

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: September 27, 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
Pat Todd, Recorder

There were approximately twenty (20) members of the public in attendance.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:37 pm. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and noted Friday is National Day for Truth and Reconciliation Day.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Rise and Report In-Camera September 2022

16.2 Resolution

By general consent the agenda was approved as amended.

Rise and Report

Chair Rogers stated that In-Camera meeting of September included adoption of April minutes and consideration of some Bylaw issues.

3. TRUSTEE REPORT

Trustee Rockafella spoke to Governance and Islands Trust (IT) project for next term.

Trustee Wolverton reported on the Southern Gulf Islands Forum where MLA Adam Olsen spoke of a peer group which is looking at establishing collaborative services throughout the islands. e.g., Health care – would maximize resources. Information from Ministry of Highways and Infrastructure (MoTI) is that funds are very limited (after the storm surge of 2021) and it is

unlikely road lines will be painted soon. This is an issue throughout the islands. There will be a resolution forthcoming regarding the goats roaming the island and the damage they do.

4. CHAIR'S REPORT

Chair Rogers reported on Trust Council and that virtual meetings, while expanding attendance, can limit participation/dialogue. There is expected to be a significant turn over at election. Governance Report has detailed strengths and weaknesses and a committee has been struck to study issues – always room for improvement. Staff have been asked to revise Trust Policy Statement: a) to be more inclusive of First Nations, b) regarding provisions for docks and c) clarify/simplify language. There was a Provincial presentation regarding development of a Coastal Marine Strategy. This will be going out to communities.

5. TOWN HALL AND QUESTIONS

The establishment of the Governance Committee was questioned in light of election.

Chair Rogers stated that Committee has been struck, Terms of Reference are in place and Priorities identified. Committee will be “repopulated” after election and is targeted to launch Spring 2023.

6. COMMUNITY INFORMATION MEETING – None

7. PUBLIC HEARING

Trustee Rockafella was recused due to possible conflict of interest regarding GL-RZ-2021.1 at 12:55 pm.

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

7.1.1 Recess for Public Hearing

Chair Rogers called the Public Hearing (PH) to order at 12:56 pm according to Section 465 of the Local Government Act. This is an opportunity to be heard. Chair Rogers detailed the processes and protocol for the PH. All reports, documents and correspondence are available on the IT website. Upon closure of the PH Trustees may not consider any further submissions.

Planner Smith reviewed the Public Notice process and requirements of the *Local Government Act*. Application is to amend zoning to permit development of affordable housing. To date 58 public submissions have been received.

7.1.2 Recall to order

The LTC regular business meeting was recalled at 1:40 pm.

Chair Rogers noted that post PH stage – any further submissions/comments should be forwarded to Planner Smith.

Trustee Rockafella rejoined the meeting at 1:45 pm.

8. MINUTES

8.1 Local Trust Committee Minutes Dated September 6, 2022

By general consent the Local Trust Committee meeting minutes of September 6, 2022 were adopted.

8.2 Local Trust Committee Public Hearing Record Dated September 6, 2022

Received for information.

8.3 Section 26 Resolutions Without Meeting Report - None

8.4 Advisory Planning Commission Minutes – None

8.5 Local Trust Committee Special Meeting Minutes Dated July 26, 2022

By general consent the Local Trust Committee Special Meeting minutes of July 26, 2022 were adopted.

8.6 Local Trust Committee Community Information Meeting Minutes dated July 26, 2022

By general consent the Local Trust Committee Special Meeting minutes of July 26, 2022 were adopted.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated Sept 2022

Received for information.

10. DELEGATIONS - none

11. CORRESPONDENCE

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

11.1 Brad Lockett re Correspondence in Sept 6 agenda

Chair Rogers addressed issue of inappropriate comments by a letter writer who has agreed to amend correspondence.

11.2 Shirlene Raines re Light Industrial zoning on Galiano

Received for information.

12. MEETING BREAK - COMMUNITY UPDATE – deferred to 2:05 pm.

Trustee Rockafella was recused at 1:50 pm. due to possible conflict of interest.

13. APPLICATIONS AND REFERRALS

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

Planner Smith reviewed the recommendations contained in the Post Public Hearing Staff Report.

Trustee Wolverton spoke to the lengthy task which began in 1997 and acknowledged the huge amount of work that was done over the years. Board of GALI has decreased the footprint which is appreciated. It is time for affordable secure housing.

Chair Rogers stated appreciation for the thoroughness and professionalism of application and that the work completed is remarkable. Overall, it has been a positive process. Thanks expressed to Galiano residents for their openness and communication/participation. The application is strongly supported.

GL-2022-112

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 280, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2021”, be read a second time.

CARRIED

GL-2022-113

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 280, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2021”, be read a third time.

CARRIED

GL-2022-114

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 285, cited as “Galiano Island Housing Agreement Bylaw No. 285, 2022”, be read a first time.

CARRIED

GL-2022-115

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 285, cited as “Galiano Island Housing Agreement Bylaw No. 285, 2021”, be read a second time.

CARRIED

GL-2022-116

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 285, cited as “Galiano Island Housing Agreement Bylaw No. 285, 2021”, be read a third time.

CARRIED

GL-2022-117

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaws No. 280 and No. 285 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2022-118

It was Moved and Seconded,

that the Galiano Island Local Trust Committee accept two covenants under section 219 of the *Land Title Act* from the registered owner of Lot 1 District Lot 3 Galiano Island Cowichan District Plan 29196 and designate the Chair of the Local Trust Committee to sign the two covenants [GL-RZ-2021.1].

CARRIED

GL-2022-119

It was Moved and Seconded,

that the Galiano Island Local Trust Committee accept a housing agreement under section 219 of the Land Title Act from the registered owner of Lot 1 District Lot 3 Galiano Island Cowichan District Plan 29196 and designate the Chair of the Local Trust Committee to sign the housing agreement [GL-RZ-2021.1]

CARRIED

These motions will be forwarded to the Executive Committee Agenda for October 5, 2022 and can be adopted by LTC via Resolution-without-Meeting.

GL-2022-120

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to initiate a Resolution-without-Meeting for adoption of Bylaws 280 and 285 if approved by Executive Committee.

CARRIED

GL-2022-121

It was Moved and Seconded,

that Galiano Island Local Trust Committee has considered and determined that Bylaw 285 is not contrary to or at variance with Islands Trust Policy Statement.

CARRIED

Chair Rogers expressed appreciation to staff for efforts on this extensive project.

Trustee Rockafella rejoined meeting at 2:04 pm.

_____ Break 2:05-2:20 _____

Trustee Wolverton was recused due to a possible conflict of interest.

13.2 GL-RZ-2019.1 (GIGARHS)

Planner Smith reviewed the staff report. A second Covenant is not necessary as area is well protected. The changes being considered do not affect the body of the Covenant. The Heritage Forest becomes the Remainder Lot.

The application has now proceeded to post Public Hearing and the associated bylaws are approved by the Executive Committee. Bylaw No. 276 is currently with the Minister of Municipal Affairs for consideration of approval.

GL-2022-122

It was Moved and Seconded,

that the Galiano Island Local Trust Committee accept a covenant under section 219 of the *Land Title Act* from the registered owner of Lot 1 District Lots 30 and 31 Galiano Island Cowichan District Plan VIP76996 Except That Part in Plan VIP76997 and designate the Chair of the Local Trust Committee to sign the covenant [GL-RZ-2019.1].

CARRIED

GL-2022-123

It was Moved and Seconded,

that the Galiano Island Local Trust Committee accept the draft housing agreement from the registered owner of Lot 1 District Lots 30 and 31 Galiano Island Cowichan District Plan VIP76996 Except That Part In Plan VIP76997 and designate the Chair of the Local Trust Committee to sign the housing agreement [GL-RZ-2019.1].

CARRIED

GL-2022-124

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to engage with the Third Party Covenant holder in the development and review of Covenant amendments to the Remainder Lot and bring these to the Local Trust Committee for comment.

CARRIED

Discussion regarding Fourth Reading being completed in a Resolution-without-Meeting; easiest way to complete process this term. Question of when it will come back from the Ministry.

GL-2022-125

It was Moved and Seconded,

that Galiano Island Local Trust Committee request staff to initiate a Resolution-without-Meeting regarding Bylaws No. 274, 276 and 277 for Fourth Reading following Ministerial approval of Bylaw No. 276.

