

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, JUNE 10, 2013 AT 12:30 PM
AT THE NORTH COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kris Nichols	Island Planner
	Sharon Lloyd-deRoario	Recording Secretary

There were approximately six (6) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 12:41 p.m. He stated appreciation and acknowledgment that today's meeting is taking place on the traditional territories of the Coast Salish people. Introductions were made and the meeting proceeded.

2. APPROVAL OF AGENDA

Chair Hancock asked for any additions or changes to the agenda; the following amendments were suggested:

- *Item 7.1* – Kate Emmings is delayed, this item will be addressed a little later in the meeting
- *Item 9.1* – GL-DP-2013.2 (Ghai) Information was not received in time, will be deferred to July agenda

The agenda as amended was approved by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Barry Knew read aloud Diane Cragg's letter in response to issues with water supply (her well was not included in the report), density and the enforceability of lease and housing agreements, asking the trustees to resolve issues by reducing the scale before proceeding further. This was in relation to the application by GLCHT.

Andrew Loveridge spoke in support for to see this affordable housing project (GLCHT) happen once the technical requirements are met.

Melanie Beach gave some history of her involvement with the board of Directors for this project; she supports the idea of the Affordable housing but has issues with the water system proposed, suggesting rainwater roof catchments. She stated that there is an ongoing rezoning issue holding up the process.

Chair Hancock asked if there were any other comments, there were none; he acknowledged late letters that were handed in at the meeting.

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

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Bylaw 240

See Community Information Notes of same date.

4. PUBLIC HEARING

4.1 Proposed Bylaw 240

See separate Public Hearing Record of same date.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of May 6, 2013 Local Trust Committee Business Meeting

The following amendments were made:

- Page 3, paragraph 2, should read: Chair Hancock responded that the LTC CIM “may not be an ideal” forum...

The Minutes of May 6, 2013, Local Trust Committee Business Meeting were Adopted as amended by consent.

5.2 Public Hearing Records and Community Information Meeting

5.2.1 Record of May 6, 2013 Public Hearing Record

The Record of May 6, 2013, Public Hearing was Received as presented.

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 reviewed the report providing an update of the status and actions of the listed items. There was some discussion regarding item 19 – New Nature Reserve Lot 1 DL 58. Planner Nichols advised that Trust Fund Board, staff member Kate Emmings, will speak to this item later advising that she will be able to answer questions thoroughly for the trustees.

Regarding item 6 - Planner Nichols is to follow up with the cost recovery agreement.

It was suggested to have similar items grouped together on the report.

7. DELEGATIONS

7.1 Kate Emmings – Islands Trust Fund Board

* Note this item was addressed after item 10.2.

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 May 11, 2013 Letter from Galiano Estates Improvement

This item was Received

8.2 May 18, 2013 Letter from Diane Cragg re: Green Affordable Housing Project

This item was Received

8.3 TFB – Galiano LTC Memo DL 58 Management Plan Process

*Note - This item was addressed after item 7.1, following item 10.2.

8.4 Pearl Roberts May 15, 2013 email re: Library Society Support

This item was Received

*Note - The late correspondence from BC Parks that was handed in at the meeting will be placed on the next meeting agenda.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Mayne Island Local Trust Committee Bylaw No 158 – Referral

Resolution GL-LTC-62-13

It was Moved and Seconded that Galiano Island Local Trust Committee regarding the referral of Mayne Island Local Trust Committee Bylaw No. 158, advise that their interests are not affected.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proposed Bylaw No. 240 for Further Consideration

Planner Nichols reviewing his memo of May 30, 2013, gave a brief update on the process to date and advised of further consideration procedures; he stated his recommendations. There was some discussion and a few amendments were suggested.

Resolution GL-LTC-63-13

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” be amended by deleting the word “personal” in Section 1.e), and deleting the words “Provincial Land Reserve” and adding the words “Agricultural Land” before the word “Commission” in Section 1.h).

CARRIED

Some discussion took place regarding having something in the bylaw stating that the public respect First Nations archeology sites; it was noted that information regarding possible First Nations Archeology sites is not made public but is available to property owners through the Archaeological Branch.

Resolution GL-LTC-64-13

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 Third Reading.

CARRIED

Resolution GL-LTC-65-13

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” be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

10.2 Draft Bylaw No. 241

Planner Nichols referring to his staff report gave some background information on the amendments, sawmilling on residential lots, home occupation and staff recommendations.

There was some discussion regarding the use of the words “home industry occupation” and it was decided to replace them with the words “contractors yard”.

After reviewing the Draft bylaw the following amendments were suggested:

Under 3(a)3 –

- 2) 15m instead of 30m

Note: there was a break at 2:42 p.m. and the meeting reconvened at 3:00 p.m.

10.2 Continued after the break

- 4) revisit
- 6) use of the words “Contractor Yard” instead of “Home Industrial Occupation”
- 7) Use of the words “Contractor Yard” instead of “Home Industrial Occupation”
- 9) Use of the words “Contractor Yard” instead of “Home Industrial Occupation”

7. DELEGATIONS

7.1 Kate Emmings – Islands Trust Fund Board

Islands Trust Fund Board member, Kate Emmings gave a presentation regarding eelgrass mapping with a request for \$1000.00 to help with a funding gap in the project's budget. She gave some background information and explained some of the benefits to eelgrass mapping, such as how the proposed initiative will support the Local Trust Committee and Trust Fund Board in making science-based decisions about land use and conservation on Galiano Island. It was suggested that Eelgrass Mapping be added to the LTC's Projects List.

Resolution GL-LTC-66-13

It was Moved and Seconded that Galiano Island Local Trust Committee authorize the expenditure of up to \$1000.00 from the 2013-2014 Galiano Local Trust Committee special projects budget for eelgrass mapping.

CARRIED

8.3 TFB – Galiano LTC Memo re: DL 58 Management Plan

Kate Emmings addressed Jeff Ralph's memo dated May 22, 2013, regarding an on-line questionnaire and the public consultation process concerning DL 58 Nature Reserve Management Plan. She also addressed the emergency response route road potential, speaking of concerns regarding the wetlands disruption and the suggestion of an alternate route; and described a Section 99 subdivision. There was discussion and questions and comments from the trustees and the public that were responded to by Ms. Emmings.

10.3 Draft Bylaws No. 242 (OCP) & 243 (LUB)

Planner Nichols referring to his Staff Report gave background information on the OCP and LUB amendments; he gave details on the cottage size consideration, with a comparison to the other Gulf Islands cottage floor area regulations. He also presented options for consideration; discussion ensued.

Trustee Decario suggested that the LTC might like to deal with STVRs first and then look at this issue at the same time.

Resolution GL-LTC-67-13

It was Moved and Seconded that the Galiano Island Local Trust Committee refer the Staff Report for the June 10, 2013 meeting - item 10.3, regarding cottage size, to the Advisory Planning Commission for comment.

CARRIED

11. REPORTS

11.1 Work Program Reports

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

Reviewing the Work Program, Planner Nichols informed the committee of the status of each item; it was decided to take off the done items.

Resolution GL-LTC-68-13

It was Moved and Seconded that the Galiano Island Local Trust Committee Top Priority List be amended by adding new item #4 – “Dock Review”.

CARRIED

Resolution GL-LTC-69-13

It was Moved and Seconded that the Galiano Island Local Trust Committee Projects List be amended by adding new item #5 – “Joint LTC/TFB Project for Eelgrass Mapping”.

CARRIED

11.2 Applications Report

11.2.1 Galiano Island Applications Report dated May 2013

Planner Nichols provided information and applications were discussed with regards to status and action, advising the LTC of the result of the Waterfall BOV application.

11.3 Expense/Budget Reports – for Information

11.3.1 LTC Expense Report

It was noted that a new budget was circulated via email for information.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report – for Information

Provided for information

11.6 Galiano Island LTC Web Page for Review – for Information

Planner Nichols advised that there is a new policy regarding the new Islands Trust website and Planners will update routinely posted articles. He added that we will not be including a printout of the web page any longer but will be supplying the link on the agenda instead of a hard copy.

Members of the public stated that they liked the new website and that they found the agenda fairly easily.

Resolution GL-LTC-70-13

It was Moved and Seconded that the Galiano Island Local Trust Committee forward their Active Page Reports to Islands Trust Staff for inclusion under the Trustee Corner web page of the Islands Trust Website.

CARRIED

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 advised of some of the topics on the agenda.

11.8 Trustee Report

Trustee Pottle reported she will be attending the Trust Fund Board Management Process session on DL 58; has a report from the Chamber of Commerce regarding STVRs and will give out copies upon request; she attended an affordable housing meeting and before this meeting visited a new dock being installed.

Trustee Decario reported that she has been very busy with Local Planning and Finance Committees in preparation for Trust Council; she will be attending the GLCHT meeting and the DL 58 session as well; has been extremely busy with emails and phone calls of various concerns.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 12:30 p.m.
Monday, July 15, 2013, South Community Hall, Galiano Island

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Arnie Bell made a comment to building a 650 sq. ft. cottage and getting a permit to build a 2000 sq. ft. accessory building, which invoked a conversation around cottage size.

Mike Hobel added that accessory buildings would be an interesting topic for a meeting; there is a delegate attending Trust Council regarding Economic Development on the Gulf Islands.

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

14. ADJOURNMENT

Resolution GL-LTC-71-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:00 p.m.

CARRIED

RECORDER

CHAIR