

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016”.

2. Galiano Island Land Use Bylaw 127, 1999, is amended as follows:

2.1 Part 4 (Creation and Extension of Zones) Section 4.1 is amended by:

- 1) inserting a new zone in Column 1 named “Crystal Mountain Spiritual Education Retreat” directly below ‘Community Housing 1’ and directly above ‘Utility Service’
- 2) Inserting a new zone abbreviation in Column 2 named “(SE1)” directly below ‘(CH1)’ and directly above ‘(U)’

2.2 The following is inserted after section 8.6, as a new Section 8.7:

“8.7 Crystal Mountain Spiritual Education (SE1) Zone

Permitted Uses

8.7.1 The following uses and no others are permitted in the SE1 Zone:

- 8.7.1.1 contemplative, spiritual or meditative education retreat uses
- 8.7.1.2 contemplative, spiritual or meditative educational activities and facilities with accessory overnight accommodation and camping
- 8.7.1.3 accessory dwelling unit for a person or persons acting as a caretaker for the spiritual education retreat.

Buildings and Structures

8.7.2 The following buildings and structures and no others are permitted in Area A on Schedule D – Plan 6:

- 8.7.2.1 2 sleeping huts, each with a maximum floor area of 21 square metres;
- 8.7.2.2 12 sleeping huts, each with a maximum floor area of 15 square metres;
- 8.7.2.3 one meditation hall restricted to contemplative, spiritual or meditative education uses only with a maximum floor area of 125 square metres;

- 8.7.2.4 one dining/kitchen building with a maximum floor area of 125 square metres;
 - 8.7.2.5 one communal bathroom and laundry building with a maximum floor area of 70 square metres;
 - 8.7.2.6 one storage/workshop structure with a maximum floor area of 80 square metres;
 - 8.7.2.7 one office with a maximum floor area of 70 square metres;
 - 8.7.2.8 one accessory dwelling unit with a maximum floor area of 80 square metres, and
 - 8.7.2.9 three tent platforms, each with a maximum floor area of 14 square metres.
- 8.7.3 The following buildings and structures and no others are permitted in Area B on Schedule D – Plan 6:
- 8.7.3.1 three sleeping huts, each with a maximum floor area of 21 square metres;
 - 8.7.3.2 one communal kitchen/bathroom/laundry building with a maximum floor area of 36 square metres; and
 - 8.7.3.3 one storage building with a maximum floor area of 10 square metres.

Permitted Density

- 8.7.4 Permanent structures are not to exceed a total area of 1063 m².
- 8.7.5 Total lot coverage is not to exceed 1.55 %.
- 8.7.6 Overnight accommodation for retreat users is not to exceed 17 sleeping huts and 3 tent platforms, nor exceed a total of 20 persons.
- 8.7.7 Cumulative daily use is not to exceed 27 persons in Area A on Schedule D – Plan 6, including retreat users, subject to a four day per calendar year exception where cumulative daily use is not to exceed 60 persons.
- 8.7.8 Cumulative daily use is not to exceed 3 persons in Area B on Schedule D – Plan 6, including retreat users.
- 8.7.9 Not more than one accessory dwelling is permitted with a maximum floor area of 80 m².

Permitted Height

- 8.7.10 The maximum height of an accessory dwelling unit is 9 metres.
- 8.7.11 The maximum height of a sleeping hut, or a building or structure other than an accessory dwelling unit, is 5 metres in height.

Minimum Setbacks

- 8.7.12 All buildings and structures must be sited
 - 8.7.12.1 at least 7.5 metres from front and rear lot lines; and
 - 8.7.12.2 at least 6.0 metres from interior and exterior side lot lines.

Minimum Lot Size

- 8.7.13 No lot having an area less than 6.1 hectares may be created by subdivision.

Parking

- 8.7.14 Despite Section 14.1, the minimum number of off-street parking spaces is as follows:

8.7.14.1 1 parking space per sleeping hut or tent platform; and

8.7.14.2 2 parking spaces per accessory dwelling unit.”

- 2.2 Section 17 (Definitions) is amended by inserting the following as new definitions in alphabetical order and re-numbering subsequent subsections accordingly:

“retreat user” means a person that is a registered participant in a contemplative, spiritual or meditative educational program at a spiritual education retreat who typically stays at the facility for a period of at least 3 days, but in no case for more than 6 months, and is accommodated in a sleeping hut or tent platform.

“spiritual education retreat” means a facility that provides contemplative, spiritual or meditative educational opportunities for retreat users who typically stay at the facility for a period of at least 3 days, but in no case for more than 6 months, and are accommodated in sleeping huts or tent platforms, but does not include, offer, or provide any form of commercial short term or temporary accommodation for the travelling public, or any restaurant or other forms of food service to the general public.

“sleeping hut” means a single-occupancy hut with a maximum floor area of 21 square metres for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures.

“tent platform” means a single-occupancy platform with a maximum floor area of 14 square metres for the erecting of a tent for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures, or any semi-permanent or permanent walls and roof coverings.

- 2.3 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 from Rural 2 (R2) to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.
- 2.4 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot A, Districts Lots 88 and 89, Galiano Island, Plan VIP68079 from Forest 1 (F1) to Crystal Mountain Spiritual Education Retreat (SE1) and to Nature Protection (NP), as shown on Plan

No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "A" to Bylaw No. 127 as are required to effect this change.

2.5 Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Plan No. 2 as a new "Plan 6".

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

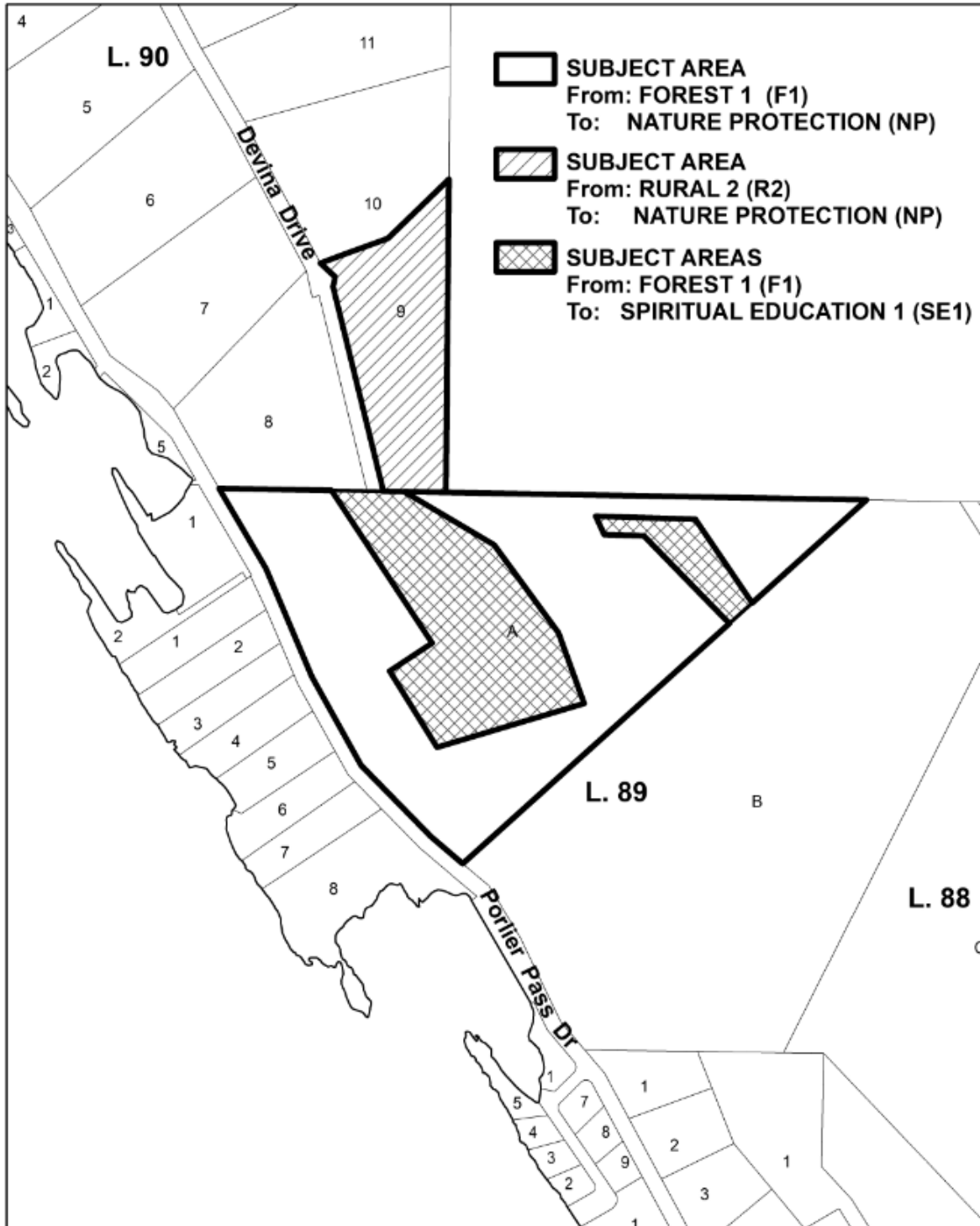
READ A FIRST TIME THIS 4TH DAY OF JULY 2022.
PUBLIC HEARING HELD THIS 6TH DAY OF MAY 2023.
READ A SECOND TIME THIS _____ DAY OF _____ 20____
READ A THIRD TIME THIS _____ DAY OF _____ 20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20____
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

Plan No. 1



GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257

Plan No. 2

