

ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: February 13, 2024

Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Warren Dingman, Bylaw Compliance and Enforcement Manager
(electronic)
Bruce Belcher, Planner 1
Carly Bilney, Recorder (electronic)

Others Present: There were twenty-seven (27) members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 p.m. He acknowledged that the meeting was being 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 provided a report that included a description of meetings she recently attended. She noted that Galiano was well represented at the Islands Trust Conservancy.

Trustee Mabberley provided a report that described recent consultation with the Capital Regional District and Islands Trust staff regarding an agreement that would facilitate affordable home ownership. He acknowledged the passing of three Elders since the last Trust Committee meeting.

4. CHAIR'S REPORT

In his report, Chair Peterson:

- Noted the Financial Planning Committee had been meeting frequently in anticipation of the March Trust Council meeting
- Described the integrated corporate planning process to which the Trust Council is moving to allow for more long-term planning

- Commented on the Salish Sea Symposium held in Vancouver where he raised the issue of mooring buoys with the Deputy and Assistant Deputy Ministers

5. ELECTORAL AREA DIRECTOR'S REPORT – None

6. FIRST NATION REPORT

It was noted that today is the election of Chief and Council on Penelakut Island.

7. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- The Trust is made aware when a Temporary Use Permit expires and monitors to see if there is continued use; bylaw enforcement followed up with all those whose Temporary Use Permits have expired
- Islands Trust staff met with members of Penelakut Tribe and introduced a number of applications; staff will follow up at the end of this month to see if Penelakut has had the opportunity to review the applications
- The official referral process outlined by the Province is inadequate and the Islands Trust attempts to go above and beyond it

The following comments were made regarding GL-DVP-2023.5 (Scoones):

- Support was expressed for denying GL-DVP-2023.5 (Scoones) as an incentive for other property owners to respect bylaws, and given concerns raised by neighbours and water operators
- It is the responsibility of the estate to bring the property into compliance
- An illegal barrier (hedge and fence) impedes service infrastructure supplied by the Montague Improvement District that wants to ensure unfettered access
- The accessory building should be moved
- Some of the bylaw infractions have impact beyond the property line
- To receive a variance, the landowner should provide a community benefit
- Islands Trust staff should compile an exhaustive list of violations on the property, carry out a setback impact study, review existing float size, examine the authenticity of designating the structure as an 'accessory building', order an environmental study regarding development in the ecologically sensitive areas, and file a letter on title advising prospective buyers that the area is under review

8. COMMUNITY INFORMATION MEETING – None

9. PUBLIC HEARING – None

10. MINUTES

10.1 Local Trust Committee Minutes Dated December 12, 2023 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of December 12, 2023 were adopted.

10.2 Section 26 Resolutions Without Meeting Report Dated Feb 2023

Received for information.

10.3 Advisory Planning Commission Minutes – None

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List Dated Feb 2024

Received for information. Island Planner Stockdill provided an update regarding discussions with the Capital Regional District Manager of Southern Gulf Islands about affordable housing options and cottages.

12. DELEGATIONS

13. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the Local Trust Committee webpage

14. MEETING BREAK – COMMUNITY UPDATE

15. APPLICATIONS AND REFERRALS

15.1 Salt Spring Island Local Trust Committee Referral for Draft Bylaw No. 536 (for Response)

GL-2024-001

It was Moved and Seconded,

that Galiano Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw No. 536.

CARRIED

15.2 GL-DVP-2023.5 (Scoones) - Staff Report

Planner Belcher reviewed the staff report related to GL-DVP-2023.5 (Scoones). The applicant noted that, as the executor of the estate to which the property belongs, she is required to sell the property. Discussion was held and the following comments were made:

- Concern was expressed about the fence and pump house near the district water line
- The fence should not have been erected, and perhaps the Montague Improvement District can put a structure on the property (e.g. a manhole-cover sized cap that notes “Property of Montague Improvement District – do not remove”)
- The sale agreement of the property should include a provision that ensures the fence will eventually be moved

- A future owner might assume that everything within the fence would belong to them, however, the fence lies on the Ministry of Transportation and Infrastructure's right of way
- The variances are not minor
- The applicant has decided that lot coverage will be left to the new potential property owner
- It is not fair to reject the application and not provide a path forward for the applicant
- Pulling down the rock walls would likely create more damage
- The accessory building was especially contentious with the neighbours and addressing it might be a plausible path forward
- The applicant should seek a compromise with the neighbours, and might consider producing a record of neighbourhood consultation
- The Local Trust Committee should specify on what exactly the applicant should follow up

GL-2024-002

It was Moved and Seconded,

that Galiano Island Local Trust Committee defer a decision on GL-DVP-2023.5 (Scoones) to allow the applicant more time with the neighbours to address the variances.

CARRIED

A break was held between 2:40-2:50 p.m.

15.3 GL-TUP-2023.3 (Keefer) - Staff Report

Island Planner Stockdill reviewed the staff report related to GL-TUP-2023.3 (Keefer). Discussion was held and it was noted that the application received an overwhelming amount of correspondence, the majority of which was in favour of approval.

GL-2024-003

It was Moved and Seconded,

that Galiano Island Local Trust Committee approve issuance of Temporary Use Permit GL-TUP-2023.3 (Keefer) for a period of three (3) years.

CARRIED

15.4 GL-RZ-2022.2 (Hayes) - Proposed Bylaws 287 and 288 – Consideration of Adoption – Staff Memo

Island Planner Stockdill reviewed the staff memo related to GL-RZ-2022.2 (Hayes).

GL-2024-004

It was Moved and Seconded,

that Galiano Island Local Trust Committee Bylaw No 287, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022", be adopted.

CARRIED

GL-2024-005

It was Moved and Seconded,

that Galiano Island Local Trust Committee Bylaw No 288, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022”, be adopted.

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

It was noted that the Public Hearing for the Groundwater Sustainability Project is on hold until adequate discussion with Penelakut Tribe has been held, and will thus extend into the new fiscal year.

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated Feb 2024

Received for information.

17.1.2 Future Projects Report Dated Feb 2024

Received for information.

17.2 Applications Report Dated Feb 2024

Received for information.

17.3 Trustee and Local Expense Report Dated Dec 2023

Received for information.

17.4 Adopted Policies and Standing Resolutions

Received for information.

17.5 Local Trust Committee Webpage

17.6 Islands Trust Conservancy Report – None

18. NEW BUSINESS

18.1 Housing Statute Changes to British Columbia Legislation – Staff Memo

Received for information. Discussion was held about the need for more analysis on the implications of the Local Trust Committee opting in to the province’s principal residence requirement for short term rental accommodations.

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for April 9, 2024 at the South Community Hall, Galiano Island

20. TOWN HALL

Town hall was held and the following comments were made:

- Concern was expressed about the impact of climate change (e.g. heavy rains) causing damage to the GL-DVP-2023.5 (Scoones) property
- The previous owner of the Scoones property was a skilled builder who worked on many successful projects and would have applied his skills to the subject property
- The bylaw infractions described in GL-DVP-2023.5 (Scoones) would be the responsibility of the new property owner if the property sold
- The Islands Trust does not have authority to add an authoritative letter on title to notify prospective buyers of non-compliance
- It is perhaps time to change the Galiano Island Official Community Plan to allow for the creation of mobile home parks
- Creating a mobile home park could be a project initiated by the Local Trust Committee, or someone could come forward with a rezoning application to do so
- A lot of requests have been made to allow tiny homes to comply with the British Columbia Building Code, and the Province has said “no”
- The Regional Planning Committee’s Affordable Housing Toolkit on the Islands Trust website outlines options that the Local Trust Committee can consider
- GL-TUP-2023.3 (Keefer) is a good example of getting quick, easy and affordable housing – the applicant had a septic field engineered for four trailers and got a water license with the Vancouver Island Healthy Authority
- GL-TUP-2023.3 (Keefer) application has received a lot of interest from other islands

21. CLOSED MEETING – None

22. ADJOURNMENT

By general consent the meeting was adjourned at 3:37 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder