



Islands Trust

## **GALIANO ISLAND LOCAL TRUST COMMITTEE**

**BUSINESS MEETING AGENDA  
TO COMMENCE AT 12:30 PM, MONDAY, NOVEMBER 18, 2013  
AT THE GALIANO SOUTH COMMUNITY HALL  
141 STURDIES BAY ROAD**

### **LATE ITEMS AGENDA**

- 8. CORRESPONDENCE** (attached)  
*[correspondence received concerning applications and/or projects  
is considered with the application]*
  
- 8.4 Email Dated Nov. 14/13 from A. Shaw re:  
Support for Galiano Green Project**
  
- 8.5 Letter Date Nov. 13/13 from M. Elliot re:  
Proposed Bylaws 233 & 234 and Opposed to  
GLCHT**

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**Subject:** I support Galiano Green

From: [annetteshaw6@gmail.com](mailto:annetteshaw6@gmail.com) [annetteshaw6@gmail.com]

Sent: Thursday, November 14, 2013 1:42 PM

To: Louise Decario; Sandy Pottle

Subject: I support Galiano Green

November 14, 2013

Re: Galiano Green Affordable Home Ownership

Dear Louise and Sandy,

Since I won't be able to attend the meeting Nov. 16, I want to tell you in Writing that I fully support the Galiano Green Affordable Housing Project. And I ask you to PLEASE pass the necessary by laws to make this very Important project a reality.

The need for affordable housing here on Galiano has never been greater. The Galiano Green Project is key to solving this problem, And will do so much to contribute to the community's well being.

Thank you!

Sincerely yours,

Annette Shaw

110-5 Ganner Drive, RR 2  
Galiano  
250-539-3050

November 13, 2013

Dear Galiano Trust Council: Hancock, Decario, Pottle,

**re: Proposed Bylaws: 233 and 234.**

I DO NOT SUPPORT the *Galiano Land & Community Housing Trust* to develop housing in the area called "*Galiano Green*" as proposed in Bylaws 233 and 234.

The project is not LOW COST and the location & number of the houses & accessory buildings contravene the *PRESERVE AND PROTECT MANDATE OF THE ISLANDS TRUST*.

The GLCHT rationale is that the proposed density is acceptable because it is for low cost housing. It is not and will never be low cost housing unless grant money is donated to the project and to the "lease owners" forever.

**POTENTIAL ENVIRONMENTAL DAMAGE**

Sixteen of the proposed houses will be built on a ridge where the "**run off**" - **surface and ground (aquifer) water (animal and human excrement & waste water including pollutants)** will run downhill to the South West and South East onto neighboring properties and will pollute two ponds, one located to the West and one that is located to the East of the "Galiano Green" property. The subject of "**run-off**" **has never been considered in any of the literature printed by the GLCHT that I know of.** The amount of "run off", has and will be increased because trees have been cut on the 16 lease areas and trees have been cut to allow for roads on the property.

Also the septic field for all 20 homes seems to be located on the 50 foot (no-build) set back required by the ALR.

The neighboring property to the West of "Galiano Green" is excellent Agricultural and 200 feet further west is a grove of 600 year old Douglas fir trees that suck water from the aquifer. Both the agricultural land and the grove of old growth will be endangered from "run-off" from the housing development.

Water from the pond to the West drains into a creek that provides water for the potable water system that serves the properties around the golf course. This system will be in danger.

**CONCLUSION**

I believe in low cost housing but I do not believe that this GLCHT Proposal (Bylaws 233 & 234) will be "**low cost**".

Also, my most important objection to the Bylaws is that the Bylaws do not take into consideration the potential damage to the surrounding environment due to the contour of the land on which the homes are to be built.

Mary Elliott

(35 year resident and neighbour to the Community Housing proposal)