

ADOPTED



Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: June 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: Brad Smith, Island Planner
William Shulba, Senior Freshwater Specialist
Narissa Chadwick, Island Planner
Carly Bilney, Recorder

Public Present: There were approximately 22 members of the public present.

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.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Rockafella reported on the upcoming Trust Council meeting and expressed support for the adoption of recommendations from the Province's Old Growth Strategic Review.

Trustee Wolverton made the following comments in her report:

- A recent discussion was held with concerned islanders about the protocol the Local Trust Committee (LTC) takes with regards to cell towers;
- A meeting of the Southern Gulf Islands Forum is scheduled for July to continue discussion of anchorages;
- The One Island, One Earth Ecological Footprint report was released by the Galiano Conservancy Association (GCA) and provides ten recommendations to balance the natural resources provided by Galiano Island with the demand humans put on the island's ecosystems; and

- The proposed subdivision application on James Island has been rejected by the provincial approving officer.

4. CHAIR'S REPORT

Chair Rogers reported:

- Information is available online for the fully electronic June 21-23 Trust Council meeting;
- A resolution was passed to have two fully electronic Trust Council meetings per year and two in-person meetings per year (the latter will also be broadcast); and
- The results of the public community consultation related to the Trust Policy Statement are included in the agenda package of the upcoming Executive Committee meeting.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- With regards to groundwater sustainability, recharge areas need not be described as critical if people will not be affected by them and Development Permit Areas (DPAs) should not be introduced in unnecessary areas (e.g. park land and forest zones where residential density is low);
- A Housing Needs Assessment has been completed for the Southern Gulf Islands, and there is likely significant demand for affordable housing;
- Deep subsidy units must be included in the housing agreements of both proposed affordable housing developments;
- The LTC should lobby BC Hydro and Telus to bury their telephone lines so islanders are not at risk of fire and do not lose communication in emergency situations;
- Support was expressed for the addition to the Rogers CREST tower due to a need for improved communications during emergency situations;
- The LTC should limit speakers to 2.5 minutes each during Town Hall;
- Each speaker should be given 5 minutes to address the LTC during Town Hall;
- Trustees cannot easily respond to questions during town hall about how the LTC, as a whole, will decide various matters until the LTC has had an opportunity to discuss them;
- Aquifer discharge is greater than recharge and may be attributed to the accumulated impacts of climate change, well density, and development, and we do not know how much water we are using;
- The Islands Trust is in discussion with the Province about how co-management can be achieved with First Nations;
- The LTC does not have authority to establish a business licensing system for Short-Term Vacation Rentals (STVR) and islands have lobbied the Capital Regional District (CRD) to establish one; and
- STVR hosts need a water license to operate their commercial businesses.

The following comments were made regarding GL-RZ-2014.1 Crystal Mountain Society (CMS):

- The Galiano Official Community Plan (OCP) stipulates that proof of sufficient water quantity and quality are required for development to proceed;
- The CMS application should not be considered in the upper ridge area of the property when there is no proof of water;
- If the LTC were to approve the CMS application, development in the upper ridge would be subject to a covenant condition that would require proof of water;
- Opposition was expressed to the CMS proposal due to a lack of consultation with First Nations and concerns that have been raised;
- The One Island, One Earth report from the GCA noted Galiano greets over 80,000 tourists each year;
- The wastewater plan needs to be reviewed and a contingency plan needs to be developed in the event of a power failure;
- The CMS proposal lacks consistency with the community vision expressed in the OCP and the application should not proceed until the applicants provide the recommended standards for groundwater use;
- Rainwater collection amounts should be calculated to ensure there will be enough for non-potable use for the caretaker's residence;
- The water management plan should use daily water use estimates outlined by the Province in the Small Water System Guidebook;
- The proposal is not ready to go to a Community Information Meeting (CIM) and does not comply with the list of Islands Trust Policy Directives – particularly regarding water and forest fragmentation;
- The precautionary principle should apply to all land-use decisions on Galiano Island and throughout the Trust area to address the climate emergency;
- The precautionary principle could be applied to the CMS application by removing the caretaker's residence, not adding infrastructure to the upper ridge and redesigning buildings to maximize rainwater catchment;
- A request was made that when a CIM is called it will be held at the north end of the island and information will be made available that addresses questions raised;
- A CIM will provide information to the community so that the LTC can make a decision;
- Support was expressed for the CMS application; and
- A spiritual retreat centre in the forest is a unique amenity that should be treasured.

