

15. APPLICATIONS AND REFERRALS

15.1 GL-TUP-2023.2 (Mabberley)

Planner Caproff reviewed the application, which is to store a maximum of 2 tons of aggregate for a term of 3 years, with an option to renew. Rationale from applicant is that it would lower costs to consumers, lessen ferry traffic and no land alteration is involved, and supports the island, employment and location close to the harbour for barges, stating it is a small footprint relative to the lot size. There is livestock on the land, which is not permitted, and should be dealt with separate to the TUP. Submissions to date have been 11 against, 3 for and 80 signatures on a petition supporting the TUP. Concerns raised were reviewed.

Trustee Gauvreau spoke to the mandate to preserve and protect and noted it is a large commercial operation. She stated she is not prepared to permit the TUP at this time, adding only a rezoning would be considered.

Chair Peterson spoke in agreement, and stated ongoing non-conforming operations should cease prior to the rezoning application going forward.

GL-2023-018

It was Moved and Seconded,

That the Galiano Local Trust Committee not approve the issuance of Temporary Use Permit GL-TUP-2023.2 (Mabberley).

CARRIED

Process forward would be to make an application to rezone.

Trustee Mabberley rejoined the meeting at 2:42 p.m.

15.2 GL-RZ-2022.2 (Hayes)

Planner Smith reviewed the application, noting the report presents draft Bylaws as requested at the December meeting. Work is ongoing regarding Groundwater report.

Reviewed the checklist and the agencies were notified of the draft bylaws. A request was made to include the Coast Salish of Galiano in First Nations listings.

GL-2023-019

It was Moved and Seconded,

That the Galiano Island Local Trust Committee Bylaw No. 287, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022" be read for a first time.

CARRIED

GL-2023-020

It was Moved and Seconded,

That the Galiano Island Local Trust Committee Bylaw No. 288, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022" be read for a first time.

CARRIED

GL-2023-021

It was Moved and Seconded,

That the Galiano Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 287, Cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2023-022

It was Moved and Seconded,

That the Galiano Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 288, Cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

15.3 GL-RZ-2014.1 (Crystal Mountain)

Planner Smith reviewed the progress to date. Has spoken with applicant who is working with the Capital Regional District (CRD). A Statutory Right of Way agreement has been negotiated with the CRD and allows for emergency access and egress across the lands. This secures 75% of the Emergency Access Route. A legal memorandum was shared with the CRD, and the CRD are satisfied. Legal opinion is that access is permitted through Easement. There have been two comprehensive Community Information Meetings.

Public Hearing is scheduled for May 6, 2023.

16. LOCAL TRUST COMMITTEE PROJECTS

Received for information.

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated April 2023

Special meeting to be scheduled when legal opinion received on Groundwater.