposal seems to lack any reference or deference to our OCP, LUB, or the recommendations of our community Forest Advisory Committee.

Isn't the top priority for the LTC at this time the drafting of a new LUB and obtaining assurance that the PMFL Act will not threaten it?

Sincerely,

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☑ LTC
☐

From: debbie55@shaw.ca
Sent: January-31-12 9:20 AM
To: glltcwebmail
Cc: debbie55@shaw.ca
Subject: Galiano Island Local Trust Committee

Islands Trust
Preserving island communities, culture and environment.

January 31, 2012

From: Debbie Richie
Email: debbie55@shaw.ca

Subject: Galiano Island Local Trust Committee

Ken Hancock, Chair, Galiano Local Trust Committee
Louise Decario, Trustee
Sandy Pottle, Trustee

I am writing this letter to express my opinion of the proposal offered by Richard Dewinetz.

I support both parts of the Dewinetz proposal.

1. I feel the offer to transfer lands to BC Parks to be excellent.
2. I also support the proposal of one house per one forest lot. My personal opinion has been that this has always been ultimately the fair notion. The gift of one million dollars to our somewhat impoverished community presents so many opportunities.

Please consider this proposal well. There may always be downsides to every proposal in this life, but I truly believe the many advantages would resonant throughout our entire community and outweigh the fears others may harbour.

Sincerely,

Debbie Ritchie

Via email

www.islandstrust.bc.ca

From: Louise Decario <ldecario@islandstrust.bc.ca>
Sent: January-31-12 4:49 PM
To: Kaitlin Kazmierowski
Cc: Kathy Jones
Subject: Fw: Some thoughts on the $1m offer

Follow Up Flag: Follow up
Flag Status: Flagged

for Feb agenda. Louise

----- Original Message -----
From: pam freir
To: Louise Decario ; Sandy Pottle
Sent: Tuesday, January 31, 2012 4:30 PM
Subject: Some thoughts on the $1m offer

Hi Louise & Sandy

I've been thinking about the Dewinetz proposal for quite a while. It worries me for several reasons and there are questions I think need answering.

1. Who in reality are the proposed donors of this $1m "gift" to the community? I have reason to believe that this offer is contingent upon the willingness of other Forest-landowners to share that cost, that it is not in fact an outright "gift" from Richard and Evelyn Dewinetz's own deep pockets. If this is the case, this "gift" is a suspect carrot with many strings attached. If this should prove to be true, such deception should be challenged, be made public knowledge, then judged on its merits.

2. What guarantee do we have that BC Parks is prepared to preserve and protect our forests with the same dedication that our OCP has mandated? I worry that the integrity of lands placed in the care of BC Parks could easily, at any time, take a back seat to a "parks-for-profit" mandate. Any plan that entrusts the preservation of our forest ecosystem to the whims of any government arm is, in my opinion, naive and short-sighted.

3. Is our community prepared to embrace the concept of "amenity zoning"? To accept money in exchange for an exemption from our democratically crafted land-use bylaws? I wonder. It doesn't smell right to me. Yet isn't this precisely what Dewinetz is proposing?

These are questions and concerns that have been troubling me for some time now. Until they have been laid to rest, I cannot endorse the acceptance of the Dewinetz offer.

Thanks for listening!

Pam

Sheila Anderson,
176 Gustin Road, Site 41 Comp. 9,
Galiano Island, B.C.
V0N 1P0
Email: sheila_anderson@telus.net
January 29, 2012

(16)

Galiano Island Local Trust Committee,
C/O The Islands Trust,
200-1627 Fort Street,
Victoria, B.C. V8R 1H8

Dear Trustees,

I write in response to your decision in December to place aspects of a proposal from developer Richard Dewinitz on your work program. I have been very concerned at this action and I urge you to re-think it. Valuable Staff time should not be wasted on discussing proposals that do not comply with our OCP and bylaws when our community has so recently just finished a lengthy and thorough OCP Review process. Further, it is my opinion that the part of this proposal that dangles a million dollars out as a bribe to gain community support is unworthy of any Local Trust Committee involvement or consideration.

The platform you as Galiano Island Local Trustees were elected upon seemed to stand for respecting community decisions arrived at through thorough open public process. I am convinced, as were most OCP Review Advisory Committees and the Steering Committee that resolving the PMFL issue must be a first priority. The Galiano Island Local Trust Committee needs to continue the work started last term to apply genuine and sustained efforts to convince Provivincial Government Agencies to ensure the PMFL Act does not conflict with the Islands Trust Mandate nor undermine the authority given to a Local Trust Committee to manage land use in the Islands Trust Area. It is really the whole point of the Islands Trust to manage and limit land uses in order to protect and respect critically important yet vulnerable groundwater resources, along with natural landscapes, riparian areas, vegetation and soils. There are solutions known that may resolve the conflict caused by the PMFL Act. A solution should put the broader public interest ahead of the special interest of a small number of land speculators on Galiano. Clearly your work is cut out for you. Somehow the Provincial Ministry responsible needs to have their eyes opened.

While you will soon want to begin a Land Use Bylaw Review to bring that document into alignment with our new OCP, surely any further consideration of OCP policy change should wait until the PMFL problem is satisfactorily resolved. Once resolved any changes to the OCP should then only be considered following a full and open public review process, rather than clothed in one developer's concept for our future.

Sincerely,

Sheila Anderson
cc

Last December, Richard and Evelyn Dewinetz circulated a letter in which a “simple and reasonable solution” to the problem of “homes on forest lots” was proposed to our trustees. This solution may appear simple but I don’t think it is reasonable or fair. Many of the forest lots have already been subdivided into 20 A. or even smaller sized lots. Would the owners who held on to their original lots of 110 or 160 Acres not want to be granted the same density?

According to the letter, Richard and Evelyn will donate one million dollars to community organizations if the trustees successfully implement a policy by May 19th allowing one house on each forest lot. At a time when a number of local organizations are struggling to raise necessary funds, such an offer clearly has a strong appeal. It certainly is an unusual process of drafting bylaws.

Galiano has only recently completed a review of its Official Community Plan which was enthusiastically supported at a Public Hearing. The next step will be drafting Galiano’s Land Use Bylaws.

I ask you, as my elected Trustees, to be guided by our OCP rather than by offers of cash in developing the forest lands.

Respectfully Yours,
Ursula Deshield

From: Virginia & Dave Monk & Ages <daveandvirginia@gmail.com>
Sent: February-01-12 3:47 PM
To: Kathy Jones
Cc: Louise Decario; Sandy Pottle
Subject: Galiano Forest land rezoning and the Dewinitz proposal

Follow Up Flag: Follow up
Flag Status: Flagged

At the **Galiano Local Trust Meeting in December** the Dewinitz family submitted a letter in which they offered to donate **$1,000,000** to various community projects in return for the Islands Trust and the Provincial Government rezoning certain forest lands within six months of this offer.

There is no question that there are a number of worthy community projects which could well use a boost in funding.Hopefully the Dewinitz's will follow through with some donations on a "without strings attached" basis - although, given the numerous projects mentioned in the letter, the amount offered would not go very far in bringing any of these to fruition.

There are a number of problems with the proposal which render it inappropriate to be adopted by our Local Trust Committee.

To name a few:

- the short deadline would make it impossible for the LTC, the Trust Council and the Provincial government to give the proposal a thorough review,
- the proposal would affect properties not owned by the Dewinitz's - this raises various questions with regard to the affects on other properties and the positions of other owners including whether they support the proposal, whether they are willing to contribute similar amounts of money, and whether they are seeking the same re-zoning
- the concept of community amenity is very different than the Dewinitz proposal which is unilateral and would keep the possession and disbursement of the monies in the hands of the proponents.
- the community just went through a lengthy and thorough review of our OCP. No mention of this proposal or anything like it was made during discussions of forest policy. Its hard to imagine, given this fact, and the fact that the proposal was made public immediately after the recent local trust election (and before being submitted to the LTC), that this was made as a serious land use proposal.

This proposal should be rejected out of hand as unreasonable with regard to timing and as being contrary to our OCP and LUB. It would also set a terrible precedent for how proposals are raised with our Local Trust Committee.

Thank you for your consideration,

Dave Ages
Galiano Island

From: Dave & Virginia <daveandvirginia@gmail.com>
Sent: February-01-12 9:40 PM
To: Kathy Jones
Subject: The Dewinetz Proposal

I have two serious concerns about the offer to the Galiano Island community made by Richard and Evelyn Dewinetz. I refer to their offer to donate $1,000,000 to community organizations, which was communicated first via a flyer in the mail immediately following the election, and then again via a submission to our Local Trust Committee.

While injecting a million dollars into Galiano organizations may appear to be a generous boost to fundraising, this donation is by no means altruistic, and it comes with some very controlling strings attached:
The Dewinetz family want certain forest lands of their choosing to be rezoned within six months of the December 2011 submission. This condition makes a mockery of the lengthy Official Community Plan process that has just been completed. Perhaps if the Dewinetz's had discussed this proposal during the OCP review process, a suitable community amenity concept could have come to fruition.

My second concern is that, should this offer go through, it would amount to policy being made on a monetary basis, rather than going through a "one person, one vote" democratic process. Within the Islands Trust, as within any level of government in Canada, acceptance of such a proposal would set a dangerous precedent, and is definitely not in the tradition of good government.

Because of this, I urge the Local Trust Committee to reject this proposal and invite the Dewinetz's and any other forest lot owners to make a rezoning application in the normal way.

Thank you for your consideration.

Virginia Monk
391 Cain Road
Galiano Island

Kathy Jones (20)

From: dora fitzgerald <dorafz@gmail.com>
Sent: February-02-12 9:13 AM
To: Louise Decario; Sandy Pottle; smalcolmson@islanstrust.bc.ca
Cc: Kathy Jones
Subject: Amenity Zoning and Dewinets Foundation Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trust Committee Members,

I thought it was a wonderful gesture that the Dewinetz family would plan to start a Foundation that would benefit local Galiano community projects. However, I don`t understand how this could be tied to 20 rezonings where applications have not yet been made. Each property is unique and must be considered in terms of its own particular features.
This community has worked hard to bring forward our new Official Community Plan which deals with all the factors that must be considered in rezoning, yet the Dewinetz proposal seems to sweep all this aside.

Rezoning as I understand it cannot be bought, but is accomplished by negotiation and compliance with established mechanisms. I hope that the forest lots owners who wish to build residences on their land begin the process of rezoning through the established mechanisms as they apply to their parcel of land.

It would almost seem that the Trust Committee would be operating outside of the law if it were to consider this ``gift`` in lieu of established rezoning regulations.

Many thanks for your hard work.

Dora FitzGerald

From: diana lilly <dlilly255@gmail.com>
Sent: February-02-12 9:10 PM
To: Sandy Pottle; Louise Decario; Ken Hancock
Cc: Kathy Jones
Subject: Amenity zoning and the Galiano OCP

---------- Forwarded message ----------
From: diana lilly <dlilly255@gmail.com>
To: Sandy Pottle <spottle@islandstrust.bc.ca>, <ldecario@islandstrust.bc.ca>, <khancock@islandstrust.bc.ca>
Cc: <kjones@islandstrust.bc.ca>
Date: Thu, 2 Feb 2012 20:56:06 -0800
Subject: Amenity zoning and the Galiano OCP

To: Galiano Local Trust Committee

Re: The Dewinitz Proposal

Dear LTC Committee Members

The proposal should be treated in the same manner as all other land use matters i.e. if the owners want to rezone they need to apply using existing laws and bylaws.

Protection of ground water and forest policy are two major factors that will have a bearing on rezoning for the Dewinitz lands.

The stipulation of a time frame is simply unrealistic when talks with the Provincial Government about forest policy have not yet begun.

With regard to the proposed cash offer, we feel the spirit of a "gift" has been cast aside in favor of demands which stand to greatly benefit the proponents. Under what legal mechanism would the LTC deal with such an offer?

We do not think this proposal is in the best interest of the Galiano community and would like the LTC to continue in a manner that supports the OCP.

Yours sincerely,

Diana Lilly
Richard Nathans

Kathy Jones (22)

From: Gwilym Smith <gwilsmith@shaw.ca>
Sent: February-02-12 9:21 PM
To: Kathy Jones; Sandy Pottle; Louise Decario; Sheila Malcolmson
Subject: Amenity zoning & Galiano Island's OCP

To the Galiano Island Local Trust Committee

Dear Local Trust Committee members ,

By Laws can not be negotiated by the The Local Trust Committee, they are the Law until they are democratically changed through the public process..

Therefore the Local Trust Committee has no option but to consider Mr. Dewinetz's application for rezoning in accordance with the law - which , on Galiano, is by following the existing By Laws.

Democracy takes time and public involvement. Galiano has just completed a long O.C.P. review which involved the community. The community made recommendations to the Local Trust Committee on how they would like to see their island develop.The Trustees must

honour these recommendations.

The matter of the Evelyn and Richard Dewinetz Foundation generous offer, is a separate issue, which must be completely independent from forest lands development.

Yours Sincerely,

Gwilym Smith and Sharon Masui

From: Chloe Dubois <sproutvictoria@gmail.com>
Sent: February-02-12 10:00 PM
To: Louise Decario; Sandy Pottle; smalcolmson@islanstrust.bc.ca
Cc: Kathy Jones
Subject: Amenity Zoning and Dewinets Foundation Proposal

Dear Trust Committee Members,

I appreciate and thank the Dewinetz family for their generous offer of one million dollars and the proposed Dewinetz Foundation as this money and effort will create new opportunities for our small Galiano community. However, I have concerns in regards to the proposed blanket rezoning of 20 properties.

Special considerations and mechanisms have been developed in our Official Community Plan to ensure the environmental integrity of this ecologically sensitive area remain intact. Each property must be taken on a case by case basis as each has unique features for consideration. If a blanket rezoning were to occur, this would not only undermine the hard work this community has done in creating a dynamic OCP but may compromise ecologically sensitive areas of interest.

The Dewinetz proposal seems to want to get around the rezoning requirements by buying their way with the Trust Committee.
Rezoning property must undergo the necessary negotiation process and meet OCP mechanisms.

Many thanks for your hard work and take care.

Islands Trust
Local Trust Committee
Galiano Island

RECEIVED
FEB 02 2012
ISLANDS TRUST

(24)

Dear Trustees

I am writing to express my views against the proposal that Mr Richard Dewinetz and his wife Evelyn made to the residents of Galiano following the municipal elections last November. I am only writing now because I have been off-island for the past two months.

I find this proposal offensive on several counts.

1. It felt particularly contemptuous of the OCP process that had just been completed on the island.

Any fair-minded person must acknowledge the impressive amount of time and effort by islanders, including the Trustees, dedicated to shepherding the OCP through to its final form, and the priority that this process gave to creating an equitable resolution to the issue of residences in the forest land.

Yet I was saddened to see that Mr Dewinetz persists, as he has since day one, in ignoring or diminishing this tremendous work conducted tirelessly by the community, and choosing instead to focus on what he calls a "destructive war" evidently conducted against the basic 'right' of forest lot owners to live in homes on their forest lots.

This worn tale of justice denied has been invoked for almost 20 years, to wring sympathy from a less informed pubic. It has simply run out of credibility. Every court challenge mounted over the years has failed to establish the legitimacy of such claims, which in any case ignore the many options islanders have devised to permit building by forest lot owners.

And what is one to think when in one breath Mr Dewinetz states that all existing forest lots should be granted a right to residence without rezoning and in the next admits that "1/3rd of the 88 privately owned forest lots already have buildings" anyway?

To accept Mr. Dewinetz' proposal is to allow him to simply 'buy' his way around the hard work and clear intention of the OCP process, destroying much of the work that was done in good faith by those who participated.

2. The second process which I believe has been held in contempt, is the municipal election itself. I would have found Mr Dewinetz' offer to be much more palatable if it had been offered *before* the election. Instead, it comes after the 'pro-housing' candidates espousing Mr. Dewinetz' position were rebuffed at the ballot box. One could hardly imagine Mr Dewinetz woud have made the offer if they had won instead, so it is not a genuine offer to benefit the community.

In this light the offer looks more like an attempt to subvert the decision of election night to the benefit of an individual more than the community.

3. The proposal wants: "One home for each existing forest lot." This statement goes straight to the crux of the matter for me. It was the same demand that was being made almost twenty years ago. Then, Mr Dewinetz had gambled on subdividing forest land into 20 acre lots in the belief evidently that Galiano's bylaws could be overturned or ignored. In spite of all the years of community attempts to uphold OCP Principles and the mandate of the Trust *and yet still give forest lot owners room to profit on their investments*, nothing has deterred Mr Dewinetz from demanding his "one house in 20 acres" without rezoning. I am breathless at all the work the island has done over the years to come to a compromise, yet Mr. Dewinetz appears not to have budged one inch from his original position.

In addition to the betrayals cited above, to grant Mr Dewinetz the very demand, "one house in 20 acres", that has been the centerpiece of his 'destructive war' over all these years would seem a betrayal to all who have sought for an equitable—and compromise—resolution.

4. I must address the sum of money that is being offered to the community. One million dollars. The possibilities of what such a sum could do in this small community are entrancing. Yet this is not an offer made 'for a community', or it could have been made years ago. I am afraid I see it as simply the latest effort of a businessman, who after yet another setback at the polls, faces 3 more years 'in the wilderness', and the prospect of a losing cause beyond that.

I believe around 18 twenty-acre lots are at issue here, that could bring in more than $7 million in a reasonably conservative market. At the moment, $1 million is nothing more than a reasonable investment intended fortunes around by buying the community off.

5. Finally, the OCP being signed into law recognizes the validity and possibly wisdom of its conditional approval of residential rights in forest land, contingent upon certified exclusion of the PMFL jurisdiction over Galiano.

Before any grant of residence on all forest lots is permitted in a 'trade off' not envisaged by the OCP, it is imperative to understand the ramifications vis a vis the PMFL and the Island Trust Act. An 'offer' by a seasoned negotiator such as Mr. Dewinetz who has shown himself to be tenacious, creative and legalistic negotiator, is not to be taken lightly or at face value.

We hope you refuse this offer.

Thank you for your efforts on our behalf,

Chidakash and Shera Street
February 2, 2012

S-48 C-6,
Galiano Island, B. C.,
V0N 1P0,
February 1, 2012.

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FEB 02 2012
ISLANDS TRUST

(25)

Sheila Malcolmson
Louise Decario
Sandy Pottle

Dear Galiano Local Trust Committee,

I am extremely disappointed that you chose at your LTC meeting December 12, 2011, to include on the work program the Dewinitz offer of $1 million in exchange for residential entitlements on forest zoned lots regardless of size. I spoke against this gambit during the second Town Hall session at that meeting, and wish to reiterate my statement in this letter.

This was the first meeting following the election in which this issue was front and centre. The campaign *against* this idea was resoundingly successful, resulting in your strong mandate. The campaign promoting this idea was *not* successful. Trying to reverse this result through offering $1 million is an unseemly inducement likely to divide the community and to confound a legitimate democratic process.

At the meeting Mr. Dewinitz stated that none of the affected lots are in the Private Managed Forest Lands tax shelter. Thank you for obliging Mr. Dewinitz to admit that this was untrue.

The Forest Policy Advisory Committee met for an entire year during your last term and no policy suggested by the committee remotely resembles this plan. Thus it is out

of step with the letter and spirit of the OCP Review Process.

The Trust mandate should stand on its own unaffected by such a shameless enticement. Other Trust business should not be moved further down the list of priorities to be considered by the LTC. I therefore request that this be removed from the work program and that no further consideration or staff time be given to it.

Yours truly,

Gary Moore

From: Doug & Elizabeth Latta <delatta@telus.net>
Sent: February-03-12 10:32 AM
To: Louise Decario; Pottle Sandy Pottle; Sheila Malcolmson
Cc: Kathy Jones
Subject: Dewinitz proposal

Galiano Island Local Trust Committee,
Galiano Island, BC V0N 1P0
February 3, 2012

Dear Trustees,

I understand that a generous amount of money has been put on the table for the good of the citizens of Galiano Island, in exchange for unfettered residential and property development rights for some twenty plus properties in the Forestry 1 zone.

I do not understand what context this money is proposed to be given. It seems to me to be a fee paid to achieve a benefit that would not be available to anyone who had no money. It seems to me that the counterpart of this offer in a municipality would be the developer who presents his/her project to the community in its entirety with the amount of land or money which would go into general revenues for the privilege of developing the project at a profit. Does the Islands Trust have such a vehicle?

I see several problems with this proposal:

*How is the community as a whole given a chance to view and comment on the proposed development?
*How does the island as a whole guarantee that Development Permit Areas will not be compromised, e.g. aquifer contamination, wildfire prevention?
*What about the Road Network Plan which is to provide us with some sort of east island escape road?
*How does the precedent set play out in future negotiations with Forest Lots?
*Where is the level playing field for the person without means who would like to embark on a project which might come up against island bylaws?
*Who decides which organizations or projects are worthy of the 'donated' money?

I am sure that there are other considerations that I cannot foresee.

I do welcome, however, the Dewinitz family to the Island and commend them for starting a dialogue which may begin the resolution of the concerns of the community. I also welcome them to join one of the many boards and organizations on the island which could use their energy and good will in a thousand and one ways.

Thanks for your consideration of my letter.

Yours truly,

Elizabeth Latta
1029 Montague Road
Galiano Island, BC
V0N 1P0

From: Doug & Elizabeth Latta <delatta@telus.net>
Sent: February-03-12 10:50 AM
To: Louise Decario; Pottle Sandy Pottle; Sheila Malcolmson
Cc: Kathy Jones
Subject: Dewinetz's proposal

Galiano Island Local Trust Committee,
Galiano Island, BC V0N 1P0
February 3, 2012

Dear Trustees,

I am writing to express my concerns regarding Mr. Dewinetz's proposal where by he will donate a large sum of money if all the forest lots will be allowed to build a house on their land without rezoning and without concern for DPA areas. Why can't these people live within the guide lines of our OCP-- everyone else must do so. This proposal may have some merits that I am not aware of, but to me it sounds like because they have money they want things to be their way - not the community's way? Many people in the community serve on boards,, or make generous donations to the many community organizations that require money to operate. Maybe if Mr. Dewinetz could come up with a proposal that would benefit the community and still be within the OCP guide lines then the community may look favourably on his ideas.

Yours truly,
Doug Latta
1029 Montague Road,
Galiano Island, BC
V0N 1P0

From: steve nemtin <stevenemtin@yahoo.ca>
Sent: February-03-12 11:08 AM
To: Kathy Jones
Cc: Sandy Pottle; Louise Decario; smalcomson@islandstrust.bc.ca
Subject: Dewinets proposal galiano island ameity zoning

Dear Island Trust Committee Members

Once again I am writing to you our trust committee to "Preserve and Protect" Galiano Island by saying NO to the Richard Dewinets amenity zoning proposal.This was first put to the Trust in Dec. 2001 and now coming up again in the next meeting Feruary12 2012.
The proposal by Mr. Dewinets: I believe is an attempt at undermining, changing and destroying the precedence that have been set and established in our Official Community Plan .
The letter that Mr Dewinets and his wife sent around to our community offering 1 million dollars in exchange for FAVOURS for new development rules and changes to our OCP JUST FOR THEM (and his gang?) is insulting and bordering on Bribery. MR Richard Dewinets even puts a time limit of six months for his demands to occur. (This is like out of a Bad Movie where the developer bullies and threatens everyone in the community) . This is sad and pathetic.
Considering that the Dewinets will gain approximately 50 million dollars from their development offering one million dollars to the community seems to be their Spit in the Bucket.
Another consideration from my perspective as a 30 year resident is WHY NOW are they offering money?? Mr and MRS Dewinets rarely if ever have participated in any community event . Personally and i am speaking for myself i don't believe they have ever contributed any time or energy or a penny to anyone or any community organization in over 15 years and more that they have been Here on Galiano. May be Mr. Dewinets is delusional thinking that Galiano is the city where big money works as a bullying tool?
Isn't the concept of "Preserve and Protect" also related to the moral fabric of our community and care for our island ecology?

Thank you for listening to my letter
sincerely
Stephen Nemtin
Galiano Island

From: Louise Decario <ldecario@islandstrust.bc.ca>
Sent: February-01-12 10:27 AM
To: Kaitlin Kazmierowski
Cc: Kathy Jones
Subject: Fw: Amenity zoning & Galiano Island's OCP

for Feb agenda

----- Original Message -----
From: Akasha
To: Sandy Pottle ; Louise Decario ; Sheila Malcolmson
Sent: Wednesday, February 01, 2012 1:11 AM
Subject: Amenity zoning & Galiano Island's OCP

To the Galiano Island Local Trust Committee
Dear Local Trust Committee members

At the December 2011 Local Trust Committee meeting, a forest lands development proposal was presented with an offer of $1,000,000 for community organizations if the applicant were to be granted (within six months) residential and property development rights, with no further constraints, for 20+ properties currently zoned Forest 1.

This proposal needs clarification, for example, all Galiano properties not included in PMFL classification must follow Sensitive Ecosystem Development Permit Area regulations in the new OCP. There are certain requirements for setbacks and public road access. The proposal seems to expect exemption from these regulations.

Significantly, the Forest Policies review committee, during Galiano's just-completed review of the OCP Forest section, recommended that *donation of forest land to community/heritage forest* -- not money or other gifts -- continue to be the requirement for maximizing development of forest lots. In other words, preserving and protecting land is the priority and the benefit desired by the community.

Galiano is a Trust island, not a municipality. We've elected Trustees, not town councillors. Galiano has no amenity zoning mechanism in its OCP and no structure at the local Trust committee level (that we know of) for negotiating an exchange of cash or other gifts for enhanced development rights.

Galiano, like many other small communities, has been challenged for some time by the economic downturn. Community volunteers work hard keeping our school, health clinic, ambulance and fire departments operating smoothly. Businesses and organizations are working harder than ever to provide important services. It takes many hands on board and much fundraising effort. Obviously an offer of $1,000,000 has a significant impact in our small community and creates anticipation, anxiety and a certain hope. It would be wonderful if the Evelyne and Richard Dewinetz Foundation would continue to develop separately and independently from the Dewinetz forest lands development application.

We agree with the Local Trust Committee's decision to consider the Dewinetz application for rezoning separately from the Foundation (cash) proposal. We suggest the issue of cash or gifts for development rights be decided when the Forest Policies section of the OCP is reviewed through public process.

Sincerely

Akasha and Gerrit Forest
2231 Montague Road
Galiano Island, BC V0N1P0

GALIANO TRAILS SOCIETY
S42, C7, RR2
GALIANO, BC V0N 1P0

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FEB 02 2012
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GALIANO TRAILS SOCIETY

FORWARDED TO
MANAGER
EDC
Feb 14/12 Agenda

Ms Louise Decario,
Ms Sandy Pottle,
Local Trust Committee, Galiano Island,
by e-mail

14 Dec 2011

Dear Louise and Sandy,

I am writing on behalf of the Galiano Trails Society to solicit your financial support to help in the construction of a small information kiosk at the entrance of the Red-Legged Frog Trail, near the junction of Porlier Pass Rd and Vineyard Way (see attached map),

The Red-Legged Frog Trail was opened to hikers this past September and is part of a trail system built mostly on private lands by Galiano Trail Society volunteers over the past year. The kiosk would consist of a small standing structure (similar but somewhat smaller than similar kiosks erected elsewhere on the island, e.g. at the Galiano Club Heritage Forest, the Galiano Conservancy's Cable Bay Trails, etc..) with a shingle roof protecting a display on natural and historical features of the area. As most of the work would be done by volunteers, the main cost would be materials, for which a grant of $1,000 would be appreciated.

We are also approaching the Galiano Island Parks and Recreation Commission with a suggestion to build a similar information board at the top of Bell Trail, near Laughlin Lake, with appropriate directional and other information and where we would help with labour.

With best wishes for the holiday season,

Paul LeBlond,
President, Galiano Trails Society
leblondph@rogers.com

cc Betty Kennedy, Chair, GIPRC

Jan 28/11

TO ISLANDS TRUST OFFICE
#200
1627 FORT ST.
FAX. 250 405. 5155

Please pass a copy of this letter to the local Galiano Trust Committee members & the members of the executive council

Geoff Gayn

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JAN 31 2012
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COPIED TO
☑ PLANNER
☑ LTC
☑ Executive

01/30/2012 10:56AM FAX 2505395528 GALIANO TRADING CO. 0001/0003

Please note that this letter was sent to Minister Thomson on Jan 3 / no reply as yet.
JY

Hon. Steve Thomson,
Minister of Forests,
Parliament Buildings,
Victoria

January 3, 2012
1285 McLure Road,
RR 2, Galiano, BC
V0N1P0

Dear Minister,

As the chair and co-chair of the Forest Policy Advisory Committee for the comprehensive review of Galiano Island 's Official Community Plan, we are writing to request your attention and action on a critical issue which affected our work and continues to impact the on-going results of the review.

We are asking for an exemption from Section 21 of the Private Managed Forest Act so our Local Trust Committee can address changes in land use affecting residential use of forest lands without forfeiting local decision-making to an off-island body.

Our community needs this accommodation so our local government can proceed with proposals recommended by our committee to expand residential possibilities for landowners with properties zoned Forest-1 (forestry use only, no accessory dwellings permitted without rezoning).

In our review of OCP forest policy our committee consisted of 13 islanders from a broad cross-section of the community, including owners of F-1 land. During our efforts throughout 2009 and 2010 – which included some 54 public meetings and other consultations – we worked hard to develop solutions, while seeking ways to preserve and protect Galiano's forested character, to avoid forest fragmentation, to protect essential island water supplies and to ensure forestry activities reflect ecosystem-based sustainable forestry, not industrial-style clear-cutting.

Unfortunately we came inevitably up against the provisions of PMFL Act Section 21. The concern of many islanders, including our Local Trust Committee and the majority of the other advisory committees that worked on other aspects of the OCP review, is that Section 21 would eliminate local community land-use decision-making on about 40 percent of our island now covered by the PMFL reduced tax classification. The percentage could easily increase if other large landowners go into the PMFL.

That's because Section 21 prohibits local government from enacting any bylaw or permit for PMFL land that "directly or indirectly restricts a forest management activity."

As you know, among those "forest management activities" listed in Section 21 are unfettered application of herbicides or pesticides, road building, clear cutting, rock quarrying, blasting.

01/30/2012 10:56AM FAX 2505395528 GALIANO TRADING CO. 0002/0003

This section also allows for construction of a residence and any number of houses for "worker accommodation," without any local community planning or decision-making.

In Galiano`s current situation, our current land use bylaw and OCP provisions continue to apply because they were enacted before the PMFL Act came into effect. The primacy of these bylaws has been confirmed by the Supreme Court of British Columbia.

However, to bring in new land-use bylaws Galiano needs an exemption from Section 21, or another way to recognize local decision-making. Otherwise, any new land use by-law which would flow from our OCP review would be superseded by the PMFL Act, surrendering local decision-making on any PMFL land.

We believe that while the tax concessions inherent in the PMFL classification may have a positive impact in encouraging Galiano landowners to practice sustainable forestry on their lands, the impact on local land use planning is not appropriate. Across BC the average PMFL lot size for industrial-style forestry is 2,000 acres; on Galiano it's 40 acres. We are asking for recognition that Section 21 simply doesn`t work in a small community like ours.

We understand our Local Trustees have been in contact with you on this matter and have made similar requests. We urge you to give careful consideration to this issue. Your cooperation in facilitating an exemption from Section 21 is critical to enable our community to proceed with needed changes to our OCP Forest policies and land use bylaws, so we can resolve some of the outstanding issues affecting our island.

We would appreciate an early reply to our request.

Thank-you.

Yours truly,

Geoff Gaylor, chair Forest Policy Advisory Committee Galiano Island OCP review
Art Moses, co-chair Forest Policy Advisory Committee Galiano Island OCP review

cc: Premier Christy Clark
Ida Chong, Minister of Community, Sport & Cultural Development
Terry Lake Minister of Environment
Murray Coell, MLA Saanich North and the Islands
Galiano Island Local Trust Committee
Islands Trust Executive Committee

01/30/2012 10:56AM FAX 2505395528 GALIANO TRADING CO. 0003/0003

STAFF REPORT

File No.: GL-ALR-2011.1 (Hennessy)

To: Galiano Island Local Trust Committee

From: Kaitlin Kazmierowski, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Application for Exclusion of Land from the Agricultural Land Reserve for Lot 1, District Lot 3, Galiano Island, Cowichan District, Plan 2919, PID: 001 416 987

Owner: Catherine Konantz
Applicant: Tom Hennessy, Vice Chairman, Galiano Land and Community Housing Trust (GLCHT)
Location: 409 Porlier Pass Road

THE PROPOSAL:

This application seeks to remove the land within the Agriculture Land Reserve (ALR) from the above cited property in order to rezone it for affordable housing purposes. The applicant has stated that the subject land is unsuitable for farming and believes it was included within the ALR inventory as part of a mapping error.

This exclusion must be approved by the Agricultural Land Commission (ALC). The *Agricultural Land Commission Act* states that the local government must receive the application on behalf of the ALC and that the application may not proceed to the Commission unless authorized by resolution of the Local trust Committee (LTC).

The Galiano Land and Community Housing Trust (GLCHT) has already applied to rezone the non-ALR portions of this property from Rural Residential to Community Housing 1. A preliminary staff report outlining this rezoning application was presented to the LTC on November 14, 2011, and a follow-up report, containing draft bylaws was presented at the December 12, 2011 meeting of the LTC. Should the ALR exclusion be approved, the applicant has indicated that this excluded portion of the land would be incorporated into the current rezoning application and that proposed density would increase from 15 to 20 dwelling units.

SITE CONTEXT

The subject property is 4.04 hectares (10 acres) in size, located at the south end of Galiano Island, inland and west of Whaler Bay between Porlier Pass and Georgeson Bay Roads. The property is currently split-zoned Rural Residential (RR) and Agriculture (AG). The ALR portion of the property is 3 hectares, and the 1 hectare Rural Residential portion is located along the

eastern edge of the property. The ALR portion of the lot abuts another ALR lot to the west and lots zoned Rural Residential to the north.

The lot is forested and contains a small area of wetland and a riparian area running along its northern boundary (see Development Permit Areas below). From an initial site visit on October 25, 2011, staff observed no clear on-the-ground delineation of the boundary between the ALR and non-ALR portions of the property. Some unmaintained access roads currently exist on the property, but the development of roads and clearing of building sites will be required should this application proceed. There are no existing buildings or structures located on the property.

The topography of the site rises by 22 metres, reaching its highest point near the eastern edge of the property. Figure 1 depicts the location of the subject property. Figure 2 depicts the zone boundaries and their areas on the property, and figure 3 depicts the topography of the property.

As mentioned in the staff report presented at the November 14, 2011 meeting of the LTC, the site is well located in the most populated part of the island and is in close proximity to several amenities, including the ferry terminal at Sturdies Bay.

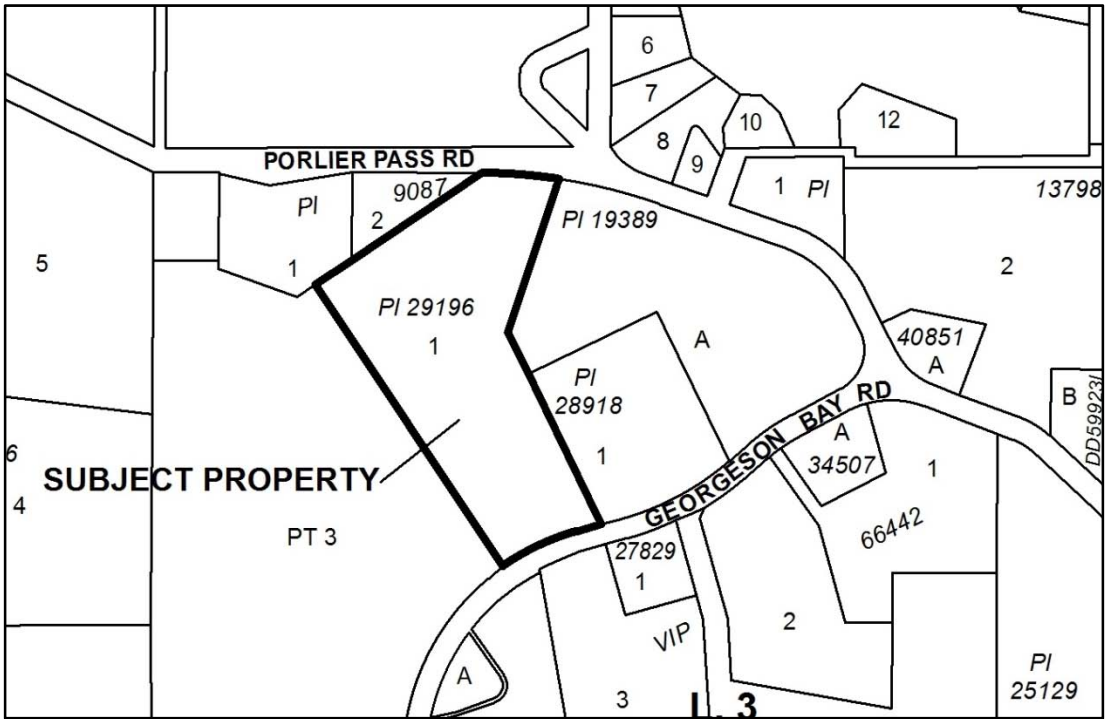


Figure 1: Location of subject property

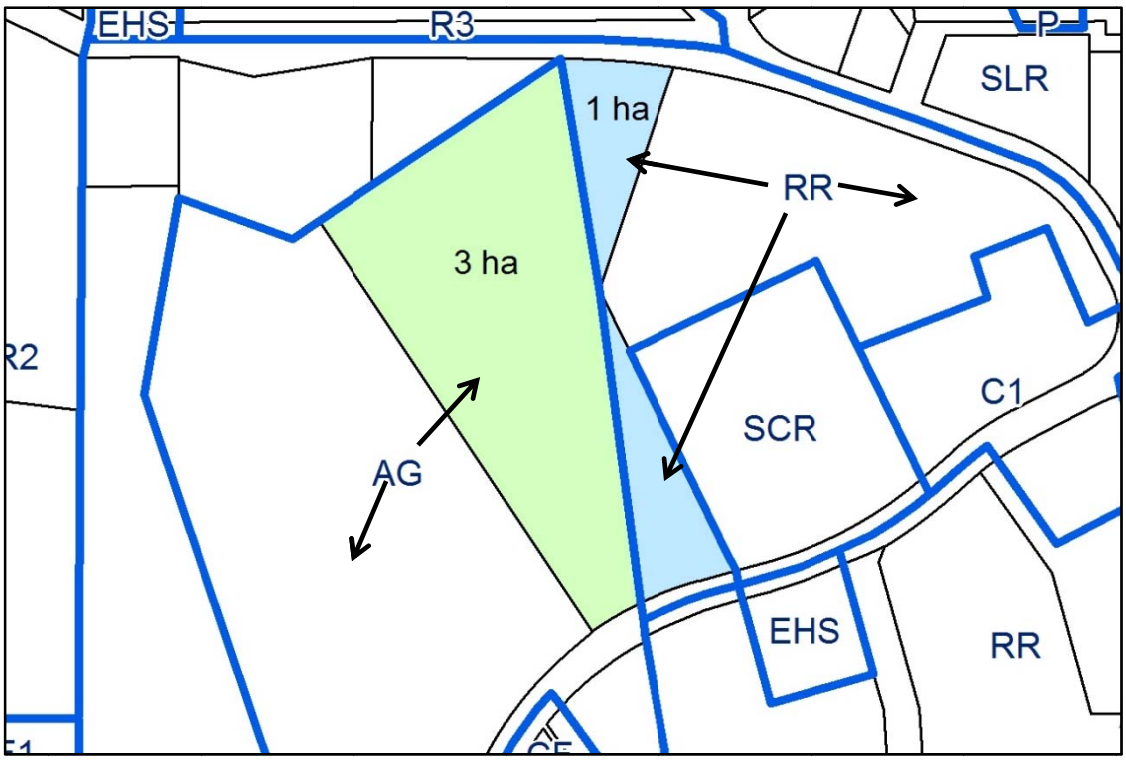


Figure 2: Zone boundaries and zone areas

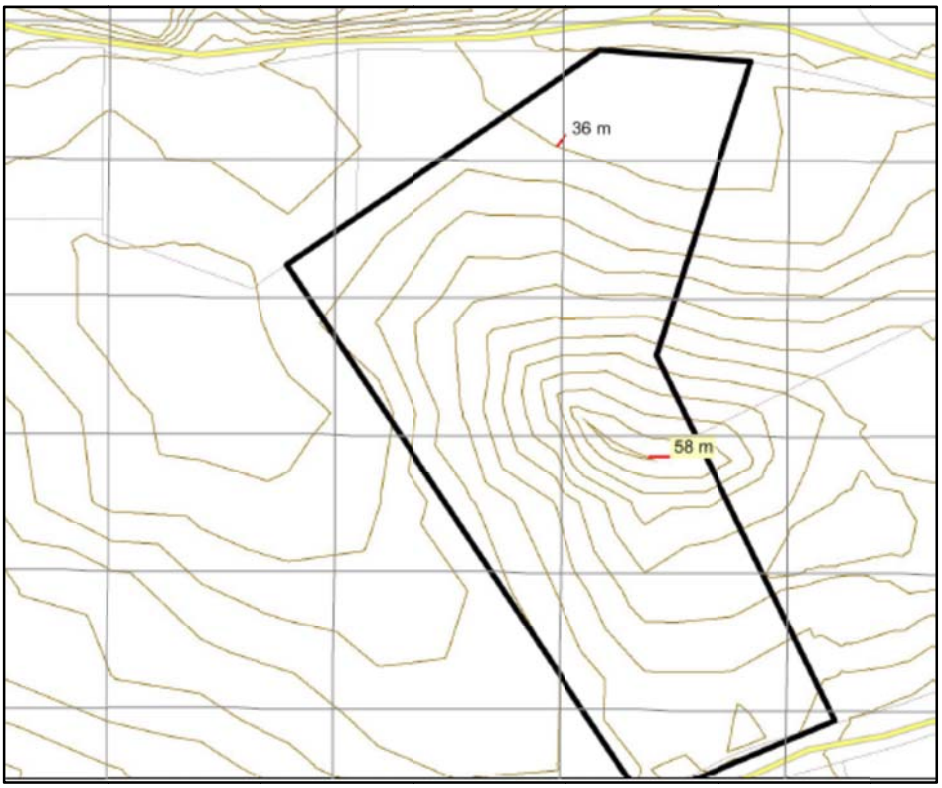
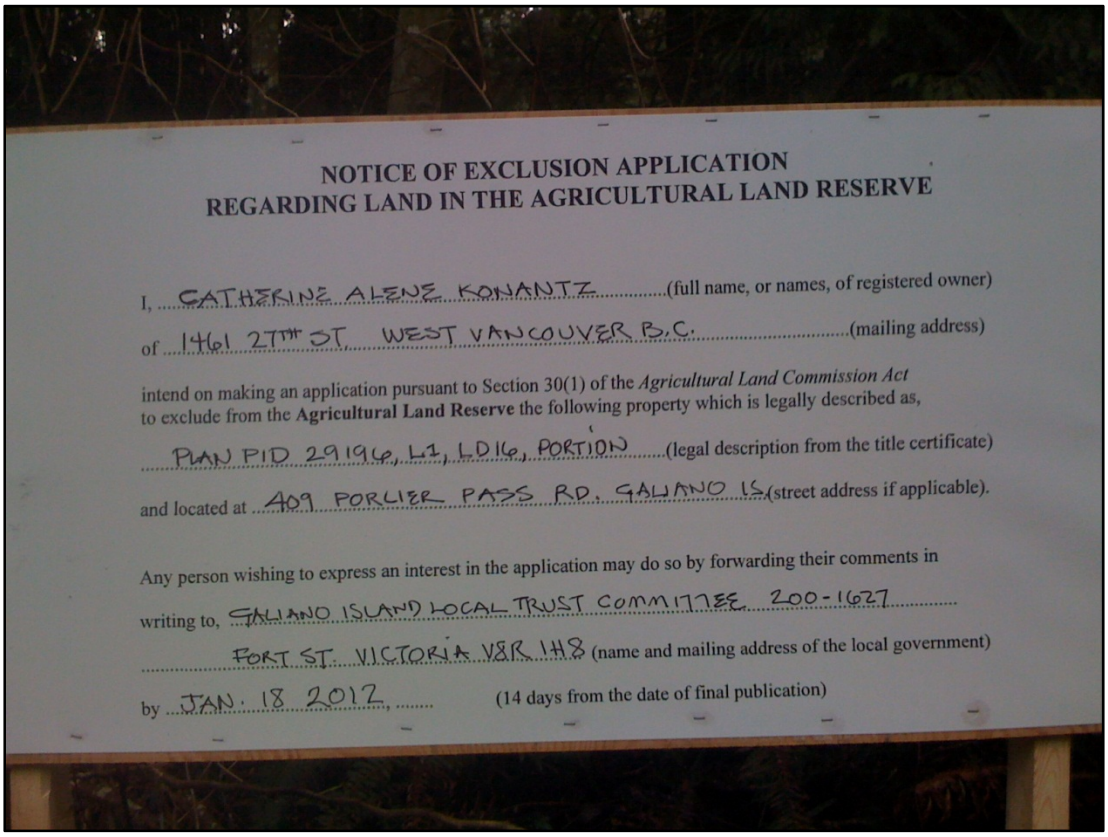


Figure 3: Topography on property

Figure 4 below is a photo of the ALR exclusion notification sign posted on the property. The owner is required to post this sign as part of Agriculture Land Commission requirements.



NOTICE OF EXCLUSION APPLICATION
REGARDING LAND IN THE AGRICULTURAL LAND RESERVE

I, CATHERINE ALENE KONANTZ (full name, or names, of registered owner)

of 1461 27TH ST, WEST VANCOUVER B.C. (mailing address)

intend on making an application pursuant to Section 30(1) of the *Agricultural Land Commission Act* to exclude from the **Agricultural Land Reserve** the following property which is legally described as,

PLAN PID 29196, L1, LD16, PORTION (legal description from the title certificate)

and located at 409 PORLIER PASS RD, GALIANO IS. (street address if applicable).

