

# ADOPTED

**MINUTES OF THE GALIANO ISLAND  
LOCAL TRUST COMMITTEE BUSINESS MEETING  
HELD ON MONDAY, SEPTEMBER 17, 2012, AT 1PM.  
AT SOUTH COMMUNITY HALL, 141 STURDIES BAY ROAD, GALIANO, B.C.**

**PRESENT:** Ken Hancock            Chair  
              Louise Decario        Local Trustee  
              Sandy Pottle            Local Trustee  
              Robert Kojima        Regional Planning Manager  
              Patricia Joyce        Recording Secretary

There were approximately twenty four (24) members of the public present.

1.    **CALL TO ORDER**

Chair Hancock called the meeting to order at 1.03 pm. and acknowledged that today's meeting is taking place on the traditional lands of the Coast Salish people.

Introductions were made and the meeting introduced.

2.    **APPROVAL OF AGENDA**

Chair Hancock asked for any additions or changes to the agenda; an amendment was made as follows:

- Added item 12.2 - Trustee Decario had received correspondence from K. Morisette regarding "the triangle".

2.1   **Questions on Agenda items**

Gary Coward referred to Trust Council's discussion on Enbridge Pipeline/Tanker proposal. He asked if Galiano Island Local Trust Committee would take the same step in refusing to support the proposal.

Chair Hancock noted that Dogwood Initiative asked for support of Trust Council in this matter and a map has been issued which shows that Galiano and the Galiano Trustees are included in the Islands Trust decision.

2.2   **Town Hall Session**

Chair Hancock invited the public to make comment.

Gary Coward commented on cottage sizes and STVRs suggesting that these accommodations take away from the amount of affordable housing available on Galiano Island.

Mr. Coward asked the Trustees if they are in favour of the regulation of tourist accommodations and whether they intend to advocate for enforcement of Bylaws.

Tom Hennessy reported the progress on Galiano Green Affordable Housing Project: A letter from Galiano Land and Community Housing Trust (GLCHT) has been mailed to the Board of Galiano Housing (Page Drive) and to all Page Drive residents, advising them of work carried out on the property and the plans in place to cause as little disturbance as possible to residents as development and building takes place. GLCHT intends to have home owners in the project collect & store rain water from roofs in order that the aquifer that is shared with Page Drive is not compromised.

Mr. Hennessy noted that he and Mr. D. Latta, had met recently with Erwin Dyck, of VIHA; he stated that Mr. Dyck likes the Project plan for Water Use and considers it a good example of water conservation.

Mr. Hennessy reported that Doug Latta and himself, attended a presentation in Nanaimo, sponsored by the Nanaimo Regional District on Rain Water Harvesting; presented by Robin Keating, Certified Water Technician, Regional Sales Manager for VIQUA, a Trojan Technologies Company. Mr. Hennessy has invited Mr. Keating to visit the Project site on October 3rd. He also noted that VIQUA will donate rain water harvesting equipment for use in the demonstration home. Mr. Hennessy also escorted David Howe, CRD Director, to the Project site, recently, and reported that Mr. Howe responded positively.

Kathy Stephenson spoke re STVRs; she would like to see a survey and public discussion leading to regulation.

Regional Planning Manager (RPM) Kojima referred to a Memo from Miles Drew, Bylaw Enforcement Manager, contained in the Agenda package. Item will be discussed at 11.4 in Agenda.

Chair Hancock suggested that the Local Trust Committee's work Program may be adjusted to allow time to address this issue in the spring of 2013.

A member of the public spoke in favour of allowing STVR's and effective regulation.

Chair Hancock closed the Town Hall Session.

### **3. COMMUNITY INFORMATION MEETING**

None

**4. PUBLIC HEARING**

None

**5. PREVIOUS MEETINGS**

**5.1 Local Trust Committee Minutes for Adoption**

**5.1.1. Minutes of July 9, 2012 Local Trust Business Meeting**

Chair Hancock asked for any errors, omissions, changes and the following amendments were made.

- page 4 - Item 6.1, paragraph beginning "Regional Planning Manager Kojima stated....."

Trustee Decario asked if any update of this section had been received.

RPM Kojima replied "not yet".

- page 12 - 11.1 Work Program Report: paragraph beginning "Trustee Pottle", following "committee" add "of the Galiano island Chamber of Commerce" and continue with "has been formed....." to end of paragraph.
- page 14 - 11.8 Trustee Report: paragraph beginning "Trustee Pottle" , line 4, delete "having" and substitute with "attending". Sentence will read "Trustee Pottle stated that she is attending a general meeting with Don Cadden of BC Parks.....".

The minutes of Local Trust Committee meeting held July 9, 2012, as amended were Adopted by consent.

**5.1.2. Minutes of July 23, 2012 Local Trust Committee Special Meeting**

The Minutes of July 23, 2012, Local Trust Committee Special Meeting as presented, were Adopted by consent.

**5.2 Public Hearing Records & Community Information Meeting**

None

**5.3 Section 26 Resolutions without meeting**

None

## 5.4 **Advisory Planning Commission**

### 5.4.1 Minutes of June 28, 2012 Advisory Planning Commission Meeting

The APC minutes were received.

Business arising:

page 28. Resolution 2:

Trustee Decario observed that the meeting called by Dan Cadden of BC Parks attended by Trustee Pottle, has served the carrying forward of this resolution. Trustee Decario asked Regional Planning Manager (RPM) Kojima to ask a representative of BC Parks present at any upcoming Community Information Meeting (CIM) which pertains to the the transfer of land to BC Parks by the Galiano Local Trust Committee.

page 29. 5b Resolution regarding APC Orientation document for all APC members.

Trustee Decario asked if this document has been sent to the APC members for support and general background as requested. The members should also be sent a large map that can be spread out and understood by all.

RPM Kojima will inquire about the Orientation document's origin, and will provide a large map for future referrals if appropriate.

It was stated that a further meeting with BC Parks will be held in the next two months, or as soon as possible thereafter.

## 6. **BUSINESS ARISING FROM MINUTES**

### 6.1 **Follow up Action Report**

RPM Kojima summarised the report.

## 7. **DELEGATIONS**

None

## 8. **CORRESPONDENCE**

### 8.1 J. Patterson, email July 24, 2012 re Galiano Land Use Bylaw.

Concern will be addressed in Land Use Bylaw (LUB).

8.2. R. & R. Moyle dated July 31, 2012 re: Dionisio Park (Coon Bay)

Letter is regarding lack of access.

8.3 Anthony Nolan and Agathe Nolan, August 23, 2012 re: STVRs.

This item is under advisement and the letter will be entered into the STVR file.

8.4 C. Bastedo August 6, 2012 re: STVRs.

Trustee Decario asked if a referendum (mentioned in Ms. Bastedo's letter) was a possibility. RPM Kojima replied there is no mechanism for a referendum and the letter will be entered into the STVR file.

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

9.1 GL-RZ-2011.1 (GLCHT) Progress Report.

- page 6 - In Resolution GL-LTC-75-12: 2nd to last line following "agreement" add "and professional" - and last line, after "groundwater" add "and rainwater catchment".

Resolution 75 will then read:

It was Moved and Seconded that the Galiano Island Trust Committee directs staff to schedule a Community Information Meeting once in receipt of confirmation of the Agricultural Land Commission covenant on title before final adoption; comprehensive site plan; housing agreement and land lease agreement and professional hydrological assessment of the availability of sustainable long-term groundwater and rain water catchment, as per Official Community Plan policy 2e).

9.1.1 C. Dishaw dated August 2, 2012 re: Bylaws 233 & 234

Regional Planning Manager (RPM) Kojima summarised the Staff Report explaining that his office cannot schedule a Community Information Meeting (CIM) until all the items requested are received in proper order.

D. Latta of GLCHT Board stated that the Housing Agreement is still under review by their lawyer and is being re-drafted.

Trustee Pottle spoke of several concerns she has heard from individuals who see possible difficulties ahead.

Chair Hancock stated that individuals should be encouraged to put their concerns in writing to the Local Trust Committee, or should speak at a Local Trust Committee Meeting.

D. Latta expressed appreciation to Trustee Pottle for her feedback.

Trustee Decario stated that neighbours should be advised of any significant noise to be incurred during development or building work.

Trustee Decario referred to discrepancies between area figures in a chart p. 44 and on map on page 42. Also some of the House footprints do not line up. The Maps must be changed before there can be a successful rezoning.

Discussion took place covering other issues that are expected to arise for applicants, financial and otherwise. Shortage of financial resources is anticipated, owing to inability to accumulate a down payment and the reality of insecure employment on Galiano.

Chair Hancock stated that his concern is the need for adequate governance of the project.

Chair Hancock stated that Rainwater Collection Cisterns require an engineer to sign off if the collection is expected to produce potable water.

Costs of permit can be refunded if appropriate.

The size of Roofs on the housing plan is expected to be twice the floor area - 4' (feet) overhangs all around.

The Land Use Bylaw states that the measurement of the foundation constitutes the size of the floor area.

There was more discussion on water quantity and quality.

RPM Kojima pointed to the table indicating water yields and stated that the Local Trust Committee needs context for the figures from independently qualified/certified consultant(s).

Comment was made that in some jurisdictions a potable water supply to the lot is necessary to obtain a mortgage.

RPM Kojima repeated the 4 conditions that are to be met before a Community Information Meeting can be held, and asked the Trustees what they want to have happen.

Returning to page 6. Resolution GL-LTC-75-12, Trustee Decario repeated that measurements on the maps are inaccurate and that professional advice must be sought and a record submitted.

An accurate certifiable site plan and charts should be provided.

Terminology needs to be clarified regarding the floor area and drip line, and lot coverage area.

The CRD will require an official "professionally certified "report before supplying a grant.

Owners will need more resources to build a larger roof.

Hydrological assessment of daily capacity of rain water catchment and long term sustainability is required.

Mr. B. Mignault spoke of his experience in homemade inexpensive cisterns.

Resolution GL-LTC-96-12

It was Moved and Seconded that Galiano Island Local Trust Committee Resolution GL-LTC-75-12 (GLCHT) be amended to require professional assessment of groundwater and rainwater catchment.

**CARRIED**

9.2 GL-DP-2012.1 (Ferguson)

RPM Kojima summarised the Staff Report and a discussion followed.

Resolution GL-LTC-97-12

It was Moved and Seconded that Galiano Island Local Trust Committee Development Permit Application GL-DP-2012.1 (Ferguson) be approved.

**CARRIED**

Note: The meeting recessed for a break at 3.20 pm and reconvened at 3.40 pm.

**10. LOCAL TRUST COMMITTEE PROJECTS**

None

**11. REPORTS**

11.1 Work Program Reports - for information

11.1.1 Galiano Island Local trust Committee Work Program - Report dated September 2012

11.2 Applications Report - for information

11.2.1 Galiano Island Applications Report- September 2012

Project #6 changed to delete "Associated".

Staff will add to FUAL scheduling a meeting with MoTI staff.

Project #7 Deleted ("Heritage Conservation").

11.3 Expense/Budget Reports - for information

11.3.1 LTC Expense Report

11.3.2 LTC Budget 2012-2013

11.3.3 Budget submissions 2013-2014

Reviewed; see Memo from RPM Kojima.

Resolution GL-LTC-98-12

It was Moved and Seconded that Galiano Island Local Trust Committee Projects/ Budgets Submissions be amended by adding as Project, #3 STVR Review and requesting \$4000 for STVR Review to Project Budget submission.

**CARRIED**

Resolution GL-LTC-99-12

It was Moved and Seconded that the Galiano Island Local Trust Committee approve and forward the draft 2013-14 LTC Project Budget submission to Financial Planning Committee as amended.

**CARRIED**

11.4 Bylaw Enforcement

11.4.1 Short Term Vacation Rentals - Staff Report

RPM Kojima reviewed the staff report.

Comments

It was agreed that RECOMMENDATION #3 be amended by: deleting "unless the" on line 1; by deleting "it expires on September 30, 2012 or when" on line 2; by deleting "whichever is the sooner" on line 3, and adding "till" after "policy" on line 3. Recommendations paragraph #3 will then read: "That the Galiano Island Local Trust Committee extends the effective period on this enforcement policy till the regulation review is complete."



Resolution GL-LTC-100-12

It was Moved and Seconded that Galiano Island Local Trust Committee adopt the amended Bylaw Enforcement Policy for Short Term Vacation Rentals in Residential Zones.

**CARRIED**

11.5 Policies and Standing Resolutions Report - for information

11.6 Galiano Island LTC Web Page for Review - for information

changes

- Latest News: delete September 2011 & content
- Planner Office Hours have been changed
- Groundwater study - add "Part 2"
  
- Add Top 3 items on Work Program as per agenda package and keep up to date.

11.7 Chair's Report

Chair Hancock reported on the Trust Council recent meeting on Bowen island; satisfaction that the Islands Trust Strategic Plan is in place.

11.8 Trustees Report

Trustee Decario mentioned her participation at the recent Trust Council meeting and her involvement in the Financial Planning Committee. She attended a meeting with BC Parks regarding parks management.

Trustee Pottle reported meeting with the Economic and Community Development Commission and CRD Director, David Howe. She also attended a meeting with representatives from BC Parks and the BC Ministry of Environment. Contact with BC Parks is ongoing focussing on parks management and a further meeting this month is anticipated.

**12. OTHER BUSINESS**

12.1. Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1.00 pm  
Monday, October 15, 2012, North Community Hall, Galiano Island.

12.2 Correspondence from K. Morisette regarding "the triangle"

Concern addressed to Trustee Decario by K. Morrisette; this was regarding the growth in the Triangle garden at the cross roads of Porlier Pass and Sturdies Bay road. The growth now prevents drivers from seeing whether or not they must yield to another vehicle. Trustee Decario will see what can be done.

**13. TOWN HALL SESSION**

None

**14. ADJOURNMENT**

Resolution GL-LTC-101-12

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at 4:55 pm.

**CARRIED**

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**RECORDER**

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**CHAIR**