

**NOTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE  
COMMUNITY INFORMATION MEETING  
HELD ON MONDAY, APRIL 8, 2013 AT 12:40 PM  
AT THE SOUTH ISLAND COMMUNITY HALL,  
GALIANO ISLAND, B.C.**

<b><u>PRESENT:</u></b>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately nineteen (19) members of the public present.

Chair Hancock called the meeting to order at 12:40 p.m. Introductions were made and the meeting introduced.

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

**3.1 Covenant ET016476 – Amendment**

Planner Nichols provided information and stated that in general terms, the purpose of the original covenant is to place additional use conditions on a portion of a lot at 8395 Porlier Pass Road. He stated that the covenant was registered on the parent parcel (District Lot (DL) 48) to regulate the industrial use of a portion of DL 48 that is now Lot 1, VIP83820 and zoned Forest Industrial (FI). He stated that when the larger lot (Remnant (Rem) DL 48) was subsequently subdivided from the smaller lot (Lot 1) the covenant remained on both parcels. Planner Nichols stated that the remnant parcel is zoned Forest 1 and Agriculture and therefore the covenant does not pertain to any permitted uses for the lot and can be removed. He stated that the covenant will remain on the smaller FI lot to which it is relevant but be amended. He stated that the proposed amendments would be to remove the decibel measurement requirement (paragraph 1), to add a screening requirement and to amend paragraphs 1, 2 and 3.

Chair Hancock invited the Trustees to ask questions.

Chair Hancock invited the public to make comment.

**Bill Russell (418 Montague Road)** stated support for the proposed amendments but questioned why a screening amendment was even necessary.

Trustee Decario stated that Planner Nichols recommended the screening amendment for reasons relating to noise abatement.

There was some discussion regarding: noise decibel readings; professional advice; nuisance noise and the possibility for a related Local Trust Committee (LTC) bylaw; Capital Regional District (CRD) noise bylaw(s); effect(s) on neighbours; zoning; 50 metre (m) setbacks; and that a study measuring actual noise might be beneficial.

**Sheila Anderson (address not stated)** asked if the LTC has considered past Public Hearing (PH) records relating to Covenant ET016476 and if industrial activity has been conducted on the FI lot since the rezoning. She stated concern that changes are being proposed for a covenant that may not have been tested yet.

Planner Nichols responded that the LTC has considered past related Public Hearing (PH) records and that he does not know if industrial activity has been conducted since the FI rezoning.

**Stewart Brands (address not stated)** asked if the proposed amendments include any loosening of permitted times for industrial activity.

Trustee Decario responded that the covenant proposes to permit industrial activity to take place between 8:00 a.m. and 6:00 p.m. Monday through Friday with none permitted on Saturday and/or Sunday.

**Brett Gaylor (address not stated)** stated that a lot of industrial activity took place on the property prior to rezoning and that such instigated the rezoning. He stated that a little bit of industrial activity has taken place since the rezoning. Mr. Gaylor stated support for the proposed amendments, the Galiano economy and for the LTC to permit the property to be used as is intended under FI zoning.

There was some discussion regarding: setbacks; nuisance noise restrictions; bylaws; form and character; Development Permits (DP's); noise decibels; and effect(s) on neighbours and surrounding environment.

**Richard Dewinetz (address not stated)** stated support for implementing setback requirements via a nuisance noise complaint(s) driven process.

**Cathy Stephenson (address not stated)** asked if a Temporary Use Permit (TUP) might be a solution as such would allow activity to be conducted on the property on a trial basis.

Planner Nichols responded that a TUP could not provide a solution because a covenant would still remain on the property.

**Tom Hennessy (address not stated)** asked how many industrial properties are on Galiano and stated support for potential community jobs.

Planner Nichols responded that there are four industrial zoned properties on Galiano and that the property in question is the only FI zoned lot.

**Bill Boyd (address not stated)** stated concern regarding the potential for noise and reduced quality of life. He stated that recourse to such is needed.

**Sheila Anderson (address not stated)** stated concern regarding the potential for noise. She stated support for noise testing and making decibel readings more informative.

There was some discussion regarding: lack of certainty pertaining to activities that might take place on the property; fear of constant noise; and FI permitted activities.

**Geoff Gaylor (address not stated)** stated support for the proposed the amendments, the Galiano economy and for the LTC to permit the property to be used as is intended under FI zoning. He stated appreciation for LTC efforts regarding this matter.

**Tom Hennessy (address not stated)** stated support for the proposed amendments.

**Bill Russell (418 Montague Road)** stated that noise tolerance is subjective. He stated support for the LTC to permit the property to be used as is intended under FI zoning.

There was some discussion regarding: screening; 50m setbacks; neighbours letters of opposition; balancing community support and concern(s); quality of life; decibel level guidelines; addressing sound mitigation via an enclosed structure(s); and nuisance noise.

**Brett Gaylor (address not stated)** stated that he (applicant(s)) would not sign an amended covenant that addressed sound mitigation via an enclosed structure(s).

There was some discussion regarding Attachment 1 paragraph 2.2 "or" wording and today's PH.

There being no further comments from the public, Chair Hancock closed the CIM.

Chair Hancock declared the meeting adjourned at approximately 1:45 p.m.

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**RECORDER**

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**DATE**