



DATE OF MEETING: February 1, 2021  
TO: Galiano Island Local Trust Committee  
FROM: Brad Smith, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: Rezoning Application – Preliminary Report  
Applicant: Fred and Debbie King  
Location: 51 Galiano Way, Galiano Island (District Lot 17, Galiano Island, Cowichan District, except part in Plan 22128 - PID 009-621-865).

## RECOMMENDATION

1. That the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2020.1 (King) and to prepare a draft bylaw.

## REPORT SUMMARY

The purpose of this preliminary report is to provide information regarding rezoning application GL-RZ-2020.1 (King) and to seek direction from the Galiano Island Local Trust Committee (LTC) to proceed, or not proceed, with the application, including the preparation of a draft bylaw.

The application would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the subject property from **Forest 1 (F1)** to **Forest 3 (F3)**.

The above recommendation is supported as:

- The proposal is reasonable and is generally consistent with Galiano Island Official Community Plan No. 108 (OCP) forest policies;
- The property owner is willing to enter into sustainable forestry covenant with the LTC and a 3<sup>rd</sup> party covenant holder;
- The OCP land use designation would remain **Forestry** so no OCP bylaw amendment is required;
- The property owner has demonstrated a willingness to collect the additional information required to support LTC's decision-making; and,
- Proceeding with a draft bylaw will facilitate First Nations, public and agency consultation to identify any outstanding issues or concerns with the proposed rezoning and use of the property.

## BACKGROUND

A rezoning application for the 66.4 hectare subject property was received on November 27, 2020. The property is currently used as a firewood lot by the property owner who provides campground management services through \\islandstrust.local\DFSMain\EDM\09 Current Planning\04 GL\3650 RZ\25 Applications (P)\2020\GL-RZ-2020.1 (King)\06 Staff Reports\Feb 1, 2021\GL-RZ-2020.1 (King)\_01-02-2021\_Preliminary Staff Report.docx

contract to BC Parks. The property owner is seeking to rezone the property from **Forest 1 (F1)** to **Forest 3 (F3)** to allow for the construction of a dwelling and associated accessory uses, and to continue firewood collection.

A similar rezoning application was submitted in 2008 (GL-RZ-2008.2- King) seeking rezoning from F1 to F3 to allow for a dwelling and associated accessory uses. The application was withdrawn in 2012.

The subject property is located at 51 Galiano Way (Figure 1). There are no buildings on the property except for a small woodshed. Adjacent land uses include an active sawmill site (DL 14) and residential properties, some of which are vacant lots.

**Figure 1. Location of Subject Property**



Attachment 1 provides additional site context. Attachment 2 provides relevant maps and ortho-photos. Attachment 3 is the Terms of Reference (TOR) that was provided to the applicant to guide information collection.

If LTC decides to proceed, a site visit will be arranged by staff to assess the property first-hand once current Covid-19 travel restrictions are eased.

## **ANALYSIS**

### **Policy/Regulatory**

#### ***Islands Trust Policy Statement***

The proposal is consistent with and supported by the Islands Trust Policy Statement policies, in particular with respect to policies related to Forest Ecosystems (s.3.2) Freshwater (s.3.3), Forests (s.4.2), Freshwater Resources (s.4.4) and Growth and Development (s.5.2).

If LTC decides to proceed, the ITPS policy checklist will be presented to LTC for review and approval in a future staff report when the draft bylaw is presented.

## **Official Community Plan**

The OCP land use designation for the subject-property would remain **Forestry** and the proposal is consistent with the policies of the OCP so no OCP bylaw amendment would be required.

OCP Forest Policy b)ii) states that:

*Land whose owner grants to the Silva Forest Foundation and the Local Trust Committee or any other covenantee satisfactory to the Local Trust Committee a covenant to manage the land in accordance with sustainable forest practices and prohibiting subdivision of the land into lots less than 20 hectares (49.4 acres), may be rezoned to permit one accessory dwelling per 20 hectares (49.4 acres) if the lot complies with Land Transportation Policy o). The location of the dwelling and any accessory buildings or structures must be selected to minimize their impact and the impact of related services on the forest, and the land use bylaw amendment must specify the location of the buildings.*

Subject to further clarification of details, the property owner has indicated a willingness to enter into a sustainable forestry covenant with the LTC and a 3<sup>rd</sup> party covenant holder (e.g. the Galiano Conservancy). The covenant would restrict forest activities based on a Sustainable Forestry Management Plan that includes consideration of sensitive species and habitats identified in a baseline report.

With respect to a 3<sup>rd</sup> party covenant holder, staff have advised the applicant to contact the Galiano Conservancy as a starting point, should LTC decide to proceed.

## Road and Bike Routes

The OCP Schedule C Road Network Plan (RNP) depicts future highways across the subject parcel (full dedication of existing s.42 road and the dedication for access to lands to the south). The application will be referred to the Ministry of Transportation and Infrastructure (MOTI). Either a road dedication or reservation may be required depending on MOTI and the LTC's direction.

The OCP Schedule C Road Network Plan (RNP) depicts a future bike route across the subject parcel in parallel with the existing s. 42 road. The application will be referred to MOTI. Accommodation of a future bike route may be required depending on MOTI and the LTC's direction.

## Public Trails

A future public trail ('unconfirmed route') is identified on Schedule E (Parks and Trails) of the OCP. The application will be referred to Capital Regional District (CRD), Galiano Island Parks and Recreation Commission and the Galiano Island Trails Society. Provision of a public trail could be requested by LTC for consideration of a community-amenity as part of the rezoning proposal.

## **Land Use Bylaw**

The subject property is currently zoned **Forest 1 - F1** in the LUB. The Permitted uses in this zone are:

- timber production and harvesting;
- accessory forestry uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries

Rezoning to **Forest 3 – F3** would permit:

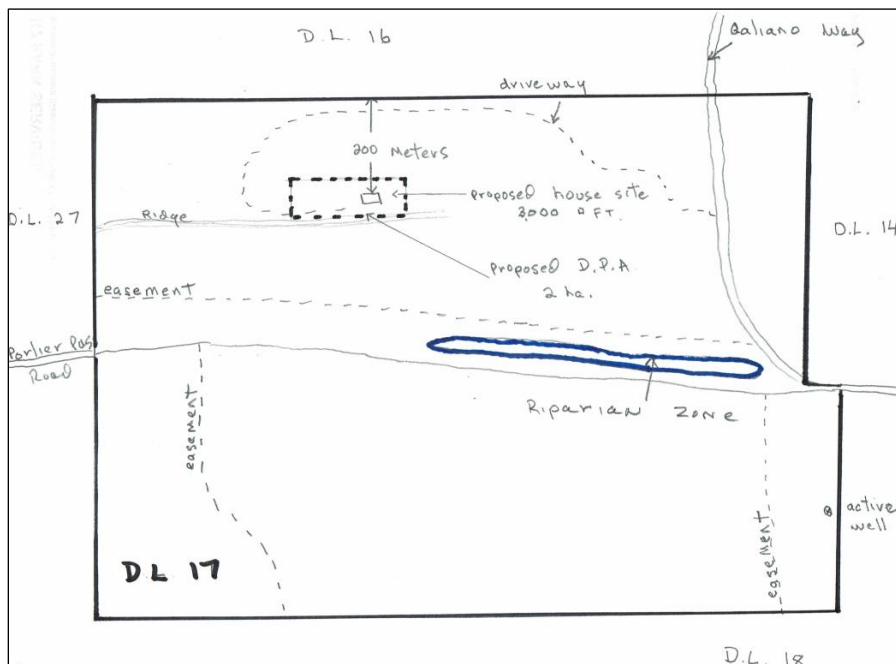
- timber production and harvesting;
- dwellings accessory to timber production and harvesting uses and home occupations, on lots having an area of 20 hectares and more and highway access as defined in subsection 17.1.16;
- accessory forestry uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries.

Based on the minimum rezoning requirement of one accessory dwelling per 20 hectares, rezoning from F1 to F3 for the subject property would allow for up to three dwellings along with permitted accessory uses.

### Developable Areas

To be consistent with OCP policy b)ii) and to ensure residential development on the property is contained, the applicant would be required to establish '**developable areas**'. In this case, the proposed **developable area** includes the 2 hectare portion identified for the dwelling, accessory buildings and structures (see Figure 2), along with the associated location of the well, septic field, driveways and parking areas.

**Figure 2. Site Sketch with approximate Location of Proposed Developable Area**



The applicant has indicated they are only seeking to establish one **developable area** at this time, although bylaw provisions would allow for the establishment of up to three **developable areas**. If the application proceeds, staff recommend that LTC require the property-owner to agree to a covenant provision that would restrict any future development on the remainder of the property until a **developable area** is approved by the LTC for each additional dwelling being considered. Alternatively, the applicant could be required to identify a **developable area** for each of the additional two potential dwelling units and include these in the current rezoning proposal.

### **Terms of Reference**

Under the [Galiano Island Development Approval Information Bylaw No. 148](#) (DAI Bylaw), a zoning amendment application uses a 'terms of reference' (TOR) approach to information collection. The objective of this TOR is to

identify and request any anticipated information from the applicant in a timely manner, and as early as possible in the process. A TOR for this application has been provided to the applicant and is included for LTC’s reference as Attachment 3.

### **Private Managed Forest Land**

The property was previously (2003) included in the Forest Land Reserve and subsequently is designated as Private Managed Forest Land under the Provincial *Private Managed Forest Land Act*.

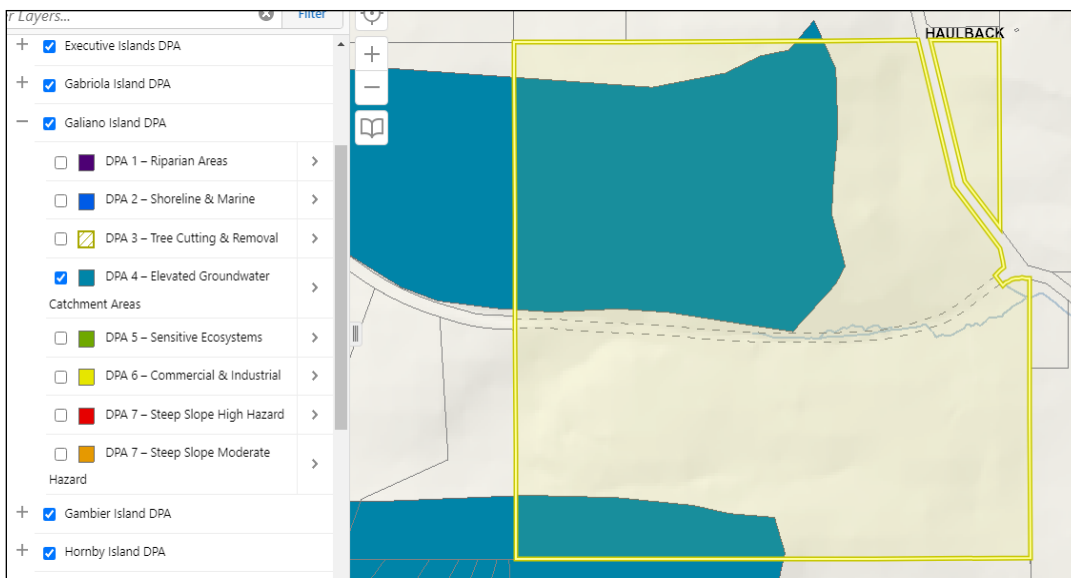
### **Development Permit Areas**

Development Permit Area (DPA) bylaw provisions do not apply to lands within the PMFL. As such, staff recommend that LTC consider the implications of the land development on the existing DPAs at the rezoning stage when LTC has the discretionary decision-making authority to ensure sensitive habitats are preserved. For example, although not directly impacted by the proposed **developable area**, the existing DPA 1 (Riparian) and DPA 5 (Sensitive Ecosystems) along the riparian stream corridor could be protected from future development through covenant (see Attachment 2 for DPA 1 and 5 map).

### DPA 4 – Elevated Groundwater Catchment

The proposed location of the **developable area** is located within Development Permit Area 4 (DPA 4) – Elevated Groundwater Catchment. The OCP and Part V, Section 18 of the DAI Bylaw provide specific requirements with respect to development within DPA 4. The TOR requires that the applicant provide a hydrogeologist’s report that considers the siting of the **developable area** within the DPA 4.

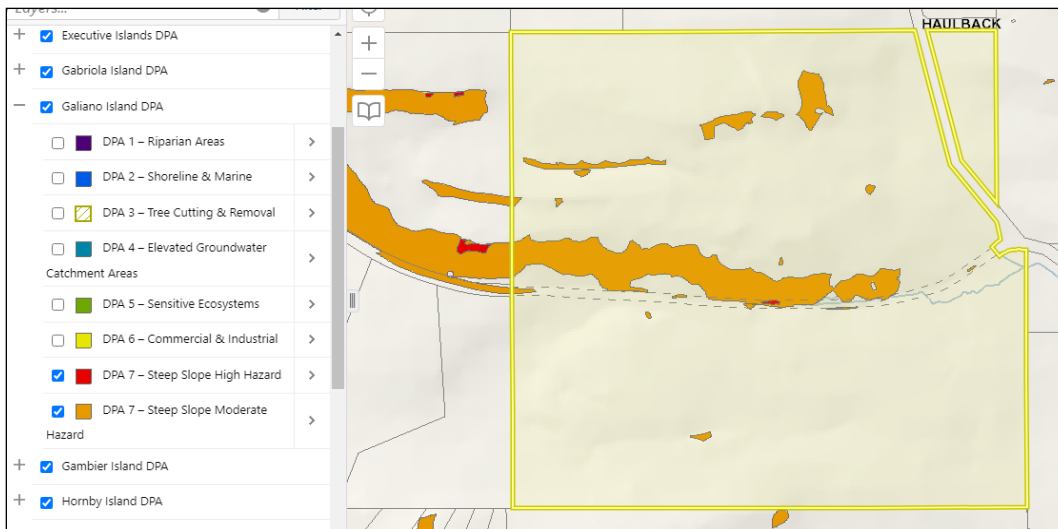
**Figure 3. DPA 4 – Elevated Groundwater Catchment**



## DPA 7 – Steep Slope

There are identified steep slope hazards within the proximity of the proposed **developable area**. The TOR requires that the applicant provide a geotechnical assessment for the **developable area** in consideration of these steep slope hazards.

**Figure 4. DPA 7 – Steep Slope Hazards**



### ***Water Management Area***

A portion of the subject property, including the proposed developable area, is within the Water Management Area (see map in Attachment 2). Section 13.22 of the LUB requires that all new dwellings constructed within the Water Management Area be equipped with a cistern for the storage of rainwater having a capacity of at least 16,000 litres. The applicant is aware of this requirement.

### **Consultation**

#### ***Statutory Requirements***

In accordance with regular statutory requirements, a public hearing is required and it is normal practice to hold a Community Information Meeting (CIM) prior to that. In this circumstance, staff is recommending scheduling a CIM in conjunction with the Public Hearing. This would be scheduled after draft bylaws are complete, reviewed and have received First Reading.

The public hearing notice would be posted as per statutory and bylaw requirements in advance of the public hearing.

#### ***Agencies***

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed. The LTC may also choose to refer the proposal to the Galiano Island Advisory Planning Commission.

- Ministry of Transportation and Infrastructure
- Island Health

- CRD, Building Inspection Services
- CRD, Galiano Island Parks and Recreation Commission
- Galiano Trails Society
- Galiano Island Fire Rescue – South Department
- Mayne Island Local Trust Committee
- Thetis Island Local Trust Committee
- Salt Spring Island Local Trust Committee

### ***First Nations***

Staff have identified the following First Nations for bylaw referral:

- Stz'uminus First Nation
- Lake Cowichan First Nation
- Halalt First Nation
- Lyackson First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Pauquachin First Nation
- Tsartlip First Nation
- Tseycum First Nation
- Cowichan Tribes
- Tsawwassen First Nation
- Tsawout First Nation
- Musqueam Indian Band
- WSA NEC Leadership Council

Islands Trust reviews all applications/permits using Remote Access to Archaeological Data (RAAD) mapping to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. Further to that review, staff have directed the applicant to the following guidelines:

- All archaeological and cultural heritage is protected under the *Heritage Conservation Act* and areas of archaeological potential may contain undocumented archaeological sites which would be automatically protected under the *Heritage Conservation Act* (including all intact or disturbed sites) and require a permit from the BC Archaeology Branch. Further information regarding permits: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits>.
- In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).
- Any impacts, would include the following: landscaping, tree removal, digging, using heavy equipment, development, fencing, footings, or any form of groundwork.
- For more information regarding registered archaeological sites and archaeological potential on the subject property, submit an Archaeological Information Request Form: [www.archdatarequest.nrs.gov.bc.ca](http://www.archdatarequest.nrs.gov.bc.ca), or contact Islands Trust to access mapping of the subject property.

In this case, staff have also directed the applicant to contact the BC Archaeology Branch to determine if an archaeological permit would be required prior to commencing development.

## Rationale for Recommendation

Based on the foregoing, the recommendation on page 1 is supported as:

- The proposal is reasonable and is generally consistent with Galiano Island Official Community Plan No. 108 (OCP) forest policies;
- The property owner is willing to enter into sustainable forestry covenant with the LTC and a 3<sup>rd</sup> party covenant holder;
- The OCP land use designation would remain **Forestry** so no OCP bylaw amendment is required;
- The property owner has demonstrated a willingness to collect the additional information required to support LTC's decision-making; and,
- Proceeding with a draft bylaw will facilitate First Nations, public and agency consultation to identify any outstanding issues or concerns with the proposed rezoning and use of the property.

## ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

### 1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

*That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust \_\_\_\_\_.*

### 2. Deny the application

The LTC may deny the application.

Resolution:

*That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2020.1 (King).*

### 3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or OCP process, etc.

Resolution:

*That the Galiano Island Local Trust Committee hold application GL-RZ-2020.1 (King) in abeyance.*

## NEXT STEPS

With direction from the LTC, Staff will:

- Draft the amendment bylaw, and
- Direct the applicant to fulfil the requirements of the TOR



Submitted By:	Brad Smith, Island Planner	January 19, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	January 20, 2021

**ATTACHMENTS**

1. Site Context
2. Maps, Plans, Photographs
3. Terms of Reference

## ATTACHMENT 1 – SITE CONTEXT

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### LOCATION

Legal Description	District Lot 17, Galiano Island, Cowichan District, except part in Plan 22128
PID	009-621-865
Civic Address	51 Galiano Way, Galiano Island
Lot Size	66.43 hectares (164.1 acres)

### LAND USE

Current Land Use	Forest 1 – currently used by applicant as a woodlot
Surrounding Land Use	Forest 1, Agriculture, Rural 3

### HISTORICAL ACTIVITY

File No.	Purpose
GL-RZ-2008.2	Rezoning from F1 to F3 to allow for a dwelling and associated accessory uses, application was withdrawn in 2012

### POLICY/REGULATORY

Official Community Plan Designations	Galiano Island OCP No. 108, 1995 Designations: Forest (F)
Land Use Bylaw	Galiano Island LUB No. 127, 1999: Forest 1
Other Regulations	None
Covenants	A Section 219 restrictive covenant is registered on the property (EG87385)
Bylaw Enforcement	None

### SITE INFLUENCES

Islands Trust Conservancy	There are no Islands Trust Conservancy covenants or properties in the direct area; therefore no referral has been made to the Board.
Regional Conservation Strategy	The proposal does not impact the objectives and priorities of the Islands Trust Fund regional conservation plan.
Species at Risk	None identified
Sensitive Ecosystems	No sensitive ecosystems in proposed area of development
Hazard Areas	There are portions of the property identified as Steep Slope Moderate Risk close to or within the proposed developable area. There is also a small portion Steep Slope High Risk identified near Porlier Pass Road and not impacted by this proposal.
Archaeological Sites	Staff have directed the applicant to the following guidelines: <ul style="list-style-type: none"> <li>All archaeological and cultural heritage is protected under the <i>Heritage Conservation Act</i> and areas of archaeological potential may contain undocumented archaeological sites which would be</li> </ul>

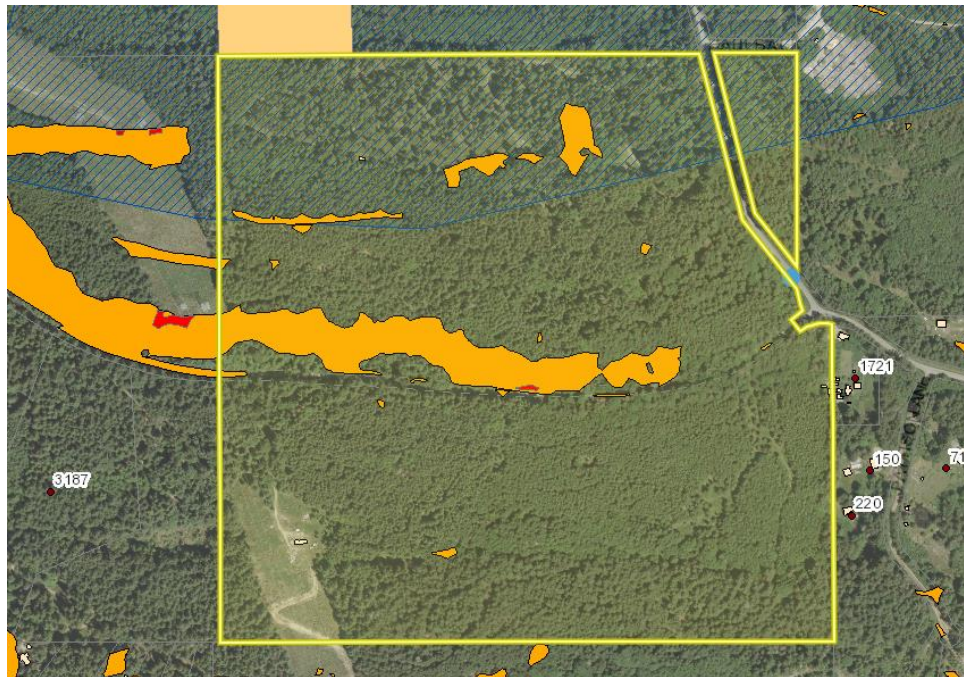
	<p>automatically protected under the <i>Heritage Conservation Act</i> (including all intact or disturbed sites) and require a permit from the BC Archaeology Branch. Further information regarding permits: <a href="https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits">https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits</a>.</p> <ul style="list-style-type: none"> <li>• In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or <a href="mailto:archaeology@gov.bc.ca">archaeology@gov.bc.ca</a>.</li> <li>• Any impacts, would include the following: landscaping, tree removal, digging, using heavy equipment, development, fencing, footings, or any form of groundwork.</li> <li>• For more information regarding registered archaeological sites and archaeological potential on the subject property, submit an Archaeological Information Request Form: <a href="http://www.archdatarequest.nrs.gov.bc.ca">www.archdatarequest.nrs.gov.bc.ca</a>, or contact Islands Trust to access mapping of the subject property.</li> </ul>
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A

# ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

## 2.1 SUBJECT PROPERTY MAP



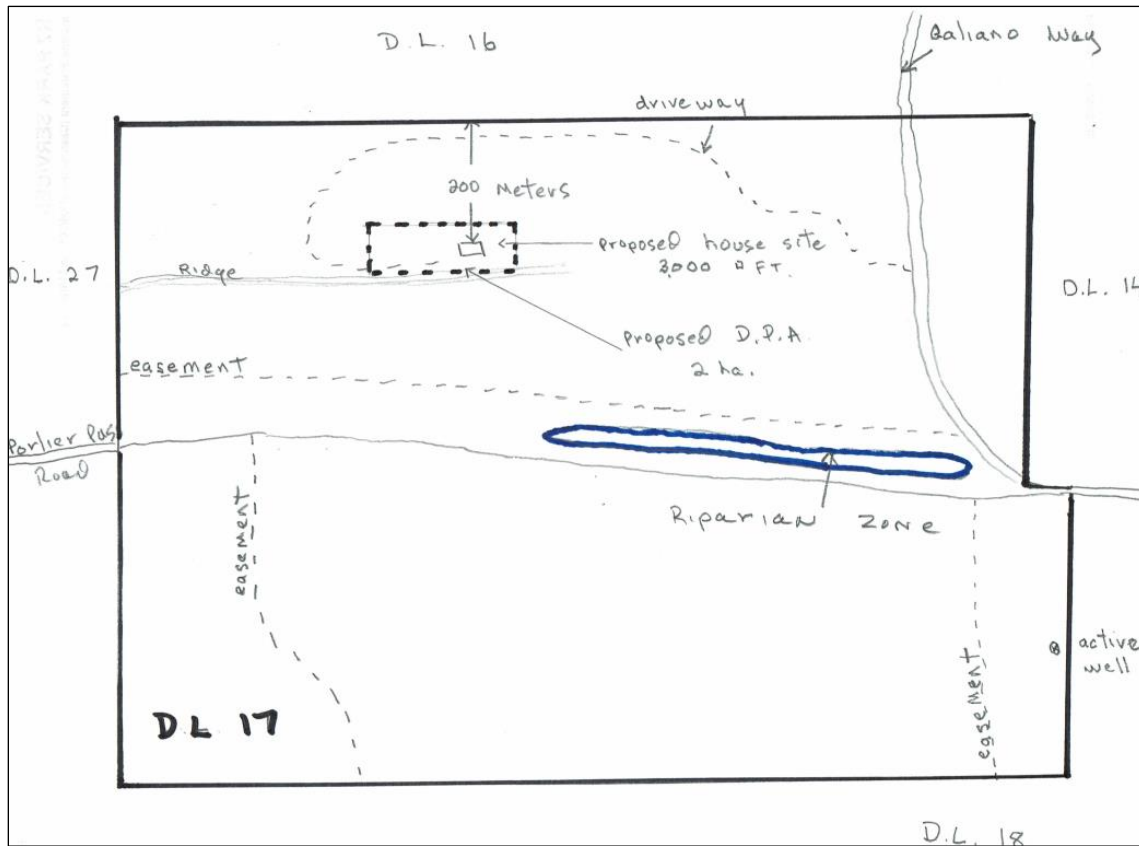
## 2.2 SUBJECT PROPERTY ORTHO PHOTO WITH STEEP SLOPE AREAS AND WATER MANAGEMENT AREA



**ORANGE** – STEEP SLOPE MODERATE RISK **RED** – STEEP SLOPE HIGH RISK

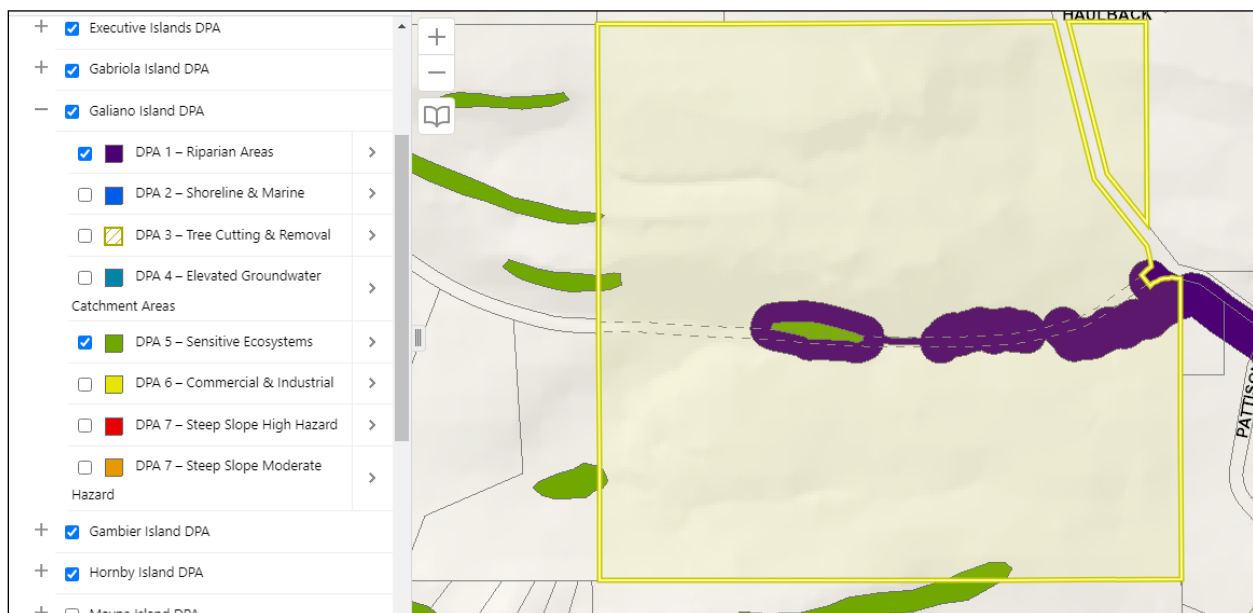
**BLUE CROSSHATCH** – WATER MANAGEMENT AREA

### 2.3 PRELIMINARY SITE PLAN SKETCH DRAWING

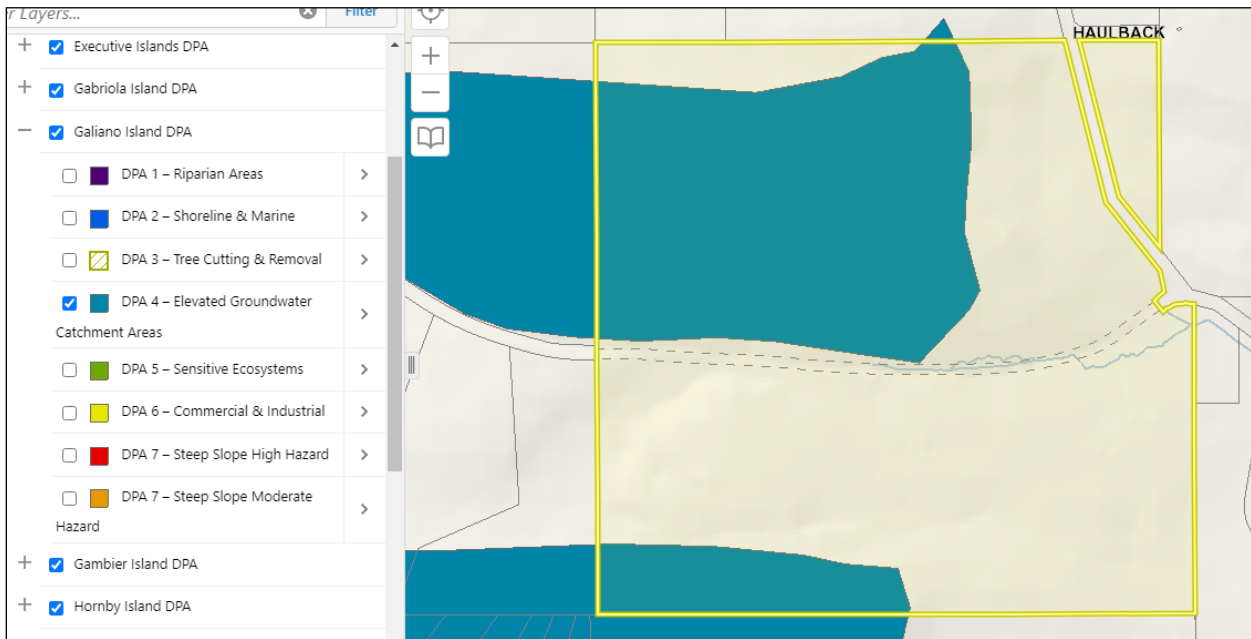


### 2.4 DEVELOPMENT PERMIT AREAS

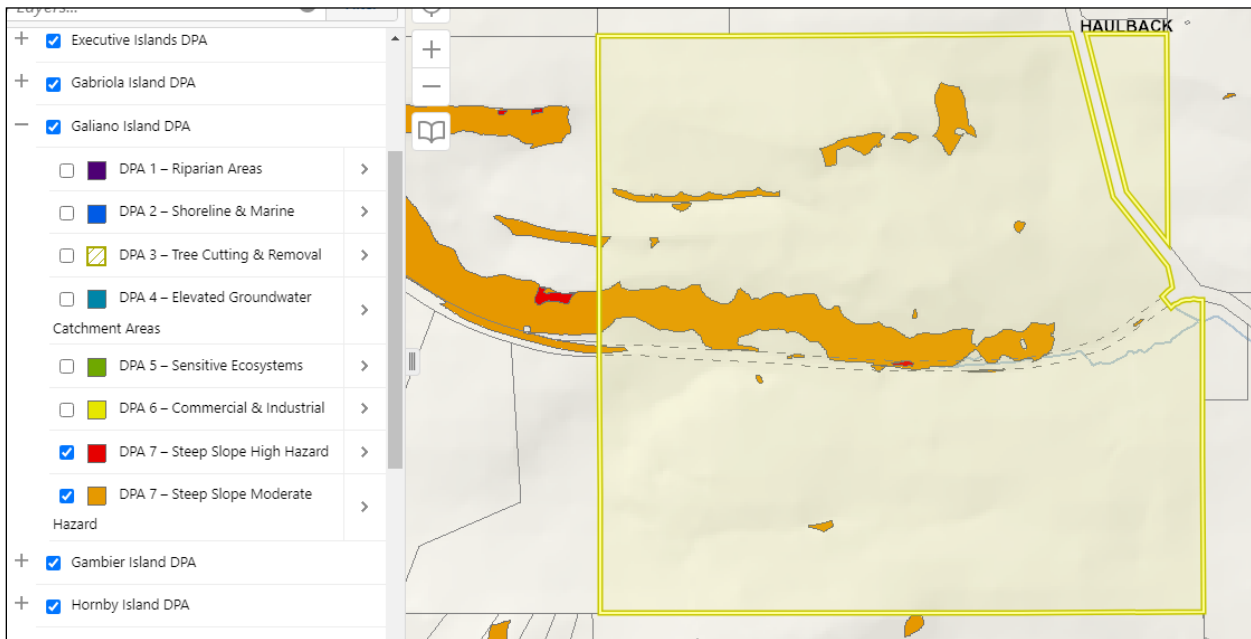
DPA 1 (Riparian) and DPA 5 (Sensitive Ecosystems)



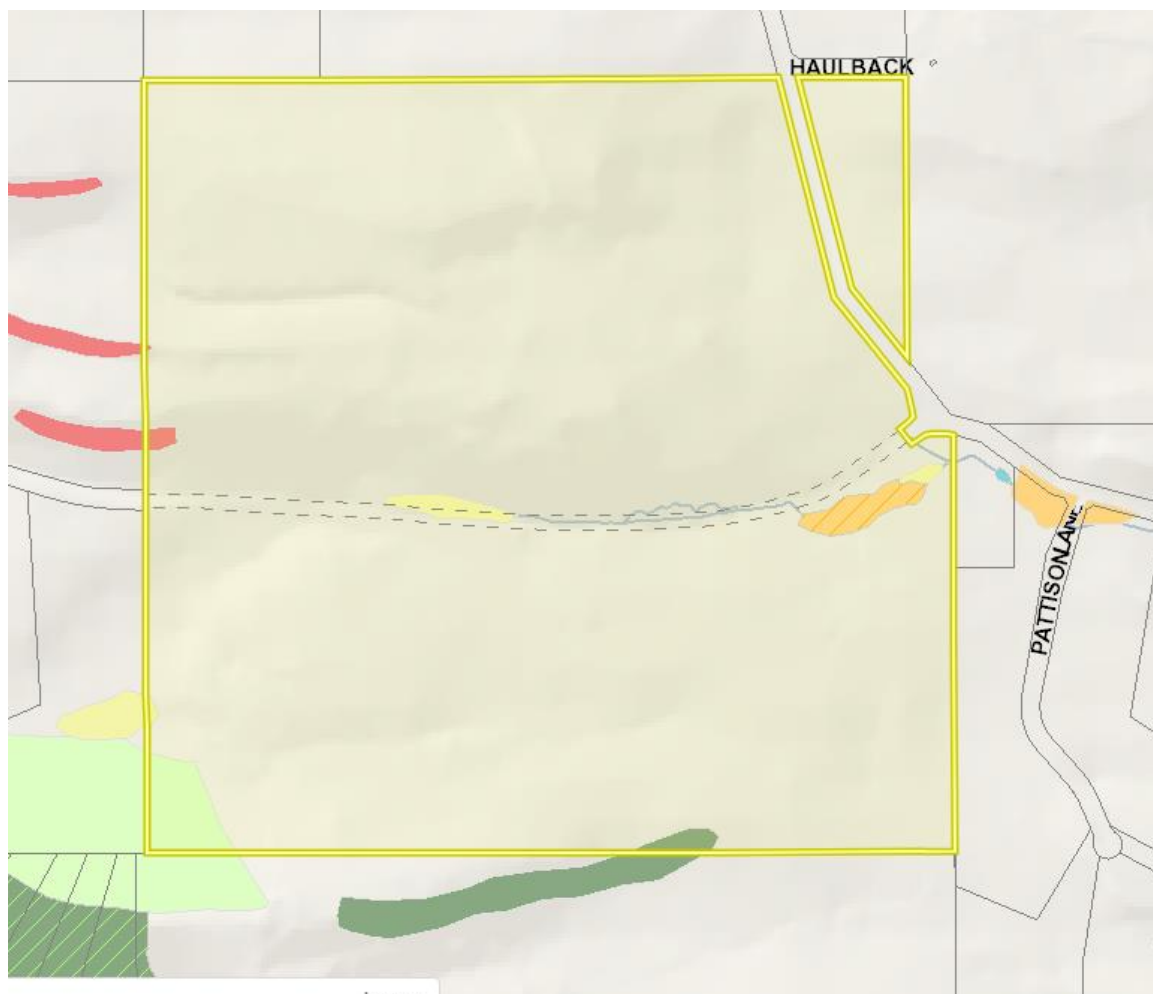
## DPA 4 – Elevated Groundwater Catchment Area



## DPA 7 – Steep Slope (Moderate and High Hazard)



## 2.5 SENSITIVE ECOSYSTEM MAPPING





200-1627 Fort Street, Victoria, BC V8R 1H8  
Telephone 250 405-5151 Fax 250 405-5155  
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC  
1.800.663.7867  
Email [information@islandstrust.bc.ca](mailto:information@islandstrust.bc.ca)  
Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

January 15, 2021

File Number: GL-RZ-2020.1 (King)

Attn: Fred and Debbie King

Via email:

Dear Fred and Debbie King:

**Re:** Rezoning Application GL-RZ-2020.1 (King) - Terms of Reference - District Lot 17, Galiano Island, Cowichan District, except part in Plan 22128 (PID 009-621-865).

The Islands Trust has completed a preliminary review of your rezoning application for District Lot 17 on Galiano Island.

The purpose of this letter is to identify information that is required from the applicant pursuant to the [Galiano Island Development Approval Information Bylaw No. 148](#) (DAI Bylaw). Under the DAI bylaw, a zoning amendment application uses a 'terms of reference' (TOR) approach to information collection. The objective of this TOR is to identify and request any anticipated information from the applicant in a timely manner, and as early as possible in the process.

The information received by Islands Trust to date pertaining to your application includes:

- Signed and dated land use application seeking rezoning of the subject parcel from Forest 1 (F1) to Forest 3 (F3);
- A brief summary of property history, background and proposed uses;
- Hand drawn layout map with lot boundary and proposed area of development;
- A current land title search for the subject property; and,
- A 2005 geotechnical assessment by CN Ryzuk & Associates.

As per this TOR, additional information that is required to proceed with your application for consideration by the Galiano Island Local Trust Committee (LTC) includes:

- 1) A site plan professionally prepared at an appropriate scale, based on a legal survey, delineating the proposed '**developable area**' and associated features, the applicable development permit area boundaries, existing buildings and structures, roads and driveways, topographic features, and any significant sensitive habitat features.
  - a. The **developable area** includes the 2 hectare portion identified for the dwelling, accessory buildings and structures, along with the associated location of the well, septic field, driveways and parking areas.
  - b. Based on current bylaw provisions, rezoning from F1 to F3 for the subject property would allow for up to three dwelling units along with permitted accessory uses. At this time, you could proceed with identifying a **developable area** for the additional two potential dwelling units and include these in your rezoning proposal. Alternatively, the LTC will require that you enter a covenant that would restrict any future development



on the remainder of the property until a **developable area** is approved by the LTC for each additional dwelling being considered.

- 2) Hydrogeologist's Report
  - a. The proposed location of the **developable area** is located within Development Permit Area 4 (DPA 4) – Elevated Groundwater Catchment (see attached map). The OCP and Part V, Section 18 of the DAI Bylaw provide specific requirements with respect to development within DPA 4 that must be considered within this report.
  - b. Demonstrate proof of water to meet the residential potable water standard of **2275 litres/day** within each proposed **developable area**.
- 3) Verify, in writing, your proposed **sewer servicing** for all **developable areas**.
- 4) Provide an updated **geotechnical assessment** confirming a suitable building site(s) for the proposed use within the proposed **developable area**. This requirement is due to identified steep slope hazards within the proximity of the proposed developable area. Also, while it is recognized that a geotechnical assessment is also likely be a requirement at the Building Permit stage, it is to the particular benefit of the applicant to establish a feasible building site (or sites) for certainty in the rezoning process. The assessment should be undertaken by a certified Geotechnical Engineer (P.Eng.) and delineate:
  - a. 'safe' buildable areas within the proposed developable area without mitigative measures;
  - b. areas that could be built upon with mitigative measures (if applicable); and/or
  - c. areas where building is unsafe (if applicable).
- 5) The OCP policy enabling rezoning from F1 to F3 requires the granting of a sustainable forest management covenant with a 3<sup>rd</sup> party covenant holder. An agreement between the property owner and a 3<sup>rd</sup> party sustainable forestry covenant holder will be required based on terms amenable to all parties (including the LTC). While staff can provide some technical guidance, it is largely the responsibility of the applicant to negotiate this agreement with the 3<sup>rd</sup> party covenant holder. This typically involves providing a baseline report and an endowment for monitoring.