Trustee Wolverton recused herself from the meeting at 1:45 p.m. due to conflict of interest with GL-RZ-2019.1 (GIGARHS). Town hall continued and the following comments were made:

- More time is needed before a meaningful CIM may occur;
- An updated water management plan is needed that applies the precautionary principle and includes conservation measures such as the use of rainwater catchment for greywater;
- Trustees were encouraged to move forward with the CIM; and
- Support was expressed for the proposed project.

Trustee Wolverton returned to the meeting at 1:52 p.m. A break was held from 1:52 – 2:05 p.m.

6. COMMUNITY INFORMATION MEETING – None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated May 2, 2022 (for Adoption)

The following amendments to the minutes were presented for consideration:

- On page 4 of the agenda package, (page 2 of the May 2, 2022 Minutes), the Chair's report should note that the "Community Stewardship Awards will now be awarded once per *term*..."

By general consent the Local Trust Committee meeting minutes of May 2, 2022 were adopted as amended.

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 May 2022

Received for information.

10. DELEGATIONS – None

11. CORRESPONDENCE

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

11.1 Rogers Communications re Galiano Island CREST Site 1228 Montague Road

An update was provided on correspondence regarding Rogers Communications and the CREST Site. It was noted that the federal government has authority over cell phone towers and the role of the LTC is to assist with community consultation.

11.2 Advisory Planning Commission re Cellular Discussion Working Group Presentation

Received for information.

12. MEETING BREAK – COMMUNITY UPDATE – None

13. APPLICATIONS AND REFERRALS

13.1 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 530 (for response)

GL-2022-52

It was Moved and Seconded,

that the Galiano Island Local Trust Committee moves that its interests are unaffected.

CARRIED

13.2 GL-RZ-2019.1 (GIGARHS) – Staff Report

Trustee Wolverton recused herself from the meeting at 2:14 p.m. due to conflict of interest with GL-RZ-2019.1 (GIGARHS). Planner Smith reviewed the Staff Report and highlighted the rent structure component in the housing agreement, the revised covenant and additional water management and arborist conditions, and minor changes made to the draft water management plan.

Discussion was held and the following comments were made:

- The Section 219 covenant could include regulations on intensive uses of exterior water such as irrigation and pressure washing;
- Residents may desire small amounts of exterior potable water use (e.g. toddler pools and washing pets);
- The provincial water license restricts water use to a certain amount on an annual basis and exceeding this amount would lead to enforcement measures;
- Systems that use rainwater for non-potable uses (e.g. toilets) can be cost-prohibitive and BC Housing advised the applicants to keep their proposed development affordable; and
- Covenants are not finalized until rezoning is approved.

GL-2022-53

It was Moved and Seconded,

that the Galiano Island Local Trust Committee ask staff to explore additional restrictions in Article 15 of the Section 219 covenant for GL-RZ-2019.1 (GIGARHS) to include intensive exterior uses.

CARRIED

Discussion continued about whether the Galiano Club would act as signatory on the agreement depending on the timing of rezoning and subdivision approvals.

GL-2022-54

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to clarify how Release in Section 3.8 of the housing agreement for GL-RZ-2019.1 (GIGARHS) impacts the earlier commitments of the owner in the housing agreement.

CARRIED

Discussion continued about the timing and format of the CIM and Public Hearing (PH).

GL-2022-55

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Community Information Meeting on application GL-RZ-2019.1 for July 4, 2022.

CARRIED

GL-2022-56

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Public Hearing on application GL-RZ-2019.1 to be held on Saturday July 16, 2022.

CARRIED

Trustee Wolverton returned to the meeting at 3:08 p.m.

13.3 GL-RZ-2014.1 (Crystal Mountain) – Staff Report and Staff Memo

Planner Smith reviewed the Staff Report related to GL-RZ-2014.1 (Crystal Mountain). Discussion was held and the following comments were made:

- A covenant requirement could be established that allows for a phased approach to ensure the sustainable yield of the well;
- A phased approach would make sure the build-out was within the combined water use of the sustainable yield – with data monitored and reported – to determine whether more phased development may be permitted;
- Alternatively, the number of retreat participants or huts could be reduced until the well is shown to produce excess capacity;
- A phased approach would be complex, but possible to devise – the applicant would need to have the capacity to create a build-out schedule to which they could adhere;
- A phased approach would include the transfer of 75% of the land to the Islands Trust Conservancy for conservation in perpetuity;

- The caretaker’s estimated daily water use is lower than the estimated amount for average households because it would not be a regular residence (e.g. no garden);
- A 12-hour pump test is a typical length of pump testing that has been done across the Trust area historically;
- Staff determined that monitoring of the well would be more beneficial than undertaking another pump test;
- The water license is currently being adjudicated and it is at the discretion of the Province to ask for more information if necessary;
- Any development (e.g. creation of infrastructure, roads, and power, logging or clearing) will result in habitat loss that can be related to forest fragmentation;
- Development that could occur under the existing zoning would result in habitat loss and forest fragmentation including tree removal on the forest zoned lot and residential development on the residential zoned lot;
- Rezoning is not recommended until the water license has been granted;
- Rezoning bylaws could be made conditional upon issuance of a provincial water license and the covenant would be signed off at the final adoption of rezoning bylaws;
- A provision could be included that restricts summer attendance and allows higher attendance during the winter; and
- A water license likely will take a minimum of a year to be adjudicated.

It was Moved and Seconded, that the Galiano Island Local Trust Committee direct staff to investigate possible amendments to the Section 219 covenant to place restrictions on water use based on the request of the province based on the maximum daily demand. The following comments were made in discussion on the motion which was subsequently defeated:

- There will be a water meter on the well and water catchment use, potable use and total use will be monitored, recorded daily, and correlated to number of users; and
- The covenant may be used to regulate water by reducing the number of users.

GL-2022-57

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to explore options for ensuring groundwater use is consistent with proposed water license capacity including a Section 219 covenant approach and further restriction of use.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Groundwater Sustainability Implementation – Staff Report

Senior Freshwater Specialist Shulba briefly reviewed the Staff Report related to the Groundwater Sustainability Implementation project noting the goal of the initiative is to protect the water resources of Galiano and ecosystems that rely on groundwater. Discussion was held and comments were made about the timeliness of the report and the utility of an early CIM to engage the community.

GL-2022-58

It was Moved and Seconded,

that the Galiano Island Local Trust Committee endorse the methodology to determine Groundwater Recharge Protection Development Permit Area boundaries as presented at the June 6, 2022 LTC meeting.

CARRIED

GL-2022-59

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff include in draft Bylaw No. 283 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” a map of the Groundwater Recharge Protection Development Permit Area boundaries based on 2, 5 and 10 hectares of lot coverage.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated May 2022

Received for information.

15.1.2 Projects List Report Dated May 2022

Received for information.

15.2 Applications Report Dated May 2022

Received for information.

15.3 Trustee and Local Expense Report Dated March 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 Dated March 2022

Received for information.

16. NEW BUSINESS – None

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for July 4, 2022 at the South Community Hall, Galiano Island

18. TOWN HALL

Trustee Wolverton left the meeting at 4:53 p.m. Town Hall was held and the following comments were made:

- Funders generally stipulate that deep subsidy units are included in affordable housing projects;
- The Rogers CREST tower does not serve Galiano well and adding to the infrastructure will not improve communication;
- The LTC should respond to Rogers and note that receiving more information and dialogue on future installations to their systems would be appreciated; and
- Concern was expressed that build-out plans are not included in the CMS or GIGARHS proposals.

19. CLOSED MEETING – None

20. ADJOURNMENT

By general consent the meeting was adjourned at 5:00 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder