



DATE OF MEETING: September 6, 2022

TO: Galiano Island Local Trust Committee

FROM: Brad Smith, Island Planner
Southern Team

COPY: Robert Kojima, RPM

SUBJECT: Rezoning application GL-RZ-2021.2 (Gaylor) – Request for abeyance

PURPOSE

The purpose of this staff memo is to update the Local Trust Committee (LTC) on the status of application GL-RZ-2021.2 (Gaylor) and to seek further direction on next steps.

BACKGROUND

A rezoning application for the approximately 38.8 hectare District Lot (DL) 86 subject property was received on August 23, 2021. The application would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the subject property from **Forest 1 (F1)** to a combination of **Forest 3 (F3)**, **Rural Residential (RR)** and **Nature Protection (NP)**. The proposal would also require subdivision to create four new lots. The breakdown of the lot coverage by zoning type is provided below. The layout of the proposed lots is provided in Attachment 1.

Proposed Zone	Area (ha / acres)*	% of total land base
Forest 3	22.45 ha (55.5 acres)	58%
Rural Residential	4 ha (9.9 acres)	10%
Parkland / Road	12.35 ha (30.5 acres)	32%
Total	38.8 ha (96 acres)	100%

At the December 6, 2021 meeting, the LTC passed a resolution to proceed with the application and to prepare draft bylaws. The LTC also directed staff to undertake preliminary discussions regarding First Nation interests in the subject property with respect to a potential land transfer to BC Parks. Staff subsequently had discussions with BC Parks and Ministry of Indigenous Relations and Reconciliation staff who expressed a reluctance to consider a land transfer to BC Parks at this time given potential First Nations’ concerns regarding the proposal.

At the July 4, 2022 meeting, staff presented a preliminary report to the LTC on application GL-RZ-2022.1 (Gaylor), for the proposed rezoning of DL 85, which is adjacent to DL 86. The proposal was similar with respect

to lot layout as DL 86 in that it blended the two previously successful F1 lot rezoning approaches including the creation of a 20 hectare F3 lot for a portion of the subject property and utilized the 75/25 split to create rural residential zoned lots on another portion of the subject property.

At that meeting, staff recommended the LTC proceed with application GL-RZ-2022.1 (Gaylor) including preliminary engagement with First Nations. However, the LTC did not agree with this staff recommendation, and resolved to proceed no further with the application, primarily citing concerns that in the LTC's opinion the proposal is not consistent with the original heritage forest policies of the OCP. At that meeting, the DL 85 applicant was reticent to consider amending their proposal to address these concerns.

Staff are now seeking direction from the LTC on next steps with respect to the DL 86 rezoning application. At the July 4, 2022 meeting, following the decision to proceed no further with the DL 85 rezoning application, the DL 86 applicant requested that the LTC put their application in abeyance rather than reject it outright in order to give the applicant time to consider a new rezoning proposal that addresses the concerns raised by the LTC with respect to the DL 85 application.

The LTC gave this some consideration at the July 4 meeting, and requested that staff bring the application back to the LTC on the September 6, 2022 LTC agenda for formal consideration of next steps, which is the purpose of this staff memo.

NEXT STEPS

With direction from the LTC, staff will put the application in abeyance or close-out the application.

Submitted By:	Brad Smith, PAg Island Planner	August 3, 2022
Concurrence:	Robert Kojima Regional Planning Manager	August 19, 2022

ATTACHMENTS

1. DL 86 proposed lot layout

Attachment 1. Proposed Lot Layout DL 86

