

# ADOPTED



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** September 6, 2022  
**Location:** Galiano South Community Hall  
141 Sturdies Bay Road, Galiano Island, BC

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Brad Smith, Island Planner  
Robin Ellchuk, Recorder (via zoom)

There were approximately 50 members of the public in attendance.

#### 1. COMMUNITY STEWARDSHIP AWARD PRESENTATION

#### 2. CALL TO ORDER

Chair Rogers called the meeting to order at 12:10pm for the Community Stewardship awards. Chair Rogers called the Regular Meeting to order at 12:38pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and introduced the Trustees and staff.

#### 3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

A Town hall was added to the agenda after the public hearing **(8.a)**.

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

#### 4. TRUSTEE REPORT

Trustee Rockafella commented:

Trustee Rockafella was working with the Ministry of Transportation and Infrastructure (MOTI) to bring car stops to Galiano. These are pullouts where a pedestrian can wait for a driver to pick them up. It is a safe alternative to hitchhiking.

There was a Governance Meeting and Financial Planning Committee meeting.

Trustee Wolverton reported:

It has been quiet over the summer months but there have been several site visits. The Regional Planning Committee met and has been working on housing advocacy and preparing a letter to the government to go before the Trust Council at the next Trust Council meeting. The focus is on the critical housing shortage on the Gulf Islands. Also the Regional Planning Committee discussed reconciliation and what it looks like with regards to policy and procedure.

## 5. CHAIR'S REPORT

Chair Rogers commented:

The Financial Planning Committee met in August and discussed the budget to include First Nations engagement and reconciliation activities.

Summarized the Trust Program Committee meetings that were held over the summer including presenting the Community Stewardship awards and that the Trust Program Committee is working on updating the draft Trust Policy Statement.

Elections are underway with the election date of October 15. The new Trust council and LTC will be spending time getting oriented in November and December.

Chair Rogers has received letters concerned about correspondence posted on the Islands Trust website that have possible offensive commentary.

## 6. COMMUNITY INFORMATION MEETING

### 6.1 GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI) - Proposed Bylaw No. 280

Trustee Rockafella recused herself and left the meeting at 12:57pm due to conflict of interest with GL-RZ-2021.1 (GALI). The following comments were made:

Planner Smith gave an overview of the application GL-RZ-2021.1 (GALI) for 409 Porlier Rd for rezoning from community housing 1 to allow 20 units within the amended Bylaw No. 280.

The Community Information Meeting (CIM) held today will be the 2<sup>nd</sup> CIM. Bylaw No. 280 has been given first reading. There is a housing agreement between the LTC and the proponent with a rental structure. There are also two section 219 covenants with this application.

**Presentation: GALI – Mike Hoebel**

Mike Hoebel acknowledged that this presentation was being presented on the traditional territory of the Penelakut, Lamalcha, and the Hwlitsum First Nations as well as other Hul'qumi'num and SENCOTEN speaking peoples, and the treated territory of the Tsawwassen First Nation.

Presenters: Mike Hoebel (GALI), Dion Whyte (New Common Development; NCD), Keith Erickson (Erickson Environmental), Al Kohut (Hy-Geo Consulting), Aida Kudic (NCD)

Mike Hoebel (GALI) gave an overview of the project history.

Dion Whyte gave an overview of the NCD involvement with the project and the company's background and their partnership with GALI.

NCD has completed the following Reports:

- Geotechnical Site Assessment;
- Environmental Site Assessment Phase 1;
- Hydrogeological Report;
- Well Pump Testing;
- Water Management Plan;
- Schematic Site Servicing Plan;
- Architectural Plans & Images;
- Project and Design Rationale;
- Ecological Assessment;
- Arborist's Report; and
- Water License Approved May 25, 2022.

Keith Erickson with Erickson Environmental gave an overview of the Ecological assessment of the project and property.

- Most of the lot is maturing forest of 60 to 80 years old;
- Putter Creek and associated riparian forest along the northern boundary;
- Forest includes Douglas-fir, Western Red Cedar and Red Alder; and
- Ecosystems-at-risk were observed:
  - Douglas-fir / Alaska onion grass meadow;
  - Douglas-fir / oceanspray forest (red);
  - Western Red Cedar / Sword fern / skunk cabbage (blue);
  - Red alder / skunk cabbage (red); and
- Several large diameter trees.

Al Kohut with Hy-Geo Consulting gave an overview of the Well and Hydrogeology study for the project.

- The housing project estimated demand: 2.11 US gpm (7.99L/min), 11,500 L/day based on 230L/capital/day (50 persons); and
- Potential Interference Effects on nearby WTN 59275: interference of 5.41 m was observed in the nearby well WTN 59275 during the 2020 test

Aida Kudic (NCD) gave a presentation on behalf of Josh Bartley with Gwail Engineering and presented the Project water management plan which summarized the water system maximum daily demand, fire demand, reservoir design, water quality and monitoring, water conservation, stormwater design, stormwater collection, and the section 219 covenants.

The power point presentation can be located on the Islands Trust website under the application.

Dion Whyte gave an overview of the Housing Agreement and Project Funding.

- The summary included:
- Twenty units of affordable rental housing to be owned and managed by GALI;
- Less than 10% of the 10 acres will be used for the housing development, with 90% left in natural forest;

- Mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom homes in four multi-unit buildings;
- On average, rents set at or below 30% of the before tax Median Household Income for the Southern Gulf Islands (SGI);
- Tenant selection according to Housing Agreement with the Islands Trust, and Operating Agreement with funders; and
- Priority for current Galiano residents and Galiano First Nations and Indigenous community members.

**The following were comments and questions from the community members:**

**Mary Jean Elliott:** Mary's property borders the GALI property and spoke to concerns that she has 16 old growth trees on her property and if the GALI project is approved she is concerned that the old growth trees might not have enough water. Mary approves of the project but states that the proposed housing has too high a density. The research has been done well for the GALI property but her concern is that there hasn't been any research done to include the affect of the project on her property.

**Mary Jean Elliott:** Mary asked what the civic address for the property is.

**Mike Hoebel:** Answered that the fire department defined the address of the property. The civic address is: 280 Georgeson Bay Rd.

**Keith Erickson:** Development is far enough from the root zones of her trees. Keith believes that the ground water table will not be altered enough to impact the trees.

**Mary Jean Elliott:** Spoke to concerns regarding septic and stormwater run off and that it has the potential to effect her property. There are details in the water management report regarding stormwater management.

**Mary Jean Elliott:** Concerned that she wasn't consulted about the project. Believes the Islands Trust should in the future include the neighbours of a project this size in their research. Mary asked if the project would consider 10 units instead of 20 units for the project.

**Question:** The well monitoring was from January to June but there wasn't a monitoring report for the dry season from June to November?

**Answer:** Last year there was monitoring of the well during the dry season and well monitoring continues to take place.

**Question:** Is 50 residents the maximum allowable for living in the housing?

**Answer:** 50 people is the maximum, there are 32 bedrooms in total for the housing units.

**Mary Jean Elliott:** the question was asked if the units are designed with smoke stacks and wood stoves.

**Answer:** No

**Mary Jean Elliott:** Is there anything in the housing agreement regarding pets?

**Answer:** There isn't anything in the housing agreement to address pets.

**Mary Jean Elliott:** Is the Housing project aware that the fences between her property and the housing project must be maintained by the housing property owners.

**Answer:** Yes the housing property owners are aware and plan to maintain the fences at their expense.

**Question:** The maximum water draw per day was 11,500 L/day.

**Answer:** 11,500 L/day so that is 230 L/person per day.

**Question:** How many accessible units are there?

**Answer:** 4 Units. There are 2 level 3 bedroom units with the majority of the units on a single level.

**Question:** Access to the project is only through Georgeson Bay Rd?

**Answer:** The only access to the project would be through Georgeson Bay Rd.

**Jennifer Margison:** Hasn't seen any Architectural drawings for the project.

**Answer:** At this stage of the project, there haven't been architectural drawings created yet. In the future if the project is approved, there will be drawings created. On the website there are sample floor plans under the Architectural plans.

**Question:** If there are 2 storey units in the project, they could have privacy issues.

**Dion Whyte:** Answered that the buildings are going to be built on different leveled terraces and natural topography lends itself to this.

**Question:** Is the Porlier Pass Rd entrance going to be used for the project or possibly for emergency access?

**Mike Hoebel:** he Porlier Pass entrance won't be used by the project. GALI will consult with the Fire department to see if they want to decommission the Porlier Rd access.

**Question:** Neighbour of the project property suggested that the builder could built 10 units for 5 years and monitored the projects success before approving the construction of 20 units.

**Answer:** When a property is rezoned it is rezoned for a maximum buildout. It is necessary to have all the infrastructure for the maximum buildout at the beginning of the project and are economy of scale challenges when considering a phased approach.

**Mike Hoebel:** Spoke to the fact that there is a critical affordable housing crisis on Galiano and we have an opportunity to build 20 affordable housing units. It is well located, water has been demonstrated to be sufficient. The property will provide much needed housing. The project needs to be completed.

**Question:** It was suggested that there could be a road away from the riparian corridor and have access from a different spot on Georgeson Bay in case evacuation was needed and for busy traffic as a result of the housing project.

**Mike Hoebel:** Emergency services are close from the South and GALI would like to build the units to the south of the property near the road.

**Comment:** Encourages the LTC members to listen to the feedback of the community. The density of this housing project may be too high for the community. The suggestion was put forward that there could be bylaws in place regarding the number of allowable pets etc.

**Chair Rogers:** Suggested that the community members can talk to the applicants and also the professional reports are available on the Islands Trust website.

**Question:** Regarding the well tests that were complete in 2018 & 2020, why are the pump tests only 72 hours.

**Al Kohut:** When dealing with bedrock wells, there is uncertainty and the 72 hours is the provincial requirement for bedrock wells. This well was tested during November and there was a request to complete the well test again which was completed in a dry October. The results were comparable. The tests are expensive at \$15,000. The results were the same within the rainy season and the dryer season. The units will not be using more than ¼ of the water that the well produces. Neighbouring wells are not expected to be affected.

**Chair Rogers:** Reminded the community members that they can review the information and reports on the Islands Trust website. There will be a Public Hearing on this application on September 27, 2022. The Public hearing is the meeting to voice your views and opinions.

Chair Rogers closed the CIM meeting at 2:31pm.

Trustee Rockafella rejoined the meeting at 2:32pm.

## **6.2 DL 64, 68, 72, 87 Rezoning Project - Proposed Bylaws 231 and 232**

Chair Rogers opened the CIM for DL 64, 68, 72, 87 Rezoning Project – Proposed Bylaws 231 & 232, at 2:32pm.

Planner Smith provided a summary of the proposed bylaws.

Planner Smith summarized the process and next steps for the proposed bylaws.

Chair Rogers explained the CIM process and let the public know that a Public Hearing would take place following the CIM for proposed bylaws Nos. 231 and 232.

**Question:** The question was asked if the First Nations had any issues with rezoning these lots.

**Answer:** Planner Smith answered that the First Nations were provided with the rezoning information and there weren't any concerns.

**Question:** Were there any comments from the First Nations?

**Answer:** Planner Smith answered that there were a few questions from the First Nations about the nature of the rezonings and property ownership.

**Question:** It was asked if the Islands Trust should provide capacity funding to First Nations

**Answer:** Planner Smith answered that this wasn't relevant to the current proposal and declined to respond.

**Question:** Was there any First Nation consultation with regards to DL 87? Part of the settlement of Treaty claims, rezoning for NP DL 87 would not remove the status of the property with regards to First Nations?

**Answer:** Planner Smith answered that rezoning to NP would not have an impact on any negotiations with First Nations and the property would remain under provincial ownership

**Question:** Islands Trust received no input on DL 87 from First Nations?

**Answer:** It was stated that all First Nations with territorial claims to the land in accordance with the provincial database were referred the bylaws. There were no concerns put forth by First Nations.

**Question:** Was there mention of future land corridor for rezoning to park from First Nations?

**Answer:** no

Chair Rogers closed the CIM at 2:40pm.

## **7. PUBLIC HEARING**

### **7.1.1 Recess for Public Hearing**

Chair Rogers called a recess for the public hearing at 2:41pm

### **7.1.2 Recall to order 2:51pm**

\_\_\_\_\_ Break from 2:51pm – 2:58pm \_\_\_\_\_

Chair Rogers explained that it is post public hearing regarding proposed bylaws 231 and 232 and therefore there will be no more discussion on these bylaws.

## **8. MINUTES**

### **8.a – TOWN HALL**

Several residents of Wise Island spoke and made the following comments:

- Concern expressed for residents who are facing bylaw enforcement violation notices for having foreshore access stairways, solar panels and decks
- Request made to ask the Islands Trust to replace or amend bylaws for properties with boat access only on Wise Island
- The island is 950 m by 150 m, there isn't a road and has no vehicle access
- The only access is by water and solar and generators are the only energy source
- Wise Island has 39 developed lots and 9 undeveloped lots, and 32 owners who use water
- The setbacks that are required are a concern as the properties are smaller than on Galiano
- The required removal of the structures ie stairs, decks, won't benefit anyone
- Wise Island residents and would like to work with Islands Trust to work on bylaws more appropriate for Wise Island
- Request made to put bylaw enforcement actions in abeyance until a new bylaw is developed

Several residents expressed support for application GL-TUP-2022.1 (Walker)

**Galiano resident:** Doesn't want the TUP application lead to a possible future Industrial rezoning of this site. The property is across the street from a sensitive area.

**Galiano community member:** Traffic on the road is a concern and would like to see a referendum for access ramps to the community.

**Stephen Rybak:** Would like to add a Postscript to his June letter addressing the Rogers cell tower on the island. If the Islands Trust is going to send a letter to Rogers, ask Rogers Communications if they can show any evidence that the antennae placements on the tower have helped Galiano residents.

**Pat Ramsey:** Rogers Communications should be in communication with the residents on the Island. Pat had a conversation with Michael Krantz the government relations representative with Rogers Communications. Rogers doesn't have plans to build out on Galiano Island. Pat asked Michael Krantz if there was anything residents could do to encourage Rogers to enhance their service on Galiano. To encourage Rogers to find a location on the island where they could put a macro tower in and this would improve service to the island.

**Galiano community Member:** The lack of cell coverage is a real problem for the Island. This is also a safety issue. Most would support better coverage.

**Bowie Keefer** Shared some of the history of DL 79.

**Galiano community member:** Spoke to district lots 86 and 85 and would like to encourage the LTC to work with the applications and assist them as they have been a long time coming. Rezoned has been passed according to policies. Asks that the LTC doesn't close down the applications but to work with the applicants so that they are consistent with the OCP.

Chair Rogers closed the Town Hall at 3:31pm.

**8.1 Local Trust Committee Minutes Dated July 4, 2022 (for Adoption)**

**By general consent** the Local Trust Committee meeting minutes of July 4, 2022 were adopted as presented.

**8.2 Local Trust Committee Special Meeting Minutes Dated July 4, 2022 (for Adoption)**

**By general consent** the Local Trust Committee Special meeting minutes of July 4, 2022 were adopted as presented.

**8.3 Local Trust Committee Special Meeting Minutes Dated July 16, 2022 (for Adoption)**

**By general consent** the Local Trust Committee Special meeting minutes of July 16, 2022 were adopted as presented.

**8.4 Local Trust Committee Special Meeting Public Hearing Record Dated July 16, 2022 (for Receipt)**

There was an amendment to the Public Hearing Record on page 3 of the Public Hearing Record to change 'Barbara Graham' to 'Barbara Grehan'.



**By general consent** the Local Trust Committee Public Hearing Record of July 16, 2022 were adopted as amended.

**8.5 Section 26 Resolutions Without Meeting Report – None**

**8.6 Advisory Planning Commission Minutes Dated June 24, 2022 (for Receipt)**

Trustee Rockafella suggested that the recommendations from the APC could be put on the agenda for the new LTC.

Trustee Wolverton suggested that the recommendations from the APC could be put on the projects list for the new LTC.

Staff to bring back the APC minutes to the new LTC and the recommendations to a future LTC.

Discussion regarding that the Islands Trust is working on a cultural heritage overlay mapping of sensitive heritage sites on the islands so the LTC can protect these sites in consultation with First Nations.

**9. BUSINESS ARISING FROM MINUTES**

**9.1 Follow-up Action List Dated Aug 2022**

9.1.1 Fual Report - August 29, 2022

The Ground Water Project will be on the agenda for the September 27 meeting.

Possibly have the proposed Bylaws for first reading before the end of this term.

**10. DELEGATIONS - none**

**11. CORRESPONDENCE**

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

**11.1 Patrick Ramsay re Cellular Tower**

Trustee Wolverton spoke to the economic issues for the cell providers for such a small population on the island. It is important to have government subsidies for improvements for coverage to be worthwhile to providers.

The LTC role is to review proposals as the LTC does not have any funding for any assistance for cell providers or towers.

The roll of local government is to have a local consultation process.

Discussion of Rogers Communication having added more antenna to the tower on Galiano Island without community consultation. Further discussion of last mile funding.

**11.2 Stephen Rybak re Rogers Communications letter**

**11.3 Michael Sharp re Loss of Telecommunication on Galiano Island**

**11.4 Jann Helssen re Wise Island Bylaw Amendment**

**11.5 Duncan Reid Wise Island Bylaw Amendment**

Discussion regarding the request for bylaw amendments at this point in the term for such a big project is very late.

Discussion of the Bylaw enforcement on Wise Island.

Recommend to projects list for the next term.

**12. MEETING BREAK - COMMUNITY UPDATE – No updates provided**

**13. APPLICATIONS AND REFERRALS**

**13.1 GL-RZ-2021.2 (Gaylor) - Staff Report**

13.1.1 GL-RZ-2021.2 (Gaylor) -2022-09-06 - Staff Memo

**GA-2022-097**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee defer application GL-RZ-2021.2 (Gaylor) to the September 27, 2022 LTC meeting.

**CARRIED**

**13.2 GL-TUP-2022.1 (Walker) - Staff Report**

**Planner Smith** summarized the application.

Discussion of additional conditions, fencing, selling of goods, hours of operation and weekend and STAT holiday hours of work.

Applicant: The additional conditions are ok regarding operation hours and the noise bylaw will be followed.

Trustee Rockafella suggested that the hours of work would be 7am – 5pm weekdays and 7am-5pm on weekends or STATs there shouldn't be trucks used over 10,000 kgs.

Trustee Wolverton asked is there would be any storage of sewage on the site. The applicant answered that there would be no sewage stored on the site.

The applicant stated they are is not seeking to make changes to Georgeson Bay road.

Trustee Rockafeller asked for clarification on how many yards cubed the applicant is going to use for storage. The applicant agreed to 400 yards cubed or 305 metres cubed.

Discussion regarding the max gbw of 10,000 kg on the weekends.

Discussion and comments from Trustee Rockafella with regards to signage heading south. Also it has a section where the owner contractor will not be residing on the property but it is within a gated work yard so there is an exception.

Discussion regarding the question of the possibility of a precedent for rezoning this property by the applicant. The Applicant might look for another location if they wanted to rezone a property for contractor yard use. If this was a rezoning consideration, the LTC would look at it differently. The LTC's rationale is only for a TUP application.

**GA-2022-098**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee amend draft Temporary Use Permit GL-2022.1 (Walker); as shown as Attachment 5 to this staff report by the addition of the following:

- i. that a new condition be added stating that: The storage of all permitted heavy machinery and equipment shall include a suspended drip system (consisting of grommetted canvas squares suspended beneath the engines and lined with absorbent pads).
- ii. that a new condition be added stating that: The storage of any fuels, hydrocarbons, chemicals and hazardous materials is prohibited.
- iii. that a new condition be added stating that: An emergency spill kit shall be provided in the TUP Area.
- iv. that a new condition be added stating that: All permitted equipment and materials shall be removed from the site by the date of the expiry of this permit. The removal of fencing is not a condition of this permit.
- v. that a new condition be added that the fence be located on the inside perimeter of the existing treeline.
- vi. that the weekday operating hours be amended to be from 7am-5pm.
- vii. that the weekend hours be amended to be from 8am-5pm on Saturdays, Sundays and holidays.
- viii. that the maximum volume of aggregates and solid materials at any one time will be limited to 305 m<sup>3</sup>. (400 yards<sup>3</sup>).
- ix. that the maximum gross vehicle weight of any vehicle shall be limited to 10,000 kg on Saturdays, Sundays and holidays.

