

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, MARCH 11, 2013 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary
	Sharon Erickson	BC Parks Representative

There were approximately thirty-two (32) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 1:00 p.m. Introductions were made and the meeting introduced.

Chair Hancock stated appreciation and acknowledgment that today's meeting is taking place on the traditional territories of the Coast Salish people.

2. APPROVAL OF AGENDA

Chair Hancock asked for any additions or changes to the agenda; amendments were as follows:

- *Added Item 8.3* – George Loepky letter dated March 7, 2013
- *Added Item 8.4* – Gary Coward letter dated March 11, 2013
- *Renumbered Item 9.1 to Item 9.2* - GL-RZ-2011.2 (Dewinetz)
Update on BC Parks – Guest Speaker: Sharon Erickson, Section Head, Planning, BC Parks, West Coast Region
- *Renumbered Item 9.2 to Item 9.1* - Report for Gaylor Covenant on Noise Abatement Options
- *Added Item 12.1.2* – Local Trust Committee 2013 Meeting Schedule Amendment(s)

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

Gary Coward asked if the public would be permitted to ask guest speaker Sharon Erickson questions when addressing Item 9.2.

Chair Hancock responded that questions would be permitted.

Paul LeBlond asked if the possible sign regulation amendment “*Sandwich board signs must be on the lot where the business is being conducted.*” would apply to non-businesses.

Chair Hancock responded that signs on road allowance is a different matter.

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Doug Latta referenced the Minutes of February 18, 2013 Local Trust Committee Business Meeting and stated that it is the understanding of the Galiano Land And Community Housing Trust (GLCHT) that the Local Trust Committee (LTC) demands GLCHT to hold a Community Information Meeting(s) (CIM). He stated that GLCHT does plan on working with the LTC.

Chair Hancock responded that GLCHT is not required to hold a CIM(s) but that the LTC encourages such. He stated that the Local Government Act requires the LTC to hold a CIM(s) and that an LTC CIM(s) is more formal than a CIM(s) GLCHT might hold.

Doug Latta stated that GLCHT has compiled all of their reports into one document and that such will be available to the community for download via their website (<http://galianoaffordablehousing.org/>). He stated that it is important for GLCHT to survey people who are well informed of their project and related processes.

Tom Hennessy stated that GLCHT has published articles in the Active Page and Islands Tides and is keeping the community informed. He stated that hydrologist data shows that the Galiano Seniors Housing well would be virtually unaffected by GLCHT activities. He stated that large projects are getting efficient use of water these days and that Bob Burgess of Rainwater Connection would provide a water report later today. Mr. Hennessy added that a 760 square foot (sq ft) roof would provide 30 gallons (gal) per day per person of water. He stated that the affordability report and all elements of the GLCHT project are close to being finalized.

There being no further comments from the public, Chair Hancock closed the Town Hall meeting.

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Galiano Island Bylaw No. 239 (LUB Amendments)

See separate Community Information Meeting Notes dated March 11, 2013.

4. PUBLIC HEARING

4.1 Proposed Galiano Island Bylaw No. 239 (LUB Amendments)

See separate Public Hearing Record dated March 11, 2013.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Information

5.1.1 Minutes of February 18, 2013 Local Trust Committee Business Meeting

Amendments:

- *Page 1 Item 1 insert the following after the first paragraph – “Chair Hancock stated appreciation and acknowledgment that today’s meeting is taking place on the traditional territories of the Coast Salish people.”*
- *Page 9 last paragraph – replace “and supported any type of” with “and she supported better”*

The Minutes of February 18, 2013 Local Trust Committee Business Meeting were Adopted as amended by consent.

5.1.2 Minutes of February 23, 2013 Special Meeting

Amendments:

- *Page 1 Item 2.2 second paragraph first sentence – replace “Water District” with “Estates Improvement District”*
- *Page 3 first paragraph under 3.7 Discussion insert the following sentence before the first paragraph – “Many questions and answers were heard.”*

The Minutes of February 23, 2013 Local Trust Committee Special Meeting were Adopted as amended by consent.

5.2 Public Hearing Records and Community Information Meeting

5.2.1 Notes of February 18, 2013 Community Information Meeting

Provided for information purposes only.

Amendments:

- *Page 2 tenth paragraph last sentence* – replace “putting a covenant on the land and providing” with “cooperation on”
- *Page 3 third paragraph* – insert “unless certain criteria can be met.” after “scenarios”
- *Page 3 fourth paragraph* – replace “covenant” with “title”
- *Page 3 fifth paragraph* – replace “being the covenant holder.” with “this application.”
- *Page 3 seventh paragraph* – replace “stated concern regarding BC Parks and referenced the backside of Montague Heights as being an example of BC Parks incompetence.” with “stated have you seen the back side of District Lot (DL) 32 – could BC Parks do a worse job than that?”
- *Page 4 Item 3.2 discussion* – replace “Geoff Paterson” with “Jeffrey Patterson”

The Notes of February 18, 2013 Local Trust Committee Community Information Meeting were Approved as amended by consent.

5.2.2 Record of February 18, 2013 Public Hearing Record

Provided for information purposes only.

Amendments:

- *Page 1 heading* – replace “NORTH ISLAND COMMUNITY HALL” with “SOUTH ISLAND COMMUNITY HALL”

The Record of February 18, 2013 Local Trust Committee Public Hearing was Approved as amended by consent.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Nichols provided information and items were discussed with regards to status and action.

There was some discussion regarding Item No. 1, and Dora Fitzgerald (applicant representative) stated that she would remind the applicant to have their lawyer contact Planner Nichols.

Planner Nichols stated that with regards to Item No. 5, he would contact the Ministry of Transportation and Infrastructure (MoTI) once the issues to be discussed have been identified by the Trustees.

Chair Hancock asked the Trustees to contact Planner Nichols as needed.

7. DELEGATIONS

7.1 Arnie Bell re: OCP/LUB Size of Guest cabins

Arnie Bell spoke in favour of increasing the size of guest cabins on Galiano. Mr. Bell stated that his daughter's family would like to build a larger than currently permitted cabin on his property. Mr. Bell stated support for the encouragement of long-term rentals and making Galiano more attractive to young families by increasing the permitted size of guest cabins.

Mr. Bell read aloud and submitted correspondence from Michael Christie, Cedar Bowers, August Christie and Baby yet to be named re: Land Use Bylaw (LUB) and in support of the LTC considering an increase in the permitted size of guest cabins on Galiano.

8. CORRESPONDENCE

Note: Correspondence items are received by virtue of being on the agenda.

Note: Correspondence received concerning applications and/or projects is considered with the application/project.

8.1 G. Kappel letter dated February 17, 2013 re: Light Industrial Land owned by B. Gaylor

Received by virtue of being on the agenda.

8.2 K. Lenglet email dated February 24, 2013 re: Guest Cottage

Received by virtue of being on the agenda.

8.3 George Loeppky letter dated March 7, 2013

Received by virtue of being on the agenda.

8.4 Gary Coward letter dated March 11, 2013

Received by virtue of being on the agenda.

Note: there was a break at 2:40 p.m. and the meeting reconvened at 3:00 p.m.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Report for Gaylor Covenant on Noise Abatement Options

Planner Nichols provided information from *Memorandum dated February 28, 2013 (File No.: GL2455-20) Re: Addressing Noise Issues – Amending Covenant ET016476 (Gaylor Property)*.

Planner Nichols stated that two neighbours located on Ganner Drive have submitted letters of support stating that a value-added business would be beneficial to Galiano.

Geoff Gaylor was in attendance and spoke on behalf of the application. He stated that with regards to restriction of hours of operation, repair and maintenance should be considered separately and permitted outside of permitted hours of operation.

There was some discussion regarding a site visit; vegetation being cleared to the lot line; required screening of the building that is currently there and for future buildings; landscaping; noise and noise decibel levels; abatement strategies; cost recovery; budget and rezoning application differences.

Planner Nichols stated that after hours mechanical repair is permitted.

Chair Hancock asked Planner Nichols to report back to the LTC with further information regarding sawmilling restrictions/allowances.

Resolution GL-LTC-18-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Public Hearing for the April 8, 2013, Galiano Island Local Trust Committee meeting.

CARRIED

Resolution GL-LTC-19-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to proceed with the process of amending the covenant by amending Paragraph 1, 2 and 3 from the Forest Industrial lot (Lot 1) and remove the covenant in its entirety from Rem. D.L. 48.

CARRIED

9.2 GL-RZ-2011.2 (Dewinetz) Update on BC Parks – Guest Speaker:
Sharon Erickson, Section Head, Planning, BC Parks, West Coast Region

Planner Nichols provided information from *Memorandum dated February 28, 2013 (File No.: GL-RZ-2011.2) Re: BC Parks – Management Plans and Covenants.*

Richard Dewinetz was in attendance and spoke on behalf of application GL-RZ-2011.2.

Chair Hancock introduced guest speaker Sharon Erickson, Section Head, Planning, BC Parks, West Coast Region.

Ms. Erickson used PowerPoint slides throughout her presentation and a synopsis of information presented is as described below.

Ms. Erickson stated that there are currently six management plans in place for Galiano Island but that BC Parks has not done management planning on Galiano since May 1995, when a Master Plan was created for Dionisio Provincial Park. She added that BC Parks is interested in addressing Galiano's big picture and that future management planning processes will reflect such. Ms. Erickson stated that future planning processes will engage the Galiano and First Nation community with respect to individual management plans for all six BC Parks properties on Galiano not just Phase 2 of Bodega Ridge Provincial Park.

Ms. Erickson stated that with regards to Phase 2 of Bodega Ridge Provincial Park, she does not foresee any changes to the currently permitted uses/activities in the park unless safety and/or conservation issues were to arise during the management planning process.

Ms. Erickson stated that BC Parks has recently been doing management planning on Salt Spring Island and that Galiano should expect a similar management planning process in the future. She stated that BC Parks works with many different community groups and First Nations throughout the management planning process.

Ms. Erickson stated the following with regards to concerns relating to BC Parks development of protected areas without community and First Nation engagement: BC Parks is generally constrained by what structures already exist; BC Parks does not engage in logging of protected areas and is not permitted commercial resource extraction in protected areas; BC Parks permitted activities in protected areas are constrained by legislation and management plan guides.

Chair Hancock thanked Ms. Erickson for her presentation and invited the Trustees and public to ask questions.

Richard Dewinetz asked if the existing BC Parks management plan for Bodega Ridge would apply to Phase 2 of Bodega Ridge and prior to BC Parks undergoing a future management planning process for Galiano.

Ms. Erickson responded with confirmation.

Tom Hennessy stated support for Galiano's parks. He stated support for local businesses being included in BC Parks facilities and management planning.

Ms. Erickson responded that with regards to Salt Spring Island management planning, BC Parks does not want to compete with private enterprise. She stated that BC Parks is limited by regulation(s) stated within the Park Act and that commercial endeavors within BC Parks are required to be dealt with via permit(s). She stated that permitted uses/activities within BC Parks are addressed via management plans.

Gary Coward asked if BC Parks is permitted to sell land(s) that was titled to BC Parks via a community process. Mr. Coward asked if it is possible to put a covenant on lands titled to BC Parks via a community process in order to fetter future protection.

Ms. Erickson responded that only a full act of the legislature could remove land(s) from a BC Park. Ms. Erickson stated that legislation is a very powerful tool for ensuring protection of land(s).

Gary Moore stated support for GL-RZ-2011.2 (Dewinetz) and related rezoning process. He stated support for covenants being placed on lands titled to BC Parks via a community process and insisted that the wording of such covenants satisfy the community now and in 20 to 50 years as well.

Ursula Deshield asked if "perpetuity" language is used in BC Parks management plans and if land acquisition(s) must be completed prior to a management plan being put in place.

Ms. Erickson responded that Park Act legislation is a very powerful tool for ensuring protection of land(s) and that her experience has been one whereby the BC Parks system has expanded over the years with various governments. She stated that due to the scale of Galiano, it makes sense for BC Parks to address Galiano's park management plans via one management planning process.

Jane Wolverton stated that The Galiano Club has purchased and protected areas such as Mount Galiano and asked how BC Parks is able to plan restoration processes for parks without ongoing funding.

Ms. Erickson responded that budgets and funding are an ongoing issue for BC Parks but that when a management planning process is initiated then funding is usually addressed and allotted by identifying need(s).

There was some discussion regarding a letter of understanding between BC Parks and the LTC relating to GL-RZ-2011.2 (Dewinetz)/Phase 2 of Bodega Ridge Provincial Park.

Ms. Erickson stated that acquired land(s) often remains undesignated until management planning is initiated.

Richard Dewinetz asked if the management planning process relating to Salt Spring Island has been a success. He stated that Galiano is looking for a strong commitment from BC Parks to work with the Galiano community and asked if BC Parks intends to do so in similar fashion to the way in which BC Parks has approached the Salt Spring Island management planning process.

Ms. Erickson responded that ultimately she feels the management planning process relating to Salt Spring Island has been a success because uses, interests and protection seem to be well balanced. She confirmed that BC Parks is strongly committed to working with the Galiano community and in similar fashion to the way in which it has approached the Salt Spring Island management planning process.

Rose Longini asked if covenants can be put on BC Parks land(s) and if so are there certain conditions associated with doing such.

Ms. Erickson responded that it depends on objectives and whether or not a covenant(s) is the right tool(s) for implementation.

Roger Pettit stated concern with emergency fire access to Dionisio Provincial Park and asked if fire protection was considered during the Salt Spring Island management planning process.

Ms. Erickson responded that fire protection was certainly considered during the Salt Spring Island management planning process but was not addressed specifically.

Trustee Pottle stated concern regarding management plans not being followed up on and/or maintained as originally intended.

Trustee Decario stated support for a letter of understanding between the LTC and BC Parks. She stated support for BC Parks to initiate an overall management planning process on Galiano upon completion of DL 87, DL 72 and other known land(s) acquisition(s).

There being no further questions from the public, Chair Hancock thanked Ms. Erickson for her responses.

Richard Dewinetz stated concern with possible further delay to his GL-RZ-2011.2 (Dewinetz) application. He stated that he is donating the land and that subsequent issues relating to BC Parks and the Galiano community are not relevant to his application. He stated that BC Parks made a strong commitment today to work with the Galiano community and in similar fashion to the way in which the Salt Spring Island management planning process has been approached.

Trustee Pottle stated that issues relating to BC Parks and the Galiano community should not be relevant to application GL-RZ-2011.2 (Dewinetz).

Chair Hancock stated that what BC Parks does with the land being transferred to them by Mr. Dewinetz should not inhibit the GL-RZ-2011.2 (Dewinetz) application process.

There was some discussion regarding staff reports, BC Parks mandate and what a letter of understanding between the LTC and BC Parks might contain.

Resolution GL-LTC-20-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to draft an outline for a letter of understanding between the Galiano Island Local Trust Committee and BC Parks in reference to GL-RZ-2011.2 (Dewinetz).

CARRIED

Richard Dewinetz stated concern with LTC Resolution GL-LTC-21-13.

Resolution GL-LTC-21-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Public Hearing for GL-RZ-2011.2 (Dewinetz) at the Galiano Island Local Trust Committee Business Meeting in May 2013.

CARRIED

Member of the public Avis Seeds stated concern that PH's are being scheduled on the same day as LTC business meetings. She stated that PH's should be held on days when all people are able to attend.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proposed Bylaw No. 239 (Land Use Amendment) – for further consideration

Planner Nichols provided information from *Memorandum dated February 28, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Post Public Hearing Procedures – Proposed Bylaw No. 239.*

Resolution GL-LTC-22-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Proposed Bylaw No. 239 by deleting Section 1 I).

CARRIED

Resolution GL-LTC-23-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Proposed Bylaw No. 239 by adding the words “and Section 2.13” to Section 1 a).

CARRIED

10.2 Proposed Bylaw No. 240 (Land Use Amendment)

Resolution GL-LTC-24-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013” be given First Reading.

CARRIED

Resolution GL-LTC-25-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2013” be forwarded to the Galiano Island Advisory Planning Commission for review and comment.

CARRIED

Planner Nichols stated that he would check Section 1. m) and Section 1. o) numbering prior to Proposed Bylaw No. 240 being forwarded to the APC.

10.3 Proposed Bylaw No. 238 (Land Use Amendment) (Chegwidden)

Planner Nichols provided information and stated that the owner is talking to family with regards to the approximate \$4,400.00 cost of a survey and covenant.

There was some discussion regarding process, the Road Network Plan (RNP), future road dedication and budget.

Resolution GL-LTC-26-13

It was Moved and Seconded that the Galiano Island Local Trust Committee agrees to pay up to \$2,200.00 towards the cost of a survey in order to complete amendments associated with Proposed Bylaw No. 238.

CARRIED

10.4 Development Permit Area Implementation

Deferred to April 8, 2013 LTC Business Meeting.

11. REPORTS

11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated March 2013

The LTC will contact Planner Nichols as needed.

11.2 Applications Report

11.2.1 Galiano Island Applications Report dated March 2013

The LTC will contact Planner Nichols as needed.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

The LTC will contact Planner Nichols as needed.

11.3.2 LTC Budget 2012-2013

The LTC will contact Planner Nichols as needed.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

The LTC will contact Planner Nichols as needed.

11.6 Galiano Island LTC Web Page for Review

The LTC will contact Planner Nichols as needed.

11.7 Chair's Report

Deferred to April 8, 2013 LTC Business Meeting.

11.8 Trustee Report

Deferred to April 8, 2013 LTC Business Meeting.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, April 8, 2013, South Community Hall, Galiano Island

The meeting is scheduled as stated.

12.1.2 Local Trust Committee 2013 Meeting Schedule Amendment(s)

Resolution GL-LTC-27-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the 2013 Meeting Schedule so that regularly scheduled meetings begin at 12:30 p.m. instead of 1:00 p.m.

CARRIED

12.2 Natural Marine Conservation Area Exclusion Zones

Deferred to April 8, 2013 LTC Business Meeting.

12.3 Laughlin Lake Addition – Lot 5 Acquisition

Deferred to April 8, 2013 LTC Business Meeting.

12.4 Statement of Cooperation for the Coastal Douglas Fir and Associated Ecosystems Conservation Partnership (CDFCP)

Deferred to April 8, 2013 LTC Business Meeting.

13. TOWN HALL MEETING

Deferred to April 8, 2013 LTC Business Meeting.

16. ADJOURNMENT

Resolution GL-LTC-28-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:30 p.m.

CARRIED

RECORDER

CHAIR