

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: December 12, 2023

Location: Electronic Meeting

Members Present: Timothy Peterson, Chair (electronic)
Ben Mabberley, Local Trustee (electronic)
Lisa Gauvreau, Local Trustee (electronic)

Staff Present: Kim Stockdill, Island Planner (electronic)
Carly Bilney, Recorder (electronic)

Others Present: Approximately (10) ten members of the public were present online.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Gauvreau commented on:

- Updates from the recently held Islands Trust Conservancy meeting
- Discussions at the recently held Trust Council meeting about the merits of in-person versus virtual meetings, the Islands Trust Housing Options Toolkit, and work done related to the vision statement

Trustee Mabberley commented on:

- Topics discussed at Trust Council and noted financial discussions will be dealt with in March
- Discussions at the recently held WSÁNEĆ Leadership Council meeting on Pender Island
- A meeting with the Ministry of Transportation and Infrastructure (MoTI) regarding Murchison Bay, and noted MoTI was opposed to placing a barrier along the trail as the road front is on private property
- Pressure being put on MoTI regarding repainting of the yellow road lines; Trustee Mabberley noted the lines were a topic of concern at the recently held Southern Gulf Islands Forum

4. CHAIR'S REPORT

Chair Peterson commented on the recently held Trust Council meeting where a joint session with the San Juan County Councillors was held, and a motion was brought forward regarding a regular performance review of the Chief Administrative Officer.

5. ELECTORAL AREA DIRECTOR'S REPORT – None

6. FIRST NATION REPORT

It was noted that some Galiano Local Trust Committee (LTC) Trustees and staff attended the Penelakut Council meeting at the end of November.

7. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- The Galiano Parks and Recreation Commission contacted MoTI regarding Murchison Bay and were told that some flexible steel reflective strips would be installed
- When applications are represented in maps in staff reports, it would be helpful to note land uses on parcels that neighbour the subject properties that are proposing subdivision
- Staff recommended the present meeting be virtual given the relatively light agenda, and to limit travel during flu season
- Support was expressed for the owners of DL85 and DL86 to bring their land use into compliance
- Concern was expressed for the configuration of the lot layouts in DL85 and DL86 and a question was raised as to whether they conform to policies within the Official Community Plan (OCP) or the rural residential heritage model
- Maps showing DL85 and DL86 in the staff report show proposed land as a “donation” and the suggestion was made that this should be noted as an “exchange” instead; staff was asked to change the designation of “donation” on the map to “transfer of title” or “exchange”
- The proposed map for DL85 and DL86 should include a large portion of the waterfront as part of the land transfer
- Trustees were asked to work with the applicants of GL-RZ-2021.2 and GL-RZ-2023.2 to maximize ecological protection and public interest in a revised proposal
- The staff report says five lots are being rezoned to Rural Residential, but it should only note three

8. COMMUNITY INFORMATION MEETING – None

9. PUBLIC HEARING – None

10. MINUTES

10.1 Local Trust Committee Minutes Dated November 14, 2023 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of November 14, 2023 were adopted.

10.2 Local Trust Committee Public Hearing Record of November 14, 2023 (for Receipt)

10.3 Section 26 Resolutions Without Meeting Report Dated Dec 2023

10.4 Advisory Planning Commission Minutes – None

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List Dated Dec 2023

Received for information.

12. DELEGATIONS – none

13. CORRESPONDENCE

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

14. MEETING BREAK – COMMUNITY UPDATE

15. APPLICATIONS AND REFERRALS

15.1 GL-RZ-2021.2 (Matheson-Bairstow) - Staff Report

Island Planner Stockdill reviewed the staff report regarding GL-RZ-2021.2 (Matheson-Bairstow). Discussion was held and the following comments were made:

- The staff report flagged topics that will need to be addressed through the application process and do not need to be decided upon at the present meeting.
- Drafting bylaws would provide an example of what the bylaws might be and would identify what may or may not work
- Preference was expressed for receiving information from Penelakut Tribe before describing conditions and requirements in draft bylaws
- Preference was expressed for allowing additional time to receive public input before drafting bylaws

The staff report regarding GL-RZ-2021.2 (Matheson-Bairstow) was received for information.

15.2 GL-RZ-2023.2 (McElhanney) - Staff Report

Island Planner Stockdill reviewed the staff report regarding GL-RZ-2023.2 (McElhanney). Discussion was held and the following comments were made:

- Preference was expressed to allow time for further discussion on the application and a more formal response from Penelakut Tribe before proceeding
- The applicants for GL-RZ-2021.2 commented that input from the Penelakut Tribe and the public is essential, the development of the draft bylaws should not be slowed
- The applicants for GL-RZ-2021.2 commented that the proposed donation can make Galiano safer (e.g. through funding donated to the fire department or Health Care Society)
- Meeting with Penelakut Tribe is important and will give the LTC direction
- The site plan proposed by the applicants is the exact same as the one the former LTC had flagged for concern

The staff report regarding GL-RZ-2023.2 (McElhanney) was received for information.

16. LOCAL TRUST COMMITTEE PROJECTS

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated Dec 2023

Received for information.

17.1.2 Future Projects Report Dated Dec 2023

Received for information.

17.2 Applications Report Dated Dec 2023

Received for information.

17.3 Trustee and Local Expense Report Dated Oct 2023

Received for information.

17.4 Adopted Policies and Standing Resolutions

17.5 Local Trust Committee Webpage

17.6 Islands Trust Conservancy Report – None

18. NEW BUSINESS – None

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for February 13, 2024 at the South Community Hall, Galiano Island

20. TOWN HALL

Town hall was held and the following comments were made:

- Conflict resolution always requires movement from both sides

- Trustees were asked to encourage forest owners to commit to sustainable forestry and extend the trail network by allowing access through forests
- Trustees should not request requirements of applicants that are not specified in the bylaws or the OCP
- Trustees were asked to consider the applications discussed today as an opportunity to install an observation well in the north end of the island

21. CLOSED MEETING (Distributed Under Separate Cover)

21.1 Motion to Close the Meeting

GL-2023-66

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) for the purpose of considering:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

AND that the recorder and staff attend the meeting.

CARRIED

21.2 Recall to Order

21.3 Rise and Report – None

22. ADJOURNMENT

By general consent the meeting was adjourned at 2:50 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder