

# ADOPTED



## Galiano Island Local Trust Committee Minutes of a Regular Meeting

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**Date of Meeting:** Monday, November 3, 2014, 12:30 p.m.

**Location:** South Island Community Hall  
Galiano Island, BC

**Members Present:** Ken Hancock, Chair  
Louise Decario, Local Trustee  
Sandy Pottle, Local Trustee

**Regrets:** None

**Staff Present:** Robert Kojima, Regional Planning Manager  
Kim Farris, Acting Planner 2  
David Millership, Recorder

**Staff Absent:** None

**Media and Others Present:** Fourteen members of the public

### 1. CALL TO ORDER

The meeting was called to order at 12:30 p.m. Chair Hancock acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced. Chair Hancock mentioned that this would be the last Local Trust Committee (LTC) meeting of this term.

### 2. APPROVAL OF THE AGENDA

The following reordering of items to the agenda were presented for consideration:

9.3 to 16      GL-DP-2013.2 (Ghai) – Memo

Other agenda items were renumbered accordingly.

By **general consent** the agenda was approved, as amended.

## 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 ideas contained within I. Kramer Email re: Forest Retreat Zoning.

**Bowie Keefer** stated support for ideas contained within I. Kramer Email re: Forest Retreat Zoning.

**Doug Latta** asked if there was any news from the Capital Regional District (CRD) regarding the Galiano Land and Community Housing Trust (GLCHT) housing agreement.

Regional Planning Manager (RPM) Kojima responded that the housing agreement is currently under review and that he is waiting to hear back from CRD legal counsel.

There being no further comments, Chair Hancock closed the Town Hall Meeting.

## 3. COMMUNITY INFORMATION MEETING

### 3.1 Galiano Island Local Trust Committee Proposed Bylaws No. 244 & 245

See separate Community Information Meeting (CIM) Notes dated November 3, 2014.

## 4. PUBLIC HEARING

### 4.1 Galiano Island Local Trust Committee Proposed Bylaws No. 244 & 245

See separate Public Hearing (PH) Record dated November 3, 2014.

## 5. PREVIOUS MEETINGS

### 5.1 Local Trust Committee Minutes for Adoption

#### 5.1.1 Galiano Island Local Trust Committee Meeting Draft Minutes dated October 6, 2014

Amendments:

- Page 9, item 13.7 – add “requesting the province” after “resolution”.
- Page 9, item 13.7 – replace “400 years” with “1200 years”.

**By general consent** the Galiano Island Local Trust Committee Meeting Draft Minutes dated October 6, 2014 were adopted, as amended.

**5.2 Public Hearing Record and Community Information Meeting**

None

**5.3 Section 26 Resolutions without Meeting**

None

**5.4 Advisory Planning Commission**

None

**6. BUSINESS ARISING FROM THE REPORT**

**6.1 Follow-up Action Report**

A/Planner 2 Farris provided information from the FUAL Report dated October 2014.

Regarding No. 6, Trustee Decario requested that the Activity heading be District Lot 79 (DL 79) instead of Landworks.

**7. DELEGATIONS**

None

**8. CORRESPONDENCE**

Correspondence received concerning an application or project is considered with the application/project.

**8.1 B. Campbell re: Olson Dock Application – Email & Staff Memo**

Regional Planning Manager (RPM) Kojima provided information from the memorandum and stated that the FLNRO Land Officer has contacted Mr. Olsen and requested that the Olsons' consider re-aligning the dock to approximately 5 degrees further north.

There was some discussion regarding process.

**GL-2014-123**

**It was MOVED and SECONDED,**

that the Galiano Island Local Trust Committee requests staff to draft a letter for the Chair's signature requesting that the Crown Land and Resources Branch of the Ministry of Forests, Lands and Natural Resource Operations review its policies respecting notification by applicants for private moorage in order to ensure that potentially affected neighbours have adequate notice and opportunity to provide input on the configuration and siting of docks to provincial staff and that the letter outline issues that the Local Trust Committee has encountered in considering development permit applications for private moorage.

**CARRIED**

**8.2 I. Kramer Email re: Forest Retreat Zoning**

Trustee Pottle stated that she was pleased to receive Mr. Kramer's email and is interested to hear more about the potential community benefit(s).

Trustee Decario stated that she was pleased to receive Mr. Kramer's email and commented that if the idea includes a 25% development / 75% preservation philosophy then it could be great.

**GL-2014-124**

**It was MOVED and SECONDED,**

that the Galiano Island Local Trust Committee requests staff to inform Mr. Kramer that his correspondence was received and that the Local Trust Committee welcomes an application consistent with Galiano Island Official Community Plan policies.

**CARRIED**

Trustee Pottle commented that it would be helpful for Mr. Kramer to address any potential and/or necessary Official Community Plan (OCP) amendments in his application.

**9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

**9.1 Mayne Island Local Trust Committee Bylaws No. 163 &164 Referral**

**GL-2014-125**

**It was MOVED and SECONDED,**

that the Galiano Island Local Trust Committee considered Mayne Island Local Trust Committee Bylaws No. 163 & 164 and decided Interests Unaffected by Bylaws.

**CARRIED**

## 9.2 GL-RZ-2013.1 (Landworks) – Staff Memo

A/Planner 2 Farris provided information from the memorandum. There was some discussion regarding:

- net proceeds of the sale of lot 5 going to the Galiano Island Housing Society (Page Drive);
- next steps being consideration of Third Reading;
- F3 covenant being reviewed by a respected forester;
- process surrounding transfer of land(s) for community benefit(s).

Regional Planning Manager Kojima mentioned that there are two ways to transfer land(s) for community benefit(s): the first being that the applicant transfer the land(s) designated for community benefit(s) directly to the benefiting community organization with the benefiting community organization then being responsible for the marketing/sale of the land(s) and interim associated holding costs/responsibilities; the second being that the applicant is responsible for the marketing/sale of the land(s) designated for community benefit(s) and interim associated holding costs/responsibilities prior to transfer of funds received for the sale of the land(s) to the benefiting community organization. He stated that Galiano Island Housing Society (Page Drive) chose the second way.

### **GL-2014-126**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Proposed Bylaw No. 244, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2013” be given Third Reading.

**CARRIED**

### **GL-2014-127**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Proposed Bylaw No. 245, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2013” be given Third Reading.

**CARRIED**

### **GL-2014-128**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Proposed Bylaw No. 244 and Proposed Bylaw No. 245 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

**CARRIED**

### **GL-2014-129**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Proposed Bylaw No. 244 be forwarded to the Minister of Community, Sport, and Cultural Development for approval.

**CARRIED**

Chair Hancock thanked the applicant(s) and staff.

The applicant(s) thanked the Local Trust Committee and staff.

Trustee Decario requested that in the future and as per Official Community Plan (OCP) policies pertaining to climate change, that staff include in their reports a climate change assessment of greenhouse emissions etc. specifically for applications asking for increased density.

Regional Planning Manager Kojima responded that he would look into it and stated that OCP policies pertaining to climate change should be addressed in staff reports.

## **10. LOCAL TRUST COMMITTEE PROJECTS**

None

## **11. REPORTS**

### **11.1 Work Program Reports**

Work Program Report dated October 2014, provided for information.

There was some discussion regarding Item No. 1 on the Projects List.

### **11.2 Applications Reports**

Applications Report dated October 2014, provided for information.

There was some discussion regarding two upcoming applications, one regarding a garage and the other regarding Crystal Mountain.

### **11.3 Expense/Budget Reports**

None

### **11.4 Bylaw Enforcement**

None

### **11.5 Policies and Standing Resolutions Report**

Provided for information.

### **11.6 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)).

No specific updates were made; A/Planner 2 Farris will update routine items as necessary.

#### **11.7 Chair's Report**

Chair Hancock thanked the Galiano community, Trustee Decario and Trustee Pottle for his experience as Chair and stated that everyone has been so welcoming.

#### **11.8 Trustee Report**

Trustee Pottle stated that she has been busy running for re-election while also attending to regular business and office hours. She thanked Chair Hancock and Trustee Decario for being such great colleagues.

Trustee Decario expressed her thanks to Chair Hancock and Trustee Pottle and stated that while she is ready to end her time as a Trustee she is also looking forward to attending future meetings as a member of the public. She stated that she would be attending a planning meeting this week and continuing with regular business and office hours until December 2, 2014.

Note: there was a break at 1:45 p.m. and the meeting reconvened at 2:15 p.m.

### **12. OTHER BUSINESS**

#### **12.1 Upcoming Meetings**

The next meeting of the Galiano Island Local Trust Committee is to be announced.

### **13. TOWN HALL MEETING**

There being no members of the public present at this time, Chair Hancock moved on to item 14.

### **14. MOTION TO CLOSE MEETING**

#### **GL-2014-130**

**It was MOVED and SECONDED,**

THAT, pursuant to Sections 90(1) (f), (j), 90(2) (a) and 91(1) of the Community Charter, the Galiano Island Local Trust Committee resolves to close the meeting to the public for the purpose of Adopting the October 6, 2014, Galiano Island Local Trust Committee In-Camera Minutes, to discuss a bylaw enforcement issue, and further that staff and Recording Secretary David Millership remain present.

**CARRIED**

See separate In Camera Meeting Minutes dated November 3, 2014.

**By general consent** the meeting was closed at 2:20 p.m. and reconvened in open meeting at 2:50 p.m.

**15. RECALL TO ORDER**

Chair Hancock stated that the LTC had nothing to report.

**16. GL-DP-2013.2 (Ghai) – Memo**

RPM Kojima provided information from the memorandum.

There was some discussion regarding options.

**GL-2014-131**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Development Permit GL-DP-2014.4 (Ghai) be approved.

**CARRIED**

There was some discussion regarding:

- this having been a difficult issue for the LTC and there being a need for process improvements pertaining to FLNRO and neighbour notification;
- future process(es) regarding docks.

**17. ADJOURNMENT**

**GL-2014-132**

**It was MOVED and SECONDED,**

that the Galiano Island Local Trust Committee meeting be adjourned at approximately 3:00 p.m.

**CARRIED**

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**Ken Hancock, Chair**

**CERTIFIED CORRECT:**

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**David Millership, Recorder**