The covenant will restrict forest activities based on an approved Sustainable Forestry Management Plan that includes consideration of sensitive species and habitats identified in the baseline report. The baseline report should include at a minimum:

- a. Property location and description including existing legal encumbrances and history of use
- b. Identification of existing structures, roadways and other development features
- c. Identification of significant sensitive terrestrial and aquatic ecosystem features
- d. Biological Inventory by Ecosystem Type including:
  - i. Plant and Tree Inventory
  - ii. Wildlife and Wildlife Habitat
  - iii. Soil Type
  - iv. Disturbance History
  - v. Succession
  - vi. Restoration Recommendations
  - vii. Potential threats
- e. Maps, Photos and other relevant materials

- 6) Regarding the potential for archaeological material to be found on the property, Islands Trust reviews all applications/permits using Remote Access to Archaeological Data (RAAD) mapping to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. Further to that review, staff direct the applicant to contact the BC Archaeology Branch to determine if an archaeological permit would be required prior to commencing development.
- 7) Road Dedications
  - a. The OCP Schedule C Road Network Plan (RNP) depicts future highways across the subject parcel (full dedication of existing s.42 road and the dedication for access to lands to the south). Your application will be referred to the Ministry of Transportation and Infrastructure (MOTI). Either a road dedication or reservation may be required depending on MOTI and the LTC's direction.
  - b. The OCP Schedule C Road Network Plan (RNP) depicts a future bike route across the subject parcel in parallel with the existing s. 42 road. Your application will be referred to the Ministry of Transportation and Infrastructure (MOTI). Accommodation of a future bike route may be required depending on MOTI and the LTC's direction.
- 8) A future public trail ('unconfirmed route') is identified on Schedule E (Parks and Trails) of the OCP. Your application will be referred to Capital Regional District (CRD) Parks, Galiano Island Parks and Recreation Commission and the Galiano Island Trails Society. Depending on the LTC's direction, provision of a public trail may be requested by LTC for consideration as part of your rezoning proposal.

With respect to any reporting requirements listed above, the applicant and/or professional must, in accordance with generally accepted impact assessment methodology, ensure the reports:

- (a) identify relevant baseline information and document the nature of the resource or other matter on which the proposed activity or development may have an impact;
- (b) identify and describe the potential and likely impacts of the activity or development including any cumulative effects when combined with other projects proposed or under development;
- (c) evaluate the impacts in terms of their significance and the extent to which and how they might be mitigated; and
- (d) make recommendations as to conditions of approval that may be appropriate to ensure that undesirable impacts are minimized or avoided, and
- (e) make recommendations as to measures that may restore or enhance natural functions or features that have been damaged or degraded prior to development or that would be impacted by the proposed development.

This information must be prepared by a professional or professionals in good standing with his/her professional organization within British Columbia, acting within his/her area of expertise, and with demonstrated and pertinent experience and/or training.

Please also note that the Islands Trust reserves the right to require additional information or clarification in response to the project reports. Any additional requirements will be provided in writing and will identify the additional information required in as clear and specific manner as possible.

## Next Steps

Staff will present your application to the LTC at the Feb 1, 2021 LTC meeting via a preliminary staff report. The staff report will outline the basic parameters of your rezoning proposal and will seek LTC direction to proceed with next steps including the drafting of amending bylaws.

Staff appreciate that providing the above information in advance of that meeting cannot reasonably be expected. As such, the staff report will include an update on the current status of your application materials along with a copy of this letter. Assuming LTC decides to proceed with your application, you will then be expected to complete the remainder of these TOR requirements before your application may be considered for final approval.

I will also arrange an onsite meeting with you when Covid restrictions are relaxed so that I can get a first-hand perspective of your property and in particular the proposed location for development on the upper ridge.

If you have any questions concerning the application or TOR requirements stated above, please do not hesitate to contact me.

Sincerely,

*BSmith*

Brad Smith  
Island Planner, Galiano Island Local Trust Area

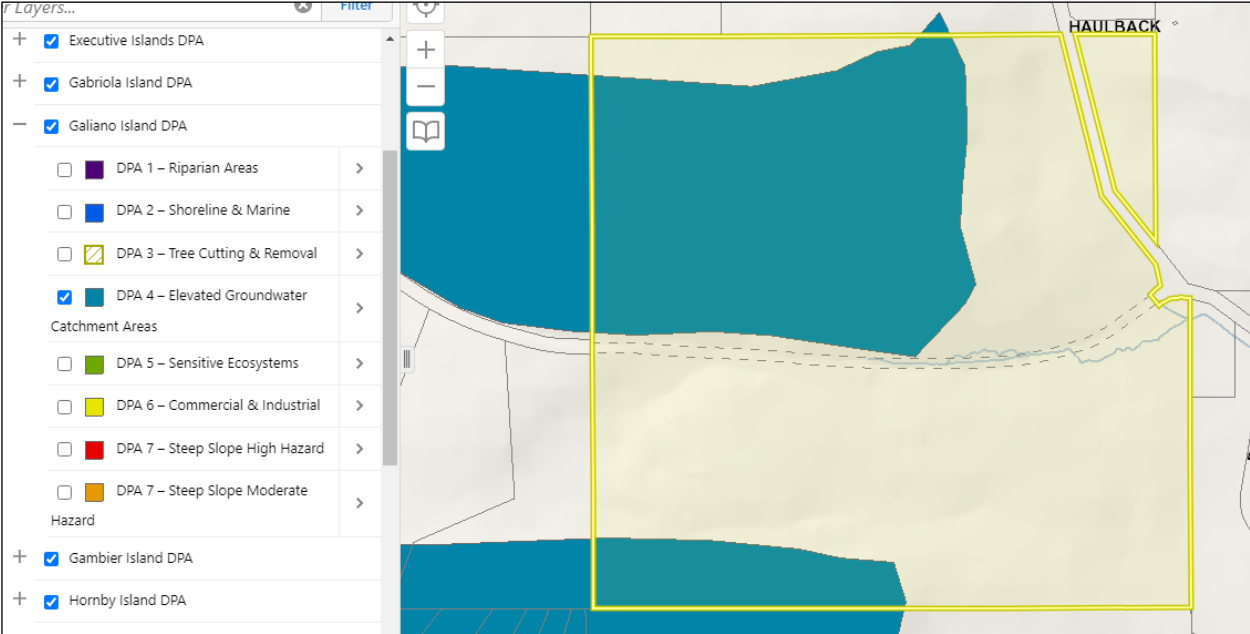
*pc: Robert Kojima, Regional Planning Manager*

# Attachment 1: Development Permit Area Maps

## DPA 1 (Riparian) and DPA 5 (Sensitive Ecosystems)



## DPA 4 – Elevated Groundwater Catchment Area



# DPA 7 – Steep Slope (Moderate and High Hazard)