CARRIED

13.3 GL-RZ-2021.2 (Gaylor)

Planner Smith gave a summary of the application for rezoning.

Mr. Gaylor (Consultant) spoke to rezoning. While given authorization to proceed in December 2021 need now to rethink application in consideration of original Heritage Forests Policies. Desire is to maximize public benefit and would request application be put into abeyance while considering a redesign of project.

GL-2022-126

It was Moved and Seconded,

that Galiano Island Local Trust Committee request staff to put application GL-RZ-2021.2 (Gaylor) in abeyance.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Groundwater Implementation Project

Planner Chadwick outlined the options and considerations identified in the staff report.

GL-2022-127

It was Moved and Seconded,

that the Galiano Island Local Trust Committee endorse Bylaw No. 283 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” with Schedule G including the Grounding Recharge Protection Development Permit Area boundaries based on 5 hectares of lot coverage excluding areas designated as park or conservation.

CARRIED

GL-2022-128

It was Moved and Seconded,

that the Galiano Island Local Trust Committee endorse Bylaw No. 284 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022”.

CARRIED

GL-2022-129

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 283 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” and the Galiano Island Local Trust Committee Bylaw No. 284 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022” be brought forward for first reading at the next regular LTC meeting.

CARRIED

GL-2022-130

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to prepare draft bylaws that would amend the Development Approval Information Bylaw No. 148 and Delegation Bylaw No. 286 for consistency with Bylaw 283.

CARRIED

Chair Rogers noted that Galiano Island Local Trust Committee is the first island to implement plan.

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated Sept 2022

Received for information.

15.1.2 Projects List Report Dated Sept 2022

Staff were requested to remove Items 5 and 9.

- 15.2 **Applications Report Dated Sept 2022** - Received for information.
- 15.3 **Trustee and Local Expense Report Dated July 2022** - Received for information.
- 15.4 **Adopted Policies and Standing Resolutions** – Received for information.
- 15.5 **Local Trust Committee Webpage** - Will be updated at conclusion of meeting.
- 15.6 **Islands Trust Conservancy Report** – None

16. NEW BUSINESS

16.1 Galiano Island Local Trust Committee Delegation Bylaw No. 286

Planner Smith outlined that bylaw would delegate issuance of most development permits to staff. If applicant denied a Development Permit could appeal.

GL-2022-131

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 286, cited as “Galiano Island Local Trust Committee Delegation Bylaw No. 286, 2022” be read a First Time.

CARRIED

GL-2022-132

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 286, cited as “Galiano Island Local Trust Committee Delegation Bylaw No. 286, 2022”, be read a Second Time.

CARRIED

GL-2022-133

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 286, cited as “Galiano Island Local Trust Committee Delegation Bylaw No. 286, 2022”, be read a Third Time.

CARRIED

GL-2022-134

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 286, cited as “Galiano Island Local Trust Committee Delegation Bylaw No. 286, 2022”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Appreciation was expressed for efforts on this issue.

16.2 Goats

Trustee Wolveton spoke to the issue of uncontained goats on the island and how destructive the situation is. Would like a report for new LTC from Bylaw Enforcement as to situation and options. Information for the next LTC meeting would be helpful.

GL-2022-135

It was Moved and Seconded,

that Galiano Local Trust Committee request staff to research and report to next Local Trust Committee meeting, Islands Trust Bylaw Enforcement options for livestock at large.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for November 7 at the South Community Hall, Galiano Island

Chair Rogers stated that new Trustees will be sworn in week of November 14th.

GL-2022-136

It was Moved and Seconded,

that Galiano Local Trust Committee meeting scheduled for November 7, 2022 be canceled.

CARRIED

18. TOWN HALL

Question was raised regarding Rogers Telecommunication and whether another letter might be effective.

GL-2022-137

It was Moved and Seconded,

that Galiano Local Trust Committee request Chair Rogers to write to Rogers Telecommunications with content based on letter prepared by Mr. Rybak.

CARRIED

19. CLOSED MEETING – None

20. ADJOURNMENT

By general consent the meeting was adjourned at 3:30 pm.

Trustee Wolverton stated that it had been an honour to work with the team and she appreciated the thoughtful discussions.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder