

# ADOPTED



## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** November 4, 2019  
**Location:** North Community Hall  
22790 Porlier Pass 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  
Yasemin Schnorr Von Carolsfeld, Recorder

**Public:** There were approximately (30) members of the public.

### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:31 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations, particularly the Penelakut people.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Under section 15.2, New Business, there will be a motion regarding the Road Network Plan (RNP).
- Chair Rogers would like to discuss the upcoming Short Term Vacation Rental (STVR) open house, which is a component for the STVR review priority project charter.

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

### 3. TRUSTEES REPORT

Trustee Rockafella reported on the following:

- The STVR review open house will be on November 23<sup>rd</sup> at the Lions Hall.
- BC Hydro sprayed pesticide on Galiano Island without consulting – Trustee Rockafella will engage with BC Hydro to improve communication in the future.

Trustee Wolverton reported on the following:

- Follow up on un-insulated wires and how to engage BC Hydro;
- Michael Hoebel / Emma Davis, Capital Regional District (CRD) mentioned there has been one more meeting and some concerns were raised. There will be a Town Hall regarding that subject. A tentative meeting has been set for Dec. 2<sup>nd</sup> with the CRD Electoral Area Director.
- would like to have First Nation naming conventions included for places on the island;

- Affordable Housing:
  - Affordable rental housing is needed for long term residents, young families, seasonal workers and the elderly;
  - In 2018, the Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS) was formed to seek solutions to the lack of affordable housing on Galiano Island;
  - In 2005, the Galiano Club received over 300 acres in a rezoning process (i.e. the Heritage Forest lands), some of which had been set aside for affordable housing;
  - GIGARHS is working with the Galiano Club on a rezoning proposal to build affordable housing in the Heritage Forest; and
  - Trustee Wolverton is recusing herself regarding the proposed rezoning of a portion of the Heritage Forest for affordable housing, due to her past involvement with both the Galiano Club and GIGARHS.

#### 4. CHAIR'S REPORT

The Chair noted that at Trust Council in Victoria, December 3 to 5<sup>th</sup>:

- The Town Hall will be on Wednesday, December 4<sup>th</sup>;
- A draft budget for 2020 will be presented;
- the Strategic Plan will be considered for adoption, which includes a \$50,000 increase in salaries, and overtime changes for staff;
- The Islands Trust role in the reconciliation process with First Nations, which is a work in progress:
  - The Province has introduced legislation aimed at adopting the UN Declaration on the Rights of Indigenous Peoples (UNDRIP). If passed into law, the new legislation will change the way the province and local governments operate with respect to First Nations;
  - For example, Official Community Plan (OCP) reviews and land reviews will involve a much more robust engagement with First Nations going forward.

#### 5. TOWN HALL AND QUESTIONS

Members of the public raised the following points:

- The CRD will be reviewing the Solid Waste Management Plan (SWMP) to reduce waste;
- An online survey can be completed and a poster will be distributed to the same affect;
- Trustee Rockafella will post the SWMP survey on the LTC social media page;
- Water should not be used to shut down affordable housing. We need to work to solve the problems together;
- Support for the Steven's application:
  - Expedite a resolution regarding the Stevens application;
  - Need for thoughtful consideration and more detailed info;
  - Difficulty with the Stevens application; in a forest zone, introducing people means increasing the fire risk;
  - why didn't the applicant want to follow the east side road;
  - Approve of rescinding 3<sup>rd</sup> ;
  - Hold a community information meeting and public hearing for the applications;
  - Community Information Meeting should be separate from Public Hearing; and
  - The Trust Committee needs to really look at the Road Network Plan.

A discussion was held around conflict of interest potential with Trustee Wolverton having recused herself from future involvement with the Heritage Forest rezoning proposal.

**6. COMMUNITY INFORMATION MEETING**

None

**7. PUBLIC HEARING**

None

**8. MINUTES**

**8.1 Local Trust Committee Minutes Dated October 7 (for Adoption)**

The following amendments to the minutes of October 7<sup>th</sup> were presented for consideration:

- under Trustee Wolverton's Trustee Report, the 3<sup>rd</sup> item, page 1, should read "the Penelakut and the Victoria Friendship society (not the Galiano Friendship Society)".
- page 7 of minutes, first bullet, remove "they" and add "some" in the sentence.

**By general consent** the minutes were adopted as amended.

**8.2 Section 26 Resolutions Without Meeting Report**

None

**8.3 Advisory Planning Commission (APC) Minutes Dated November 26, 2018 and October 2 & 15, 2019**

Received for information

**9. BUSINESS ARISING FROM MINUTES**

**9.1 Follow-up Action List Dated October 2019**

Planner Smith noted that all tasks were completed, except for what was addressed in section 14.1, updating the LTC Projects List.

**10. DELEGATIONS**

None

**11. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the LTC webpage*  
None

**12. APPLICATIONS AND REFERRALS**

**12.1 GL-RZ-2017.1 (Stevens) - Staff Report**

There was discussion and clarification about the details of the revised proposal.

**GL-2019-077**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee endorse the replacement composite reference plan prepared by Peter Thomson dated October 24, 2019 and that staff undertake the necessary steps to modify Covenant CA7154985 accordingly.

**CARRIED**

**GL-2019-078**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind Third Reading of Bylaw 265, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2017".

**CARRIED**

**GL-2019-079**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind Third Reading of Bylaw 266, cited as "Galiano Island Land Use Bylaw, 1999, Amendment No. 2, 2017".

**CARRIED**

There was discussion about the logistics of when to hold the Community Information Meeting (CIM) in relation to a Public Hearing. It was decided to hold them on separate dates.

**GL-2019-80**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to schedule a community information meeting for Bylaws 265 and 266 prior to the next scheduled LTC meeting and schedule a public hearing related to Bylaws 265 and 266 during the next LTC meeting.

**CARRIED**

A break was held from 1:54 p.m. to 2:12 p.m.

**12.2 GL-RZ-2019.2 (Gauvreau) - Staff Report**

Planner Smith summarized his report and acknowledged the applicant in attendance.

A discussion was held about the details of the proposal.

**GL-2019-081**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2019.2 (Gauvreau) and to prepare a draft bylaw.

**CARRIED**

**12.3 GL-DVP-2019.4 (Angelopoulos) - Staff Report**

Planner Smith summarized his report for the variance request regarding three existing structures sited in setbacks.

**GL-2019-082**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2019.4 (Angelopoulos).

**CARRIED**

Trustee Wolverton expressed satisfaction that some of the non-conforming situations on the island were being addressed.

**12.4 GL-TUP-2019.8 (Waterfall & Kowalski) - Staff Report**

Applicant, Mr. Waterfall expressed his views.

Planner Smith provided a summary of the proposal.

Trustee Wolverton commented that they will have a clearer picture of where they want to go with STVR's soon based on the results of the STVR review project.

**GL-2019-083**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve the issuance of renewal Temporary Use Permit GL-TUP-2019.8 (Waterfall & Kowalski) for a period of two (2) years.

**CARRIED**

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1.1 Top Priorities Report Dated October 2019**

Planner Smith commented that the STVR research paper is now finalized. The Lion's Hall is booked for November 23<sup>rd</sup> for an Open House and logistics will be discussed under New Business.

**14. REPORTS**

**14.1 Work Program Reports**

**14.1.2 Projects List Report Dated October 2019**

RPM Kojima and Planner Smith reviewed the Projects List recommending what to remove, keep and consolidate with other projects.

**GL-2019-084**

**It was Moved and Seconded,**

that the Galiano Island Local Island Local Trust Committee have staff prepare a report to provide recommendations for consolidation or removal of projects.

**CARRIED**

**14.2 Applications Report Dated October 2019**

A brief discussion was held on the status of Crystal Mountain and it was noted that the applicant is currently working to finalize the subdivision plan for consideration by the LTC.

**14.3 Trustee and Local Expense Report**

None

**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**

A brief discussion was held regarding the Financial Planning Committee (FPC).

**15.1 Live Streaming LTC Meetings - Briefing**

**GL-2019-085**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee communicate to Trust Council it's interest in filming and streaming its public meetings.

**CARRIED**

**15.2 Road Network Plan (RNP)**

Trustee Wolverton reported that the East Side Road was an alternative to the Porlier Pass Road up to 1990. There has been a change in the population on the island and everyone may not understand what this road represents, or other components of the Road Network Plan.

**GL-2019-086**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee request that the Galiano Island Advisory Planning Commission (APC) provide recommendations on how best to present information on the Road Network Plan (RNP) to the community and what types of materials would best support the presentation(s).

**CARRIED**

**16. UPCOMING MEETINGS**

**16.1 Next Regular Meeting Scheduled for December 9, 2019, at the South Community Hall, Galiano Island**

**16.2 2020 Proposed Annual Meeting Schedule (attached for Adoption)**

**GL-2019-087**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee remove the May 4 LTC meeting from the 2020 meeting schedule and approve the schedule as amended.

**CARRIED**

**17. TOWN HALL**

Members of the public made the following points:

- Do not remove soil removal from the Projects List, the forest zone provides significant water catchment and soil loss impacts the water in all the catchment areas;
- The LTC is close to solving the parking issues; do not remove it from the Projects List;
- Regarding the F1 review, this is a subject for a full scale OCP review;
- The value of live streaming of meetings was noted, but concern was raised as to who owns the data and how that affects going back for historical data purposes;
- The East Side road needs to open as soon as possible, to ensure emergency access;
- Do not rush to subdivide the Stevens land until there is a plan. You may want to change something before you have a public hearing;
- Live web streaming is a tool that the public will use more and more;
- The RNP is high priority, but is just a piece of paper until you resolve the lands issues the proposed roads go through;
- Do a mail out for the November 23<sup>rd</sup> Stevens CIM and STVR Open House.
- We have heard a lot about a rushed process, but the Stevens file has been active since 2017;
- There has been hundreds of staff hours and legal advice involved in it;
- Do not call a public hearing and then cancel it; and
- The Advisory Planning Committee (APC) and Trustees need to be provided with a State of Title in advance, so that they can see what the easements are prior to rezoning.

**18. CLOSED MEETING**

None

**19. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:55 p.m.

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Dan Rogers, Chair

Certified Correct:

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Yasemin Schnorr Von Carolsfeld, Recorder