

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, MAY 6, 2013 AT 12:30 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
	Robert Kojima	Regional Planning Manager
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately twenty-five (25) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 12:35 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 8.1* – Walter Forstbauer letter dated May 2, 2013 Re: Galiano Island Local Trust Committee
- *Added Item 8.2* – Robert Preston letter dated May 3, 2013 Re: Public Hearing Dewinetz proposal 6 May 2013
- *Added Item 8.3* – Lynda Knezevic letter dated May 3, 2013 Re: Public Hearing Submission – Galiano Island – May 06, 2013
- *Added Item 8.4* – Olaf Knezevic letter dated May 3, 2013 Re: Public Hearing Submission – Galiano Island – May 06, 2013
- *Added Item 8.5* – Brian and Helen Russell letter dated May 1, 2013 Re: Galiano Island Local Trust Committee
- *Added to Item 12.2* – National Marine Conservation Area Exclusion Zones – new mapping
- *Added Item 12.3* – New Nature Reserve, Galiano Island
- *Moved Item 9 to Item 5* – Applications, Permits, Bylaws and Referrals

The agenda was renumbered accordingly.

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Andrew Loveridge stated support for Galiano being included in the National Marine Conservation Area (NMCA).

Doug Latta provided an update regarding Galiano Land And Community Housing Trust (GLCHT).

Karyna Orellana stated concern regarding Proposed Bylaw No. 240 and the limiting of livestock. She asked the Local Trust Committee (LTC) to support agricultural/animal husbandry endeavors on small lots that are not zoned Agricultural Land Reserve (ALR).

Allan Doty stated that he is Chair of the Galiano Estates Improvement District. He stated support for GLCHT but concern regarding GLCHT potential water usage during summer/very dry times and the effect such might have on neighbouring wells. He encouraged GLCHT to use their well in the winter and rainwater collection reserves in the summer.

Tom Hennessy stated that GLCHT is required to prove well viability but does not foresee any impact to neighbouring wells. He stated that GLCHT would be primarily using rainwater collection tanks for water usage and would also have a backup water delivery service in place. Mr. Hennessy stated that GLCHT is committed to a “green” approach.

Gary Coward stated support for a neighbourhood information meeting regarding GLCHT water usage so that the community can review scientific findings. He stated support for community-based decision-making.

Michael Sharp referenced item 12.3 and asked the LTC to clarify if the road dedication along Porlier Pass Road is full width.

Regional Planning Manager (RPM) Kojima responded that staff would look into it.

Doug Latta stated that there would be an LTC Community Information Meeting (CIM) regarding GLCHT at some point.

Trustee Decario responded that a LTC CIM would take place when all requested information has been received and reviewed.

Chair Hancock responded that the LTC CIM may not be an ideal forum for dealing with neighbourhood issues and encouraged GLCHT to deal with such issues beforehand via their own community information meeting(s).

Tom Hennessy stated that GLCHT has held many information meetings.

Andrew Loveridge stated that GLCHT has had three community information meetings to date and supported GLCHT having more if such are deemed necessary.

Trustee Pottle stated support for GLCHT having another neighbourhood information meeting.

Mary-Jean Elliott stated support for an LTC Public Hearing (PH) regarding GLCHT not just GLCHT initiated meetings.

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

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

4.1 GL-RZ-2011.2 (Dewinetz)

See separate Public Hearing Record dated May 6, 2013.

Note: there was a break at 1:15 p.m. and the meeting reconvened at 1:30 p.m.

5. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

5.1 GL-RZ-2011.2 (Dewinetz)

Planner Nichols provided information from *Memorandum dated April 22, 2013 Re: Proposed Bylaw Nos. 235 (OCP) and 236 (LUB) – Post Public Hearing, 2nd and 3rd Reading.*

Richard Dewinetz was in attendance and spoke on behalf of the application.

There was some discussion regarding: support received for GL-RZ-2011.2 (Dewinetz); letter of understanding between Mr. Dewinetz and Galiano Island Community Housing Society having been signed; Private Managed Forest Land (PMFL) status; 89 hectares being the minimum average parcel size for park with no subdivision allowed; and letter of understanding between the LTC and BC Parks having been signed by Chair Hancock.

The LTC thanked Mr. Dewinetz for his application, which has significant community benefit.

Resolution GL-LTC-44-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012”, be given Second Reading.

CARRIED

Resolution GL-LTC-45-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 236 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012”, be given Second Reading.

CARRIED

Resolution GL-LTC-46-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012”, be given Third Reading.

CARRIED

Resolution GL-LTC-47-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 236 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012”, be given Third Reading.

CARRIED

Resolution GL-LTC-48-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012”, be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

Resolution GL-LTC-49-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 236 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2012”, be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

Resolution GL-LTC-50-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 235 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2012”, be forwarded to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

Mr. Dewinetz thanked the LTC and Galiano community for their support.

6. PREVIOUS MEETINGS

6.1 Local Trust Committee Minutes for Information

6.1.1 Minutes of April 8, 2013 Local Trust Committee Business Meeting

The Minutes of April 8, 2013 Local Trust Committee Business Meeting were Adopted by consent.

6.2 Public Hearing Records and Community Information Meeting

6.2.1 Notes of April 8, 2013 Community Information Meeting

Received

6.2.2 Record of April 8, 2013 Public Hearing Record

Received

Amendments:

- *Page 1 last paragraph* – replace “bulleting” with “bulletin”

6.3 Section 26 Resolutions-without-meeting

None

6.4 Advisory Planning Commission

6.4.1 Minutes of April 6, 2013 Galiano Island Advisory Planning Commission Meeting

Received

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action Report

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

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

8. DELEGATIONS

None

9. 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.

Correspondence items 9.1 through 9.4 relate to Public Hearing Record dated May 6, 2013 Re: GL-RZ-2011.2 (Dewinetz).

9.1 Walter Forstbauer letter dated May 2, 2013 Re: Galiano Island Local Trust Committee

- 9.2 Robert Preston letter dated May 3, 2013 Re: Public Hearing Dewinetz proposal 6 May 2013
- 9.3 Lynda Knezevic letter dated May 3, 2013 Re: Public Hearing Submission – Galiano Island – May 06, 2013
- 9.4 Olaf Knezevic letter dated May 3, 2013 Re: Public Hearing Submission – Galiano Island – May 06, 2013
- 9.5 Brian and Helen Russell letter dated May 1, 2013 Re: Galiano Island Local Trust Committee

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proposed Bylaw No. 239 (Land Use Amendment) for consideration of Adoption

Planner Nichols provided information from *Memorandum dated April 23, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Adoption of Bylaw No. 239.*

Resolution GL-LTC-51-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 239 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2012” be Adopted.

CARRIED

10.2 Proposed Bylaw No. 240 for further consideration

Planner Nichols provided information from *Staff Report dated April 23, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Galiano Bylaw No. 240, Amendment No. 5, 2012 – A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999.*

There was some discussion regarding: Advisory Planning Commission (APC) comments and recommendations; not having heard back from the Galiano Island Chamber of Commerce; signage regulations; bylaw enforcement; cottage industry; businesses being permitted a 1.2 square metre (sqm) premises sign and a 1.2sqm freestanding sign; road frontage and signage; animal husbandry and related required setbacks.

Resolution GL-LTC-52-13

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, 2012” as amended be given Second Reading.

CARRIED

Resolution GL-LTC-53-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Public Hearing for Proposed Bylaw No. 240.

CARRIED

10.3 Draft Bylaw No. 241 (Land Use Bylaw Amendment re: Sawmilling, Cottage size and Home Industry)

Planner Nichols provided information from *Staff Report dated April 23, 2013 (File No.: GL 6500-20 (LUB Review)) Re: Galiano Bylaw No. 241, Amendment No. 1, 2013 – A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999.*

There was some discussion regarding: bylaw wording; sawmilling on residential lots; cottage size; new definition of sawmilling being more enforceable; and proposed 10 metre (m) setbacks for sawmilling.

There was some discussion regarding: home industry occupation; contractors; bylaw enforcement; doing a review of properties undertaking business on their land(s); next steps; addressing concerns in a balanced way; site specific zonings; light industrial zoning; support and concern of neighbours; vehicle, gravel and materials storage; Temporary Use Permits (TUP); neighbourhood look/feel and character; and possible referral to the APC.

Resolution GL-LTC-54-13

It was Moved and Seconded that the Galiano Island Local Trust Committee strikes Section 3 (Home Industry) in its entirety from Draft Bylaw No. 241.

CARRIED

Resolution GL-LTC-55-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with wording to address home industry that is specific to contractor vehicles and associated materials.

CARRIED

There was some discussion regarding: cottage size; increasing permitted cottage size to 750 square feet (sqft); use; affordable housing; short term vacation rentals (STVR); visitor accommodations; bed and breakfasts (B&B); possible effect(s) on businesses; fairness being important; LTC intent and objective(s) being important; housing agreements; Mayne Island permitting 1000sqft cottages on larger lots and 650sqft cottages on smaller lots; Mayne Island not permitting STVR's; families; Official Community Plan (OCP); options and next steps.

Resolution GL-LTC-56-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with bylaws that would increase permitted cottage size to 750 square feet.

CARRIED

11. REPORTS

11.1 Work Program Reports

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

Work Program items were discussed with regards to status and action and Planner Nichols will update the Top Priorities and Projects lists according to LTC recommended amendments.

Resolution GL-LTC-57-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Galiano Island Local Trust Committee Work Program by including a new number two Top Priority called "Visitor Accommodation".

CARRIED

11.2 Applications Report

11.2.1 Galiano Island Applications Report dated April 2013

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

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

Provided for information purposes only.

RPM Kojima stated that the LTC has allocated funding, which matches their top three priorities.

11.4 Bylaw Enforcement

11.4.1 Discussion of Short Term Vacation Rentals and current Policy

RPM Kojima asked the LTC if they would like to put all bylaw enforcement regarding STVR's and visitor accommodation in abeyance.

There was some discussion regarding enforcement of health and safety issues.

RPM Kojima stated that staff would discuss current policy with bylaw enforcement and report back to the LTC with further policy options.

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

11.6 Galiano Island LTC Web Page for Review

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

- *Update* – Work Program Report
- *Add* – Proposed Bylaw No. 241

11.7 Chair's Report

Chair Hancock stated that the next Trust Council meeting would take place on June 11-13, 2013 on Mayne Island and that the Executive Committee has been busy preparing/reviewing the related package. He stated that a "Making Difficult Decisions" session is planned.

11.8 Trustee Report

Trustee Decario stated that she has had a busy month and has attended to many conversations, phone calls and drop-ins. She stated that she has been preparing for an upcoming local planning meeting and an upcoming financial planning meeting.

Trustee Pottle stated that she has had many conversations regarding affordable housing and has heard that an island contractor is interested in doing an alternative affordable housing project on Galiano. She stated that her regularly scheduled office hours have been busy and that people interested in Galiano real estate have asked a lot of questions regarding the Islands Trust and issues in general.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 12:30 p.m.
Monday, June 10, 2013, North Community Hall, Galiano Island

The meeting is scheduled as stated.

Resolution GL-LTC-58-13

It was Moved and Seconded that the Galiano Island Local Trust Committee requests staff to reschedule the July 8, 2013 Local Trust Committee Business Meeting to July 15, 2013.

CARRIED

12.2 National Marine Conservation Area Exclusion Zones – new mapping

RPM Kojima provided information and showed the LTC newly available NMCA mapping.

There was some discussion regarding federal versus provincial areas.

Resolution GL-LTC-59-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to write a letter to Parks Canada stating that the Galiano Island Local Trust Committee does not support exclusion of private marinas from the proposed National Marine Conservation Area.

CARRIED

12.3 New Nature Reserve, Galiano Island

Chair Hancock provided information from *Memo dated April 30, 2013*
Re: New Nature Reserve, Galiano Island.

Resolution GL-LTC-60-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to contact the Islands Trust Fund Manager concerning emergency access designation and the Road Network Plan pertaining to District Lot 58 New Nature Reserve.

CARRIED

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Linda Millard thanked the LTC for their work.

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

14. ADJOURNMENT

Resolution GL-LTC-61-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 4:35 p.m.

CARRIED

RECORDER

CHAIR