



Galiano Island Local Trust Committee

Regular Meeting Agenda

Date: June 3, 2019
Time: 12:30 pm
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

			Pages
1.	CALL TO ORDER	12:30 AM - 12:30 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	12:30 PM - 12:50 PM	
4.	COMMUNITY INFORMATION MEETING none		
5.	PUBLIC HEARING none		
6.	MINUTES	12:50 PM - 1:00 PM	
6.1	Local Trust Committee Minutes Dated May 6, 2019 (for Adoption)		3 - 10
6.2	Section 26 Resolutions Without Meeting Report none		
6.3	Advisory Planning Commission Minutes none		
7.	BUSINESS ARISING FROM MINUTES	1:00 PM - 1:10 PM	
7.1	Follow-up Action List Dated May 2019		11 - 11
8.	DELEGATIONS none		
9.	CORRESPONDENCE	1:10 PM - 1:15 PM	
<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>			

9.1	S. Brands - Email Correspondence Re: Cell Phone Topic & Road Signs (attached)	12 - 13
10.	APPLICATIONS AND REFERRALS	
10.1	GL-RZ-2017.1 (Stevens) Covenant - Discussion	
11.	LOCAL TRUST COMMITTEE PROJECTS	1:15 PM - 1:45 PM
11.1	Short Term Vacation Rentals (STVR) Review Project - Staff Report (attached)	14 - 19
12.	REPORTS	1:45 PM - 2:15 PM
12.1	Work Program Reports (attached)	
12.1.1	<u>Top Priorities Report Dated May 2019</u>	20 - 20
12.1.2	<u>Projects List Report Dated May 2019</u>	21 - 23
12.2	Applications Report Dated May 2019 (attached)	24 - 26
12.3	Trustee and Local Expense Report Dated March 2019 (attached)	27 - 27
12.4	Adopted Policies and Standing Resolutions none	
12.5	Local Trust Committee Webpage	
12.6	Trustee Report	
12.7	Chair's Report	
12.8	Islands Trust Conservancy Report none	
13.	NEW BUSINESS	
13.1	A Standing Resolution on Reconciliation - Email (attached)	28 - 29
14.	UPCOMING MEETINGS	2:15 PM - 2:20 PM
14.1	Next Regular Meeting Scheduled for July 8, 2019, 12:30 p.m., at the South Community Hall, Galiano Island	
15.	TOWN HALL	2:20 PM - 2:30 PM
16.	CLOSED MEETING none	
17.	ADJOURNMENT	2:30 PM - 2:30 PM



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: May 6, 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, Planner (in audience)
Yasemin Schnorr Von Carolsfeld, Recorder

Public Present: There were (13) members of the public present.

1. CALL TO ORDER

Chair Dan Rogers called the meeting to order at 12:41 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations, in particular the Penelakut people.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

7.2 Urban Communities application (partnering) for reconciliation.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Chair Rogers commented that although section 10.3 would be talked about, he wouldn't be soliciting input.

Stephen Rybak asked about the TUP guidelines for water management areas needing to install a water collection system.

Regional Planning Manager (RPM) Kojima explained the background.

Trustee Wolverton stated the hope is that eventually people will connect at least for grey water.

Tom Hennessy mentioned that he wanted to congratulate the new Trustees on considering new affordable housing units on the island.

Trustee Wolverton explained the funding from BC Housing.

Art Moses asked why staff can meet with members of the public on post-hearing applications.

Chair Rogers explained that staff continue to work on applications but the LTC can't receive input from the public.

Suzanne Fournier asked that the previous minutes be corrected.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated April 1, 2019 (for Adoption)

The following amendments to the minutes were presented for consideration:

Before the meeting Trustee Wolverton pointed out that a few names had spelling errors in them:

Stephen Rybak, Brad Lockett, Louise Decario, p. 2, Cate Sandilands, Sheila's last name is Anderson, p. 5 Sandy Pottle, p. 9 Diana Lilly & Alison Colwell, on page 11, should have the spelling of her name corrected.

By consent the LTC amended the comments, p. 2 of the minutes, in the town hall, where Ms. Fournier was quoted as saying "expressed concern..." correct it to read Suzanne Fournier's comments: "Every application should have a statutory right of way for emergency access."

Chair Rogers had a question about the June 2nd workshop. Trustee Rockafella explained the date of June 2nd had been set for the Groundwater & Coastal Douglas-fir workshop.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions Without Meeting Report

none

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated April 2019

Received for information.

7.2 Urban Communities Application for Reconciliation

Trustee Wolverton explained the UBCM (Union of BC Municipalities) grant application . She hopes it would lay the groundwork for reconciliation with the Penelakut people.

Chair Rogers thanked Trustee Wolverton for all her work on the Application.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

Regional Planning Manager (RPM) Kojima mentioned the process for TUP renewal. The first one issued 3 years ago was up for renewal.

10.1 GL-TUP-2019.3 (Coleman) - Staff Report

GL-2019-035

It was Moved and Seconded,

that the Galiano Island Local Trust Committee (LTC) approve renewal of the Temporary Use Permit GL-TUP-2019.3 (Coleman) for two (2) years.

CARRIED

10.2 GL-TUP-2019.6 (Axmann) - Staff Report

RPM Kojima noted that there have been no bylaw enforcement or complaints regarding this TUP.

GL-2019-036

It was Moved and Seconded,

that the Galiano Island Local Trust Committee (LTC) approve renewal of the Temporary Use Permit (TUP) GL-TUP-2019.6 (Axmann) for two (2) years.

CARRIED

Trustee Rockafella explained the alteration of the renewal period on this application is for consistency with previous TUP renewal.

10.3 GL-RZ-2017.1 (Stevens) - Staff Report

RPM Kojima summarized the report, that there would be emergency access and egress granted to CRD and all members of the public. The covenant would be revised for connectivity and to re-align road. He recommended that given the changes that the LTC accept the amended plan and cover the costs or re-survey, if it is decided that the LTC proceed.

Chair Rogers clarified a few details.

Questions and concerns were raised by the Trustees.

Chair Rogers commented that they had set 3 conditions to amend the covenant. His understanding was that the bylaws themselves were not controversial. He stated that he would avoid adding more conditions.

Chair Rogers said he will bring a motion to the table for purposes of discussion and expressed that applicants should have some certainty.

GL-2019-037

It was Moved and Seconded,

that the Galiano Island Local Trust Committee endorse the replacement reference plan prepared by Peter Thomson dated April 2019 and direct staff to proceed with amending the s. 219 covenant road reservation covenant registered on District Lot 37.

CARRIED

Trustee Rockafella Opposed

The LTC discussed the pros and cons of who pays for the cost of changes and why.

GL-2019-038

It was Moved and Seconded,

that the Galiano Island Local Trust Committee authorize the expenditure of LTC expense funds, to a max of \$4000, to undertake new survey work for covenant changes requested by the LTC for rezoning application GL-RZ-2017.1 (Stevens).

CARRIED

Trustee Rockafella Opposed

A break was taken from 2:11 p.m. to 2:31 p.m.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Groundwater Sustainability - Project Charter

RPM Kojima noted that the groundwater sustainability project was identified as a top priority. He outlined the budget maximum as being \$52K; with June 2nd the date set for the community workshop.

Chair Rogers asked if there were any questions.

Trustee Wolverton mentioned that she's happy with the charter and Trustee Rockafella commented that she thought that the charter was well thought out.

GL-2019-039

It was Moved and Seconded,

that the Galiano Island Local Trust Committee endorse the attached Groundwater Sustainability Strategy Project Charter to develop information, data, coordination, and outreach as part of a phased ecological approach to groundwater sustainability on Galiano Island.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated April 2019

12.1.2 Projects List Report Dated April 2019

Projects report was discussed.

GL-2019-040

It was Moved and Seconded,

that the Galiano Local Trust Committee remove #4, #5 and #6 on page 2 of the Projects List.

CARRIED

GL-2019-041

It was Moved and Seconded,

that the Galiano Local Trust Committee add to the projects list "maximum house sizes".

CARRIED

12.2 Applications Report Dated April 2019

RPM Kojima reviewed the current applications.

12.3 Trustee and Local Expense Report Dated February 2019

Chair Rogers noted it was on p. 52

RPM Kojima pointed out that unspent money goes back into reserves.

12.4 Adopted Policies and Standing Resolutions

Chair Rogers mentioned that there was one added in March for cannabis referrals.

RPM Kojima mentioned that #5 is one that should probably migrate to the Official Community Plan (OCP) in the future.

12.5 Local Trust Committee Webpage

12.6 Trustee Report

Trustee Rockafella informed everyone that there is now a more personalized website with links to climate change at "TrustGaliano.com".

Trustee Wolverton commented that they have had steady visitors at the Islands Trust office.

- Trustee Wolverton's hours are 9-11 am Mondays;
- Trustee Rockafella's hours have been 4-6 pm on Thursdays.
- Over the summer Trustee Wolverton will cover for Trustee Rockafella's hours.

They had considered an alternate, less expensive office space, but in the end, negotiated to reduce costs and stay in the current location.

12.7 Chair's Report

He attended a workshop on changes to the Agricultural Land Reserve (ALR). Met with representatives of the Private Managed Forest Council. They are willing to come speak with the LTC if the Trustees invite them.

12.8 Islands Trust Conservancy Report Dated March 2019

Chair Rogers noted the report..

13. NEW BUSINESS

13.1 Annual Report

Trustee Wolverton was interested to include the top priorities.

GL-2019-042

It was Moved and Seconded,

that the Galiano Island Local Trust Committee (GL LTC) held nine regular business meetings and one special meeting in the 2018 / 2019 fiscal year. Work for this period focused on advancing the LTC priority on affordable housing and completion of a telecommunications strategy.

CARRIED

The GL LTC also considered two major rezoning applications, two development permits, four variances, and two temporary use permits.

13.2 Galiano Island Local Trust Committee Fees Bylaw No. 270 (for Adoption)

GL-2019-043

It was Moved and Seconded,

that the Galiano Island Local Trust Committee adopt Galiano Island Local Trust Committee Bylaw No. 270, a Bylaw to amend the Galiano Island Local Trust Committee Fees Bylaw No. 196, 2007.

CARRIED

13.3 Policy Statement Amendment Process - Staff Report

Chair Rogers spoke to the item, saying Policy Statement Amendment Process is going to take a lot of work. The LTC discussed the details.

GL-2019-044

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the options for public engagement to take place in the Galiano Local Trust Area in support of the Trust Council's Visions 2099: The Future of the islands in the Salish Sea.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 3, 2019, at the South Community Hall, Galiano Island

15. TOWN HALL

Jenna Falk had a comment about Vision 2099 stating that in summer there's going to be visitors in attendance, full-timers may not be able to participate which could affect the outcome.

Following up on Stephen Rybak's comments: if the LTC continues to approve TUP's with specific criteria then there should be enforcement.

Stephen Rybak mentions of Vision 2099 asking is there not shorter time frame that would have a global impact.

Chair Rogers explains it is the Trust Council's OCP for the whole area. The timeline may need to be shorter.

Roger Pettit agreed the time frame is too long.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close the Meeting

GL-2019-045

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,g) for the purpose of considering:

- *Adoption of In-Camera Meeting Minutes Dated March 4, 2019*
- *Bylaw Enforcement Issues*

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

16.3 Rise and Report

It was reported the minutes were adopted from March 4th and the LTC considered a bylaw enforcement report.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:07 p.m.

Dan Rogers, Chair

Certified Correct:

Yasemin Schnorr Von Carolsfeld, Recorder



Follow Up Action Report

Galiano Island

06-May-2019

Activity	Responsibility	Dates	Status
1 6.1 Minutes of April 1st meeting adopted as amended	Maple Hung	Target: 13-May-2019	Completed
2 10.1 GL-TUP-2019.3 (Coleman) approved for issuance for <u>two</u> years	Jas Chonk	Target: 13-May-2019	Completed
3 10.2 GL-TUP-2019.6 (Axmann) - approved for issuance for two years	Jas Chonk	Target: 13-May-2019	Completed
4 10.3 GL-RZ-2017.1 (Stevens) - revised plan endorsed by LTC and resolution to spend up to \$4000 for survey costs, applicant to be informed	Robert Kojima	Target: 31-May-2019	Completed
5 11.1 Groundwater Sustainability Project - Project Charter adopted by LTC, staff to make budget request to EC	Robert Kojima William Shulba	Target: 24-May-2019	Completed
6 13.1 Annual Report adopted as presented	Robert Kojima	Target: 13-May-2019	Completed
7 13.2 Fees Bylaw amendment - Bylaw 270 adopted, staff to consolidate	Jas Chonk	Target: 13-May-2019	Completed
8 16.3 Rise and report minutes of march 3 adopted as presented	Maple Hung	Target: 20-May-2019	Completed
9 13.3 ITPS engagment plan - options for public engagement endorsed as presented	Gillian Nicol	Target: 13-May-2019	Completed

From: Stewart Brands <[REDACTED]>
Date: May 14, 2019 at 4:02:58 PM PDT
To: 'Dan Rogers' <drogers@islandstrust.bc.ca>
Subject: RE: question

Thanks Dan, I did not know that.

With respect to the cell phone topic.

No one to my knowledge (and have followed island events for almost 50 years) has ever died or had serious consequences from not being able to use a phone or get assistance when needed on Galiano.

Further to that the Island just experienced a hurricane and snowfall which knocked out all communication for 2 weeks to a month to all residents and 3 weeks of impassible roads.

The number of emergencies of the dire type- 0.

Now residents carry on in Spring, happily.

Given the whole island was knocked out of telephone and power for close to a month and everything was and is fine, what other emergency are you imagining that would invite a dire need for cell towers?

It is one thing selling something with trumped up fears and it is another thing selling simple convenience.

From what I read it is the fear angle that is being promoted.

Can you cite any case history on Galiano which would validate the emergency (a.k.a fear promotion)?

This would also apply to the road signs concerning Emergency response with the question, "Are you prepared".

Since the island residents made it through the worst hurricane in remembered history, with a snowfall shutdown without power and telephone for close to a month, then the answer to the question posed is ridiculously redundant. That being yes we are ,as an island, obviously prepared.

These road signs would then be another example of promoting fear since the question is posed subsequent to an actual successfully lived through so called "disaster" or emergency.

The question arises then: is it in the best interest of residents' well- being and peace of mind to promote fear for telephones or anything else when the evidence shows this is not necessary.

What group, other than one which wants a 2.6 million dollar garage for fire trucks, would be interested in promoting fear?

As far as I know from my almost 50 years here and my deceased pioneer friend, government bodies have never promoted fear wholesale to islanders nor has it been part of Gulf Island ambience ever.

These are just observations about ambience and how it is handled.

From: Dan Rogers [<mailto:drogers@islandstrust.bc.ca>]
Sent: Tuesday, May 14, 2019 3:09 PM

To: Stewart Brands <[REDACTED]>
Subject: Re: question

Ok thx. I don't live on Galiano. The structure of Islands Trust is that the Chair is Local Trust Committees come from elsewhere.

Dan

Sent from my iPhone

On May 14, 2019, at 2:01 PM, Stewart Brands <[REDACTED]> wrote:

Hi, 46 year full time resident Galiano Island and property owner, BSc. Graduate Western,
Master professional fine artist(oil/resin/borosilicate microsphere on canvas or panel painter).

[REDACTED]

From: Dan Rogers [<mailto:drogers@islandstrust.bc.ca>]
Sent: Tuesday, May 14, 2019 1:53 PM
To: Stewart Brands <[REDACTED]>
Subject: Re: question

Hello. Who is asking this question. ? Thx.

Sent from my iPhone

On May 14, 2019, at 12:39 PM, Stewart Brands <[REDACTED]> wrote:

Hello Dan, Do you live on Galiano full time?



File No.: 6500-20
Affordable Housing – STVR
Review

DATE OF MEETING: June 3, 2019
TO: Galiano Island Local Trust Committee
FROM: Brad Smith, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Galiano Island STVR Review Project

RECOMMENDATION

1. That the Galiano Island Local Trust Committee:
 - a) Endorse the attached Galiano Island Short Term Vacation Rental (STVR) Review Project Charter and associated scope of work, timelines and budget
 - b) Direct staff to begin working on Galiano Island STVR Review Project deliverables

REPORT SUMMARY

The purpose of this report is to introduce the Galiano Island STVR project charter for Local Trust Committee (LTC) endorsement and to recommend an associated scope of work, timelines and budget.

At the May 6th, 2019 LTC meeting, the LTC agreed to conduct a review of STVRs currently operating on Galiano Island along with associated bylaws and policies as a next step towards addressing affordable housing on Galiano Island. Reasons for the LTC to consider a review of STVRs on Galiano Island include recent input provided by the Galiano Island Advisory Planning Commission (APC) along with ongoing feedback from the community regarding the need to review STVR bylaws/policies and their impact on local housing.

The objectives of the proposed project include:

- To identify and document the number and extent of STVRs currently operating on Galiano Island;
- To assess the impact of STVRs and associated regulations/policy on the availability of affordable rental housing on Galiano Island; and,
- To review current Galiano STVR regulations/policies and provide options for changes to potentially further limit STVR uses.

BACKGROUND

Affordable Housing is one of Galiano Island LTC's Top Priorities. In September 2017, the Galiano Island LTC resolved to refer the Affordable Housing Project to the Galiano Island APC for input. The APC provided the LTC with an [Affordable Housing Report](#) dated September 2018 that includes recommendations and options to address the lack of long-term affordable housing on Galiano.

A key recommendation of the APC was to conduct a review of current STVR regulations and policies and to amend as necessary in order to set appropriate limits for STVR use of residential lands. The current STVR policies and regulations were established in 2014 as the result of an [LTC project](#). Specific recommendations of the APC include:

7.1.1 The GIAPC recommends that the GILTC immediately undertake a review and amend the current STVR TUP and Home Occupation STVR provisions

7.1.2 The GIAPC recommends that the GILTC find means of establishing limits on the number of all types of STVR; and that the limits include a cap for the Galiano Trust Area, to ensure limits apply specifically to different neighbourhood areas, groundwater regions and Water Management Areas

The APC also recommends that additional resources be identified to proactively enforce compliance with STVR limits and regulations, and that higher fine limits should be considered for issues of non-compliance.

The Capital Regional District (CRD) has recently completed an assessment of housing needs in the Southern Gulf Islands. The February 2018 [Southern Gulf Islands Housing Needs Assessment](#) report concluded that “STVRs have had, and continue to have, an adverse impact on the availability of affordable rental housing in the Southern Gulf Islands.”

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The Trust Policy Statement does not specifically mention STVRs, but it does provide guidance in recognizing the need to balance and address the goals of the Policy Statement regarding ecosystem protection and the need for sustainable communities.

Official Community Plan/Land Use Bylaw:

The current provisions in the Galiano Island OCP and Land Use Bylaw have legalized STVR use as a home occupation, and made STVR uses by non-resident property owners possible via Temporary Use Permit (TUP). These provisions were brought into force in November 2014.

Bylaw Enforcement:

There are currently no policies or standing resolutions with respect to specific conditions relating to bylaw enforcement of STVRs on Galiano Island. Penalties for STVR bylaw infractions currently range from \$350-500 if ticketed under the Bylaw Enforcement Notification (BEN) bylaw. Bylaw enforcement policy generally is to achieve compliance, either through ceasing the use or by the operator obtaining a TUP.

Issues and Opportunities

Issues arising from the project include the potential loss of visitor accommodation options, either generally or specifically. Second, operators, owners and other affected stakeholders not in favour of any additional limits or requirements for operating STVRs on Galiano Island may have concerns with re-visiting policies and regulations that were put in place through a public consultation process less than five years ago. Robust public and

stakeholder consultation that clarifies the potential impacts on STVR operators may help to mitigate some concerns.

Opportunities arising from the project include the potential to develop a new or refined framework of STVR related bylaws and policies with stricter requirements for STVR operators that may both provide greater certainty for operators and residents, as well as potentially help to free up rental accommodations that could aid in addressing issues of housing affordability and availability on Galiano Island.

Consultation

Consultation will be required with the public along with stakeholders that may be impacted by proposed changes to STVR regulations and policies.

Public/stakeholder outreach to disseminate results of initial research findings and to gauge community opinion on potential changes to STVR regulations are proposed to include at least one public house/community information meeting. Outreach may also include:

- Information mail-outs
- Web-based project updates
- Web-based public survey(s)
- Stakeholder specific meetings if requested

If bylaw amendments proceed the public and stakeholders will also be engaged during the bylaw amendment process, including holding a public hearing.

Statutory Requirements

In the first stage of the project (i.e. conducting research, documenting results and undertaking community consultation) there are no statutory requirements to consider.

If at a later stage the LTC resolves to undertake bylaw amendments, statutory notification requirements of the *Local Government Act* will need to be considered including appropriate agency and First Nation referrals, public hearing requirements and bylaw adoption procedures.

Rationale for Recommendation

It is recommended that the Galiano Island Local Trust Committee endorse the attached project charter along with requested funding and that project work commence by staff.

The project charter is meant to be consistent with the direction provided by the LTC at the May 6, 2019 LTC meeting where it was agreed a review of STVRs would be the next phase in the Affordable Housing Strategy project to encourage and support affordable housing on Galiano Island.

Bylaw amendments enabling legal STVRs came into force in November 2014. Given it has been 5 years since these bylaws were implemented, a regulatory review of these bylaws and their resulting impacts on the community is well-timed and appropriate.

The CRD Housing Needs Assessment identified that one of the problems most frequently cited by community members was that of reduced rental housing availability due to STVRs. They expressed very strong concerns about this issue, citing a desire for stronger regulation and bylaw enforcement to reduce the impact.

The APC housing report recommends that up-to-date data and tools are needed in order to have better options for monitoring and controlling the amount of STVRs. A review of STVRs is a useful first step towards achieving that recommendation.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are potential delays to commencing and completing the project. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the staff provide further information regarding...

2. Request revisions to the draft project charter

The LTC may request revisions to the draft project charter prior to making a decision. Staff advise that the implications of this alternative are potential delays to commencing and completing the project. If selecting this alternative, the LTC should describe the specific revisions needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the staff make the following revisions to the draft Galiano Island STVR project charter... (list revisions)

3. Reconsider conducting an STVR review as the next phase in the Affordable Housing Strategy project

The LTC may choose to focus on different aspects of the Affordable Housing Strategy project instead of conducting a review of STVRs. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee not pursue a review of STVRs on Galiano Island as the next phase of the Galiano Island Affordable Housing Strategy project.

4. Receive for information

The LTC may receive the report for information

NEXT STEPS

Next steps include:

- LTC project charter endorsement (June 3, 2019 LTC meeting)
- Begin conducting research on STVRs currently operating and existing STVR regulations/policy
- Develop draft framework/table of contents for discussion paper
- Present findings to LTC via a staff report and discussion paper prior to commencement of public and stakeholder consultation (September 9 or October 7 LTC meeting)

Submitted By:	Brad Smith Island Planner	May 23, 2019
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Concurrence:	Robert Kojima Regional Planning Manager	May 24, 2019
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ATTACHMENTS

1. Project Charter

Galiano Island STVR Review - Charter v1

Date: May 23, 2019

Purpose *The purpose of this project is to undertake a review of Short Term Vacation Rental (STVR) regulations, policies and current use on Galiano Island.*

Background *Affordable Housing is one of Galiano Island LTC's Top Priorities. In September 2017, the Galiano Island LTC resolved to refer the Affordable Housing Project to the Galiano Island Advisory Planning Commission (APC) for input. The APC provided the LTC with an Affordable Housing Report dated September 2018 that includes recommendations. A key recommendation of the APC was to conduct a review of current STVR provisions within the Galiano Island Local Trust Area regulations/policies and to amend as necessary in order to set appropriate limits for STVR use of residential lands. This project intends to address this recommendation by assessing current STVR use on Galiano Island and to provide the LTC with potential options on potential changes to STVR regulations in residential areas.*

Objectives

- To identify and document STVRs currently operating on Galiano Island
- To assess the impact of STVR uses and associated regulations/policy on the availability of affordable rental housing
- To review STVR regulations/policies and provide options for potential changes to STVR policies and regulations.

In Scope

- Identification/analysis of currently operating STVRs
- Research and analysis of existing STVR regulations/policies
- Public outreach including a community survey and at least one public meeting
- Consultation with agencies and affected stakeholders
- Bylaw amendment process (depends on recommendations)

Out of Scope

- Unrelated OCP or LUB amendments
- Other housing related policies or regulations

Workplan Overview

Deliverable/Milestone	Date
Complete review/documentation of STVR currently operating on Galiano Island and research/analysis of existing STVR regulations/policies	July 31, 2019
Develop discussion paper summarizing findings of review	August-September 2019
Complete public/stakeholder outreach (including public meetings)	October-November 2019
Finalize recommendations and confirm scope of proposed bylaw amendments with LTC	December 2019
Bylaw amendment process substantially complete (if changes are sought by LTC)	March 31, 2019

Project Team

Brad Smith, Island Planner	Project Manager
Morgan Henderson, Student Planner	Project Researcher
Maple Hung	Admin Support
Jackie O'Neil, GIS Technician	GIS Support

RPM Approval:

Name of RPM

Date:

LTC Endorsement:

Resolution #:

Date:

Budget

Budget Source: LTC Projects Budget

Fiscal	Item	Cost
	Open Houses/CIM	\$500
	Advertising, communications and display materials	\$500
	Public hearing	\$2000
	Contingency	-
	Total	\$3000 19

Top Priorities Report

Galiano Island

1. *Affordable Housing Strategy*

Responsible

Dates

Phase 1: STVR review

Brad Smith

Rec'd: 07-Mar-2016
Target: 31-Oct-2018

2. *Groundwater Sustainability*

Responsible

Dates

Phase 1: mapping and data analysis

William Shulba

Rec'd: 02-Apr-2019
Target: 01-Apr-2020



Projects Report

Galiano Island

1. *Soil Removal and Deposit Bylaw*

Responsible

Date Received

Review need and options for implementation of soil removal and deposit bylaw

12-Sep-2011

2. *Amendments to Forest designation and F1 zone -*

Responsible

Date Received

Consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status. Draft bylaws have been prepared, project deferred at meeting of April/12

Robert Kojima

16-Apr-2012

3. *Parking Issues*

Responsible

Date Received

Issue for discussion with MoTI and public parking issues generated from associated islands.

23-Jul-2012

(see correspondence from P. Midgely on agenda of Apr/12)

4. *Bike Trails and Camping*

Responsible

Date Received

Letter dated July 8, 2013 received from Galiano Parks and Recreation Commission regarding bike safety on Galiano roads (See Transportation policy U of Section 1.1) and for the allowance of non-commercial camping on private lots.

15-Jul-2013

5. *Ocean Based Geo-Exchange Systems*

Responsible

Date Received

Review of regulations for geo-thermal exchange use.

18-Nov-2013

6. *Information Note Addition*

Responsible

Date Received

Add in Information Note on Archeological Sites under General Regulations

18-Nov-2013



Projects Report

Galiano Island

7. Light Industrial Zoning	Responsible	Date Received
A review and inventory assessment of existing and potential light industrial zones.		18-Nov-2013
8. Land Use Bylaw Amendments	Responsible	Date Received
To review LUB for: any technical/administrative bylaw amendments (e.g. definition references and numbering), shoreline zoning wording, crown lot rezonings, and review park zoning (specifically to allow stairs in setbacks).		07-Jul-2014
9. Community Benefit Review for Forest Lands	Responsible	Date Received
Staff to prepare preliminary report for new LTC		08-Sep-2014
10. Consider amendments to re-designate and rezone crown owned Forest lots.- Bylaws 231, 232 at First	Responsible	Date Received
re-refer to FLNRO for comment		
11. Review of split zonings.	Responsible	Date Received
		05-Mar-2018
12. Coastal Douglas-Fir Protection	Responsible	Date Received
Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)' and provide recommendations from toolkit.		04-Feb-2019
13. Cannabis Retail and production	Responsible	Date Received

Projects Report

Galiano Island

Consider review of policies and regulations to address cannabis retail sales and production

05-Mar-2019

14. Dock review

Responsible

Date Received

To review policies and regulations relating to private moorage, including suitable locations, siting and size, and incorporating First Nations sites

02-Apr-2019

15. Emergency Access Planning

Responsible

Date Received

Follow-up from CRD emergency planning process

02-Apr-2019

16. Review of maximum house sizes

Responsible

Date Received

To review policies and regulations to potentially establish maximum floor area(s) for dwellings

06-May-2019

17.

Responsible

Date Received

18.

Responsible

Date Received



Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.2	Romagnoli	21-Mar-2005	To rezone from F1 to F3

Planner: Robert Kojima

Planning Status

Status Date: 05-Feb-2019

Applicant to work on new sustainable forestry covenant draft and Baseline Report. Applicant to also secure third party for covenant. Staff is in the process of discussing granting emergency access by SROW with CRD. No new public hearing required.

Status Date: 21-Jan-2019

Application placed on Feb 4/19 agenda. Direction from LTC required to proceed with or without holding a new Public Hearing.

Status Date: 18-Jul-2018

Applicants requested to provide information on how to proceed with their application. Application will be closed August 31, 2018 if staff do not hear back.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2014.1	Crystal Mountain	28-Oct-2014	20300 PORLIER PASS RD

Society

To allow for year round use of the Forest Retreat Centre

Planner: Robert Kojima

Planning Status

Status Date: 07-May-2019

Applicants in process of preparing subdivision plan

Status Date: 01-May-2018

Applicants asked to have a preliminary subdivision layout plan prepared for review

Status Date: 25-Apr-2018

Applicants provide preliminary comments for staff review and s.99 subdivision for Trust Fund review

File Number	Applicant Name	Date Received	Purpose
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Applications

GL-RZ-2017.1 DL37 Holdings, F. 02-Aug-2017 Rezone DL37 from F1 to allow residential and industrial use

Stevens & I. Stevens

Planner: Robert Kojima

Planning Status

Status Date: 24-May-2019

Applicant advises survey underway, covenant modification direction to legal counsel

Status Date: 06-May-2019

LTC endorses covenant modification and authorizes expenditure of up to \$4000 for survey costs

Status Date: 12-Apr-2019

Applicant submits a revised road reservation alignment plan

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2017.2	PETER THOMSON	22-Dec-2017	409 Porlier Pass Drive - proposed 20-lot bare land strata subdivision

Planner: Robert Kojima

Planning Status

Status Date: 15-Oct-2018

DP and DVP related to subdivision application approved.

Status Date: 09-Aug-2018

SD referral response sent to MOTI. Applicant required to apply for a DP and DVP.

Status Date: 19-Jul-2018

Emailed Applicant's completed Subd Ref Review form to LTC cc Planner, MoTI; gave folder to Planner.

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2019.1	Brigitte Finnie	02-Jan-2019	To obtain a permit to use a cottage and main house as a short term vacation rental.

Planner: Brad Smith

Applications

Planning Status

Status Date: 16-Apr-2019

applicant has submitted copy of 1987 covenant, bylaw enforcement to review and visit site upon applicants return in May

Status Date: 26-Feb-2019

Applicants to contact staff (Warren and Robert) at end of March 2019 to set up site visit.

Status Date: 05-Feb-2019

Further information requested from applicant.

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2019.4	Page, Lesley Ann	04-Apr-2019	STVR for a cabin.
Planner: Brad Smith			

Planning Status

Status Date: 24-May-2019

File assigned, scheduled for July agenda

Status Date: 09-Apr-2019

PTA created file, fees received, LTC notified, Planner to be assigned.

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2019.5	Suzannah Mari Denholm	10-Apr-2019	applying for a temporary use short term vacation rental
Planner: Brad Smith			

Planning Status

Status Date: 29-Apr-2019

File assigned, site visit pending

Status Date: 10-Apr-2019

PTA created file, fees received, LTC notified

Islands Trust
 LTC EXP SUMMARY REPORT F2019
 Invoices posted to Month ending March 2019

625 Galiano	Invoices posted to Month ending March 2019	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	750.00	623.37	126.63
LTC Local				
65200-625	LTC - Local Exp - LTC Meeting Expenses	5,500.00	4,466.69	1,033.31
65210-625	LTC - Local Exp - APC Meeting Expenses	500.00	1,564.32	-1,064.32
65220-625	LTC - Local Exp - Communications	250.00	1,182.50	-932.50
65230-625	LTC - Local Exp - Special Projects	500.00	400.00	100.00
TOTAL LTC Local Expense		<u>6,750.00</u>	<u>7,613.51</u>	<u>-863.51</u>
Projects				
73001-625-4051	Galiano Affordable Housing	3,000.00	313.20	2,686.80
73001-625-4065	Galiano Dock Review	8,000.00	400.28	7,599.72
TOTAL Project Expenses		<u>11,000.00</u>	<u>713.48</u>	<u>10,286.52</u>

Sharon Lloyd-deRosario

From: Jane Wolverton
Sent: Friday, May 24, 2019 2:15 PM
To: Robert Kojima
Cc: Sharon Lloyd-deRosario
Subject: Resolutions

Hi Robert and Sharon, I would like to put forward two resolutions:

1. A Standing Resolution on Reconciliation. I think Lisa Wilcox already has this prepared for Galiano. If not, I would propose that it follow the same wording as Denman and Gabriola.

“Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia’s Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite First Nations to attend meetings; as well as, provide a traditional welcome to their territory if they would like;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations’ cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations’ traditional territories within the Islands Trust Area.”

Regards, Jane

Jane Wolverton
Galiano Island Local Trustee – Islands Trust
jwolverton@islandstrust.bc.ca