

**Community Information Meeting
Received For Information
By Local Trust Committee**



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

Date of Meeting: Monday, November 3, 2014, 12:40 p.m.

Location: South Island Community Hall,
Galiano Island, BC

Members Present: Ken Hancock, Chair
Louise Decario, Local Trustee
Sandy Pottle, Local Trustee

Regrets: None

Staff Present: Robert Kojima, Regional Planning Manager
Kim Farris, Acting Planner 2
David Millership, Recorder

Staff Absent: None

Media and Others Present: Fourteen members of the public

Chair Hancock called the meeting to order at 12:40 p.m. and stated that a Community Information Meeting (CIM) gives the public an opportunity to make comments and/or ask questions.

Chair Hancock stated CIM rules and guidelines.

3.1 Galiano Island Local Trust Committee Proposed Bylaws No. 244 & 245

Acting Planner 2 Farris provided information and stated that in general terms, the purpose of Proposed Bylaw No. 244, is to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995 by establishing a site specific policy in the Galiano Island Official Community Plan (OCP) to permit the creation of a subdivision with a minimum average parcel size as low as 2 hectares on the lands to be designated Rural Residential (RR) contingent upon the land to be designated Nature Protection (NP) by this amendment being transferred to the Crown represented by BC Parks and the Capital Regional District (CRD) for parkland. In addition, Schedule B of the OCP (Land Use Designations) is amended to re-designate portions of the lands legally described as District Lot 79 Galiano Island, Cowichan District, along with a portion of the water.

Acting Planner 2 Farris stated that in general terms, the purpose of Proposed Bylaw No. 245, is to amend the Galiano Island Land Use Bylaw No. 127, 1999 by establishing a site specific regulation in the RR zone that would permit the creation of a 5 lot subdivision with a minimum average parcel size as low as 2 hectares on the lands to be rezoned RR, contingent upon the land to be rezoned NP and Park (P) being transferred to the Crown represented by BC Parks and the CRD respectively for parkland. In addition, Schedule B of the Land Use Bylaw (LUB) (Zoning Map) would be amended to rezone portions of the lands legally described as District Lot 79 Galiano Island, Cowichan District, along with a portion of the water.

Chair Hancock noted that GL-RZ-2013.1 applicant(s) Bowie Keefer and Landworks Consultant Kelly Gesner were in attendance and invited them to make comment.

Ms. Gesner presented a map and explained the intent/plans of application GL-RZ-2013.1, relating to Proposed Bylaws No. 244 & 245.

Chair Hancock invited the Trustees to ask questions.

Chair Hancock invited the public to make comment.

Art Moses asked Ms. Gesner about the map and which road is Bodega Beach Drive.

Gary Coward asked Ms. Gesner if there would be public access to the CRD parkland. He stated support for application GL-RZ-2013.1 and commented that process regarding community benefit(s) designation(s) needs to be addressed more clearly.

Ms. Gesner responded by confirming that there would be public access to the CRD parkland.

There was some discussion regarding:

- process regarding community benefit(s) designation(s);
- Provincial Approving Officer's approval process.

Doug Latta asked Ms. Gesner what the width of the road to the five lots would be.

Ms. Gesner responded that the width of the road dedication would be 10 metres (m) wide, Ministry of Transportation and Infrastructure (MoTI) compliant, emergency standards compliant and would have a hammerhead turnaround.

Andrew Loveridge asked Ms. Gesner why there are three sections to the park parcels.

Ms. Gesner responded that that two parcels would be park (CRD and BC Parks).

Bowie Keefer responded that the on land to be rezoned F3, below the road would be a cabin and orchard and that the forest management land, which is adjacent to the park, would also be open to the public.

Chair Hancock declared the meeting adjourned at approximately 12:50 p.m.

Ken Hancock, Chair

CERTIFIED CORRECT:

David Millership, Recorder