

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: November 8, 2021
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Brad Smith, Island Planner
Carly Bilney, Recorder

Public Present: There were approximately 21 members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Trustee Wolverton requested that attendees uphold a safe, respectful meeting environment.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 11 - Correspondence received from Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS); and
- Item 13.6 – GL-RZ-2014.1 (Crystal Mountain) – Applicant Correspondence

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Rockafella reported on the following:

- Work initiated to repaint centre lines on the roads;
- Financial planning committee meetings to discuss the 2022-2023 budget; and
- Correspondence with BC Ferries requesting that island residents be given booking priority over visitors.

Trustee Wolverton reported on the following:

- A recent meeting of the Regional Planning Committee that was primarily about the freshwater sustainability report;
- The importance of islanders applying for water licenses for the commercial and residential use of wells; and
- The recent Community Information Meeting (CIM) regarding GL-RZ-2021.1 (GALI) and a meeting between the applicants and Senior Intergovernmental Policy Advisor Lisa Wilcox.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- The Trust Council decision to pursue a third step of engagement to update the Trust Policy Statement, a process that may extend to Spring 2022;
- Trust Council in December will include the first draft of the 2022-23 budget; and
- Ongoing discussions about whether or not Islands Trust staff must be fully vaccinated.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- A petition was submitted to LTC, signed by 174 Galiano residents, in opposition to GL-RZ-2014.1 (Crystal Mountain);
- Opposition to the Crystal Mountain application was expressed because of concerns that it does not comply with the Galiano Official Community Plan (OCP);
- Comments were made about the platforms on which Galiano Trustees ran for office;
- Concern was expressed about forest fragmentation and freshwater resources on the Crystal Mountain property;
- Concern was expressed that the Crystal Mountain application does not comply with the Islands Trust Policy Statement Directive Policies Checklist;
- Support was expressed for Bylaw No. 271 (Gauvreau);
- The information in the petition circulated related to Crystal Mountain was questioned and support was expressed for more opportunity for Crystal Mountain applicants to answer questions from community members; and
- Comments were made about well licensing, particularly regarding property owners who keep livestock.

Trustee Rockafella recused herself from the meeting at 1:15 pm due to conflict of interest with GL-RZ-2021.1 (GALI). The following comments were made:

- Comments were made to clarify the context of a question asked at the Community Information Meeting (CIM) on October 23, 2021 regarding GL-RZ-2021.1 (GALI); the question aimed to determine whether GALI could have a dual tank system, one that is filled with rainwater and the other with groundwater (page 149 of the agenda package);

- Concern was expressed that a response from the hydrogeologist misrepresented a question asked about water issues at the October 23 CIM regarding the GALI application;
- A recording of the October 23 CIM related to the GALI application will be posted online on the Islands Trust website;
- Concern was expressed about the impact that the GALI proposal may have on water resources when more users live in the area;
- Further hydrogeological studies on the potential impact of the GALI proposal were requested;
- A study was requested to examine the implications of a septic field at the GALI property on nearby wells;
- Support was expressed for the GALI application because it will address a critical need in the community; and
- Comments were made about the work done related to water for the GALI application in comparison to the Crystal Mountain application.

Trustee Rockafella returned to the meeting at 1:35 pm. Trustee Wolverton recused herself from the meeting at 1:35 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS). The following comments were made:

- Staff is waiting on more information from the GIGARHS applicants related to water before a Trust Policy Statement Directives Checklist is provided to the LTC for consideration; and
- A request was made that wells neighbouring the proposed development be monitored and any impacts taken into consideration.

Trustee Wolverton returned to the meeting at 1:41 pm.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated October 4, 2021

The following amendments to the minutes were presented for consideration:

- Robert Kojima was *not* present at the meeting of Oct. 4, 2021.

By general consent the minutes were adopted as amended.

8.2 Local Trust Committee Community Information Meeting Notes Dated October 23, 2021 (for information)

Received for information.

8.3 Section 26 Resolutions Without Meeting Report - None

8.4 Advisory Planning Commission Minutes - None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated Nov 2021

Received for information.

10. DELEGATIONS

11. CORRESPONDENCE

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

11.1 Correspondence received from GIGARHS

Trustee Wolverton recused herself from the meeting at 1:47 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS). The following comments were made:

- LTC received a letter from the GIGARHS applicants that will be posted on the Islands Trust website requesting that LTC rescind a motion related to the Section 219 Covenant; and
- Staff and legal council are currently working to confirm the scope of LTC authority related to water usage and Section 219 of the *Land Title Act*.

GL-2021-087

It was Moved and Seconded,

that the Galiano Island Local Trust Committee receive the housing agreement from the applicants related to GL-RZ-2019.1 (GIGARHS).

CARRIED

12. MEETING BREAK - COMMUNITY UPDATE

A meeting was held between 2:10 pm and 2:15 pm.

13. APPLICATIONS AND REFERRALS

13.1 GL-DVP-2021.6 (Ingram) - Staff Report

Planner Smith reviewed application GL-DVP-2021.6 (Ingram) and discussion followed.

GL-2021-088

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DVP-2021.6 (Ingram).

CARRIED

13.2 GL-DP-2021.3 and GL-DVP-2021.5 (Murray) - Staff Report

Planner Smith reviewed applications GL-DP-2021.3 and GL-DVP-2021.5 (Murray). Discussion was held and the following comments were made:

- Concern was expressed about the size of the proposed building; and
- The applicants have advised the) community water system manager of the proposed work to ensure there are no concerns.

GL-2021-089

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2021.3 (Murray).

CARRIED

GL-2021-090

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2021.5 (Murray).

CARRIED

13.3 GL-DP-2021.4 and GL-DVP-2021.9 (Longson) - Staff Report

Planner Smith reviewed applications GL-DP-2021.4 and GL-DVP-2021.9 (Longson). The applicants noted they have received permission from the Ministry of Transportation and infrastructure for fence repairs, landscaping and a sidewalk within the Right of Way

GL-2021-091

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2021.4 (Longson).

CARRIED

GL-2021-092

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2021.9 (Longson).

CARRIED

13.4 GL-RZ-2019.2 (Gauvreau) - Consideration of Adoption of Bylaw No. 271 – Staff Report

GL-2021-093

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 271, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2019” be adopted.

CARRIED

13.5 GL-RZ-2021.1 (GALI) – Staff Report

Trustee Rockafella recused herself from the meeting at 2:51 pm due to conflict of interest with GL-RZ-2021.1 (GALI). Discussion was held and the following comments were made:

- Staff has worked with the applicant to develop a draft water management plan and is working on conditions of the covenant to bring back to the LTC;
- If the application is approved, GALI would be responsible for monitoring the water system and would contract the appropriate professionals to do so;
- The applicants are looking into possibilities of permeable surfaces to handle stormwater and the engineer's design provides for the appropriate handling of runoff;
- The proposed design would collect rainwater for irrigation purposes with a cistern at each building; and
- The applicants are taking steps to secure the services of an arborist, as recommended by the Galiano Advisory Planning Commission.

GL-2021-094

It was Moved and Seconded,

that the Galiano Island Local Trust Committee receive draft Bylaw No. 280 for information and use in public engagement.

CARRIED

GL-2021-095

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct the applicants to undertake a tree impact assessment in respect of the proposed affordable housing development on the subject property by an International Society of Arboriculture certified arborist and submit a report to LTC with findings including recommendations for mitigation of impacts.

CARRIED

Trustee Rockafella returned to the meeting at 3:16 pm.

13.6 GL-RZ-2014.1 (Crystal Mountain) – Applicant Correspondence

Discussion was held about correspondence related to GL-RZ-2014.1 (Crystal Mountain), and whether the LTC can restrict the number of people that can gather on a property at a given time.

GL-2021-096

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to seek clarification (legal or otherwise) about whether and how the Local Trust Committee can restrict the number of people that can be present on the Crystal Mountain Society property (and by extension any property) at any given time whether they are staying there or not.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS - None

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated Nov 2021

15.1.2 Projects List Report Dated Nov 2021

Discussion was held about the Work Program and which projects the LTC would like to prioritize in the remainder of the term.

GL-2021-097

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request a staff report regarding the feasibility of reactivating Project 11 – Revisiting Rezoning of DL87.

CARRIED

15.2 Applications Report Dated Nov 2021

Received for information.

15.3 Trustee and Local Expense Report Dated Sept 2021

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

15.6 Islands Trust Conservancy Report - None

16. NEW BUSINESS

16.1 Observation Well Installation

Discussion was held about the proposed motion to request the Islands Trust Freshwater Specialist to install an Observation Well at the Galiano South Community Hall as described in the agenda package. Support was expressed for the initiative; however, questions were raised about whether the LTC should be involved in the process.

GL-2021-098

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to provide more information on the scope of the observation well installation.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for December 6, 2021 at the South Community Hall, Galiano Island

17.2 Revised 2022 LTC Meeting Schedule (for approval)

GL-2021-099

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the 2022 LTC Meeting Schedule as amended.

CARRIED

18. TOWN HALL

Trustee Rockafella recused herself from the meeting at 4:00 pm due to conflict of interest with GL-RZ-2021.1 (GALI). Town Hall was held and the following comments were made:

- Concern was expressed about who will take responsibility for water management and monitoring for the development proposed by GALI;
- The LTC has directed the GALI applicants to carry out a data logger test in the source well and report to the LTC in the new year; and
- The Province is reviewing the well at the proposed GALI development as part of the water license the applicants have applied for.

Trustee Rockafella returned to the meeting at 4:05 pm and the following comments were made:

- The resolution with respect to the number of people allowed on the Crystal Mountain property will receive legal review; and
- There is no ongoing cost of collecting data from observation wells.

19. CLOSED MEETING

None

20. ADJOURNMENT

By general consent the meeting was adjourned at 4:08 pm.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder