



ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: June 1, 2021
Location: Electronic Meeting (Zoom Webinar)

Members Present: Dan Rogers, Chair
Tahirih Rockafella, Local Trustee
Jane Wolverton, Local Trustee

Staff Present: Brad Smith, Islands Planner
William Shulba, Senior Freshwater Specialist
Maple Hung, Planning Team (Host)
Carly Bilney, Recorder

Others Present: There were approximately 24 attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m. He acknowledged the privilege that we have to be able to work on the territory of the Coast Salish First Nations. He commented on the sorrow and shame he feels as a Canadian and how settlers have historically failed in the relationship with Indigenous Peoples in ways that amount to genocide. There was a moment of silence after to honour families affected by the residential school system.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 16.4 Standing Advisory Planning Commission (APC) Regarding Climate Crisis
- 16.5 James Island
- Projects List - Projects Combination

By general consent, the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Rockafella reported on the following:

- At the latest meeting of the Southern Gulf Islands Forum (SGIF) discussion was held about how various levels of government can support the Tsawout First Nation on James Island; and
- Old growth forest protection was also discussed at the SGIF.

Trustee Wolverton reported on the following:

- Recent meetings have been held related to various issues including: Galiano roads, short-term vacation rentals (STVR), site visits to Galiano Green, model fee bylaws for the Islands Trust and drafting the Trust Policy Statement.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Recent meetings have been held related to the revision of the Trust Policy Statement, which was last revised in 1994 and needs substantial updating; and
- There will be a special meeting of Trust Council for July 8 where the single topic will be a proposal to consider a draft bylaw of the Trust Policy Statement.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Reliance on private sector professionals hired by applicants is fundamentally flawed as explained in a 2015 report titled *Professional Reliance and Environmental Regulation in BC*;
- The Islands Trust now has a freshwater specialist on staff to provide internal professional guidance; and
- Trustees should consider updating the build-out report completed for the Galiano Official Community Plan (OCP) to get a clearer idea of the island's zoning for density.

Trustee Rockafella was recused from the meeting at 1:02 p.m. and the following comments were made regarding application GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI):

- Support was expressed for the application given the housing crisis on Galiano; and
- Support was expressed for the application given the proposed property's proximity to facilities, including grocery stores, fire station and the community hall.

Trustee Rockafella returned to the meeting at 1:04 p.m.

Trustee Wolverton was recused from the meeting at 1:04 p.m. and attendees made the following comments about the GL-RZ-2019.1 (GIGARHS):

- Opposition to the proposal was expressed because of the high risk of wildfire in the Heritage Forest;
- A wildfire assessment is important to include as part of this application;
- All areas of Galiano were included in a wildfire assessment by the fire department in 2010;
- The agency referral from the Galiano Island Parks and Recreation Commission regarding the application should be amended to note that the proponent should consider providing some public parking at "any new terminus" should the application be successful;

- The maximum occupancy for the development is not clear;
- Publication of referral reports was clarified;
- A data logger should be required on the well of the proposed development site and elsewhere in neighbourhoods throughout the island;
- The water management plan for the proposal should include data from the Sticks Allison neighbourhood community well; and
- Theoretical science in hydrogeological reports lacks empirical evidence because it does not address issues related to well interference occurring in the Sticks Allison neighbourhood.

Trustee Wolverton returned to the meeting at 1:41 p.m.

6. COMMUNITY INFORMATION MEETING

6.1 Galiano Island Local Trust Committee Proposed Bylaw No. 278 (LUB Amendment) - Technical Review Project

Planner Smith reviewed proposed Bylaw No. 278.

7. PUBLIC HEARING

7.1 Galiano Island Local Trust Committee Proposed Bylaw No. 278 (LUB Amendment) - Technical Review Project

Public Hearing Binder under separate cover.

8. MINUTES

8.1 Local Trust Committee Minutes Dated April 12, 2021 (for Adoption)

The following amendments to the April 12, 2021 minutes were presented for consideration:

- On the first page of the minutes, Trustee Wolverton should be listed as “Local Trustee” not as “Chair.”

By general consent, the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting Report Dated May 2021

None

8.3 Advisory Planning Commission Minutes Dated May 12, 2021

Received for information.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated May 2021

Received for information.

10. DELEGATIONS

10.1 Capital Regional District - Southern Gulf Islands Transportation Integration Plan

Justine Starke introduced the Southern Gulf Islands Transportation Integration Plan led by the Capital Regional District (CRD) and made the following comments:

- The goal of the study is to cost out an inter-island integrated transportation service to a level of detail that would enable service establishment;
- The study will focus on both island residents and tourists, and include public transit, trail systems and a ferry service to supplement BC Ferries;
- The project will require voter consent and will thus result in a community referendum; and
- Next steps will include community engagement.

11. CORRESPONDENCE

Chair Rogers commented on recent correspondence related to the BC Ferries engagement survey and noted the item will be included in the next LTC meeting.

Correspondence received concerning current applications or projects is posted to the LTC webpage.

11.1 Update from Applicant – Application GL-RZ-2005.1 (Romagnoli-Smith)

Planner Smith provided an update on Application GL-RZ-2005.1 (Romagnoli-Smith). Discussion was held and the following comments were made:

- The applicants are seeking advice as to how to proceed given they have not yet secured a covenant;
- Various options available to the current LTC to move forward were provided;
- The applicant expressed support for keeping the file open;
- Any covenant holder will likely require an endowment to pay for a management plan; and
- It is problematic to keep a file open for multiple years.

It was Moved and Seconded, that the Galiano Island Local Trust Committee would proceed no further with Application GL-RZ-2005.1 (Romagnoli-Smith).

Discussion on the motion was held about whether to give the applicant time to secure a covenant and the following comments were made:

- The application went to Public Hearing in 2011 and the applicant has had 10 years of direction from staff to come to agreement on a covenant;
- Leaving the matter unresolved is troubling; and
- The application does not look like it is going to move ahead in the near future.

1:55:43 / 1:57:05 – A friendly amendment on the motion was made.

GL-2021-032

It was Moved and Seconded,

that the Galiano Island Local Trust Committee would amend the proposed motion to specify that the Local Trust Committee would proceed no further with the application unless the applicants have identified and secured the terms of a covenant by September 30, 2021.

CARRIED

GL-2021-033

It was Moved and Seconded,

that the Galiano Island Local Trust Committee would proceed no further with Application GL-RZ-2005.1 (Romagnoli-Smith) unless the applicant has identified and secured the terms of a covenant by September 30, 2021.

CARRIED

12. MEETING BREAK - COMMUNITY UPDATE

A break was held from 2:30 p.m. to 2:40 p.m.

13. APPLICATIONS AND REFERRALS

13.1 GL-DVP-2020.2 (Hotte) - Staff Report

Planner Smith reviewed the Staff Report on GL-DVP-2020.2 (Hotte). Discussion was held and the following comments were made:

- Setting conditions for compliance cannot be included in a development variance permit; and,
- Staff recommends having a secondary voluntary compliance agreement, which would be subject to bylaw enforcement, to address the section of deck that is beyond the shoreline.

GL-2021-034

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2020.2 (Hotte).

CARRIED

GL-2021-035

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to seek a voluntary compliance agreement with applicants for GL-DVP-2020.2 (Hotte) for removal of the bottom portion of the deck to within 0.2 meters by the end of October 2021 and to submit paperwork that demonstrates proof of compliance by attaching an engineering report to the covenant.

CARRIED

13.2 GL-DVP-2021.4 (Allen & Norgang) - Staff Report

Planner Smith reviewed the Staff Report on GL-DVP-2021.4 (Allen & Norgang). Discussion was held and the following comments were made:

- Parking measures on the lot will be subject to bylaw enforcement;
- Parking across the street is under the jurisdiction of the Ministry of Transportation and Infrastructure; and
- Concern was expressed about allowing for two parking spaces though there are four vehicles on the property and for potential issues this might create.

GL-2021-036

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DVP-2021.4 (Allen & Norgang).

CARRIED

Trustee Rockafella was recused from the meeting at 3:23 p.m.

13.3 GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI) - Staff Report

Planner Smith reviewed the staff report on GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI). Discussion was held and the following comments were made:

- Concern was expressed about neighbouring wells and the impact of water use in the high density area;
- Support was expressed to implement a continuous monitoring data logger on the subject well;
- There is a need to ensure the proposed density is appropriate for the property;
- The island needs stable, long-term funding to establish robust monitoring of wells and better understand the complex nature of hydrogeology;
- It is important to ensure this will be a viable project given the uncertainties related to hydrogeology;
- The applicants would consider resurrecting the idea of a community park within the property if requested by the current LTC; and
- This is a preliminary discussion and there remains much to be done before progressing to next steps.

GL-2021-037

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2021.1 (GALI) and to prepare draft bylaws and a draft housing agreement.

CARRIED

GL-2021-038

It was Moved and Seconded,

that the Galiano Island Local Trust Committee authorize staff to enter into a cost recovery agreement, if necessary, with the applicant allowing Islands Trust legal counsel to prepare a draft housing agreement for application GL-RZ-2021.1 (GALI).

CARRIED

GL-2021-039

It was Moved and Seconded,

that the Galiano Island Local Trust Committee refer application GL-RZ-2021.1 (GALI) to the Galiano Island Advisory Planning Commission for comment.

CARRIED

Discussion was held about whether directing staff to schedule a Community Information Meeting is premature.

GL-2021-040

It was Moved and Seconded,

that the Galiano Island Local Trust Committee defer recommendation 4 regarding scheduling a Community Information Meeting electronically on application GL-RZ-2021.1 (GALI) to the July 5 Local Trust Committee meeting.

CARRIED

GL-2021-041

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the applicants reinstall a continuous monitoring data logger on the subject well.

CARRIED

Trustee Rockafella returned to the meeting at 4:39 p.m. Trustee Wolverton was recused from the meeting at 4:39 p.m.

13.4 GL-RZ-2019.1 Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS) - Staff Memo

Planner Smith reviewed the Staff Memo on GL-RZ-2019.1 Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS). Discussion was held and the following comments were made:

- A data logger would be of great value in providing additional information regarding water supply and demand such as the recharge rate of the well;
- The estimated occupancy of the proposed development is likely to be around 35 people; and
- An affordable housing development could help mitigate fire risk in the area by providing rainwater storage for firefighting.

GL-2021-042

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the GL-RZ-2019.1 applicants install a continuous monitoring data logger on the subject well as soon as possible and provide that information to the Islands Trust.

CARRIED

Discussion continued and the following comments were made:

- Applicants have not considered a grey water recovery system due to costs;
- Support was expressed for requesting that applicants undertake a grey water feasibility assessment; and
- Water management planning is an evolving expertise at the Islands Trust and water management requirements and water plans are shifting rapidly.

GL-2021-043

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the GL-RZ-2019.1 applicants prepare a grey water recycling feasibility study.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

Trustee Wolverton returned to the meeting at 5:33 p.m.

14.1 Land Use Bylaw Technical Amendments – Staff Report

Planner Smith reviewed the report regarding Land Use Bylaw Technical Amendments.

GL-2021-044

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 278, cited as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2021”, be read a second time.

CARRIED

GL-2021-045

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 278, cited as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2021”, be read a third time.

CARRIED

GL-2021-046

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 278 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2021-047

It was Moved and Seconded,

that the Galiano Island Local Trust Committee rescind GL-2021-045.

CARRIED

GL-2021-048

It was Moved and Seconded,

that the Galiano Island Local Trust Committee rescind GL-2021-046.

CARRIED

GL-2021-049

It was Moved and Seconded,

that the Galiano Island Local Trust Committee amend proposed Bylaw No. 278 to add to Bylaw No. 278 a clause to amend Galiano Island Land Use Bylaw 127.1999 by removing the extra period in the numbering for 2.1.9.

CARRIED

GL-2021-050

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 278, cited as "Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2021" as amended, be read a third time.

CARRIED

GL-2021-051

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 278 as amended be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated May 2021

Received for information.

15.1.2 Projects List Report Dated May 2021

GL-2021-052

It was Moved and Seconded,

That the Project List be amended by combining Project 7 (Review of maximum house sizes) and Project 10 (Review of LUB tiny home/trailer regulations) and that this item also include lot coverage.

CARRIED

15.2 Applications Report Dated May 2021

Received for information.

15.3 Trustee and Local Expense Report - None

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

The new Islands Trust website was discussed.

15.6 Islands Trust Conservancy Report – None

16. NEW BUSINESS

16.1 Business Licenses – Memo

By general consent, Item 16.1 was deferred until the July LTC meeting.

16.2 Draft Annual Report Wording - for approval

GL-2021-053

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approves the format and outline of contents for the 2020/21 Annual Report.

CARRIED

16.3 Amending the Tree Cutting and Removal DPA 3

Discussion was held about possible amendments and how they relate to work focused on the Coastal Douglas Fir.

16.4 Standing APC Regarding Climate Crisis

Discussion was held about creating a standing Advisory Planning Commission (APC) with specific expertise related to climate change.

16.5 James Island

Discussion was held about how the Galiano LTC can advocate for the Tsawout Nation on James Island.

GL-2021-054

It was Moved and Seconded,

that the Galiano Island Local Trust Committee supports the North Pender Island correspondence related to the James Island subdivision proposal and a letter to that effect will be sent out under the Chair's signature to the appropriate provincial authority.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for July 5, 2021 - Location: TBD

18. TOWN HALL

Trustee Wolverton was recused from the meeting at 6:13 p.m.

Town hall was held and the following comments were made:

- Support was expressed for LTC requests to applicants related to water issues;
- A special APC could have helped with GL-RZ-2019.1 (GIGARHS); and
- The value of scientific reports included in applications was questioned.

19. CLOSED MEETING

None

20. ADJOURNMENT

By general consent, the meeting was adjourned at 6:22 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder