



Galiano Island Local Trust Committee Record of Public Hearing Bylaws No. 265 & 266

Date: July 9, 2018
Location: North Galiano Community Hall
22790 Porlier Pass Road, Galiano Island, BC

Members Present: Laura Busheikin, Chair
Sandy Pottle, Local Trustee
George Harris, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Kim Stockdill, Island Planner
Colleen Doty, Recorder

Others Present: Approximately 25 members of the public present.

5. PUBLIC HEARING

Chair Busheikin called the Public Hearing to order at 2:24 p.m. She gave notice and stated procedure and rules for the hearing. Each speaker was given four minutes.

Trustee Harris questioned whether he had a conflict of interest because he has used Stevens' services in the past.

Chair Busheikin explained conflict of interest guidelines for elected officials, noting jurisprudence on "communities of interest", where services are provided to many people in a community. The concept of "communities of interest" is distinctly different from conflict of interest where there is a specific, narrow interest.

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Bernard Mignault spoke in favour of the Stevens' rezoning application. In his 30 years of being on Galiano, he has often worked with Mr. Stevens and has found him an extremely honest, skilled, and hard worker. He is very much in favour of the rezoning that suits him and the rest of the community.

Line Marie St. Jacques asked whether anyone in the room had a conflict of interest with the Stevens as a neighbour.

Chair Busheikin clarified that, in general terms, elected decision makers are the ones who potentially have conflicts of interest. Neighbours with specific interests are invited to comment on how the application potentially affects them.

Stephen Rybak noted that, from the outset, he has supported the Stevens' rezoning proposal. However, he is starting to have questions about the covenant and what it would potentially do to the Road Network Plan (RNP), if the Ministry of Transportation and Infrastructure (MOTI) accepted Segment 1 and went ahead. He requested Trustees take another look at the covenant to maintain integrity of the RNP; he requested staff respond adequately to Trustee Pottle's questions.

Doug Latta, 1029 Montague Road, spoke in favour of the rezoning and agreed with the need to look at emergency access. He does not think that individual land owners should be responsible for upgrading a road that will serve the whole public. He doesn't think it's a fair burden. He agrees with the plan to have a split zone. He understands from the planner that we are not giving up the option if MOTI takes one option or the other.

Kiyo Okuda felt this particular application has been hurried and the RNP is not being adequately considered. He stated that industrial grade roads are needed. Mr. Okuda argued that this process should be stopped until there is an industrial road, not an emergency laneway.

Roger Pettit, 222 Vineyard Way, spoke in support of the Stevens application, referring to the need for gravel, excavation and trucking. He stated the rezoning rights a wrong of the past. Galiano has had years to deal with the RNP. He was on the North Galiano Fire commission for over 12 years and never once asked what their needs were. Anything they achieved was because they took the initiative themselves to achieve it. He stated that no one ever asked what their needs were. With respect to Georgia View, he stated that no one has taken the initiative to get the road open. He questioned all the bickering over one lot, and one segment of it, when Galiano has several miles of need. The Road Network Plan should be tackled by a project.

Diana Lilly, 174 Morgan Road, read her letter in agreement with the rezoning. Speaking as a former Galiano on-call registered nurse, she has been well aware of the difficulties faced by the Community Emergency Response team. She expressed concern about a lack of a statutory right-of-way through the lot. Galiano needs unimpeded emergency access on the eastern side. She urged the LTC to consider this issue. She found the meeting today extremely informative. She was concerned there was not enough information prior to today. She felt the process was rushed.

Mike Hoebel, 798 Georgeson Bay Road, stated he was fully in support of the application for rezoning. With respect to the RNP, he stated it was time for the community to have another look at the RNP, to re-think and self-educate.

Sheila Anderson read a submission from Don Anderson, her husband. He does not support any advancement of the proposed bylaws because of unresolved issues. The current draft covenant does not address the RNP, but offers MOTI a choice. Article 6 is closing procedure wording such that highway provisions will be discharged. The taking of Segment 1 by MOTI would trigger that the extension of Georgia View Road would never happen. Mr. Anderson does not think the emergency lane right-of-way should be

left to MOTI to determine, but believes that the LTC should take greater responsibility for this. Mr. Anderson wants the applicant to reconstruct the access and requested that some limits be placed on the trucking to reduce hours of operation. He has been discouraged by the way the application has been dealt with, stating it had not been openly disclosed in clear language to the entire community.

Tom Mommsen read a letter from Risa Smith who objects to the bylaws as they stand. The RNP is an important part of the Official Community Plan (OCP). Her letter spoke to the need for a back-up in case of emergency and she was surprised to see that the bylaws do not have a covenant for the future dedication of the road according to the RNP. In general, she supports the rezoning but not with the current covenant.

Akasha Forest, 2231 Montague, referred to a letter she had written regarding the rezoning process which she finds troubling. She would like the LTC to revisit the covenant, particularly, the mechanism by which MOTI has the possibility to discharge Segment 2 dealing with emergency access. She emphasized the importance of road dedications being given at the critical time of rezoning.

Rose Marie Umana stated that no consideration has been given to property owners next to Georgia View Road. Public safety is important. Health issues should not be impeded by locked gates. She referred to the large fire 12 years ago. Sticks Allison residents feel very vulnerable.

Joanne Randall submitted a letter on behalf of someone else. In general, she supported the application but has concerns about the RNP.

Louise Decario echoed points made by Akasha Forest. While she supports the rezoning, this would be a significant change to a Forestry Lot, so there should be a major community benefit. Now is the chance to obtain a piece of emergency access road. Georgia View has always been an access road, and Gustin Road, the emergency road. All the other agencies approved the RNP. As long ago as 2003 in Richard James' report, the Georgia View Road was identified as a future major public road. She asked why these points had not been discussed in any prior LTC meeting, since everyone has expressed the importance of having more emergency access roads. Increased uses of an F1 lot, in exchange for a community amenity seems fair to her. In terms of reviewing the RNP, she agreed it's a good idea, but thought a review should happen before changes are made to it.

Tom Hennessy, 637 Southwind Road, spoke in favour of the application. He is concerned about the length of time it takes to resolve these rezoning issues. Many forestry lot owners have gotten sick over these rezonings. He urged the LTC to try hard to resolve things in a timely way.

Kiyo Okuda spoke against the rezoning, stating it should be stopped. Georgia View Road is part of the RNP, and if that road were useable it would be the preferred road. He would like to see more action with regard to the RNP on the part of the Trustees. He would like to see the proponent improve the road as a benefit to the island.

Sheila Anderson requested that the LTC not close the PH until such time as they have a revised covenant. She stated that the LTC owes the community full disclosure about what the covenant would look like and the implications of the covenant. She is concerned that the connectivity of any adjustments in location are consistent with the RNP. She stated it was important to get a statutory right of way (SRW) at the time of rezoning, and to not take the SRW when the opportunity presents is shameful.

By General Consent, there being no further speakers, the Public Hearing was adjourned at 3:20 p.m.

The regular business meeting was recalled to order at 3:20 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder