

# Adopted



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

Date: September 8, 2020  
Location: Electronic Meeting (Zoom Webinar)

Members Present: Dan Rogers, Chair  
Jane Wolverton, Local Trustee  
Tahirih Rockafella, Local Trustee

Staff Present: Brad Smith, Island Planner  
Phil Testemale, Island Planner  
Maple Hung, Planning Team Assistant, Host  
Carly Bilney, Recorder

Public: There were approximately 55 attendees at the Zoom Webinar.

#### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

#### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 5 Town Hall and Questions was moved to Item 11 preceding discussion of applications; and
- Item 15.5 – Ecological Footprint Project – was added to New Business.

**By general consent** the agenda was approved as amended.

Chair Rogers reported that the In-Camera meeting minutes of March 2 and June 1, 2020 were adopted.

#### 3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Recent discussions held related to freshwater sustainability, groundwater, eelgrass and kelp mapping; and
- The legalities of hunting on Galiano is recently explained in the Active Page.

Trustee Rockafella reminded the community that comments are being received until September 30 on proposed amendment bylaw No. 275 that would restrict the issuing of Temporary Use Permits for Short Term Vacation Rentals (STVR).

**4. CHAIR'S REPORT**

Chair Rogers reported on the following:

- The upcoming Trust Council, on September 15-16, will be virtual and will include a number of delegations;
- The Island's Trust budget cycle will begin in the fall with related information to come soon; and
- The Islands Trust Climate Action Speaker Series will launch this fall.

**5. TOWN HALL AND QUESTIONS**

Item 5, Town Hall and Questions, was moved to follow Item 11.

**6. COMMUNITY INFORMATION MEETING**

None

**7. PUBLIC HEARING**

None

**8. MINUTES**

**8.1 Local Trust Committee Minutes Dated July 6, 2020 (for Adoption)**

The following amendment to the minutes was presented for consideration:

That GL-2020-041, under Item 15.1, should be written in full as follows:

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:

- a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased.
- b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease.
- c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue.
- d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.

By general consent the minutes were adopted as amended.

**8.2 Section 26 Resolutions Without Meeting Report Dated August 2020**

Received for information.

**8.3 Advisory Planning Commission Minutes - None**

**9. BUSINESS ARISING FROM MINUTES**

**9.1 Follow-up Action List Dated August 2020**

None

**10. DELEGATIONS – N/A**

**11. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the LTC webpage*

Town Hall was held and the following comments were made during discussion:

- Local Trustees have provided excellent leadership through the pandemic;
- Some residents expressed support for moving the rezoning application for Crystal Mountain ahead;
- The August retreat at Crystal Mountain took COVID-19 protocols very seriously; silence and being in nature is important;
- The Crystal Mountain Society (CMS) has been a good neighbour and brings value to the community; CMS looks forward to coming into long-term compliance;
- The Coast Salish Peoples Society of Galiano was introduced.

Trustee Wolverton was recused from the meeting at 1:12 p.m. Members of the community made the following comments:

- Galiano Island Parks and Recreation Commission requested to be added to the list of agency referrals as park area in the Sticks Allison neighbourhood may be affected by the Galiano Island Galisle Affordable Rental Housing Society (GIGARHS) application;
- Some community members expressed support for the affordable housing initiative and expressed a need for acceptable housing; they noted that many people have had to leave the island because of a lack of housing;
- Affordable housing would help to sustain the school community and offer security and affordability; it allows Galiano to be a dynamic community;
- BC Housing has done work on housing initiatives in rural affordable developments and identifies the importance of partnerships and zoning flexibility;
- Affordable housing can be an effective disruption to the cycle of poverty;
- The government should be held to account when the price of housing is out of reach for residents;
- Some community members did not agree with the proposed affordable housing location;
- The need for affordable housing is dire – finding a new location would take too long;

- Some residents requested that the affordable housing application be held in abeyance pending completion of the Southern Groundwater Sustainability project;
- The Sticks Allison community water system has been experiencing significant historic drops in the aquifer level;
- GIGARHS has not undertaken sufficient community engagement;
- Given we are in a climate emergency the environment should be held above the needs of humans;
- Affordable housing should be developed in a location that does not negatively impact the forest; and
- The proposed affordable housing project is environmentally friendly because it provides for higher density.

## 12. APPLICATIONS AND REFERRALS

### 12.1 GL-RZ-2019.1 (GIGARHS) – Staff Report

Planner Smith reviewed the Staff Report related to GL-RZ-2019.1.

He noted that some community engagement by GIGARHS has taken place and any affordable housing project in British Columbia will involve market rates set by BC Housing based on a mandated formula.

There was discussion about how the application might impact future proposals for high density housing projects, and that the LTC could specify such proposals are for affordable housing only, as opposed to for-profit housing.

Applicants commented on the desire for a community that works in harmony with its neighbours and has sufficient water for its tenants. They noted a website, social media accounts and contact information have been shared to address concerns.

Discussion followed about the need for a more robust water management plan, including an emergency plan if cisterns fail, estimates of how much water will be used for potable uses versus irrigation, and potential issues with well interference.

#### **GL-2020-043**

##### **It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2019.1 (GIGARHS) and to prepare draft bylaws and a draft housing agreement.

**CARRIED**

#### **GL-2020-044**

##### **It was Moved and Seconded,**

that the Galiano Island Local Trust Committee refer application GL-RZ-2019.1 (GIGARHS) to the Galiano Island Advisory Planning Commission for comment.

**CARRIED**

**GL-2020-045**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee hold one or more Community Information Meetings (CIM's) electronically on application GL-RZ-2019.1 (GIGARHS).

**CARRIED**

**GL-2020-046**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee request that the applicants prepare a water management plan including steps related to rainwater harvesting and water storage on application GL-RZ-2019.1 (GIGARHS).

**CARRIED**

A break was called at 2:55 p.m and reconvened at 3:05 p.m.

Trustee Wolverton returned to the meeting at approximately 3:00 p.m.

The Local Trust Committee (LTC) decided to discuss Item 12.3 prior to 12.2.

**12.2 GL-DP-2020.2 (Wilson) – Staff Report**

Planner Smith gave an overview of application GL-DP-2020.2 (Wilson).

Discussion was held about the variances on the property, and concern about seawalls that impact natural vegetation.

Applicants noted that they are working with a biologist to preserve existing trees and to replace invasive plants with native ones.

**GL-2020-047**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2020.2 (Wilson).

**CARRIED**

**12.3 GL-TUP-2020.5 (Worthington) - Staff Report**

Planner Testemale gave an overview of the GL-TUP-2020.5 (Worthington) application.

**GL-2020-048**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee amend renewal Temporary Use Permit GL-TUP-2020.5 (Worthington) by removing the words "to be completed within 12 months of the issuance of this permit" from 3. k).

**GL-2020-049**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve the issuance of a renewal Temporary Use Permit GL-TUP-2020.5 (Worthington) for a period of two (2) years as amended; and,

**GL-2020-050**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee require that the applicant submit well meter records from the date of issuance to the date of expiration for GL-TUP-2020.5 (Worthington) for any new Temporary Use Permit application.

**CARRIED**

**12.4 Lacroix covenant FB81092 discharge – Staff Report**

Planner Smith presented the Staff Report related to Lacroix covenant FB81092.

**GL-2020-051**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee accepts the discharge of Section 219 covenant FB81092 registered on Lot 1 Section 2 Galiano Island Cowichan District Plan VIP83509 and designates the Chair of the Local Trust Committee to sign the discharge of the covenant.

**CARRIED**

**12.5 Mayne Island Local Trust Committee Bylaw No. 180 Referral**

**GL-2020-052**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee moves that Bylaw No. 180 from the Mayne Island Local Trust area that Galiano's interests are unaffected by the bylaw.

**CARRIED**

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1 Update on Southern Gulf Islands Groundwater Sustainability Strategy - Staff Memo**

Received for referral.

**14. REPORTS**

**14.1 Work Program Reports**

**14.1.1 Top Priorities Report Dated August 2020**

Received for information.

**14.1.2 Projects List Report Dated August 2020**

Received for information.

**14.2 Applications Report Dated August 2020**

Received for information.

**14.3 Trustee and Local Expense Report Dated July 2020**

Received for information.

**14.4 Adopted Policies and Standing Resolutions**

Received for information.

**14.5 Local Trust Committee Webpage**

Received for information.

**14.6 Islands Trust Conservancy Report Dated July 2020**

Received for information.

**15. NEW BUSINESS**

**15.1 Contiguous Forest Mapping in the Islands Trust Area Report**

Trustees requested follow up action that Contiguous Forest Mapping in the Islands Trust Area Report be on the October 5 LTC agenda for consideration of referral to the Advisory Planning Commission (APC).

**15.2 Animal Leg Hold Traps – Discussion**

Discussion was held about jurisdictional responsibility for animal leg hold traps. The LTC requested that staff follow up with the Ministry of Environment on the matter.

**15.3 Advisory Planning Commission Meetings – Discussion**

The LTC discussed how to bring the APC back into operation; it was noted that an orientation session is usually held when there are new APC members.

**GL-2020-053**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee requests staff to conduct an orientation session with the new members of the Galiano Island Advisory Planning Commission.

**CARRIED**

**15.4 Use of Development Permits for Variances - Staff Memo**

**GL-2020-054**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee ask staff to draft language for a suggested resolution that would address neighbour notification in the case of a variance built into a development permit application.

**CARRIED**

**15.5 Ecological Footprint Project**

The LTC discussed the Ecological Footprint Project being led by the Galiano Conservancy Association.

**15.6 Variances**

Discussion was held about properties that contain variance issues and how the LTC should proceed with compliance.

**GL-2020-055**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee requests staff to provide a report on how the Local Trust Committee can deal with encroachments that become obvious in other applications.

**CARRIED**

**16. UPCOMING MEETINGS**

**GL-2020-056**

**It was Moved and Seconded,**

that in accordance with *Ministerial Order M192 – Local Government Meetings & Bylaw Process* and *Province of BC Bill 19 – 2020*, Galiano Island Local Trust Committee cannot conduct public in-person meetings at this time because the meeting venues traditionally used have limited access or do not meet the legislated requirements for the protection of the community, trustees and staff; and

Therefore in order to meet the principles of openness, transparency, and accessibility, meetings of the Galiano Island Local Trust Committee will be held electronically over the period August 26 to October 31, 2020, will be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

**CARRIED**

**16.1 Next Regular Meeting Scheduled for October 5, 2020 - Electronic Meeting**

**17. TOWN HALL**

None

Chair Rogers explained if there is any rise and reporting, it will be brought up at the next October 5, 2020 LTC Electronic meeting.

**18. CLOSED MEETING (Distributed Under Separate Cover)**

**18.1 Motion to Close the Meeting**

**GL-2020-057**

**It was Moved and Seconded,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a)(d)(g) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated July 6, 2020



- Land Use Update
  - Advisory Planning Commission Appointment
- AND that the recorder and staff attend the meeting.

**CARRIED**

**18.2 Recall to Order**  
**None**

**18.3 Rise and Report**  
**None**

**19. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:31 pm.

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Dan Rogers, Chair

Certified Correct:

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Carly Bilney, Recorder