

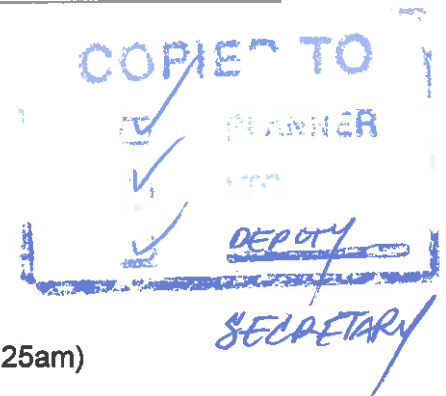


**Galiano Island
Advisory Planning Commission
Minutes of a Regular Meeting**

Date of Meeting: Friday, July 16, 2015, 10:15am
Location: Galiano Island Local Trust Office
23 Madrona Road

Members Present:

Sheila Anderson	Chair
Ursula Deshield	Member
Elizabeth Olson	Member
Dave Koster	Member
Karen Harris	Member
Barry New	Member (left at 11:25am)



Regrets: Akasha Forest Member

Members of the Public: No members of the public were present.

Staff Present: Colleen Doty Recording Secretary

Media and Others Present: None



1. CALL TO ORDER

Chair Anderson called the meeting to order at 10:15am.

2. APPROVAL OF THE AGENDA

Chair Anderson proposed the agenda include: 1) Approval of minutes from June 29, 2015 and July 3, 2015; 2) consideration of the referral with respect to Home-Based Contractor Yards Project; 3) discussion of any further comments with respect to Crystal Mountain.

By general consent, the agenda was approved as presented.

The Chair reported that, at its meeting of July 6, 2015, the Local Trust Committee discussed the secondary suites and cottage review project and measures taken with respect to this referral.

3. PREVIOUS MINUTES

MOTION

The Galiano Island Advisory Planning Commission (APC) approved the draft July 3 minutes as amended.

**CARRIED
Unanimous**

MOTION

The Galiano Island Advisory Planning Committee approved the draft minutes of June 29th.

CARRIED
Unanimous

4. DISCUSSION OF LTC REFERRAL: Home-Based Contractor Yards Project

APC members discussed the recent LTC referral.

It was noted that a provision could be added in a Temporary Use Permit (TUP) to address spill catchment in order to protect groundwater and the environment.

With reference to the proposed draft Bylaw No. 253 amending Bylaw No. 108 the APC discussed the height of accessory buildings, and the bullet stating, "Contractor yard buildings and structures should not exceed 9 metres in height." The APC wondered whether an accessory building, specially sized up to 9 metres instead of the usual 5 metres, and potentially permanent, would be appropriate under a TUP. The group considered that, perhaps for TUPs, construction of structures greater than 5 meters should not be allowed. Individuals wishing to create permanent structures could apply for rezoning. Some members considered that building height for buildings and structures for industrial use should not exceed height limitations of the non-industrial zone in which activity would be occurring.

There was discussion about the criteria that needs to be met before applying for a TUP.

The APC discussed the definition of the term "contractor" and the pressing need to clearly define "contractor" and the type of uses that would require a TUP if the intent of the draft bylaw is to affect more industrial-type contractors. There was consideration of the scale and impact of various types of operations. It was felt that self-employed construction workers and garden landscapers should not reasonably be expected to take out a TUP just to store their tools and small equipment at home. The draft bylaw should be applicable to land uses on a larger scale that would otherwise require industrial zoning.

Storage of materials or equipment is addressed in the proposed definition but not the use, servicing, or sale of that equipment, or the storage of fuels. Using the term "Temporary Industrial or Commercial Use Permit" might be clearer, rather than "Contractors' Yards." The group noted the importance of delinking the bylaw definition of "contractor" from, specifically, construction and landscaping businesses.

DRAFT

The group reviewed Land Use Bylaw 127, 1999, consolidated Nov. 4, 2013, pages 36-37 for definitions of light industrial and forest industrial or commercial.

The APC discussed amending the Light Industrial Zone to include excavation businesses operating with more than one piece of excavating equipment.

There was discussion about setting a clear cap on Home Occupations; however, such an approach would not address properties that are not permitted dwellings.

Members compared the set-backs in residential and industrial zones, and looked at accessory building height regulations.

The APC have a concern with the draft bylaw being applied too broadly because the draft bylaw is targeting specific uses instead of *scales of use*. They considered how the definition can be changed so that it is aimed at the more industrial uses, rather than to needlessly affect self-employed individuals. It was noted that the cumulative impacts on neighbours will be considered according to this draft.

The APC discussed substituting "industrial or commercial use" anytime the draft bylaw refers to "contractor yards". The members as a group went through the draft bylaw bullets of iv), a) through e) assessing how this change could be done.

With respect to Section VII, iv c), it was noted that set-backs are greater in TUPs. There was discussion within the group about 7.5 metre versus 15 metre set-back and need to minimize impact to neighbouring residential properties.

MOTION

The Galiano Island Advisory Planning Commission recommends the proposed bylaw be amended to remove reference to and definition of "contractor yard" and insert in its place "industrial use/business", as demonstrated by the example:

- "In Section VII, iv c)...the permit may include the following conditions:
- No more than one **industrial use** may be conducted per lot.
 - Combined floor areas of all buildings and structures for the **industrial use** should be limited.
 - Lot coverage for areas used...and related to the **industrial business** should be limited"

CARRIED
Unanimous

Member Koster requested the minutes reflect his discomfort with the motion and his view there were no other options because there is no Industrial land readily available to buy or rent.

APC members felt it important to provide options that do not exist currently such as TUPs for industrial use. It was noted that self-employed tradespeople are not necessarily included within industrial use when their work is done away from home and involves only storage of small equipment that is commonly evident and typical on many rural residential properties.

MOTION

The Galiano Island Advisory Planning Commission recommends that appropriate limits be placed on Home Occupations to distinguish activities that are more appropriately deemed industrial use: these could include types of use, number of vehicles, and hours of operation.

CARRIED
Unanimous

With respect to home occupations, the APC discussed various ideas for managing scale of permitted home occupations such as limiting the number of vehicles/pieces of heavy equipment relating to a business, to perhaps three per home occupation to allow for truck, trailer and one piece of equipment that requires a trailer as a possible means of limiting scale.

6. NEXT MEETING DATE

None scheduled.

7. ADJOURNMENT

The Chair concluded the meeting at 12:35.

CHAIR

DATE

CERTIFIED CORRECT:

Colleen Doty, Recording Secretary