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to, GALIANO ISLAND LOCAL TRUST COMMITTEE 200-1627 FORT ST. VICTORIA V8R 1H8 (name and mailing address of the local government)

by JAN. 18 2012, (14 days from the date of final publication)

Figure 4: ALR Exclusion notification

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

The Trust Policy Statement contains several directive policies pertaining the agricultural land in the Trust Area. These are listed below:

Agricultural Land

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.

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.

4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse effects on agricultural land.

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.

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.

Official Community Plan

The Galiano Island Official Community Plan (OCP) Bylaw No. 108, 1995 contains agricultural objectives and policies that pertain to this application. These are listed below.

Agriculture Objectives:

1) to preserve agricultural land, limit non-farm uses and prevent conversion of agricultural land to other uses.

2) to encourage agricultural activities, agricultural best practices, the protection of farmland, and the maintenance of agricultural production.

3) to minimize impacts on environmentally sensitive ecosystems, at-risk species and their habitats, and biodiversity.

4) to increase local food security by encouraging local production of agricultural and horticultural products that could be sold directly to the public.

5) to support farming as an important traditional land use, lifestyle and livelihood on Galiano Island.

6) to increase public awareness of agriculture and farming.

Agriculture Policies

a) The principal use shall be agriculture.

g) The Galiano Island Local Trust Committee shall support the retention of farm land within the agricultural land reserve and applications for inclusions of suitable land should be supported.

k) When it considers rezoning applications that are not related to farming, the local trust committee should ensure that the proposed new use will not reduce the quality and quantity of water for farming.

m) The local trust committee should only support applications to the Agricultural Land Commission for non-farm use or exclusion of land within the Agricultural Land Reserve where local farming or the greater community would benefit. Support for such applications should only be considered in the following circumstances:

    i) the proposed non-farm use or exclusion would allow an active farm to diversify and broaden its income, but not decrease the farming capability

of the property; or

ii) in the instance of a proposed exclusion, the Local Trust Committee may consider an application that would result in inclusion of non-ALR farmland into the ALR of an equivalent or greater amount.

Development Permit Areas

Three Development Permit Areas (DPAs) exist on the property. These are briefly discussed and depicted below.

DPA 1: Riparian Areas
A DPA for riparian areas exists on the ALR portion of the property. Figure 5 depicts the location of the DPA. Blue depicts the stream, and grey depicts the 30 metre setback from the stream. Farm operations as defined by the *Farm Practices Protection (Right to Farm) Act* are exempted from this DPA.

DPA 3: Tree Cutting and Removal
The Galiano Island Local Trust Area is a designated tree cutting and removal DPA. The cutting or removal of any tree from the ALR is exempt from this DPA.

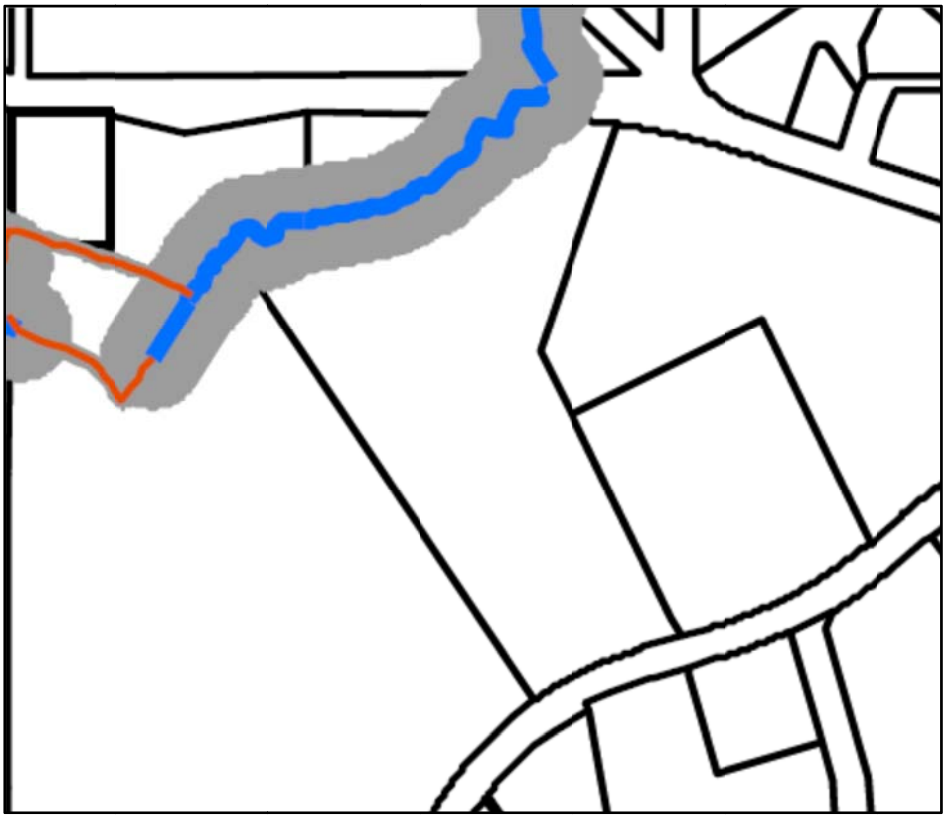


Figure 5: DPA 1- Riparian Areas

DPA 5: Sensitive Ecosystems

Two types of sensitive ecosystems that are subject to DPA 5 exist on the property. A wetland area (yellow) exists towards the centre of the property, and a riparian (orange) area exists along the northern boundary of the property. Farm operations as defined by the *Farm Practices Protection (Right to Farm) Act* are exempted from this DPA. The locations of DPA 5 on the property are depicted in figure 6.

Figure 6: DPA 5- Sensitive Ecosystems

DPA 7: Steep Slope Hazard Areas

The property contains two very small areas designated as moderate hazard (22.5- 45 degrees of slope). Farm operations as defined by the *Farm Practices Protection (Right to Farm) Act* are exempted from this DPA. The locations of DPA 7 on the property are depicted in figure 7.

It should be noted that if an ALR exclusion is granted, and a successful rezoning is obtained, future development and land alteration of the area may be subject to the DPAs listed above.

Figure 7: DPA 7- Steep Slope Hazard Areas

Land Use Bylaw

Galiano Island Land Use Bylaw No. 127, 1999 contains regulations with regards to land in the Agriculture (AG) zone. The regulations relevant to this application are included below.

Permitted Uses

6.1.1 In the Agriculture zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

6.1.1.1 farm use
6.1.1.2 timber production and harvesting
6.1.1.3 dwellings
6.1.1.4 accessory residential and agricultural uses required for the operation of the farming activities conducted on the lot
6.1.1.5 home occupations

Permitted Density

6.1.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 4 hectares of lot area over 4 hectares.

Islands Trust Fund:

This application has no bearing on the Islands Trust Fund.

Regional Conservation Plan:

This application has no bearing on the Regional Conservation Plan.

Sensitive Ecosystems and Hazard Areas:

The sensitive ecosystems located on this property coincide with those that are subject to DPA 5. A riparian sensitive ecosystem (orange) and a wetland (yellow) have been identified on this property. These are depicted in figure 8. The hazardous areas on this property have been discussed under DPA 7- Steep Slope Hazard Areas above.

Figure 8: Sensitive Ecosystems Mapping

Archaeological Sites:

Based on information from the Provincial Remote Access to Archaeological Data (RAAD), there are no archaeological sites identified on this property.

Notwithstanding the foregoing, and by copy of this report, the owners are advised that the unearthing of any archaeological resource should be reported to the provincial Archaeology Branch.

Covenants:

None

Agricultural Capability Mapping:

An assessment of the British Columbia Soil Survey document "Soils of the Gulf Islands of British Columbia, Vol 3, Report No. 43, 1989" was conducted by staff. The subject property is comprised of two different types of dominant soils represented in the following manner:

BEg/ 3-4

- **Brigantine (BE):** a loamy sand to sandy loam, 30-100cm thick over silty clay loam to silty clay marine deposits more than 100 cm deep.
- **g:**This type of soil is considered gravelly, containing 20-50% coarse fragments by volume.
- **3-4:** The slope class for this area is gentle to very gentle (1 -5 degrees slope).

STsl/4-5, 6

- **Saturna (ST):** a gravelly sandy loam and loamy sand with lose deposits of rock debris and glacial drift materials, less than 100 cm deep over sandstone bedrock.
- **sl:** This type of soil has a soil variant that indicates it is very shallow (< 50cm to bedrock).
- **4-5, 6:** The slope class for this soil in this area is gentle to strong (3.5 to 17 degrees slope).

Figure 9 depicts the location of these soils on the subject property. The ALR portion of the subject property contains a large portion of the Saturna soil type, with a band of the Brigantine soil type at the northern end and along the southwestern boundary. The document used to assess the soil does not provide an indication of their agricultural capability. In addition, the document itself states the following with regards to using the information within; "The ratings in Table 10 are to be used as a guide only. They are not specific to individual map delineations. For the assessment of a particular site for a septic tank field or the land capability rating for agriculture, a detailed on-site investigation is recommended".

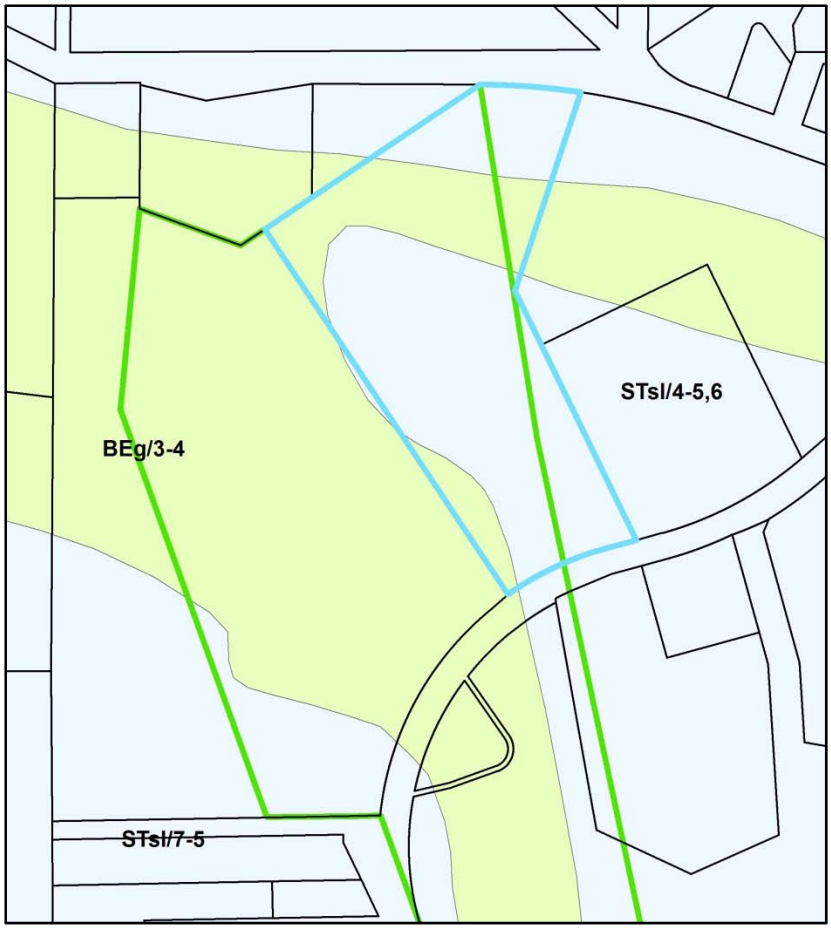


Figure 9: Dominant soils on the property

COMMUNITY INFORMATION MEETING(S):

There have been no community information meetings scheduled at this time. Should this area become part of the current rezoning process, a community information meeting will be held as part of that process.

RESULTS OF CIRCULATION:

There has been no Islands Trust circulation or notification of this proposal. As previously stated, the applicant has undergone the notification process required by the Agriculture Land Commission and has provided staff with the proof of serving notice. At the writing of this report, staff have not received any written submissions from the public regarding this application. Staff do note that one submission was received at the November 14, 2011 meeting of the LTC. It is a letter of objection from the owner of the adjacent agriculture lot and it is included as attachment 1 as it speaks to both the rezoning and the exclusion of land from the ALR. The applicant has also stated that the Affordable Housing Advisory Committee is in support of this application.

STAFF COMMENTS:

The main issue that staff wish to address is the lack of information currently available regarding the agricultural capability of the subject property. To date, staff have assessed the BC soil survey information, have been provided with anecdotal information from the applicant, and have spoken with planning staff at the Agricultural Land Commission. Currently, staff do not feel that there is enough on-the-ground information to provide a strong recommendation regarding this application.

Soils Information
The assessment of the 1989 BC Soil Survey provided staff with an indication that a large portion of the property is comprised of shallow gravelly soils, but that areas of the property also include deeper sandy loam soils, which could be more ideal for agriculture. Staff do not possess the expertise to fully analyze these soil maps. Given the disclaimer in the document that a site-specific analysis should be conducted to determine the agricultural capability rating of a specific site, staff feel that such analysis should be conducted by someone with direct expertise. Staff do note, however, that there is a working farm adjacent to this property that is dominated by the Brigantine soil type, and thus is would appear that this type of soil supports some level of agriculture.

Information from the applicant
The applicant has stated that the inclusion of this portion of the property into the ALR was a mapping error because it does not follow topographical contours or the property boundary. The applicant has stated that prior to the establishment of the ALR, the parcel was subdivided from the adjacent farm, consolidated with a rural residential property to the east, and sold due to its agricultural unsuitability. Once the ALR was established, this portion was accidentally included in the reserve. The applicant has stated that the area is unsuitable for farm machinery and has not been used since it was logged over 50 years ago. This information is anecdotal, and staff feel it is insufficient in terms of justifying an exclusion from the ALR. Agricultural capability of land may include areas appropriate for grazing, or for ecological buffering. Again, analysis of the site by someone with specific expertise is highly recommended.

Information from ALC
Staff recently spoke with Roger Cheetam, a planner with the ALC. Mr. Cheetam explained that if the application is forwarded to the ALC and if it is felt that the agricultural land capability is unclear, the ALC may ask the applicants to submit an agrologist report, or members and staff from the ALC may conduct a site visit of their own.

Agrologist report
Staff had discussed the option of obtaining an agrologist report with the applicant and members of GLCHT. There was some concern regarding the prohibitive cost of such a report. At the writing of the report, staff are uncertain if GLCHT has decided to obtain an agrologist report at this time.

OCP considerations
The Galiano Island OCP contains several policies that speak directly to the retention of land in the ALR for farming purposes. Specifically agriculture policy m), which states the following:

> "The local trust committee should only support applications to the Agricultural Land Commission for non-farm use or exclusion of land within the Agricultural Land Reserve

where local farming or the greater community would benefit. Support for such applications should only be considered in the following circumstances:

i) the proposed non-farm use or exclusion would allow an active farm to diversify and broaden its income, but not decrease the farming capability of the property; or

ii) in the instance of a proposed exclusion, the Local Trust Committee may consider an application that would result in inclusion of non-ALR farmland into the ALR of an equivalent or greater amount."

Without the expertise and information required to assess the agricultural capability of the subject area, staff feel that the OCP provides very strong guidance in terms of ALR exclusions and non-farm use.

Housing Considerations

This application is part of a larger rezoning application for affordable housing. Applicant has stated that this property is supported by the community as the site for affordable housing and that this application, along with the rezoning has is the culmination of over 10 years of work to create affordable housing on Galiano. The recently reviewed OCP now contains an affordable housing section, indicating that affordable housing is something supported by the community at large. The applicant has also stated that the arable portions of the property will be used for residents' garden plots. As previously mentioned, should this exclusion be approved, this portion of the property would be included in the rezoning application, with the intent to place five dwellings upon it. The applicant has stated that a sheep wire fence will be constructed to address the concerns from the adjacent farm and that the proposed development will use cisterns and engineered septic (EcoFlow or similar) to address any concerns expressed about water and contamination. At this time, no detailed site plan or lay-out of the proposed housing has been submitted by the applicant.

Planning Considerations

As previously mentioned, staff do not feel that there is enough information currently available to provide a strong recommendation regarding the referral of this application to the ALC. Available soils data is general, and while it seems to indicate that the subject property does contain limitations to agriculture, it does not provide a clear indication regarding the agricultural capability of the property, especially in terms of grazing or ecological buffering. Additional information from the applicant is helpful, but is anecdotal, and has not been based on any in-depth agricultural study of the property.

The OCP supports the creation of affordable housing, but also contains strong agricultural policies that speak directly to any exclusion or non-farm use in the ALR benefitting an active farm or requiring the inclusion of non-ALR farmland into the reserve. Consideration of this application requires the balancing of these policies. The OCP makes it more difficult to permit non-farm uses on ALR land than it does to permit affordable housing uses in a variety of locations. This difference speaks to the importance of maintaining and expanding the amount of ALR land on Galiano. One option that would satisfy both policy objectives would be to include the Rural Residential portion of the property that fronts Porlier Pass Road into the ALR, in order to exclude an equivalent area adjacent to the Rural Residential portion that fronts Georgeson Bay Road, effectively "swapping" non-ALR land for ALR land within the same property. This option would result in the creation of one cohesive parcel of land for affordable housing and would thus make more efficient use of access and services. In addition, the land that would be included into the ALR is currently subject to several DPAs which could limit future development.

This option would remove those requirements, and according to the soils map, would include the more arable soils into the ALR. It appears that this option would satisfy both agricultural and affordable housing policies, while creating a more functional space for development on the subject property.

Staff recommend that an agrologist report be submitted by the applicant before a final decision on this application is made. The LTC may wish to request that such a report be submitted prior to making a decision on whether or not to forward this application to the ALC, or it may forward this application to the ALC with a recommendation that the applicants submit an agrologist report for ALC consideration. In weighing the policies in the OCP, a decision to defer this application until an agrologist report has been submitted to the LTC, would result in the LTC retaining the discretion over whether or not this application should proceed at all. In proceeding with this application by forwarding it to the ALC with a recommendation for an agrologist report, the LTC would effectively be relinquishing its discretion to the ALC, which could result in a final decision to exclude the entire ALR portion of the land, reject the application, or request another option altogether.

Staff feel that the “land-swap” option described above best satisfies the policy objectives in the OCP. This option would currently limit the area for affordable housing development to 1 hectare, but provides more flexibility for building layout, while ensuring that there is no net loss of ALR land on Galiano Island.

OPTIONS

1. Direct staff to proceed no further with this application and not forward this application to the Agricultural Land Commission.

2. Direct staff to work with the applicant on the ALR inclusion-exclusion option and defer decision regarding this application until an agrologist report is provided by the applicant.

3. Forward this application to the ALC stating that there is insufficient information to make a decision at this time, that an agrologist report is recommended, that the LTC supports an inclusion of equivalent land over an exclusion of the entire ALR portion of the property, and that any decision to exclude the ALR portion of this property will rest with the ALC.

4. Direct staff to forward the application to the Agricultural land Commission indicating support for the application as submitted.

RECOMMENDATIONS:

THAT the Galiano Island Local Trust Committee directs staff to work with the applicant on an ALR inclusion-exclusion option and defer decision regarding this application (GL-ALR-2011.1(Hennesy)) until an agrologist report is submitted to the LTC by the applicant.

Prepared and Submitted by:

Kaitlin Kazmierowski Island Planner	February 3, 2012 Date

Concurred in by:

Robert Kojima	February 3, 2012
Robert Kojima Regional Planning Manager	Date

Attachment 1

rcd at LTC
mtg. Nov 14/11

file
GL-RZ-2011.1

Mary Jean Elliott
534 Georgeson Bay Road
Galiano, BC
V0N 1P0

October 21, 2011

To Galiano Island Trustee Committee: re: **Affordable Housing Application - November, 2011**

This missive is an objection to the Bylaw Amendments asked for on the Application Form submitted by the Galiano Land And Community Housing Trust (Galiano Affordable Housing).

Please understand that I am not against the concept of "attainable housing" if built to a density that will protect and preserve the environmental integrity of the land and respect and enhance the use of neighbouring agricultural land. Saying that, **I am against the proposed increased residential density being situated on the land adjacent to Agricultural Land.**

It is the object of the OCP to retain and support Agricultural Land on Galiano. To rezone the Agricultural Land on Lot 1 Plan V1P29196 to "Community Facility" which will be for housing density to approximately 20 dwellings on 10 acres is not preserving and protecting agricultural land and/or worse, the density on the 4 acres, alone, to "4 houses per acre" is definitely not preserving or protecting the land no matter how green the houses are built.

On a personal note: If this application is passed and the property is developed/rezoned (as applied for), there will be several environmental issues that will affect my agricultural land:

1. The water required for the increased density will undoubtably affect the water table of my well even if water collection systems are required.

2. The surface run-off from the proposed Community Facility Residential area is in two major directions - one area to the South/East runs into a ditch on my property, then into a culvert under Georgeson Bay Road to a neighbour's pond . The other area has a run- off to the North/west to a ditch/stream on my agricultural land, then to the pond on my land, then across a tip of another neighbour's property, then under Porlier Pass Road to the Golf Course. There is no bylaw that controls the contamination from "run-off" water on Galiano.

3. **Not necessarily environmental land issues but situations that should be considered**:

1

a. *Fencing* of the long (955.75 feet, or 331.91 yards, or .1886 of a mile) North/West Side of the 10 acre property adjoining my property will have to be upgraded so that my sheep will not wander/graze off onto the "cleared" proposed *Community Facility* property.

b. My agricultural farm cannot be fenced to keep out dogs. Due to the proposed increase in density (families and dogs) next door, danger to my farm animals will increase exponentially. This is not encouraging nor supporting agricultural activity on agricultural land on galiano.

The increase in density requested in the Application is environmentally hazardous to the land. And the change in land use from ALR (AG) to "Community Housing" is contrary to the Trust Mandate.

Sincerely,

Mary Jean Elliott

2

Memorandum

200-1627 Fort Street Victoria, BC V8R 1H8
Telephone 250**. 405-5151** FAX: 250. 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**
information@islandstrust.bc.ca www.islandstrust.bc.ca

Date January 31, 2012 File Number GL-RZ-2011.1 (GLCHT)

To
From Kaitlin Kazmierowski
Island Planner
Local Planning Services

Re Referral Responses for Proposed Bylaws No. 233 and 234

At the December 12, 2011 meeting of the Galiano Island Local Trust Committee (LTC), staff were directed to refer proposed Bylaws 233 and 234 (Galiano Land and Community Housing Trust) to referral agencies. Referrals were sent out on December 20, 2011, and this memorandum provides a brief update on responses received thus far. This memorandum is for information only.

Referrals were sent to the following:

Ministry of Community, Sport and Cultural Development
Ministry of Transportation and Infrastructure
Agricultural Land Commission

Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation

Galiano Advisory Planning Commission

Vancouver Island Health Authority
Capital Regional District – Building Inspection

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

Referral responses have been received from the following:

Ministry Of Transportation and Infrastructure
No objections. If project is substantially altered, staff would appreciate a notification for review. The applicants will be required to apply for a permit for their accesses prior to construction, but that is not a condition of approval at this point.

Agricultural Land Commission
No objection, but any change to zoning for ALR lands should await the outcome of such an application in the event that one is made.

Penelakut Tribe
Some concern expressed. They would like further information and discussion to be provided.

Cowichan Tribes
Interests unaffected

Advisory Planning Commission
Supports rezoning in principal, dependent on obtaining a Housing Agreement and successful purchase of the land. Recommends that GLCHT provide a scaled site plan to the LTC prior to public hearing depicting the feasibility of the proposed density, and showing locations of housing, septic equipment, water catchment, and accesses.

Salt Spring LTC
Interests unaffected

Respectfully prepared and submitted by:

Kaitlin Kazmierowski
Island Planner

Pc:GLCHT

STAFF REPORT

Date: February 3, 2012 **File No.:** 6500-20 (2012) Non-PMFL Forest Amendments

To: Galiano Island Local Trust Committee
For the meeting of February 13, 2012

From: Robert Kojima
Regional Planning Manager

Re: Potential amendments to Forest designation and F1 zone

BACKGROUND: At the meeting of September 12, 2011 the LTC passed the following resolution:

> Resolution GL-LTC-190-11
>
> It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back on the feasibility, options and recommendations of proceeding with amendments to the Official Community Plan Bylaws and Land Use Bylaws that would implement the recommendations of the Forest Policy Advisory Committee for Forest lots with an area greater than twenty (20) hectares and which do not have Managed Forest status.

At the meeting of October 14, 2011 staff submitted a report which concluded that such an option was feasible. At that meeting the LTC added to its Work Program as a Top Priority:

> "Consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status"

The purpose of this report is to provide further detail on the options for proceeding with such amendments to the OCP and the Land Use Bylaw.

DISCUSSION: Because the draft Forest policies considered as part of the OCP review were comprehensive in nature and would have applied to all lands currently designated Forest, the LTC was not willing to proceed without some form of protection from the provisions of s. 21 of the Private Managed Forest Land Act (PMFLA) as they would have resulted in direct or indirect restrictions on forest management activities. However, not all lots within the Forest land use designation have Managed Forest status. Consequently, it is possible for the LTC to consider adopting bylaws affecting only those lots that are not private managed forest land and not be contrary to s. 21 of the PMFLA. Such amendments appear, in the opinion of staff, to be feasible with respect to s. 21 of the PMFLA; however, because of the broad and largely untested scope of that section there are risks that the bylaws could be challenged. There is also the possibility that such bylaws could face objections from provincial ministries.

Amending the OCP to incorporate the Forest policies contemplated in Draft 7 of the OCP review could include the following:

1) Amending policy (b) of the Forest Policies to include a new (iv) which would permit one accessory dwelling per lot in a new zone (e.g. F4), subject to:

   - The zone applying to lots with an area of 20 hectares or more.
   - The LUB including regulations ensuring that the permitted accessory dwelling would be regulated (residential home plate, maximum floor area, water catchment system)
   - Road and emergency access to the lot substantially in the locations designated on the Road Network Plan.
   - Dedication or reservation of future highways designated on the RNP.
   - Subject to a SRW for emergency access for future emergency access routes designated on the RNP.
   - Allowing the LTC to give consideration to amending zoning on a site-specific basis where a landowner transfers at least 75% of the land as an amenity to qualified body for the purposes of conservation, ecosystem protection, public parkland, trails or ocean accesses to establish a minimum average subdivision parcel area as low as 2 hectares on the portion of the lands remaining.

   The LTC should recall that there is some uncertainty associated with linking the RNP requirements to building only. While legal advice was obtained at the time the draft OCP policies were prepared, it is an unconventional approach (as opposed to linking access requirements to subdivision or rezoning).

2) Alternately, amending the OCP to create a new policy section (e.g 3.1 Forest Residential) incorporating the above policies and relevant policies from the current Forest policy section, and amending the OCP Land Use Schedule to designate a new Land Use classification according.

   The choice between the two options appears to be one largely of clarity and convenience: Option 1 would insert an extensive list of policies and conditions within the existing Forest policies, Option 2 would provide for a new section and only those policies included in that section would apply to those lands. If the LTC wishes to proceed, it should provide direction to staff on which option is preferred.

3) Amending the Land Use Bylaw to insert a new zone (e.g. 7.6 - F4) to implement the above OCP policies and amending the zoning map to rezone those lands. The lands zoned would encompass those current F1 lots that met the relevant criteria: i.e. do not have Managed Forest status and are greater than 20 hectares in area.

BUDGET AND TIMELINE: the LTC currently has submitted two budget requests for the 2012-13 fiscal year:

1. Groundwater Protection: $6000. This is to follow-up on the recommendations of the Groundwater Study to implement amendments to the subdivision servicing regulations.
2. LUB Completion: $6500. This is described as being for various LUB amendments required to implement the OCP. Potentially a portion of this funding could be used to cover costs associated with Forest amendments.

Expenses related to proceeding with these amendments can be expected to include:

- Costs related to community consultation, including special meetings, mailings, advertising and materials.
- Legal costs: legal advice was obtained on the draft policies as part of the OCP review and staff recently obtained specific advice on the concept; and based on that advice, staff are of the opinion that the approach is feasible and that the LTC can proceed through a public hearing. There would be legal costs directly associated with drafting a model SRW and covenant for road or emergency access requirements.
- Expenses related to holding a public hearing, principally legally required advertising and meeting costs.
- Other costs are in-kind, such as staff time, but would divert from the LTC's other Top Priorities and potentially from processing of significant applications.

Based on the limited funding available and competing demands for staff time, I would caution the LTC to proceed only with the expectation that there would be a limited number of special meetings, a limited expectation for staff time and resources that are devoted to the project, and limited requests for legal review.

Timeline: The LTC should anticipate that amendments to the OCP and LUB would not be completed until the end of 2012. This would be a function of: requirements for consultation, the legislated bylaw amendment process (including ministerial approval for an OCP amendment), limited staff resources to devote this project, and the number of regular LTC meetings in the year. The following is a rough outline of a potential timeline divided into three phases:

March – May: Community consultation phase. This would involve preparing draft bylaws and providing opportunities for consultation.

June – September: Bylaw development phase. This step would involve the LTC reviewing and potentially revising draft amending bylaws, leading to First Reading and agency referral.

October – December: Legislative phase: this would involve further readings of the proposed bylaws, public hearing, forwarding of the bylaws to EC and the Minister, and final adoption.

CONSULTATION: Community consultation is fundamental to any proposed changes to LTC policies and regulations. While the LTC engaged in extensive consultation during the OCP, some additional opportunity for community review and input should be considered before proceeding. Given the limited budget and the fact that these potential policies were considered in the drafts of the OCP, opportunities for direct input through town halls and community information meetings within the regular LTC meetings, along with written comments, may be sufficient. The LTC should provide staff with direction as to the extent of consultation it feels is warranted.

OPTIONS: At this point, the LTC could:

1. Decide to proceed no further with consideration of this project.

2. Direct staff to report back with further details or alternatives.

3. Direct staff to report back with draft bylaw amendments for Forest lands without private managed forest land status.

RECOMMENDATIONS

1. THAT the Galiano Island Local Trust Committee direct staff to prepare draft bylaws that would amend the OCP and LUB to create policies and regulations pertaining to Forest lots with an area of 50 hectares or greater and which do not currently have Managed Forest status.

Prepared and Submitted by:

Robert Kojima Regional Planning Manager	February 3, 2012 Date

Islands Trust

Top Priorities

Galiano Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Amendments to Forest designation and F1 zone	1. Consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status. 2. Consider Part 2 of the Richard Dewinetz proposal of Dec 12/11	Dec-12-2011	Kaitlin Kazmierowski Robert Kojima	Dec-31-2012	On Going
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

Print Date: Feb-03-2012

Islands Trust

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	LUB Update	1. Amendments resulting from OCP review 2. Review of regulations for docks and structures in setback from the sea 3. Review of split-zoned lot regulations 4. review of regulations pertaining to strata common property 5. Review of Parking Regulations 6. Sign Regulations	Dec-12-2011	On Going
3	OCP amendment to review definition of "tree"		Dec-12-2011	On Going
4	Short Term Vacation Rentals		Dec-12-2011	On Going

Islands Trust

Preserving Island communities, culture and environment

Our Provincial Mandate

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

– Islands Trust Act

Islands Trust Council - Strategic Plan 2008-2011

Adopted:September, 2009 -– Updated:November 22, 2011

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.
The beauty, tranquility, and unique natural environment of the islands in the Strait of Georgia and Howe Sound have given the area national recognition.
The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council is made up of the 26 locally-elected officials of the Trust Area who are responsible for land use decisions in their island communities. Our Council has a unique mandate from the province to protect the unique environment and amenities of the islands. It meets quarterly to make decisions about overall policy, staff resources and budget. Our current Council was elected for a 3-year term during BC Local General Elections in November 2008. The current term will end in December 2011.

A Strategic Plan for our 2008-2011 term

Since December 2008, we have worked hard to identify the most important goals for the current term. By identifying these goals and developing a strategic plan to achieve them, we can focus finite resources and measure progress. Through adoption of a Strategic Plan, we have confirmed the following focus areas for our 2008-2011 term:

Goal 1 Ecosystem Preservation and Protection

We can create a legacy for the future by preserving and protecting the most significant parts of our natural environment:

- We will identify and protect our most significant riparian areas.
- We will improve the identification and protection of island biodiversity, as well as our most sensitive environments, and significant natural areas.
- We will work to reduce greenhouse gas emissions, both by managing our internal operations and by fostering energy-efficient communities in our land use decisions.

Goal 2 Stewardship of Island Resources

We will work to steward island resources, and to ensure that the scale, rate and type of development is compatible with the maintenance of island ecosystems.

- We will use land use planning tools to address the sustainability and quality of freshwater resources.
- We will support initiatives to achieve reliable, adequate and sustainable funding for the Trust Fund Board, our conservation land trust.
- We will take steps to advance good management of coastal areas, by encouraging landowner stewardship and by considering new planning tools.

Goal 3: Sustain Island Character and Healthy Communities

We recognize that the health of our communities is improved if our islands are safe and secure, if there is strong public involvement in decision-making, and if we accommodate people of differing age groups and income levels.

- We will work to support and restore socio-economic diversity with strategies for affordable, accessible and appropriate community housing.
- We will work to understand and minimize the negative effects that climate change could have on island communities.
- We will cultivate community engagement and participation in land use planning.

Goal 4 Organizational Effectiveness

Our island communities need effective and efficient government services:

- We will continue our work to provide services on an increasingly cost-effective basis.
- We will encourage recognition and support of the Islands Trust object by our communities and by other agencies and levels of government.

(*Italics indicate significant changes since last Trust Council meeting*; shaded text represents actions in past and future years)

*** See last page for key to abbreviations used in this document**

Goal 1: Ecosystem Preservation and Protection…

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS Italics indicate status changes since last TC meeting
1.1 To identify and protect riparian areas	1.1.1 Implement Riparian Area Regulations throughout the Trust Area	**FY 2009/10** 1.1.1.1 Review watershed mapping by UBC	LPC	Funded by 09/10 program budget	By whether watershed mapping contract is complete.	Complete.
		FY 2010/11 & 2011/12 1.1.1.2 Obtain MOE designation of RAR watersheds	LPC	Funded by base budget	By whether MOE designation of RAR watersheds is complete	Complete for 11 LTAs. Gambier LTA in progress.
		FY 2010/11 1.1.1.3 Establish application processing procedures compliant with RAR	LPC	Funded by base budget	By whether all applications are processed compliant with RAR	Complete.
		FY 2010/11 & 2011/12 1.1.1.4 Develop bylaws re RAR requirements, subject to MOE's RAR designation	LTCs***/BIM*	Funded by program budget	By whether all islands are RAR compliant through bylaw development	*19 of 43 bylaws are compliant.* *8 bylaw amendments in process.*
		FY 2010/11 & 2011/12 1.1.1.5 Develop communications materials about RAR for use in LTC meetings	LPC	Funded by program budget	By whether staff have developed RAR communications materials	QEP presentation made to Trust Council in Sept 2010. SSI, NP presentation materials developed. General communications materials in development.
		FY 2010/11 & 2011/12 1.1.1.6 Utilize RAR communication materials in LTC meetings	LTCs***	Funded by program budget	By whether LTCs have utilized RAR communications materials	Materials used on SSI and NP.
	1.1.2 Integrate riparian area protection into Regional Conservation Plan	**FY 2009/10 & 2010/11** 1.1.2.1 Within the Regional Conservation Plan, set targets and develop implementation plan for riparian area protection where mapping is completed.	TFB**	Funded by base budget	By whether the 2011-2015 Regional Conservation Plan and implementation plan is complete	Complete.
		FY 2011/12 1.1.2.2 Implement riparian area protection strategy	TFB**	Subject to funding	To be determined (by objectives set in RCP)	Not started.
		1.1.2.3 Mapping of non-RAR watercourses and riparian areas	TFB**	Subject to funding	By whether mapping of non-RAR watercourses and riparian areas is complete	Not started.
	1.2.1 Continue improvements to mapping data (i.e. ecosystem maps)	**FY 2009/10** 1.2.1.1 Complete DEM acquisition & implementation programs for Trust Area	LPC	Funded by 09/10 program budget	By whether DEM program is complete	Complete.
		FY 2010/11 & 2011/12 1.2.1.2 Complete SEM acquisition and implementation programs for Trust Area	LPC	Funded by program budget	By whether SEM program is complete	*Complete.*

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS Italics indicate status changes since last TC meeting
1.2 To improve the identification and protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms		**FY 2009/10** 1.2.1.3 Finalize TEM mapping for Howe Sound	TFB**	Funded by 09/10 program budget	By whether mapping is finalized	Complete.
	1.2.2 Develop 2011-2015 Regional Conservation Plan (RCP)	**FY 2009/10 & 2010/11** 1.2.2.1 Complete first draft of RCP	TFB**	Funded by 09/10 program budget	By whether first draft is complete	Complete.
		FY 2010/11 1.2.2.2 Community consultation re RCP	TFB**	Funded by base budget	By whether consultation has been completed	Complete.
		1.2.2.3 Finalize RCP	TFB**	Funded by base budget	By whether plan is finalized	Complete.
		FY 2011/12 1.2.2.4 Implement RCP	TFB** / LTCs***	May be subject to funding	By whether plan has been implemented	Council planning session complete. *Implementation on-going*
	1.2.3 Protect sensitive and significant land through land use planning decisions	**2008-2011 term** 1.2.3.1 Optimize opportunities to protect land	LTCs***/BIM*	Funded by base budget	By the hectares of land that have been protected	Awaiting opportunities and LTC decisions. (e.g. Denman protected area – 790 ha, SSI community farmland – 24 ha). LTCs *have developed* relevant OCP policies on several islands.
	1.2.4 Monitor and enforce LTC conservation covenants	**FY 2009/10 & 2010/11** 1.2.4.1 Establish management plan for LTC conservation covenants	LPC	Funded by base budget	By whether a management plan has been finalized	Covenant inventory complete. Covenant monitoring report to Trust Council in Mar/11.
		FY 2011/12 1.2.4.2 Implement management/monitoring program for LTC conservation covenants	LTCs	Funded by base budget	By whether the management plan has been funded and implemented	Report to TC circulated to LTCs re management/monitoring of future covenants.
	1.2.5 Improve protection & planning for 'executive' islands	**FY 2009/10** 1.2.5.1 Develop work program for 'Executive' Islands	EC / LPS	Funded by base budget	By whether a work program for Executive Islands protection has been approved.	Complete.
		FY 2010/11 & 2011/12 1.2.5.2 Develop new bylaws for 'Executive' islands	EC / LPS	Funded by 11/12 program budget	By whether new bylaws have been developed.	OCP and LUB drafts under review.
	1.2.6 Finalize Crown land profiles (including ID of environmentally sensitive areas, etc.)	**FY 2009/10 & 2010/11** 1.2.6.1 Finalize Bowen and Gambier profiles	TPC	Funded by program budget	By whether Bowen and Gambier Crown land profiles are complete	Bowen – pending Parks Canada proposal. Gambier – scope under review.

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	1.2.7 Expand NAPTEP program to entire Islands Trust Area	**FY 2009/10** 1.2.7.1 Approach Comox Valley RD	TPC	Funded by base budget	By whether Comox Valley RD has been formally contacted to discuss NAPTEP	Complete.
		FY 2010/11 1.2.7.2 Roll out to Comox Valley RD	TFB**	Funded by 10/11 program budget	By whether NAPTEP program is in place in Comox Valley RD.	Complete.
		FY 2010/11 1.2.7.3 Approach Powell River RD	TPC	Funded by base budget	By whether Powell River RD has been formally contacted to discuss NAPTEP	Complete.
	1.2.8 Seek legislative change to NAPTEP to expand to island municipalities	**FY 2009/10 & 2010/11** 1.2.8.1 Monitor/advocate with MCRD re legislative changes for 2010	EC	Funded by base budget	By whether legislative changes have been made.	Complete.
		FY 2011/2012 1.2.8.2 Roll out on Bowen (develop tax impact models, agreements & revised promotional materials)	TAS / TFB**	Funded by 11/12 program budget	By whether NAPTEP is in place in Bowen Island Municipality	Bowen tax implications identified. Meeting with BIM Council to be scheduled.
	1.2.9 Acquire land for conservation	**FY 2009/10 & 2010/11** 1.2.9.1 Complete Fairy Fen Crown land Acquisition (Bowen)	TAS / TFB**	Funded by base budget	By whether Fairy Fen Crown land has been acquired.	Complete.
		FY 2010/11 & 2011/12 1.2.9.2 Initiate action on Lasqueti Crown land acquisition	TFB**	Funded by donors	By whether funding is in place for acquisition.	Complete.
		1.2.9.3 Initiate FN consultation re Lasqueti Crown land acquisition (if acquisition funding in place).	TAS / TFB**	Funded by base budget	By whether consultation is complete	Referrals to First Nations underway.
	1.2.10 Develop and implement plans to ensure safety and ecological integrity of protected areas	**FY 2009/10** 1.2.10.1 Hire property manager	TFB**	Funded by base budget	By whether property manager has been hired	Complete.
		FY 2010/11 & 2011/12 1.2.10.2 Implement high priority management recommendations from Risk Management Assessment	TFB**	Funded by base budget	By the number of high priority risk management tasks completed	Complete.
		FY 2010/11 & 2011/12 1.2.10.3 Implement medium and low priority management recommendations from Risk Management Assessment	TFB**	Funded by base budget and donors	By the number of medium and low priority risk management tasks completed	All medium priority tasks complete.
	1.3.1 Make Islands Trust organizational operations carbon neutral by 2012	**FY 2009/10** 1.3.1.1 Collect data regarding organizational GHG emissions	TAS	Funded by 09/10 program budget	By whether data have been collected	Complete.
		FY 2009/10 1.3.1.2 Develop strategy to reduce GHG or purchase offsets.	TAS	Funded by 09/10 program budget	By whether a strategy has been developed	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS Italics indicate status changes since last TC meeting
1.3 To reduce greenhouse gas emissions		**FY 2009/10 to 2011/12** 1.3.1.3 Implement the staff education program and GHG reduction strategies and actions related to transportation, building energy use, and paper consumption set out in our 2008 Corporate Climate Action Plan	ADMIN	Funded by base budget	By whether the 2008 Corporate Climate Action Plan has been implemented.	In progress.
		FY 2011/12 1.3.1.4 Develop policy regarding carbon neutrality and purchase of carbon offsets	TAS, FPC	Funded by 11/12 budget	By whether a policy regarding carbon neutrality and carbon offset purchase is complete	Initial research and training begun. Council workshops held June 2011. *RFD re draft policy to Dec TC*
		FY 2012/13 1.3.1.5 Purchase carbon offsets for remaining corporate emissions	ADMIN	Subject to funding (12/13 budget)	By whether IT operations are carbon neutral.	Not started. Pending policy development.
		FY 2012/13 1.3.1.6 Initiate on-going corporate emissions reporting	ADMIN	Subject to funding (future budgets)	By whether we have a program for on-going reporting of corporate emissions.	Initial planning started.
	1.3.2 Provide information on community GHG emissions for each island	**FY 2010/11 & 2011/12** 1.3.2.1 Finalize community GHG emissions inventories	TPC, LPC	GB LTA funded by 11/12 budget	By whether GHG emissions inventories have been prepared for each LTA/IM.	Complete except for Gabriola Assoc. islands.
		1.3.2.2 Review inventories at Trust Council workshop	TPC, LPC	Funded by 09/10 program budget	By whether Council has reviewed GHG emission inventories.	Complete.
		FY 2010/11 1.3.2.3 Establish and fund a strategy for ongoing reporting of community GHG emissions	TPC	May be subject to funding	By whether we have developed and funded an on-going strategy to report community GHG emissions.	Complete. (Province will provide 2007 baseline + 2010 and every 2 years thereafter).
		FY 2012/13 1.3.2.4 Evaluate and respond to 2012 provincial reports regarding GHG emissions	LPC	Subject to funding (12/13 budget)	By whether community GHG emissions reductions are reducing	Not started.
	1.3.3 Recommend emission reduction targets and provide model policies and actions for consideration in island OCP amendments	**FY 2009/10** 1.3.3.1 Hold Council workshop on GHG emission reduction, with advice about targets and a 'menu' of model policies and actions for inclusion in OCPs	TPC	Funded by 09/10 program budget	By whether we have held a Trust Council workshop and provided recommended targets, model policies and actions by Sept 09.	Complete.
		FY 2009/10 1.3.3.2 Develop communications tools to assist LTCs in including GHG emission reduction targets, policies and actions in OCPs.	TPC	Funded by 09/10 program budget	By whether communications tools have been distributed to LTCs.	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS Italics indicate status changes since last TC meeting
	1.3.4 Amend OCPs to include emission reduction targets, policies and actions (TPAs)	**FY 2009/10** 1.3.4.1 LPS staff to attend ministry workshops for planners re TPAs	LPS	Funded by base budget	By whether relevant staff have attended workshops	Complete.
		1.3.4.2 Develop a Trust-wide work program to include targets, policies and actions for GHG emission reduction in all island OCPs by legislated deadline (May 31/10)	LPC	Funded by base budget	By whether LTCs and BIM have focused work programs to include targets, policies and actions for GHG emission reduction in their OCPs.	Complete.
		FY 2010/11 & 2011/12 1.3.4.3 Establish targets, policies, and actions in OCPs by legislated deadline (May 31/10)	LTCs***/BIM*	Completion funded by base budget	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Targets, policies and action included in eighteen OCPs submitted for ministerial approval. One not started (Piers).
	1.3.5 Foster energy-efficient communities through land use planning decisions	**FY 2009/10** 1.3.5.1 Develop relevant information on a Trust-wide basis that will serve all LTCs	LPC	Funded by program budget (09/10 budget)	By whether we have developed tools to assist LTCs/IMs in reducing GHG emissions through land use decisions	Complete.
		FY 2010/11 1.3.5.2 Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes	LTCs***/BIM*	Funded by 10/11 program budget	By whether GHG emission reduction is achieved in LTC land use decisions	All future OCP reviews must address GHG emissions reduction.
	1.3.6 Foster energy efficient communities through public education	FY 2009/10 1.3.6.1 Place relevant links on IT website	TAS	Funded by base budget	By whether relevant links are on IT website	Webpage complete Addition of new links on-going.
		FY 2010/11 1.3.6.2 Develop new public education tools in addition to website.	LTCs***	Funded by program budget	By whether new public education tools have been funded and developed	GHG Communications Plan being implemented regionally. Staff training re GHG emission reduction scenarios complete.
		FY 2011/12 1.3.6.3 Continue development of new public education tools	TPC LTCs***	Subject to grant funding	By whether new public education tools have been funded and developed	Complete. Salt Spring Climate Action Plan to June TC. Southern Islands – development guides. Northern Islands – public education events and materials.

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Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
2.1 To increase the sustainability and quality of freshwater resources	2.1.1 Include new policies and regulations as OCPs and LUBs are amended	**FY 2009/10** 2.1.1.1 Provide trustees and planning staff with Groundwater Bylaws Toolkit	TAS	Funded by base budget	By whether Groundwater Bylaws Toolkit has been circulated.	Complete.
		FY 2009/10 2.1.1.2 OCP/LUB reviews underway on selected islands	LTCs***	Funded by 09/10 program budget	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews continuing in 10/11.
		FY 2010/11 & 2011/12 2.1.1.3 OCP/LUB reviews underway on selected islands	LTCs***	Funded by program budget		*Seven OCPs complete or near completion this term with modified policies for freshwater protection.*
		FY 2010/11 & 2011/12 2.1.1.4 Advocate for provincial regulation of island groundwater	TAS	Funded by base budget	By whether submissions to the provincial review have been made	First and second submissions complete.
2.2 To establish reliable, adequate and sustainable funding for TFB to meet Regional Conservation Plan goals and stewardship requirements for protected lands	2.2.1 Identify and implement strategies for long-term funding	**FY 2009/10 & 2010/11** 2.2.1.1 Analyze options and develop a long term funding strategy	TFB**	Funded by 09/10 program budget	By whether a strategy has been adopted	Compete.
		2.2.1.2 Prepare implementation plan including the development of a business case in support of the long-term funding strategy	TFB**	Funded by 10/11 program budget	By whether the implementation plan and business case have been developed	Received advice from Province to focus on specific properties and on building public profile.
		FY 2010/11 and beyond 2.2.1.3 Execute the implementation plan. Evaluate and adjust plan as required – Develop strategy for name change	TFB**	Funded by base budget	In early stages: by whether initial reaction to the long-term funding strategy is positive. Later on: by whether we have secured source(s) of long-term funding.	Trust Council endorsed long term funding strategy, including name change. Long term funding strategy's current focus is rebranding to Islands Trust Conservancy.
		FY 2011/12 2.2.1.4 Seek legislative change re new name	TFB**	Funded by base budget	By whether legislation has been changed	Legislative change request made, but likely to be delayed. TFB exploring ways to use Islands Trust Conservancy name until legislative change occurs.
		FY 2012/13 2.2.1.5 Implement name change strategy IF any required legislative change is in place	TFB	Subject to funding	By whether a name change strategy has been implemented	Not started.
2.3 To advance the stewardship of coastal areas and marine shore lands	2.3.1 Provide stewardship information about waterfront lands to community members	**FY 2009/10** 2.3.1.1 Host a landowner workshop on one island	TFB**	Funded by base budget	By whether one workshop has been hosted	Complete (workshop on Pender held).
		FY 2009/10 & 2010/11 2.3.1.2 Update website links regarding existing shoreline stewardship information	TPC	Funded by base budget	By whether website links have been updated	Content being developed in cooperation with TFB and LPS.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		FY 2011/12 2.3.1.3 Circulate stewardship information to shoreline property owners	LPC	Subject to budget or grants	By whether stewardship information has been circulated	See item 2.3.2.4.
	2.3.2 Develop and implement new land use planning tools for shoreline and marine protection	**FY 2009/10** 2.3.2.1 Develop integrated shoreline and watershed protection mapping for one island to assist OCP process (joint UBC/IT project)	LPC	Funded by 09/10 program budget	By whether mapping is complete	Complete.
		FY 2009/10 to 2011/12 2.3.2.2 Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC***	Funded by program budget	By whether OCP has been amended to include new forms of protection	Background shoreline research complete. Map incorporated as information schedule in OCP.
		FY 2010/11 2.3.2.3 Provide recommendations to the Trust Council regarding a Trust –wide adoption of an integrated shoreline & watershed protection approach for OCP processes	LPC	Funded by base budget	By whether recommendations have been provided to TC.	Complete.
		FY 2011/12 2.3.2.4 Initiate Green Shores for Homes project: Extend integrated shoreline & watershed protection approach to Islands Trust Area	EC LTC***/BIM*	External and internal funding in place	By whether integrated shoreline and watershed protection mapping is complete	Integrated shoreline maps completed. *Community consultation anticipated in spring 2012.* Greenshores for Homes steering committee established. Technical committee and technical advisory committee established. *Draft rating system expected by summer 2012.*

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Goal 3: Sustain Island Character and Healthy Communities…

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
3.1 To support socio-economic diversity of island communities	3.1.1 Support/restore socio-economic diversity through land use planning strategies about affordable/accessible/appropriate housing	**FY 2009/10** 3.1.1.1 Provide recommendations and guidance for LTCs with respect to relevant options for land use planning decisions to advance affordable housing	LPC	Funded by 09/10 program budget	By whether recommendations/guidance has been provided.	Complete.
		FY 2010/11 & 2011/12 3.1.1.2 Consider implementing land use planning decisions to advance affordable housing	LTCs***	Funded by program budget	By the number of LTCs have implemented land use planning decisions regarding affordable housing.	Being taken into consideration in current OCP reviews. SSI affordable housing strategy adopted. SSI Housing Council established. SSI review of secondary suites in progress. Gabriola OCP amendments to encourage affordable housing. Educational materials prepared by LPC.
		FY 2011/12 3.1.1.3 Measure and report on island housing affordability	TAS, LPS	TBD	TBD	Completed for SSI&GB. May be included in indicators program.
	3.1.2 Support local food security	**FY 2009/10** 3.1.2.1 Support public education by creating IT resource webpage (e.g. with SSI area farm plan) and encouraging community gardens	TAS, LPS	Funded by base budget	By whether IT resource webpage with food security links have been created	Complete.
		FY 2009/10 3.1.2.2 Provide trustees with current BC documents about local government's role in food security	TAS	Funded by base budget	By whether relevant documents have been provided to trustees	Complete.
		FY 2010/11 to 2012/13 3.1.2.3 Complete a second area farm plan (Denman)	LTC***	Phase 1 funded by 10/11 programs budget. Phase 2 funded by 11/12 program budget	By whether a second area farm plan is complete	Phase 1 (Denman Agricultural Strategy) complete. Phase 2 (Denman Agricultural Plan): external funding received, on track for completion by end of 2012.
		FY 2010/2011 3.1.2.5 Trust Council workshop about local government role in food security	TPC, LPC	Funded by base budget	By whether a workshop has been held	Complete. Council endorsed recommendations Dec/10.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		FY 2011/12 3.1.2.6 Amend internal protocols to address food security	EC	Funded by base budget	By how many protocols have been amended to address food security	Not started.
	3.1.3 Include new policies and regulations about food security in OCPs and LUBs as they are reviewed	**FY 2009/10 to 2011/12** 3.1.3.1 Address in OCP reviews underway on selected islands	LTC***	Funded by program budget	By the number of LTCs/IMs with new policies and regulations related to food security	Food security toolkit complete. LTC's considering policy and regulatory amendments in OCP/LUB reviews. Several LTCs have amended bylaws to address food security matters.
3.2 To minimize the impact of climate change upon islands and communities	3.2.1 Research and communicate about expected climate change impacts	**FY 2009/10** 3.2.1.1 Apply for funding	TPC	N/A	By whether funding has been obtained.	No funding sources identified.
		FY 2011/12 3.2.1.2 Conduct Trust Area vulnerability assessment and risk assessment (part of adaptation planning framework) and communicate results	TPC	Funded by base budget	By whether assessments have been completed	Not started. Provincial studies may be sufficient. Some staff training underway.
	3.2.2 Develop climate change adaptation plan	**FY 2011/12** 3.2.2.1 Initiate implementation of existing adaptation planning framework, including establishment of Adaptation Planning Working Group	TPC / LPC	Subject to funding (grant or partnership with others)	TBD	Not started. May be delayed.
		FY 2012/13 3.2.2.2 Continue implementation of adaptation planning framework.	TPC / LPC	Subject to funding	TBD	Not started. May be delayed.
	3.2.3 Integrate climate change adaptation into land use planning and regulatory decisions	**FY 2012/13** 3.2.3.1 Continue implementation of adaptation planning framework	LTCs***/BIM*	Subject to funding	TBD	Not started. May be delayed.
3.3 To cultivate community engagement and participation in land use planning	3.3.1 Develop new tools and strategies to encourage community engagement in land use planning processes	**FY 2009/10** 3.3.1.1 Develop new tools and strategies to encourage community engagement in land use planning processes	LPC	Funded by base budget	By whether information about new tools and strategies has been circulated to trustees and staff.	'World Café demo held during June TC. Staff training planned. Info circulated as part of Climate Wise Islands materials and regarding sensitive ecosystems. Sensitive ecosystems webpage developed.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		FY 2010/11 & 2011/12 3.3.1.2 Consider new tools and strategies to encourage community engagement in land use planning processes	LTCs***	Funded by base budget	TBD	Developing public portal for IT mapping data. Affordable housing webpage planned. Food security toolkit complete. SSI – new community engagement strategies in use. LPS staff training *held* Sept 2011.
	3.3.2 Enable greater diversity of trustee candidates	**FY 2009/10** 3.3.2.1 Develop process and budget for review of trustee remuneration	FPC	Funded by base budget	By whether a process has been designed and a budget approved	Complete.
		FY 2010/11 3.3.2.2 Complete review of trustee remuneration	FPC	Funded by 10/11 programs budget	By whether a review is complete	Complete.
		FY 2010/11 3.3.2.3 Develop policy regarding trustee remuneration	FPC	Funded by base budget	By whether trustee remuneration policy has been developed	Complete.
		FY 2011/12 3.3.2.4 Amend Trustee Remuneration bylaw in accordance with policy	FPC	Funded by 11/12 base budget	By whether a trustee remuneration bylaw has been adopted in accordance with policy	Complete.
3.4 To foster good relations with First Nations	3.4.1 Develop a strategic approach to First Nations relations	**FY 2011/12** 3.4.1.1 Develop a First Nations Relationship Strategy and Policy– identify overlapping interests, treaty process schedules, priorities and resource requirements for protocol agreements, referral practices, etc.	EC	Funded by 11/12 program budget	By whether a strategy has been completed	Initial discussions begun. *Delayed by other priorities.*
		FY 2012/13 3.4.1.2 Acquire or identify sufficient staff capacity to implement First Nations Relationship Strategy and Policy	EC	Subject to budget (12-13 budget)	By whether sufficient staff capacity(or work program adjustment/training) has been identified and/or acquired to implement strategy	Not started.

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Goal 4: Organizational Effectiveness…

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
4.1 To provide services on an increasingly effective basis	4.1.1. Develop cost effective bylaw enforcement tools	**FY 2009/10 & 2010/11** 4.1.1.1 Establish a Bylaw Dispute Adjudication System for the Islands Trust	LPC	Funded by base budget	By whether a Bylaw Dispute Adjudication System is established.	Complete.
		FY 2009/10 to 2011/12 4.1.1.2 Consider bylaw amendments to allow Bylaw Dispute Adjudication System	LTCs***	Funded by base budget	By the number of islands where a Bylaw Dispute Adjudication System is in place	*Two bylaws adopted, two have EC approval ready for adoption, six planned for spring 2012.* . Public information pamphlet *complete*.
	4.1.2 Organizational review and improvements to corporate secretary/legislative services functions	**FY 2009/2010** 4.1.2.1 Review responsibilities and capacity in existing positions re: corporate services and consider establishment of corporate secretary/ legislative services (records management, FOIPP, administrative procedural certainty and consistency, policies, legislation, inter-agency agreements and elections)	EC / MGMT	Funded by base budget	By whether the review is complete and presented to EC	Complete
		FY 2010/11 4.1.2.2 Hiring, orientation and transfer of functions from senior managers to legislative services manager position	MGMT	Funded by base budget	By whether a new position has been created/filled and functions transferred	Complete
		FY 2010/11 & 2011/12 4.1.2.3 Develop strategies for further improvement of corporate secretary/legislative services functions	MGMT	Funded by base budget	By whether there is a greater capacity and consistent delivery of corporate secretary/legislative services functions and a greater capacity for delivery of core services by senior managers.	Significant improvements achieved in records management, elections planning, and other legislative services. Increased capacity for senior managers realized (i.e. overdue annual reports completed).
	4.1.3 Seek alternate forms of funding (i.e. grants)	**FY 2009/10** 4.1.3.1 Develop and implement policy and procedures for seeking funding and awards.	TAS	Funded by base budget	By whether a policy is in place and implemented (e.g. on-line data base)	Complete. Grant revenue is now 10 times that in 2008/09.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	4.1.4 Improve records management systems	**FY 2009/10 to 2011/12** 4.1.4.1 Develop records management procedures 4.1.4.2 Staff/trustee training 4.1.4.3 Destroy unneeded records	ADMIN	*Partially* funded by 11/12 program budget. Further funding proposed in 12/13 budget to complete assessment of archived records.	By whether records management bylaw and manual is in place By whether staff/trustee training is complete By whether unneeded records have been culled	Bylaw approved by Trust Council. New file procedures on track to be implemented by Jan 2012. Assessment of archived records *partially completed. Full completion subject to 2012/13 budget*
		FY 2011/12 4.1.4.4 Develop and implement auditing of records handling 4.1.4.5 Evaluate and revise 4.1.4.6 Evaluate RM software	ADMIN	Funded by base and program budgets	By whether RM procedures are in place	Not started.
		FY 2012/13 4.1.4.7 Purchase RM software 4.1.4.8 Incorp. RM software procedures 4.1.4.9 Staff training on new procedures	ADMIN	Subject to budget and staffing (12/13 budget)	By whether software has been purchased and procedures incorporated. By whether staff have been trained.	Not started.
	4.1.5 Develop new TC/LPC/FPC/TPC meeting procedure bylaw regarding electronic meetings	**FY 2009/10** 4.1.5.1 Amend TC meeting procedure bylaw or committee Terms of Reference as necessary	EC	Funded by base budget	By whether bylaw and/or committee terms of reference have been amended.	Complete.
	4.1.6 Develop new TFB meeting procedure bylaw regarding electronic meetings	**FY 2009/10 and 2010/11** 4.1.6.1 Prepare and adopt amendments to meeting procedure bylaw	TFB**	Funded by base budget	By whether the meeting procedure bylaw has been adopted	Complete.
	4.1.7 Ensure Trust Council policies are current and consistent	**FY 2009/10** 4.1.7.1 Amend administrative fairness policies	EC	Funded by base budget	By whether administrative fairness policies have been reviewed and amended.	Three policies amended in 2009.
		FY 2010/11& 2011/12 4.1.7.2 Select policies for review and amendment	EC	Funded by base budget	By whether selected policies have been reviewed and amended.	Eleven policies updated during the term.
		FY 2010/11 & 2011/12 4.1.7.3 Develop and implement a regular maintenance schedule for Islands Trust Council Policy Manual and Procedures Manual	EC	Funded by base budget	By whether the Islands Trust Policy Manual is being regularly maintained to keep policies current and consistent	Initial inventory in development.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*		IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	4.1.8 Review of devt application fee levels and cost recovery mechanisms	**FY 2011/12** 4.1.8.1 Develop terms of reference and identify budget and data needs for review of application fees	FPC	LPC	Funded by base budget	By whether terms of reference has been developed and any necessary budget and data needs have been identified.	Complete.
		FY 2011/12 4.1.8.2 Review of application fees, development of amendments to model fees bylaw and related policies	FPC	LPC	Funded by base budget	By whether application fees and cost recovery mechanisms have been reviewed, policies have been amended and a model fees bylaw has been developed.	Joint task force recommendations *endorsed by Trust Council* Sept 2011. Model bylaw *in development for Council consideration in 2012.*
		4.1.8.3 Adoption of amended fees bylaws	LTCs***		Funded by base budget	By whether all LTCs have adopted amended fees bylaws	Not started. *For further consideration in 2012.*
4.2 To encourage recognition and support of the Island Trust object in policies and programs of other levels of government and agencies	4.2.1 Advocacy to influence other levels of government (federal/provincial/RD)	**FY 2009/10** 4.2.1.1 Maintain existing levels of advocacy (e.g. UBCM resolutions, letters to relevant jurisdictions as issues arise and staff capacity permits)	EC		Funded by base budget	By whether current levels of advocacy are maintained.	EC meeting with provincial government re PMFL Act. UBCM resolution re ferries. EC attendance at UBCM. Chair correspondence.
		FY 2010/11 to 2012/13 4.2.1.2 Maintain enhanced levels of advocacy (e.g. UBCM resolutions, letters to relevant jurisdictions as issues arise and staff capacity permits) with a high priority on marine advocacy.	EC		Funded by base budget	By whether enhanced levels of advocacy are maintained, and progress is made in protection of the marine environment	UBCM workshop and resolutions complete re derelict vessels and NMCA. More frequent Chair correspondence. Meeting with provincial agencies and Minister of Community, Sport and Cultural Development. Enhanced advocacy re marine issues approved by Trust Council. Minister meeting *held at* UBCM re derelict vessels.
		FY 2010/11 4.2.1.3 Repeat 2004 Ipsos Reid poll regarding public support for preservation and protection of Islands Trust Area	EC		Funded by base budget	By whether the 2004 Ipsos Reid poll has been repeated	Complete
	4.3.1 Develop new tools to communicate about organizational successes	**FY 2009/10 to 2011/12** 4.3.1.1 Finalize Indicators Program reports	TPC		Funded by base budget	By whether Indicators Program reports are complete	Staff meeting and trustee survey complete. Agricultural indicators complete. Economic dependency complete. Housing is next.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
4.3 To promote understanding and support of the Islands Trust and its object in island communities		4.3.1.2 Develop plans/strategies/related budgets for new communications tools	EC	Funded by base budget.	TBD	Considering use of social media – staff training on-going. Some pilot projects underway.
		FY 2011/12 4.3.1.3 Implement new communication tools. Add Advocacy sections to web-site	EC	Funded by 11/12 program budget	TBD	Marine advocacy page complete. Further work pending website upgrades.
	4.3.2 Develop new tools to communicate about the history and role of the Islands Trust	**FY 2009/10 & 2010/11** 4.3.2.1 Develop presentations for delivery at TC meetings/LTC meetings/professional conferences in 2009 (35 anniversary)	EC	Funded by base budget	By whether presentations have been created/delivered	Complete.
		FY 2010/11 & 2011/12 4.3.2.2 Develop video re interviews with former trustees	EC	Subject to external funding	By whether funding is received and a video is created	Funding approved. Video history project advisory group meetings underway. Three short videos *in development*
	4.3.3 Develop new tools and use plain language to communicate to communities about relevance of land use planning and conservation	**FY 2009/10 – 2011/12** 4.3.3.1 Continue delivering approved communications strategy	EC	Funded by base budget	By whether approved priorities are delivered	On track (e.g. e-news, annual reports). Nineteen staff attended a 'plain language' webinar.
		FY 2009/10 4.3.3.2 Develop presentation/display for use at public meetings to explain the linkage between GHG emissions and land use/conservation	EC	Funded by base budget	By whether a presentation has been developed and delivered	Complete.
	4.3.4 Review and redesign website	**FY 2009/10** 4.3.4.1 Develop plans and strategies and related budgets	EC	Funded by base budget	By whether a plan and related budget is in place to review and redesign website	Complete.
		FY 2010/11 4.3.4.2 Develop business case and proposed budget	EC	Funded by base budget	By whether a business case and proposed budget is complete	Complete.
		FY 2011/12 4.3.4.3 Review and redesign website	EC	Funded by 11/12 program budget	By whether website has been reviewed and redesigned	Contract issued for website redevelopment. Redesign in process. Launch estimated for *early 2012*.
		FY 2009/10 4.3.5.1 Hold legal session and develop checklist for trustees	EC	Funded by base budget	By whether a legal session and checklist have been prepared	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*		IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	4.3.5 Develop new tools to enhance administrative fairness practices	4.3.5.2 Develop staff checklist and hold staff workshop regarding administrative fairness	EC		Funded by base budget	By whether a staff checklist and workshop are complete	Complete.
		FY 2011/12 4.3.5.3 Develop focused training for orientation of new trustees in December 2011	EC		Funded by base budget	By whether new trustee orientation session includes a focus on administrative fairness	*Scheduled* for December 2011.
	4.3.6 Review and update Islands Trust Policy Statement	**FY 2010/11 & 2011/12** 4.3.6.1 Initial scoping of Policy Statement review topics and process	TPC (PSSC)		Funded by base budget	By whether an initial scoping exercise is complete	Complete.
		FY 2011/12 4.3.6.2 Preliminary research and design of review process	EC	TPC	Subject to external grants	By whether preliminary research is complete and review process has been designed	Complete.
		FY 2012/13 4.3.6.3 Public, agency and First Nations consultation regarding Policy Statement update and development of draft amendments	EC	TPC	Subject to budget (12/13 budget) or external grants	By whether consultation is complete and draft amendments prepared	Not started.
		FY 2013/14 4.3.6.4 Adoption of revised Policy Statement bylaw	EC	TPC	Subject to budget (13/14 budget)	By whether an amended Policy Statement bylaw is adopted	Not started.

Abbreviations:
ADMIN – Administrative Services
BIM – Bowen Island Municipality
DEM – Digital Ecosystem Mapping
EC – Executive Committee
FN – First Nations
FPC – Financial Planning Committee
FY – Fiscal Year
GHG – Green House Gases
ID -- identification
IM – Island Municipality
IT – Islands Trust
LPC – Local Planning Committee
LPS – Local Planning Services
LTA – Local Trust Area
LTC – Local Trust Committee
LUB – Land Use Bylaw
MCSC – Ministry of Community and Rural Development
MGMT – Management Team
NA – Not Applicable
NAPTEP – Natural Area Protection Tax Exemption Program
OCP – Official Community Plan
PSSC – Policy Statement Sub Committee
PMFL – Private Managed Forest Land
RAR – Riparian Area Regulations
RCP – Regional Conservation Plan
RD – Regional District
RFD – Request for Decision document
RM – Records Management
SEM – Sensitive Ecosystem Mapping
SSI – Salt Spring Island
TAS – Trust Area Services
TEM – Terrestrial Elevation Mapping
TBD – To Be Determined
TC – Trust Council
TFB – Trust Fund Board
TPA – Targets, Policies and Actions (re GHG emission reduction)
TPC–Trust Programs Committee
UBC – University of British Columbia
UBCM – Union of BC Municipalities

For more information, contact
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Visit our website at
www.islandstrust.bc.ca

Colour Key for fourth column:

Colour	Potential committee/unit/body taking lead for strategy/activity				
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)				
	Trust Programs Committee or Trust Area Services staff		Financial Planning Committee/Administrative Services staff		
	Executive Committee/CAO's office		Management team		Trust Fund Board or Islands Trust Fund staff

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Applications w/ Status - Galiano Island Status: Open

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
GL-ALR-2011.1	Thomas Hennessy - Galiano Land & Community Housing Trust **Planner:** Kaitlin Kazmierowski	Dec-21-2011	Exclusion of land under sec. 30(1) of ALC Act. To provide for affordable housing.

Planning Status

Status Date: Feb-02-2012

Staff report to be presented at Feb 13 2012 meeting of LTC.

Status Date: Jan-03-2012

Created file and forwarded to Planner.

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: 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

Status Date: Apr-01-2011

Requested survey again April 1, 2011

File Number	Applicant Name	Date Received	Purpose

GL-DVP-2011.4	Serink	Apr-12-2011	533 STICKS ALLISON RD 1) to vary the setback 2) to increase allowable floor area of accessory building

Planner: Gary Richardson

Planning Status

Status Date: Nov-04-2011

Waiting for applicant to respond to cost recovery request for preparation of cov. that would remove cottage use.

Status Date: Sep-30-2011

Covenant to be prepared and target date for LTCs consideration of permit is Nov 14 LTC mtg.

Status Date: Jul-27-2011

Staff to work with applicant on covenant regarding cottage.

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2011.5	Lecy	Sep-02-2011	variance for existing deck/stairs

Planner: Kaitlin Kazmierowski

Planning Status

Status Date: Feb-02-2012

Staff report to be presented at March 2012 LTC meeting

Status Date: Nov-04-2011

Survey complete notice and draft permit being prepared for LTC to consider at Dec 12, 11 LTC mtg.

Status Date: Sep-30-2011

Applicant having survey prepared.

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2011.6	Leith Anderson	Nov-24-2011	To construct a 700sq ft. second floor addition to dwelling. & to vary the east side lot line to 4.63 m.

Planner: Kaitlin Kazmierowski

Planning Status

Status Date: Nov-28-2011

Sent letter of acknowledgement of receipt of fees and application to applicant; copied to trustees and forwarded file to planner.

Rezoning

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

Planner: Kaitlin Kazmierowski

Planning Status

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.

Status Date: Jun-27-2011

Staff memo on this and other RZ files on July 11, 11 LTC agenda.

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: 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.

Status Date: Jun-27-2011

Staff report on remaining issues on July 11, 11 LTC agenda.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2006.3	MacNab **Planner:** Kaitlin Kazmierowski	Oct-16-2006	rezone from F1 to RR FH

Planning Status

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 applcation.

Status Date: Jun-27-2011

Staff memo on this and other active RZ files on July 11, 11 LTC agenda.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2008.2	KIng	Feb-22-2008	To amend the zoning from F1 to F3

Planner: Kaitlin Kazmierowski

Planning Status

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.

Status Date: Jun-27-2011

Staff memo on this and other active RZ files on July 11, 11 LTC agenda.

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: Nov-04-2011

Preliminary Staff report prepared for Nov 14 LTC meeting

Status Date: Oct-07-2011

LTC Copied

Status Date: Oct-07-2011

EC to consider waiving fee

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: Jan-03-2012

Sent letter of acknowledgment of receipt of fees and application to applicant; copied to Trustees and forwarded to Planner.

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2002.1	FORSTBAUER,WALTER		To create 3 parcels for residential use. DL 44. X-reference GL-RZ-01-2001

Planner: Gary Richardson

Planning Status

Status Date: Sep-01-2010

Staff is following up on LTCs direction to have cov. registered.

Status Date: Jun-04-2010

Memo prepared by staff on the June 14 LTC agenda outlining cronology of cov. issue.

Status Date: Dec-04-2009

Applicant waiting for outcome of forest issues before providing covenant.

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

Planning Status

Status Date: Jan-06-2012

Planner has submitted subdivision referral to MOTI based on new subdivision plan. Proposed bylaw 227 was approved by Executive on October 11, 2011. Consideration of final approval not to occur until covenant in place. Staff are working on the covenant.

Status Date: Sep-27-2011

Applicant in contact with approving officer to renew PLA, planning staff reviewing current proposal to provide updated referral response to MoTI, applicant preparing covenant.

Status Date: Aug-08-2011

Land use policies and rezoning included in OCP review amendments

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2008.2	William Alexander & Lennis Shirley Campbell c/o **Planner:** Gary Richardson	May-15-2008	Subdivision to create 14 new lots. DL 57 x-Reference GL-RZ-2008.3 (Proposed bylaws 201 OCP and 202 LUB)

Planning Status

Status Date: Sep-13-2010

Waiting for applicant to satisfy PLA conditions nothing for staff to do at this time.

Status Date: Sep-01-2010

Applicant now needs to satisfy PLA conditions.

Status Date: Dec-04-2009

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

Planning Status

Status Date: Oct-29-2010

Status Date: Sep-13-2010

Response sent to MOTI September 13, 2010.

Status Date: Sep-01-2010

Staff to send response to MOTI by September 10, 2010

Kathy Jones

From: Nancy Roggers
Sent: January-25-12 7:21 AM
To: Kaitlin Kazmierowski; Ken Hancock; Louise Decario; Robert Kojima; Sandy Pottle; Kathy Jones; Sharon Lloyd-deRosario
Cc: Cindy Shelest; Craig Elder
Subject: Galiano expense report - Jan/12

Follow Up Flag: Follow up
Flag Status: Flagged

		Budget	Spent	Balance
Invoices posted to JAN 23, 2012				
625 Galiano	65000 Trustee Expense	1,000.00	422.62	577.38
625 Galiano	65200 LTC Meetings	6,500.00	2,880.37	3,619.63
	65210 APC Meetings		64.55	(64.55)
	65220 Communications		615.58	(615.58)
	65230 Special Projects			-
	65240 Miscellaneous		85.00	(85.00)
	TOTAL LTC Local Expense	**6,500.00**	**3,645.50**	**2,854.50**
625 Galiano	72300 to 72301 OCP/LUB Expense	35,000.00	14,893.96	20,106.04

Thanks!

Nancy Roggers
Finance Officer

Islands Trust
#200 1627 Fort Street
Victoria, B.C. V8R 1H8
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Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: October 19, 2011

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

No	Meeting Date	Resolution No.	Issue	Policy
5.	June 29, 2005	n/a	Subdivision Applications	Staff are requested to prepare a report that provides wording for standing resolution to refer subdivision applications to the Galiano Fire Department and the Parks and Recreation Commission.
6.	Sept. 26, 2008	GL-RWM-12-08	RZ applications	**THAT** Galiano Island Local Trust Committee instructs staff to advise potential applicants that, upon receipt of a zoning amendment application, the Local Trust Committee will consider placing the application in abeyance until the completion of a review of the Official Community Plan policies, if in the opinion of the Local Trust Committee, the application may affect or be affected by the review, and that Staff be instructed to post notice to the public on the Islands Trust internet website to this effect.
7.	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.
8.	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.
9.	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.

Islands Trust
Preserving island communities, culture and environment.

Population:
Approximately 1,258

Size:
5,810 hectares (14,356 acres)

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

Land Use Planning
Related Planning Services
Related Resources
Trust Area Mapping
Related Links

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.

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

^ top

Galiano Island Local Trust Committee Projects

Planner Office Hours on Galiano Island

- Planner Office Hours on Galiano Island -January - March 2012

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

Climate Change Action

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

Official Community Plan Review

Consolidation

- Galiano Island Official Communtiy Plan Bylaw No. 108, 1995 - consolidated November 25, 2011

Land Use Bylaw Review

Committee Links

Committee Home
Trustee Membership
Contact Trustees
Contact Planning Staff
Planning Bylaws
Administrative Bylaws
Meetings Schedule
Meeting Agendas
Meeting Minutes
Resolutions-Without-Meeting
Associated Islands
Land Use Application Forms

- 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

^ top

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