



ADOPTED

Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: December 15, 2022
Location: Lions Park Society
992 Burrill Road, Galiano Island, BC

Members Present: Tim Peterson, Chair
Ben Mabberley, Trustee
Lisa Gauvreau, Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
Charly Caproff, Planning Technician
Narissa Chadwick, Island Planner (electronic)
Sarah Shugar, Recorder (electronic)

There were approximately 25 members of the public in attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 12:59 p.m. Chair Peterson acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 16.3 Letter from Emma Davis re Rural Economic Diversification and Infrastructure Program Grant
- 16.4 GL-RZ-2022-1 (Gaylor)
- 16.5 Bylaw Enforcement on Unlawful Dwellings

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Gauvreau reported she attended two Trust Council meetings and a Southern Gulf Islands Forum meeting. Trustee Gauvreau reported the Southern Gulf Islands Forum is an excellent opportunity to connect with local, Provincial and Federal elected officials.

Trustee Mabberley reported he is looking forward to getting work underway and acknowledged community member Rose Longini for her support.

4. CHAIR'S REPORT

Chair Peterson reported that he is a resident on Lasqueti Island. Chair Peterson has also been appointed Chair of the Salt Spring Island Local Trust Committee and Chair of the Hornby Island Local Trust Committee. Executive Committee met with Honourable Anne Kang Minister of Municipal Affairs on December 14, 2022. Chair Peterson advised he intends to be available on Galiano Island for community engagement.

5. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 1:06 p.m.

A Galiano Island Resident welcomed Chair Peterson to the Galiano Island Local Trust Committee.

A Wise Island Resident requested the LTC to move project 15.1.2-GA-2022-106 - Wise Island Bylaw Review to the priority projects list.

A Galiano Resident welcomed Chair Peterson to the Galiano Island Local Trust Committee and asked Trustees to provide their contact information and office hours.

Trustee Gauvreau reported her Trustee office hours are Mondays 9:00 a.m. to 11:00 a.m. at Babes In the Woods, 2540 Sturdies Bay Road and her email is lgauvreau@islandstrust.bc.ca.

Trustee Mabblerley reported his Trustee office hours are Tuesdays 9:00 a.m. to 11:00 a.m. at the CRD office and his email is bmabblerley@islandstrust.bc.ca.

6. COMMUNITY INFORMATION MEETING – None

7. PUBLIC HEARING - None

8. MINUTES

8.1 Local Trust Committee Minutes - None

8.2 Section 26 Resolutions Without Meeting Report Dated Nov 2022

The report was received.

8.3 Advisory Planning Commission Minutes - None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated Nov 2022

The report was received.

10. DELEGATIONS - None

11. CORRESPONDENCE

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

11.1 Chair Rogers Response to Rogers Communication

The correspondence item was received.

12. MEETING BREAK - COMMUNITY UPDATE - None

13. APPLICATIONS AND REFERRALS

13.1 GL-DVP-2022.5 (Grehan) - Staff Report

Planner Caproff presented a staff report dated November 25, 2022 regarding a Development Variance Permit to vary the 7.5 metre setback from the natural boundary of the sea to permit the existing stairs, landing, and deck which are located 4.94 metres from the natural boundary and to vary the 7.5 metre setback from the rear lot line to permit the existing stairs, landing, and deck which are located 4.94 metres from the lot line.

Applicant Barbara Grehan spoke to the application.

GL-2022-138

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DVP-2022.5 (Grehan).

CARRIED

13.2 GL-DP-2022.4 (Keefer) - Staff Report

Planner Caproff presented a staff report dated November 16, 2022 regarding a development permit to refurbish and reopen the existing building that is a former restaurant.

Applicant Jesse Keefer spoke to the application.

GL-2022-139

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DP-2022.4 (Keefer).

CARRIED

Trustee Gauvreau declared conflict of interest with Item 13.3 and left the meeting at 1:24 p.m.

13.3 GL-RZ-2019.1 (GIGARHS) - Staff Report

Planner Smith presented a staff report dated December 6, 2022 regarding a rezoning application to allow for the development of up to 12 units of affordable housing in the community forest property located at the terminus of Georgia View Road.

GL-2022-140

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 276, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2020” be adopted (GIGARHS).

CARRIED

GL-2022-141

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 277, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2020” be adopted (GIGARHS).

CARRIED

Trustee Gauvreau returned to the meeting at 1:27 p.m.

13.4 GL-RZ-2022.2 (Hayes) - Preliminary Staff Report

Planner Smith presented a staff report dated November 22, 2022 regarding a rezoning application to rezone and re-designate a portion of the subject property from Rural Residential (RR) to Agriculture (AG) to enable the subdivision of the property to create one additional residential lot.

GL-2022-142

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2022.2 (Hayes) and to prepare draft bylaws.

CARRIED

13.5 Mayne Island Local Trust Committee Referral for Proposed Bylaws 181 and 183

Planner Smith presented a Mayne Island Local Trust Committee Referral for proposed Bylaws 181 and 183.

The referral was received.

Chair Peterson introduced CRD Director Paul Brent. Director Brent expressed interest in working with the Galiano Island Local Trust Committee this term.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Groundwater Project - Staff Report

Planner Chadwick presented a staff report dated November 17, 2022 regarding the Groundwater Sustainability Implementation Project.

A Trustee asked whether the project mapping is complete and requested the exempt areas be identified on the map. Planner Chadwick reported the mapping is complete and staff will update the map to identify the areas that are exempt.

GL-2022-143

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 consideration of first reading and scheduling of a public hearing at the next regular LTC meeting.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Local Trust Committee Work Program Review - Staff Report

Planner Smith presented a staff report dated November 17, 2022 regarding the Local Trust Committee Work Program Review.

The staff report was received.

15.1.2 Active Projects List Report Dated Nov 2022

The report was received.

15.1.3 Future Projects Report Dated Nov 2022

The report was received.

15.2 Applications Report Dated November 2022

The report was received.

15.3 Trustee and Local Expense Report Dated October 2022

The report was received.

15.4 Adopted Policies and Standing Resolutions

The report was received.

A Trustee expressed support to include Coast Salish Peoples of Salt Spring Island and Coast Salish Peoples of Galiano Island in the list of First Nation Referrals.

15.5 Local Trust Committee Webpage - None

15.6 Islands Trust Conservancy Report Dated October 2022

The report was received.

16. NEW BUSINESS

16.1 Letter from W̱SANEC Leadership Council Staff regarding Draft 2021 Islands Trust Policy Statement Amendments

The correspondence was received.

16.2 Letter to Telus re: public use telephone access

Trustee Gauvreau reported the last public telephone was removed from the Sturdies Bay Ferry Terminal.

Chair Peterson reported Lasqueti Island is looking into an option to have a community telephone at a cost of \$20 per month with a three-year contract and a community agency would need to be the holder of the contract. Chair Peterson will provide the Telus contact information to investigate whether a public telephone can be maintained on Galiano Island.

16.3 Letter from Emma Davis re Rural Economic Diversification and Infrastructure Program Grant

Trustee Mabberley reported the LTC received a letter from Emma Davis requesting LTC support for a the Rural Economic Diversification and Infrastructure Program grant to provide last mile broadband for Galiano Island.

GL-2022-144

It was Moved and Seconded,

that the Galiano Island Local Trust Committee support a letter to the Rural Economic Diversification and Infrastructure Program grant that would provide the remaining 10% of funding for last mile broadband for Galiano Island and that any member of the LTC can sign the letter.

CARRIED

16.4 GL-RZ-2022-1 (Gaylor)

Trustee Mabberley reported at the July 4, 2022 LTC meeting, the LTC approved a motion to proceed no further with application GL-RZ-2022.1 (Gaylor). Trustee Mabberley expressed support to consider the application. Staff advised the application has been closed and the application fee has been refunded.

GL-2022-145

It was Moved and Seconded,

that the Galiano Island Local Trust Committee will accept an identical application for application GL-RZ-2022.1 (Gaylor).

CARRIED

16.5 Bylaw Enforcement on Unlawful Dwellings

Trustee Mabberley presented a notice of motion as follows:

That the Galiano Island Local Trust Committee direct staff to take enforcement action against unlawful dwellings only if one of the following conditions exists:

- 1.1. There is a complaint from an immediate neighbor; or,

- 1.2. There is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement.

Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Galiano Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.

17. UPCOMING MEETINGS

17.1 Draft 2023 LTC Meeting Schedule

The draft 2023 LTC meeting schedule was presented.

GL-2022-146

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the proposed 2023 Regular Meeting schedule as presented in Appendix 1 to establish a meeting schedule as required by Galiano Island Meeting Procedures Bylaw No. 282 and that staff consider holding up to three meetings at the North hall.

CARRIED

17.2 Next Regular Meeting Scheduled for February 7, 2023 at the South Community Hall, Galiano Island

18. TOWN HALL

A resident of Wise Island reported that at the September 6, 2022 meeting, a group of Wise Island residents requested the LTC to put bylaw enforcement actions in abeyance until a new bylaw is developed for Wise Island and reported there are ongoing issues of bylaw enforcement on Wise Island. Staff clarified that at that September meeting the LTC made no decision to defer bylaw enforcement on Wise Island.

A member of the public asked for clarification regarding the Community Information Meeting/Public Hearing process for the Groundwater Sustainability Project. The member of the public expressed support for a Community Information Meeting to be held prior to the Public Hearing to provide an update on any updates since the last information meeting. Planner Smith reported there was a CIM regarding the results of the groundwater analysis and that the LTC could choose to hold another CIM prior to a public hearing.

CRD Director Brent reported the CRD is working on tiny home and recreational vehicle regulations and Saturna Island Local Trust Committee adopted a standing resolution regarding bylaw enforcement of unlawful dwellings. Director Brent expressed support for elected officials to be a unified voice regarding housing as it is a critical issue on the Southern Gulf Islands.

A Trustee expressed support for using Temporary Use Permits (TUP's) as a mechanism to regulate tiny homes.

Chair Peterson reported housing was discussed with Honourable Anne Kang Minister of Municipal Affairs and that there are BC Building Code issues for tiny homes and that assistance to reduce barriers would help to address housing issues on the Southern Gulf Islands.

A member of the public advised that water and septic are important considerations when considering tiny home regulations.

19. CLOSED MEETING - None

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:36 pm.

Tim Peterson, Chair

Certified Correct:

Sarah Shugar, Recorder