



**Galiano Island
Local Trust Committee
Notes of a Community Information Meeting**

Date of Meeting:	Saturday, July 5, 2014, 12:30 p.m.
Location:	992 Burrill Road, Lions Park Hall Galiano Island, BC
Members Present:	Sheila Malcolmson, Chair Louise Decario, Local Trustee Sandy Pottle, Local Trustee
Regrets:	None
Staff Present:	Kris Nichols, Island Planner Kim Farris, Planner 1 Colleen Doty, Recording Secretary
Media and Others Present:	There were approximately fifteen (15) members of the public present. There were no (0) members of the media present.

Chair Malcolmson called the meeting to order at 12:30 p.m. and stated that a Community Information Meeting (CIM) gives the public an opportunity make comment and/or to ask questions.

3. COMMUNITY INFORMATION MEETING

3.1 Galiano Island Local Trust Committee Proposed Bylaw No. 246

Planner Kris Nichols introduced the intention of Bylaw No. 246 with respect to the Development Permit Area (DPA) 4 – Elevated Groundwater Catchment Area. Approximately 71 properties on Galiano have DPA 4 applied to them. Added in to Bylaw No. 246 are some statutory requirements that were not included in the original provision. The intent of the amendment was to improve clarity and applicability. The revised bylaw has been updated

with the following additions: legislative authority; special conditions and objectives that justify the designation section; applicability section; development permit exemptions section; and an improved and more detailed guidelines section. Guidelines are designed to protect quality and quantity of ground water and apply to areas over 140 meters. Those properties that had the DPA 4 still have the proposed revised DPA apply to them.

A member of the public asked two questions. The first question was how do these changes apply to me, and when one must apply for a permit?

Planner Nichols stated that maps on Schedule G mean that if one is to develop within the development permit area then one must obtain a permit.

A member of the public asked: If, within our property, we discover a spring, do we then require a development permit in order to develop a water source?

Planner Nichols confirmed they would need to obtain a development permit.

A member of the public asked if they would be required to obtain a permit in order to maintain an existing water supply.

Planner Nichols responded that maintenance would be permitted as an exemption.

There was general discussion with respect to springs that may exist on people's property and what the licensing requirements were.

Andrew Loveridge (Galiano resident) asked what the exemptions were in the previous bylaw.

Planner Nichols indicated there were no exemptions in previous bylaw.

Andrew Loveridge (Galiano resident) commented that the bylaw amendment allowed for exemptions, and he expressed concern for the loosening of the bylaw.

A member of the public asked whether we are allowed to drill a well.

Planner Nichols responded that one would have to get a permit to guide development.

A member of the public sought clarification that, with respect to exemption 4.6(g) for removing no more than five trees, the exemption applied to the entire lot, or just the area within the DPA.

Planner Nichols clarified that the exemption applied only to areas within the DPA.

Doug Latta (Galiano resident) would like to see clarification on language around trees in DPA 4. He noted he would like to see everyone collect rainwater.

A member of the public asked how long it would take to get a permit.

Planner Nichols noted that generally, the permit could be processed within a month, if the application were done completely.

Elizabeth Latta (Galiano resident) asked whether this bylaw applied to Private Managed Forest Land (PMFL) properties.

Planner Nichols noted that it does, but that those properties have their own requirements.

Trustee Pottle thanked everyone for coming and for helping make these bylaws readable.

Trustee Decario also thanked everyone for coming, and she noted that when the Official Community Plan was reviewed, the recommendation at that time was to lower the groundwater requirements to 50 meters. The Local Trust Committee felt it was drastic at the time and was hopeful other aspects of the bylaw could be tweaked.

Chair Malcolmson noted that the Community Information Meeting was the final chance for clarification on the bylaw before the meeting moved to Public Hearing.

A member of the public asked why 50m was considered too drastic.

Trustee Decario responded that the entire Galiano Island would then be in a DPA area and wondered whether the community would support this change.

A member of the public asked why the exemption under 4.6(g) with respect to the removal of trees does not refer to lot density or size.

Planner Nichols responded that the exemption was to only focus within the DPA. Some of those lots are huge, but DPA areas could be smaller. The rationale was not to cover the whole lot, just those portions of properties with elevations over 140m.

Doug Latta (Galiano resident) questioned the rationale behind setting the certain height of 140m.

Planner Nichols noted there were a number of studies done. The recommendation was made at the time for 50m but the Local Trust Committee of the day changed the elevation.

Trustee Decario noted that previous trustees were going to set the elevation at 100m but there was lots of criticism from the community. The current trustees wanted to maintain the 140m elevation.

Trustee Pottle noted that we're not trying to prevent people from developing in those higher areas, but to mitigate changes in those elevations.

A member of the public asked whether one would have to get a Development Permit (DP) for developing an orchard.

Planner Nichols responded that if you were going to remove trees and change contours of land then one would need a DP.

Karen Harris (Galiano resident) stated that they have an existing development permit in DPA4. She asked whether these changes affect their existing permit.

Planner Nichols responded that if one already had an application in, then no, it would not be impacted by bylaw changes.

Elizabeth Latta (Galiano resident) asked if there is a way one can ascertain if a DPA has been provided for on another property, and whether there is any muscle to this bylaw. Planner Nichols noted that one could call a planner if they have concerns, and then the issue becomes an enforcement issue.

Elizabeth Latta (Galiano resident) noted that one does not have jurisdiction within Agricultural Land Reserve (ALR) and PMFL.

Note: Chair Malcolmson called for a recess at 1:00 p.m. and the meeting reconvened at 1:27 p.m.

3.2 Galiano Island Local Trust Committee Proposed Bylaws No. 247 & 248

Planner Kim Farris provided an overview on the intent of Bylaw No. 247, stating that its main purpose was to amend the Land Use Bylaw by allowing Short Term Vacation Rentals (STVRs).

Planner Farris noted that the purpose of Bylaw No. 248 is to amend the Galiano Island Official Community Plan by amending the Temporary Use Permit (TUP) Guidelines to include a commercial vacation rental as a specific use for which a permit may be applied for and issued. Amendments will include a new set of guidelines and criteria for the review of a permit application. The amendment will also bring the TUP guidelines into conformity with current legislation by extending the issuance of a TUP for three years.

Karen Harris (Galiano resident) asked, with respect to home occupations, about the requirements for the owner to live on the property. If the Harris' are not living in their prime dwelling, would their situation meet STVR requirements?

Planner Farris commented that they may fall into the Temporary Use Permit category.

Doug Latta (Galiano resident) asked whether they would have to go to the ALR to get permission for a TUP.

Planner Nichols responded that the ALR supports home occupations.

There was a general discussion with respect to the costs of obtaining a TUP.

Karen Harris (Galiano resident) asked whether, in the case of home occupations, the home occupation ceases if the owner goes on vacation.

Planner Farris responded that the home occupation would continue as long as someone else on site is available.

Mike Hoebel (Galiano resident) asked whether any zone with permitted residential use could qualify for home occupation.

Planner Farris responded that any place with a residence could qualify for a home occupation.

Chair Malcolmson adjourned the Community Information Meeting at 1:36 p.m.

CERTIFIED CORRECT

Colleen Doty, RECORDER

DATE