**CARRIED**

**GA-2022-099**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Temporary Use Permit GL-2022.1 (Walker) for a period of three (3) years, as amended.

**CARRIED**

**14.1 DL 64, 68, 72, 87 Rezoning Project - Proposed Bylaws 231 and 232 - Post Public Hearing Staff Report**

**GA-2022-100**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee proposed Bylaw No. 231, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 14, 2011.” be read a second time.

**CARRIED**

**GA-2022-101**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee proposed Bylaw No. 232, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2011” be read a second time.

**CARRIED**

**GA-2022-102**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee proposed Bylaw No. 231, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 14, 2011.” be read a third time.

**CARRIED**

**GA-2022-103**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee proposed Bylaw No. 232, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2011” be read a third time.

**CARRIED**

**GA-2022-104**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee proposed Bylaws No. 231 and No. 232 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

**CARRIED**

**GA-2022-105**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee proposed Bylaw No. 231 be forwarded to the Minister of Municipal Affairs for approval.

**CARRIED**

**15. REPORTS**

**15.1 Work Program Reports (attached)**

15.1.1 Top Priorities Report Dated Aug 2022

Review of water only access for Wise Island to be added

15.1.2 Projects List Report Dated Aug 2022

**GA-2022-106**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee review the Wise Island bylaws and potentially other water access only locations in the Trust Area.

**CARRIED**

**GA-2022-107**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee to add the shoreline protection model bylaw recommendations to the projects list.

**CARRIED**

Discussion regarding that there might be opportunities for bundling this with other islands. The new LTC can consider this. The Regional Planning Team might be able to work on this with other islands.

**GA-2022-108**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee remove No. 7 “Review of Forestry Land Designations, policies and community benefit approaches” from the projects list.

**CARRIED**

**15.2 Applications Report Dated Aug 2022 – for information**

**15.3 Trustee and Local Expense Report Dated June 2022 – for information**

**15.4 Adopted Policies and Standing Resolutions – for information**

**15.5 Local Trust Committee Webpage – no discussion**

**15.6 Islands Trust Conservancy Report**

15.6.1 Islands Trust Conservancy Plan - Referral for Comment

**GA-2022-109**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee respond to the Islands Trust Conservancy to approve the three year plan.

**CARRIED**

**16. NEW BUSINESS**

**16.1 Delegation of Development Permits**

RPM Kojima summarized the below motion: Local Trust Committees now have the authority to delegate issuance of development permits (DP) to staff.

Further discussion regarding the motion and DPA areas.

**GA-2022-110**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee request staff to prepare a bylaw that would delegate the issuance of development permits to staff for the following development permit areas:

a) Galiano Island OCP Bylaw No. 108, 1995 Development Permit Areas 1 through 5, and Development Permit Area 7.

**CARRIED**

**17. UPCOMING MEETINGS**

**17.1 Next Regular Meeting Scheduled for September 27, 2022 at the Galiano South Community Hall, 141 Sturdies Bay Rd, Galiano Island**

There is a Community Information Meeting (CIM) on September 24, 2022 at the Galiano South Community Hall, 141 Sturdies Bay Rd, Galiano island.

**18. TOWN HALL**

**Galiano community member:** on the delegation for Development Permits (DP) make sure that failed applicants are notified that they can appeal to the LTC.

Suggested that the focus on why it is unique all the other boat access and that the other islands have large lots that can accommodate bylaws. Focus on Wise Island first when reviewing the bylaw setbacks as their lots are smaller.

Would like confirmation that the LTC has decided not to respond to Rogers Communication letter. Mr. Rybak drafted a possible response for the LTC. Review on the next meeting agenda.

**19. CLOSED MEETING**

**GA-2022-111**

**It was Moved and Seconded,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a)(d) for the purpose of considering: Bylaw Enforcement AND that the recorder and staff attend the meeting

**CARRIED**

**20. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:45 pm.

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Dan Rogers, Chair

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Certified Correct:  
Robin Ellchuk, Recorder