



ADOPTED

Galiano Island Local Trust Committee Minutes of Special Meeting

Date: June 13, 2015
Location: Lions Park Society
992 Burrill Road, Galiano Island, BC

Members Present George Grams, Alternate Chair
Sandy Pottle, Local Trustee
George Harris, Local Trustee

Staff Present Robert Kojima, Regional Planning Manager
Kim Farris, Acting Planner 2
Lori Foster, Planning Team Assistant/Recorder

Regrets: Laura Busheikin, Chair

Members of Public and Media Present There were approximately 12 members of the public present

1. OPEN HOUSE

The Open House began informally at 12:30 p.m. Approximately 5 people were in attendance viewing the Secondary Suite and Cottage Size Review project displays and chatted with Trustees and Staff.

2. CALL TO ORDER

Alternate Chair (A/Chair) Grams called the meeting to order at 1:30 p.m. He welcomed the public and acknowledged this meeting was taking place on Coast Salish peoples First Nations land. He said Chair Busheikin sends her apologies as she was unable to attend and that he is a Salt Spring Island local trustee and the Alternate Chair for the Galiano Local Trust Committee.

A/Chair Grams stated the purpose of this community information meeting was to present information on the Secondary Suites and Cottage Size Review projects from which proposed bylaws No. 242, 243, 254, and 255 have been drafted.

3. APPROVAL OF AGENDA

By general consent, the agenda as presented was Approved.

4. COMMUNITY INFORMATION MEETING

4.1. Secondary Suite Project and Cottage Review Project - Staff Presentation

Regional Planning Manager (RPM) Kojima introduced the Secondary Suite project. He gave a summary of the proposal and draft bylaws No. 254 and 255. He directed the public to the website www.islandstrust.bc.ca/galiano/secondary-suites for information.

RPM Kojima turned the meeting over to Acting Planner 2 (A/Planner 2) Farris.

Acting Planner 2 Farris introduced the Cottage Size Review project. The intent of the project is to consider increasing cottage floor area and height. She gave a summary of the proposal and draft bylaws No. 242 and 243. She directed the public to the website www.islandstrust.bc.ca/galiano/cottage-review for information.

A/Chair Grams invited trustees and public to ask questions.

Trustee Harris asked if wording which addresses subdivisions in the Cottage Review proposed bylaws could be added.

RPM Kojima said yes because the bylaws are only in draft form at this time.

Trustee Pottle said the Advisory Planning Commission raised concerns about changing the definition of “accessory building and structures” to “cottages”. She asked what the rationale was for this proposed change.

RPM Kojima responded that dwellings are given a limited floor area and use and that over time bylaws have evolved to accommodate changes. The accessory relationship has changed to 2 dwellings being used separately. If the word “accessory” is removed, floor area is still limited.

Trustee Pottle commented, so you are saying two dwellings on one parcel.

RPM Kojima discussed renting, strata conversions, and subdivisions.

Trustee Pottle asked if there were any publications on secondary suites and about increase use of water as this is a concern which may stress water management areas.

RPM Kojima commented that Building Inspection requires proof of potable water and while the 16,000 litre cistern doesn't have to be plumbed in it would have to be installed. How the cistern is used is up to the owner.

Trustee Pottle wondered if mandatory use of cisterns could be legislated to those in water district areas.

RPM Kojima responded that this would be difficult.

4.2. Community Members Provide Comments / Q&A

Gary Coward asked questions and commented on the following:

- Cottages as short term vacation rentals (STVR's);
- Asked if the purpose of the review is only about affordable housing;
- Footprint, diminished water capacity, cistern size, and breezeway connections to secondary suites.

Regional Planning Manager (RPM) Kojima responded:

- Under home occupation the owner can currently have a cottage as a STVR;
- The local trust committee's stated intent is to create affordable housing through increased floor and height;
- Secondary suites must be within the building envelope.

Paul LeBlond supports both projects. He asked about cistern size and how the 16,000 litres size was derived.

RPM Kojima said cistern size comes from the Galiano Land Use Bylaw.

There was discussion on various groundwater reports which may have determined cistern size.

Bernard Mignault asked if secondary suites would be allowed in agricultural and forest zones.

RPM Kojima responded that F2 and F3 forest zones are currently excluded because they tend to be more remote, ideally secondary suites should be clustered closer to development, and F2 and F3 zones currently permit only accessory dwellings.

Akasha Forest commented that there seems no way to enforce cottages as rental units and they could be used as Short Term Vacation Rentals (STVR's). She asked about Temporary Use Permits (TUP's) for larger cottages, water collection for STVR's as they require the most demand on the water table, and the monitoring of water use. She commented on the definition of cottage, by dropping the word accessory asking would that mean more dwelling units are added to our residential count. She noted that subdivision could become an issue. She would like to see restricted use of cottages as STVR's and

that TUP conditions could ensure water regulation, that this be added as a recommendation. She noted that there are cumulative effects to consider.

Staff responded it would be possible to allow a larger cottage for residential use and then apply for a TUP for STVR use. Density would not change by dropping the word accessory. Every building permit applicant has to prove potable water. It is encouraged that people monitor wells.

Roger Pettit supports the cottage review project and supports larger cottages, recommending an increase to 1000 sq. ft. He encourages affordable housing for young families.

Gary Coward mentioned the new *Water Sustainability Act* saying ground water and well licensing may be implemented.

Debbie Holmes would like to see a bylaw that supports fee simple ownership of property to support affordable housing.

Steve Goldberg asked how to incentivize owners to create secondary suites and build community and spoke to reasons why people may build cottages.

RPM Kojima said some jurisdictions have incentives in the form of grants; this would be through the Capital Regional District. Local Trust Committee (LTC) legislative jurisdiction would allow density bonus using the *Local Government Act*.

Roger Pettit asked about housing agreements.

Staff responded that housing agreements may discriminate to a housing unit's tenure, price, or classes of people (for example, low income, or seniors). This tool is recommended for a housing group, not really practical for a single home owner. Staff spoke to administrative requirements and the impracticality of this as a tool.

RPM Kojima spoke on corporate co-ops, share sales, and zoning that allows for this type of ownership. Not sure if this is an affordable house solution. Suggested finding less desirable lots, zone it and subdivide. But would the LTC do this?

Debbie Holmes asked what happened to the affordable portion on heritage lands. At one time, all forest zones could go to the heritage option and this would create more affordable portions.

Trustee Pottle responded that informally, a group has some interest in exploring that.

RPM Kojima noted there are currently rezonings completed or going on with Dewinetz, DL79, and others. He noted Galiano Green is currently working on their proposal for affordable housing.

Roger Petitt, responding to Debbie Holmes's question about the heritage forest development, the reason why that didn't happen was because of road costs.

Debbie Holmes would like to be on a committee about affordable housing. She inquired as to how many affordable housing units there should be on Galiano and if anyone knew this information.

Akasha Forest requested clarification regarding the number of accessory buildings permitted on one lot, as well as permitted square footage.

There was discussion on the following points:

- Limitation of lot size for cottage use;
- Number of affordable housing units on Galiano;
- Bylaw enforcement could give some answer to number of STVR's on island.

Alternate Chair Grams asked if there were any further questions, there were none.

5. **ADJOURNMENT**

A/Chair Grams called for closing remarks.

Trustee Harris thanked the public for attending. He said everyone wants to address the housing crisis on Galiano and we are still looking for solutions and have looked at a number of ideas. We cannot guarantee rental price but we need availability. He further spoke on construction cost and said he liked Debbie Holmes's idea to rezone affordable land to create smaller parcels.

RPM Kojima noted that housing agreements tend to limit resale value.

Trustee Pottle thanked everyone who came out. She will continue to search for the reference to the 16,000 litre cistern report. She closed by saying this is an important initiative the committee has taken on.

Alternate Chair Grams thanked the public for attending.

By general consent the meeting was adjourned at 2:53 p.m.

George Grams, Alternate Chair

Certified Correct:

Lori Foster, Recorder