

# ADOPTED



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** September 9, 2019  
**Location:** Galiano South Community Hall  
141 Sturdies Bay Road, Galiano Island, BC

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Brad Smith, Island Planner  
Warren Dingman, Bylaw Compliance and Enforcement Manager  
Yasemin Schnorr Von Carolsfeld, Recorder

**Public:** There were approximately (75) members of the public.

#### 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 traditional territory of the Coast Salish First Nations, particularly the Penelakut.

#### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Amendment under 15.5 to the applications process;
- Correspondence from an applicant, from July, to be added under 11.2; and
- Community stewardship award.

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

#### 3. TRUSTEE REPORTS

Trustee Rockafella provided a report including the following updates:

- Work has started on a Climate Action project with the Capital Regional District (CRD) and First Nations with participation from Pender and Saturna Islands;
- Should the grant application be successful, two from our community will be able to attend the conference.

Trustee Wolverton provided a report including the following points:

- Although the Local Trust Committee (LTC) hasn't met in person since July 8<sup>th</sup>, an electronic LTC meeting was conducted on August 2<sup>nd</sup>
- Digital meetings offer the opportunity to reduce carbon footprint but can be challenging due to poor internet service on the islands.
- Next Wednesday as part of a learning session on First Nations, Trustee Wolverton will be viewing the video: Dust & Bones; and
- She's had 10 days with office hours, 20 visitors and hundreds of people out in the community whom she's had the opportunity to speak with.

#### **4. CHAIR'S REPORT**

Chair Rogers provided a report including the following points:

- Trustee Wolverton has been working to move the agenda around Reconciliation at the Islands Trust. He noted that she has volunteered for a new internal working group. It will include an intensive study group, intended to deepen institutional First Nations knowledge and reconciliation efforts;
- The roll out of the Trust Policy Statement review will begin Sept. 10<sup>th</sup>. It will include engagement with residents of the islands and is akin to the Official Community Plan (OCP) for the whole Trust area;
- September 30<sup>th</sup>, at the Galiano Lion's Hall, an open house will offer the opportunity for the community to provide input on potential updates and revisions to the Trust Policy Statement; and
- Trust Council is being held on Bowen Island next week.

#### **5. TOWN HALL AND QUESTIONS**

Members of the public made the following points:

- The LTC was thanked for the work they're doing;
- Re: the F1 lot issues, it was suggested that the community needs to be on board and that previously completed work be honoured;
- The value of the road network plan was questioned by some and supported by others;
- Credit was given to previous LTCs for the liveability of our community and safety; and
- Community needs before the needs of one individual, was a sentiment expressed.

On the issue of conflict of interest, Chair Rogers mentioned there are resources and training available for all on the Local Trust Committees. He explained the process when a Trustee recuses themselves.

Members of the public made the additional following points:

- It was suggested that emergency services need to be involved in the planning process;
- There are signs of stress in the community because several commercial properties are vacant and/or for sale at the south end of Galiano Island;
- Questions were raised on how long the new affordable housing project would take;
- Minimizing greenhouse gas emissions and sustaining the local economy could be facilitated by keeping businesses such as the gravel pit on Galiano Island; and

- Reconsideration of Lesley Page’s application was encouraged.

Chair Rogers invited people to address the Stevens matter:

Members of the public made the following points:

- The Stevens bought their forest lot when residents were allowed to live on them; and
- Fred Stevens is a vibrant member of the community and has volunteered much of his time.

Chair Rogers mentioned that he was aware of the input from the community about the good reputation of these people and noted that this situation is not about the people, it is about the land.

Public comments continued:

- Fred Stevens should be allowed to rezone, this situation has been going on too long;
- Zoning goes with the land, not the person;
- The community will benefit from passing these Bylaws;
- The other benefit is the community easement;
- There needs to be consistency with the Official Community Plan (OCP) and the location of the emergency access did not conform to the OCP;
- Keep greenhouse emissions down. The *Local Government Act* includes in their plans targets to achieve their emissions;
- There was a call to action for the reconciliation with First Nations;
- Fred Stevens’ land ownership was questioned; and
- Support was expressed for the First Nations people to buy back their land..

During discussion the additional points were made by LTC:

- There is no further action being taken with the Stevens’ application and it’s sitting in legal purgatory;
- One of the letters had the writer’s name crossed out and it will be looked into;
- Processes were explained for third readings of bylaws; and
- The decision was made in May for the Trust to pay for the survey and seemed fair.

Staff were directed to take no further action on the bylaws 265 & 266 at the July meeting.

A break was held 2:17 p.m. to 2:30 p.m.

**6. DELEGATIONS**

None

**7. COMMUNITY INFORMATION MEETING**

None

**8. PUBLIC HEARING**

None

**9. MINUTES**

**9.1 Local Trust Committee Minutes Dated July 8 & August 2, 2019 (for Adoption)**

The following amendments to the minutes were presented for consideration:

**By general consent** the minutes of July 8, 2019 were adopted with the following amendments:

- Item 12.6 should read “what to do with dead trees” and not branches;
- There’s a small change needed at the end of town hall, the last bullet under 15. Change the wording to “Powerlines that have any uninsulated length”; and
- Item 13, RPM Kojima, follow-up action.

AND **By general consent** the minutes of August 2, 2019 were adopted.

**9.2 Section 26 Resolutions Without Meeting Report Dated September 2019**

None

**9.3 Advisory Planning Commission Minutes**

None

**10. BUSINESS ARISING FROM MINUTES**

**10.1 Follow-up Action List Dated September 2019**

Planner Smith commented that all follow-up action items have been addressed.

**11. CORRESPONDENCE**

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

**11.1 Letter Dated July 27, 2019 - re GL-RZ-2017.1**

The letter was received.

**11.2 Letter from L. Page Dated August 27, 2019 re GL-TUP-2019.4**

Ms. Page made comments in support of her application and in response to letters received by the LTC at the July 8<sup>th</sup> meeting. She sought clarification as to when she could expect the STVR review process to be completed.

Chair Rogers and Planner Smith stated that by early to late spring of 2020 the STVR study is expected to be completed.

Ms. Page requested either a reconsideration of her application for a shorter timeframe or deferral of a decision on her application until the STVR study is complete.

**GL-2019-061**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind resolution GL-2019-054.

**CARRIED**

**Trustee Rockafella Opposed**

**GL-2019-062**

**It was Moved and Seconded,**

that GL-TUP-2019.4 (Page) be held in abeyance until the STVR project is concluded .

**CARRIED**

**12. APPLICATIONS AND REFERRALS**

**12.1 GL-DVP-2019.2 (Pankratz) - Staff Report**

Planner Smith reported that there has been no response from neighbours with respect to the application and staff recommend approval of the development variance.

**GL-2019-063**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2019.2 (Pankratz).

**CARRIED**

**12.2 GL-DVP-2019.3 (Webster) - Staff Report**

Planner Smith reported that there's been no response from neighbours with respect to the application and staff recommend approval of the development variance.

**GL-2019-064**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2019.3 (Webster).

**CARRIED**

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1 Short Term Vacation Rental (STVR) Review - Staff Report**

Planner Smith gave an overview of the project status and a summary of the STVR discussion paper findings. Public input will be sought once the paper is finalized.

Discussion ensued on the following points:

- The depth of the staff report and that the LTC is looking forward to the public process;
- Temporary Use Permits (TUPs) are intended to be temporary;
- Consideration needs to be given on how to deal with visitor accommodation;
- Business licences could be examined;

- Enforcement is tied to advertisement for AirBnB's and Vacation Rentals By Owners (VRBO), etc; and
- A clarification was made on the chart on page 54 by Planner Smith re: STVRs permitted via zoning.

## **14. REPORTS**

### **14.1 Work Program Reports**

#### **14.1.1 Top Priorities Report Dated September 2019**

Chair Rogers requested an update on the status of the groundwater sustainability study.

RPM Kojima replied there will be a report in the fall.

#### **14.1.2 Projects List Report Dated September 2019**

Received for information.

### **14.2 Applications Report Dated September 2019**

Chair Rogers stated that there was one other TUP application received during the period when the moratorium was lifted. Planner Smith agreed to provide the applicant an update.

RPM Kojima mentioned they are waiting to hear back from the applicants: Romagnoli & Smith regarding the GL-RZ-2005.2 application.

It was noted that Planner Smith will have a conversation soon with the proponent in regards to the Crystal Mountain Society rezoning application.

### **14.3 Trustee and Local Expense Report Dated June 2019**

Received for information.

### **14.4 Adopted Policies and Standing Resolutions**

None

### **14.5 Local Trust Committee Webpage**

None

### **14.6 Islands Trust Conservancy Report**

None

## **15. NEW BUSINESS**

### **15.1 Community Stewardship Awards**

It was reported that there were 15-25 nominees and Andrew Simon was 1 of the 7 that was chosen. He has done many conservation research projects on the island and has accounted for 1000 unique species on the island.

**15.2 Rezoning Options & Community Benefits Re: Forest Lots - Discussion**

**GL-2019-065**

**It was Moved and Seconded,**

that staff provide a report at the next LTC meeting regarding existing options for F1 lot rezoning and potential community benefits.

**CARRIED**

**15.3 Road Network & Emergency Access - Holding a Community Information Meeting (CIM) - Discussion**

Trustee Wolverton indicated that she would like to hold a community information meeting and involve Galiano Island emergency response representatives and a representative from the Ministry of Transportation and Infrastructure (MOTI). This would help to clarify information about the roads for the community.

The LTC discussed the following points:

- Road network plan and forest lots;
- Cycling and walking paths;
- Three “top priorities” and could look to add in new year depending on resource availability and other priorities; and
- Have item 15.3 ‘Road Network & Emergency Access – Holding a CIM’ put back on the agenda for the next month in October.

**GL-2019-66**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee defer item 15.3 to the October LTC meeting.

**CARRIED**

**15.4 Trust Council Climate Change Reports – Memo**

There was discussion regarding the report.

**GL-2019-067**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee refer the climate adaption and mitigation strategy report to the Galiano Island Advisory Planning Commission to make specific recommendations on strategies.

**CARRIED**

## 15.5 Applications Process

### GL-2019-068

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

that the Galiano Island Local Trust Committee report on options to set in place more explicit deadlines for public comments on applications to the LTC that do not require a public hearing process.

**CARRIED**

## 16. UPCOMING MEETINGS

### 16.1 Next Regular Meeting Scheduled for October 7, 2019, at the South Community Hall, Galiano Island

## 17. TOWN HALL

Members of the public made the following points:

- The LTC should consider rescinding 3<sup>rd</sup> reading (Stevens), so that the application can go back to public hearing;.
- Have a community information meeting on the Road Network Plan, as public education, in advance of the public hearing;
- Inaccurate information was given by a community member regarding Crystal Mountain;
- The STVR review identifies that dwellings used as STVRs represent less than 6% of all Galiano Island dwellings;
- A report regarding item 15.2 and rezoning/potential community amenity options in the F1 zone was requested;
- Carbon footprint is reduced by using gravel sourced on Galiano Island;
- Sustainability on the island is important and don't make it only for the rich;
- Focus on the road network plan, which is a more burning issue than STVRs;
- The Trustees were thanked for reconsidering their position with respect to publishing news in the Active Page;
- Parking issues and questions were raised about whether the roads could be widened with a gravel shoulder; and
- Shutting down DL 37 application impacts the road network plan and did not make sense.

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

### 18.1 Motion to Close the Meeting

#### GL-2019-069

#### **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) (d & f) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated August 2, 2019;
- Bylaw Enforcement Issue;

AND that the recorder and staff attend the meeting.

**CARRIED**



**18.2 Recall to Order**

Chair Rogers recalled the meeting to order at 5:15 p.m.

**18.3 Rise and Report**

Chair Rogers reported that the In-Camera Minutes of Aug. 2<sup>nd</sup> were adopted.

**19. ADJOURNMENT**

**By general consent** the meeting was adjourned at 5:16 p.m.

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Dan Rogers, Chair

Certified Correct:

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Yasemin Schnorr Von Carolsfeld, Recorder