

# ADOPTED

**MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE BUSINESS MEETING  
HELD ON MONDAY, MARCH 3, 2014, AT 12:30 PM  
AT THE SOUTH ISLAND COMMUNITY HALL,  
GALIANO ISLAND, B.C.**

<b><u>PRESENT:</u></b>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately twelve (12) 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 THE AGENDA

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

- Added item 7.2 – Smart Meter Follow-up
- Added to item 11.1 – Corrected version of Proposed Bylaw No. 241
- Added item 11.4 – Capital Regional District (CRD) Memorandum Of Understanding (MOU)

The agenda was Approved as amended by consent.

### 2.1 Questions on Agenda Items

None

## 3. TOWN HALL SESSION

Chair Hancock invited the public to make comment.

**Andrew Loveridge** stated support for the process regarding Galiano Land and Community Housing Trust (GLCHT) to move forward. He invited the Trustees to attend the Tuesday March 4, 2014, GLCHT board meeting and/or any GLCHT board meetings thereafter. He stated that GLCHT board meetings take place every other Tuesday at 6 pm at the community information office (the old barber shop) and that the next meeting after March 4, 2014, would be held on March 18, 2014.

Chair Hancock responded that the Local Trust Committee (LTC) is attending Trust Council (TC) this week and that a Trustee is therefore not available to attend the March 4, 2014, meeting. He commented that Trustees are prohibited from discussing LTC business together when outside of a public meeting and that such, would limit any possible future Trustee attendance to one at a time.

**Tom Hennessy** stated support for comments made by Andrew Loveridge regarding a Trustee(s) attending a GLCHT board meeting(s). He provided an update regarding GLCHT.

**Doug Latta** provided an update regarding GLCHT. He stated support for the process regarding GLCHT to move forward, and for Trustee(s) input at GLCHT board meeting(s).

Planner Nichols responded that the LTC is waiting to receive the final report from GLCHT consultants before process can resume.

There was some discussion regarding the following: the GLCHT housing agreement; Trustee Pottle and Trustee Decario having attended GLCHT site visits with Planner Nichols; Capital Regional District (CRD) having some expertise in housing agreements; the need for a housing agreement(s) to be drafted by a person(s) who has a legal background and related expertise; project feasibility; concern regarding applicant cost(s) and protection; and the final report still needing to be received by the LTC.

Chair Hancock stated that the GLCHT housing agreement needs to be specific to the proposal and that the LTC needs to know that the project is affordable and affordable in perpetuity. He stated that there is a burden on government to determine the ability of enforcement regarding the housing agreement and that the LTC needs to know the particulars in order to move forward.

**Doug Latta** responded that GLCHT isn't able to predict the future.

**Tom Hennessy** stated that the GLCHT final report is almost ready and that the project has a three-year phase in plan (i.e.: ten (10) houses in the first year, five (5) houses in the second year and five (5) houses in the third year).

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

#### **4. COMMUNITY INFORMATION MEETING**

None

#### **5. PUBLIC HEARING**

None

## **6. PREVIOUS MEETINGS**

### **6.1 Local Trust Committee Minutes for Adoption**

#### **6.1.1 Draft Galiano Island Local Trust Committee Meeting Minutes of February 3, 2014**

Amendments:

- Page 1, item 2, last paragraph, last sentence – replace “held at” with “held by”.

The Galiano Island Local Trust Committee Meeting Minutes of February 3, 2014, were Adopted as amended by consent.

### **6.2 Public Hearing Record and Community Information Meeting**

#### **6.2.1 Draft Galiano Island Local Trust Committee Public Hearing Record of February 3, 2014**

Amendments:

- None

The Galiano Island Local Trust Committee Public Hearing Record of February 3, 2014, was Received by consent.

#### **6.2.2 Draft Galiano Island Local Trust Committee Community Information Meeting Notes of February 3, 2014**

Amendments:

- None

The Galiano Island Local Trust Committee Community Information Meeting Notes of February 3, 2014, were Received by consent.

### **6.3 Section 26 Resolutions without Meeting**

None

### **6.4 Advisory Planning Commission**

None

## **7. BUSINESS ARISING FROM THE REPORT**

### **7.1 Follow-up Action Report**

Planner Nichols provided information from FUAL Report dated February 2014, and items were discussed with regards to status and action.

Specific to item No. 2 – Planner Nichols stated that the most recent covenant for the large lot has been discharged and that the original covenant (which includes decibel readings etc.) is now back in place.

Specific to item No. 12 – Chair Hancock stated that the LTC would give staff some direction soon.

## **7.2 Smart Meter Follow-up**

Chair Hancock provided information from the document *Executive Committee Response to the Galiano Island LTC's December Resolution Regarding Smart Meter Implementation* and commented that the information would also be made available on the Galiano Island LTC Web Page.

Chair Hancock stated that the Executive Committee (EC) has advocated an affordable smart meter opt-out option for BC Hydro customers but that BC Hydro may have a different view of what is affordable. He commented that the EC has been working hard on a number of advocate issues and is doing its best with them all. He asked the LTC, to please, let the EC know if further smart meter advocacy is wanted.

There was some discussion regarding the following: possible smart meter transmission issues in forested areas; some smart meter readings being incorrect; and customers able to monitor their own smart meter usage by sending BC Hydro a written record(s) and/or digital photograph(s) of their smart meter reading(s).

## **8. DELEGATIONS**

None

## **9. CORRESPONDENCE**

None

## **10. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

### **10.1 GL-DVP-2014.1 (Crawley) Staff Report**

Planner Nichols provided information from Staff Report dated February 17, 2014, (File No.: GL-DVP-2014.1) Re: Development Variance Permit.

Applicant Simon Crawley was in attendance and spoke on behalf of the application.

There was some discussion regarding the following: neighbours not being opposed due to the fact that no visual changes would be taking place to the barn; staff recommendations; permitted number of employees needing clarification but probably being three (3) working on site at any given time; bylaw enforcement; split-zoned properties; permitted use(s); definition of agricultural use and description of what “staff” is considered to be; home occupation; retail businesses that are zoned commercial taking issue with some home occupation ventures that aren’t subject to commercial zoning; and applicant(s) intended use for the barn being horticulture (the growing of plants).

Planner Nichols will report back to the LTC regarding permitted number of employees for Agricultural (AG)/Rural Residential (RR) zoned land(s) versus Agricultural Land Reserve (ALR) zoned land(s).

There was further discussion regarding the following: horticulture being permitted in all zones; permitted number of employees being related to potential parking issues; retailer concern(s) that intended use(s) sometimes morphs into commercial/industrial activities; complaints and bylaw enforcement; and applicant(s) request for clarification regarding the definition of “employee”.

Chair Hancock stated that the permitted number of employees is three (3) working on site at any given time and asked the applicant to work with Planner Nichols regarding any needed clarification(s) moving forward.

There was some discussion regarding Planner Nichols reporting back to the LTC regarding home occupation versus agricultural use(s).

**GL-2014-015**

**It was MOVED and SECONDED,**

That Galiano Island Local Trust Committee Development Variance Permit GL-DVP-2014.1 (Crawley) to permit a second storey in an existing accessory agricultural building (barn) be Approved.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 LUB Amendment Bylaw No. 241 – Memo**

Chair Hancock provided information from Memorandum dated February 12, 2014 (File No.: GL-6500-20 (LUB Review)) Re: Adoption of Bylaw No. 241 and stated that the corrected version of Proposed Bylaw No. 241 changes “May 31<sup>st</sup>” to “May 1<sup>st</sup>” in relation to permitted sawmilling operations.

**GL-2014-016**

**It was MOVED and SECONDED,**

That Galiano Island Local Trust Committee Proposed Bylaw No. 241, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2013” be Adopted.

**CARRIED**

## 11.2 Short Term Vacation Rental Review – Memo

Planner Nichols provided information from Memorandum dated February 21, 2014 (File No.: GL 6500-20 STVR) Re: Update Report on Short Term Vacation Rental (STVR) Project.

There was some discussion regarding the March 8, 2014, Community Information Meeting (CIM) and related agenda, Survey Monkey findings and process.

Note: there was a break at 1:50 p.m. and the meeting reconvened at 2:20 p.m.

## 11.3 Project Charter on DPA 4 Revision - Memo

Planner Nichols provided information from Memorandum dated February 20, 2014 (File No.: 6500-20-Groundwater Protection DPA Policy Review) Re: Consideration of Project Charter for Revising Existing Development Permit Area 4.

There was some discussion regarding the following: staff needing LTC direction; Galiano having two (2) groundwater monitoring wells that work but needing more; monitoring wells being considered as a community benefit; monitoring wells as a community benefit in relation to current rezoning applications; whether or not BC Parks would permit a monitoring well on their property and/or properties; having a resolution or standing policy that would make monitoring wells a community benefit that the LTC would look favourably upon when considering a rezoning and/or rezoning with subdivision application(s).

### **GL-2014-017**

#### **It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee directs staff to bring back a Draft Standing Resolution to establish community test wells as a potential community benefit at the time of rezoning.

**CARRIED**

There was some discussion regarding: Draft Project Charter scope and timeline; there being approximately thirty (30) property owners whose property is above 140 metres (m); changes to Development Permit Area (DPA) 4 probably triggering changes to Development Approval Information (DAI); and process.

### **GL-2014-018**

#### **It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee directs staff to draft a revised Development Permit Area 4 – Elevated Groundwater Protection bylaw.

**CARRIED**

#### **11.4 Capital Regional District (CRD) Memorandum of Understanding (MOU)**

Planner Nichols provided information regarding establishing a MOU with Capital Regional District Housing to address administration of housing agreements and asked the LTC for direction.

There was some discussion regarding the following: if the MOU would be for Galiano only or in conjunction with the rest of the Southern Gulf Islands; CRD process and discussions; and the CRD's ability to leverage donations.

##### **GL-2014-019**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee directs staff to work with Capital Regional District Housing to establish a Memorandum of Understanding to address administration of housing agreements.

**CARRIED**

## **12. REPORTS**

### **12.1 Work Program Reports**

Planner Nichols provided information from the Work Program Report dated February 2014. 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.

Trustee Decario asked Planner Nichols to update the target dates for Top Priorities.

### **12.2 Applications Reports**

Planner Nichols provided information from the Applications Report dated February 2014 and items were discussed with regards to status and action.

Specific to GL-DVP-2013.4 (Haley) – Planner Nichols stated that notices have probably gone out already.

Specific to GL-SUB-2007.1 (Zizzy/Brown) – Planner Nichols stated that BC Parks has put a deadline on things and that the application should therefore be coming up soon for further LTC consideration.

Specific to GL-SUB-2012.2 (Winmark Capital Inc.) – Planner Nichols stated that all is done and that the application will be removed from the list.

Specific to GL-SUB-2013.1 (Kelly Gesner, Landworks Consultants) – Planner Nichols will flag any communications relating to BC Parks. He stated that BC Parks isn't sure if they are interested in "broken" lands, specific to the waterfront side of Bodega Beach Drive.

### **12.3 Expense/Budget Reports**

Provided for information.

Planner Nichols stated that Expense/Budget Reports dated February 2014 missed the agenda package printing deadline and were therefore emailed to the Trustees instead.

### **12.4 Bylaw Enforcement**

None

### **12.5 Policies and Standing Resolutions Report**

Provided for information and there was some discussion regarding process.

### **12.6 Galiano Island LTC Web Page for Review**

Chair Hancock asked for any additions or changes to the LTC web page ([www.islandstrust.bc.ca/islands/local-trust-areas/galiano](http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano)).

Specific amendments are listed below and Planner Nichols will update routine items as necessary.

- Add – DPA 4 Project Charter
- Add – Groundwater Report
- Add – Smart Meter Follow-up Information

Trustee Pottle commented that the new website organizes information much better.

Trustee Decario commented that the public is really enjoying the mapping section(s) of the new website.

### **12.7 Chair's Report**

Chair Hancock stated that he would be attending Trust Council from March 4-6, 2014, on Hornby Island, where the 2014-2015 Islands Trust budget will be adopted. He stated that the proposed increase for the budget is \$65,000.00 (65k) but that such would be a 0% increase for the taxpayer if passed. He stated that a lot of time would be spent with BC Treaty negotiators in order to learn about the negotiation process pertaining to settlement of First Nation land claims in the Trust area.

### **12.8 Trustees Report**

Trustee Pottle stated that she would be attending TC from March 4-6, 2014, on Hornby Island. She stated that she is interested in BC Treaty negotiations and what reconciliations mean to the BC Government. She stated that she wasn't sure why part of the meeting would be a closed meeting. Trustee Pottle stated that her office hours continue to be on Tuesday's but that due to TC she would not be available on March 4, 2014.



Trustee Decario stated that she would be attending TC from March 4-6, 2014, on Hornby Island. She stated that her office hours continue to be on Friday's and that she would be attending the March 8, 2014, CIM. She stated that she had attended a Financial Planning Committee (FPC) meeting and a Local Planning Committee (LPC) meeting.

**13. OTHER BUSINESS**

**13.1 Upcoming Meetings**

The next regular meeting of the Galiano Island Local Trust Committee will be held April 7, 2014, at 12:30 pm at the Galiano Island South Community Hall.

The meeting is scheduled as stated.

A Special Galiano Island Local Trust Committee Meeting regarding Short Term Vacation Rentals (STVRs) will be held March 8, 2014, at 1:00 pm at the Lions Park Hall, Galiano Island.

The meeting is scheduled as stated.

**14. TOWN HALL MEETING**

Chair Hancock invited the public to make comment; no comments were made and he closed the Town Hall meeting.

**15. MOTION TO CLOSE MEETING**

None

**16. RECALL TO ORDER**

None

**17. ADJOURNMENT**

**GL-2014-020**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee meeting be adjourned at approximately 3:05 p.m.

**CARRIED**

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**RECORDER**

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**CHAIR**