

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: May 2, 2022
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Members Present: Dan Rogers, Chair
Jane Wolverton, Trustee

Staff Present: Robert Kojima, Regional Planning Manager
William Shulba, Senior Freshwater Specialist (via Zoom)
Phil Testemale, Planner 2 (via Zoom)
Carly Bilney, Recorder

Regrets: Tahirih Rockafella, Trustee

Public Present: There were approximately 23 members of the public present.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 pm and noted that Trustee Rockafella is unable to join the meeting due to illness.

Trustee Wolverton acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. She commented on how land acknowledgements do not exist in a past context and that colonialism is an ongoing problem.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Rise and Report from the April 4, 2022 In-Camera meeting;
- There is no delegation presenting under Item 10; and
- An addendum under correspondence, Item 11.3 – Galiano Island CREST Site 1228 Montague Road – Letter from Rogers Communication with APC Chair Response.

By general consent the agenda was approved as amended.

Chair Rogers provided a rise and report on the appointment of two new members to the Galiano Advisory Planning Commission (APC) – Jeannine Georgeson and Sherri Moore-Arbour. He also reported on the appointment of three members of the Galiano Board of Variance – Priscilla Zimmerman, Bert Hol and Priscilla Ewbank.

3. TRUSTEE REPORT

Trustee Wolverton reported:

- A meeting of the Southern Gulf Islands Forum is scheduled for July to continue discussion of anchorages in the region;
- Bylaw problems have arisen related to tree-cutting;
- The presentation of the EcoFootprint project by the Galiano Conservancy Association is scheduled for June 5-12 at the Yellowhouse;
- Two people from Galiano have been nominated for Community Stewardship Awards; and
- Census results show an increase in population on Galiano with a drop in the overall average age of residents.

4. CHAIR'S REPORT

Chair Rogers reported:

- Consultants are now completing a report based on recently held Trust Policy Statement engagement and recommendations will go to the Trust's Programs Committee and then to Trust Council;
- The Community Stewardship Awards will now be awarded once per term (opposed to once a year as previously); and
- The Salish Sea Ecosystem Conference held at the end of April by Western Washington University's Salish Sea Institute included discussion of a number of marine issues in the Salish Sea.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made about GL-RZ-2014.1 (Crystal Mountain):

- The decision to allow one day a year when Crystal Mountain Society (CMS) is permitted to have more than 35 people was arbitrarily made and should be based on facts about what would be safe and achievable;
- If CMS is permitted days where the maximum number of visitors may exceed 35, advanced planning that includes notification received by the Trust and the community should be built into the zoning;
- The groundwater report related to the CMS application is incomplete, contains errors on well identification and did not follow protocols;

- The foundation of decision-making related to groundwater availability contains serious flaws;
- The current process of decision-making related to the CMS application does not reflect a precautionary approach;
- There is need for a rigorous process that measures groundwater vulnerability in the north end of Galiano;
- Fifty-three neighbours of Crystal Mountain have called for a new water study and Trustees were urged not to proceed further until the water issue has been resolved;
- The groundwater aquifer of north Galiano is always stressed by commercial resorts and summer droughts in the area are not unusual;
- Given an increase in population and the limitations of the health care program on Galiano, it is unwise to approve an application that allows more visitors to stay on the island;
- If the Crystal Mountain property remains a forest lot, a certain amount of development would be permitted that could lead to several individual houses that would draw on water; and
- The water problem on Galiano can be resolved by collecting water into cisterns during the rainy season.

6. COMMUNITY INFORMATION MEETING – None

7. PUBLIC HEARING – None

8. MINUTES

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

By general consent the Local Trust Committee meeting minutes of April 4, 2022 were adopted.

8.2 Section 26 Resolutions Without Meeting Report – None

8.3 Advisory Planning Commission Minutes – None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated April 2022

Received for information.

10. DELEGATIONS – None

11. CORRESPONDENCE

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

11.1 Galiano Island Parks and Recreation Commission (GIPRC) re Shaw's Landing

Received for information.

11.2 Western Canada Marine Response re New Sidney Spill Response Base

Received for information.

11.3 Galiano Island CREST Site 1228 Montague Road – Letter from Rogers Communication with APC Chair Response

Chair Rogers reviewed the correspondence and comments were made regarding a follow-up discussion with the APC Chair regarding his request.

Item 11.3 was deferred to the next LTC meeting.

12. MEETING BREAK – COMMUNITY UPDATE – None

13. APPLICATIONS AND REFERRALS

13.1 GL-DVP-2022.1 (The Galiano Club) - Staff Report

Planner Testemale reviewed the Staff Report related to GL-DVP-2022.1. Discussion was held and the following comments were made:

- The community's need for a second shed is great as the south hall is home of the Food Program and an alternate emergency reception centre; and
- The variance permit fees were refunded by a policy to sponsor applications of this nature that benefit the community.

GL-2022-45

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DVP-2022.1 (Galiano Club).

CARRIED

13.2 GL-DP-2022.2 and GL-DVP-2022.3 (Longson) - Staff Report

Planner Testemale reviewed the Staff Report related to GL-DP-2022.2 and GL-DVP-2022.3.

Comments were made concerning the requirement for one parking space being waived, and that this is a takeout facility as opposed to a restaurant.

GL-2022-46

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2022.2 (Longson); and

CARRIED

GL-2022-47

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GLDVP-2022.3 (Longson).

CARRIED

A break was held between 1:45 pm and 2:00 pm.

13.3 GL-RZ-2014.1 (Crystal Mountain) - Staff Report

RPM Kojima provided a review of the Staff Report related to GL-RZ-2014.1 (Crystal Mountain). Discussion was held and the following comments were made:

- Trustees commented that it would not be appropriate to move forward at this meeting without Trustee Rockafella being able to participate;
- There was one mistake in the Hy-Geo Consulting 2015 groundwater assessment report – the mislabelling of well records in Appendix 3; however, this did not create cascading errors throughout the report;
- The driest season of the year in the summer does not typically equate to the lowest groundwater levels, which are usually between the end of September and the start of November;
- The 2015 pump test was undertaken over 12 hours of pumping at the driest time of year;
- There are no available data that shows there is saltwater intrusion into the Central Well;
- The Central Well has been observed as having a very muted tidal influence;
- The analysis of the Central Well pump test water quality sample was below the drinking water standard for chloride;
- The northern region of Galiano gets the highest annual rainfall in the Southern Gulf Islands;
- The North Trincomali Channel groundwater region was classified critical groundwater availability because there are many privately managed wells on the coast below the proposed CMS development that have potential for well-to-well interference;
- CMS has proposed a hybrid system that would use groundwater for potable water needs and rainwater for non-potable uses; there is a small period where the rainwater catchment does not provide enough for non-potable use and cisterns would get filled from the well;

- Updated daily water demand volumes are marginally higher than the original estimates based on the fixtures in the buildings and the number of people using those fixtures; these are tied to the provincial standards for sewerage systems;
- Crystal Mountain is a difficult project to determine actual water demand and we do not yet know how much water the license will provide for;
- Provincial water licences often specify requirements such as a flow monitor for annual reporting;
- Adoption of any approvals made could be conditional upon approval of the water licence; and
- Concerns about water resources need to be taken seriously.

GL-2022-48

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests staff to provide further reporting for GL-RZ-2014.1 (Crystal Mountain) addressing Trustee’s questions and community input related to groundwater resources and alternatives for a phased approach to development.

CARRIED

13.4 Mayne Island Local Trust Committee Referral for Proposed Bylaws 184 and 189 (for response)

RPM Kojima reviewed the Bylaw Referral Form regarding Mayne Island Local Trust Committee Flexible Housing Project.

GL-2022-49

It was Moved and Seconded,

that the Galiano Island Local Trust Committee responds that its interests are unaffected regarding the Mayne Island Local Trust Committee Referral for Proposed Bylaws 184 and 189.

CARRIED

13.5 Mayne Island Local Trust Committee Referral for Proposed Bylaws 186 and 187 (for response)

RPM Kojima reviewed the Bylaw Referral Form regarding Mayne Island Local Trust Committee – Official Community Plan and Land Use Bylaw Minor Amendments.

GL-2022-50

It was Moved and Seconded,

that the Galiano Island Local Trust Committee responds that its interests are unaffected regarding the Mayne Island Local Trust Committee Referral for Proposed Bylaws 186 and 187.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Groundwater Sustainability Project – Staff Report

RPM Kojima and Senior Freshwater Specialist William Shulba broadly reviewed the amendments to the Land Use Bylaws.

Recommendations were referred to the June LTC meeting.

15. REPORTS

15.1 Work Program Reports (attached)

15.1.1 Top Priorities Report Dated April 2022

Received for information.

15.1.2 Projects List Report Dated April 2022

Received for information.

15.2 Applications Report Dated April 2022

Received for information.

15.3 Trustee and Local Expense Report Dated Feb 2022

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 Draft Annual Report Wording – for approval

GL-2022-51

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approves the format and outline of contents for the 2021/22 Annual Report.

CARRIED

16.2 First Nations Annual Letters

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for June 6, 2022 at the Galiano South Community Hall, Galiano Island

18. TOWN HALL – None

19. CLOSED MEETING – None

20. ADJOURNMENT

By general consent the meeting was adjourned at 3:36 pm.

Dan Rogers, Chair

Certified Correct:
Carly Bilney, Recorder