

ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: April 9, 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
Lisa Millard, Meeting Administrator (electronic)
Carly Bilney, Recorder (electronic)

Others Present: There were approximately 12 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 acknowledged the April 9th anniversary of Vimy Ridge Day as well as the accomplishments of former Lieutenant Governor Iona Campagnolo. Trustee Gauvreau also commented on recently held Trust Council and Governance Committee meetings she attended and noted a desire to make the Trustee office a more vibrant meeting place.

Trustee Mabberley acknowledged Bill Campbell and Joanne Mackay, and provided updates on the provincial Secondary Suite Incentive Program and correspondence regarding parking at Montague Harbour.

4. CHAIR'S REPORT

In his report, Chair Peterson commented on:

- a request for proposals that has gone out for an Executive Search Firm to seek a replacement for the Island's Trust Chief Administrative Officer
- upcoming meetings with the Association of Vancouver Islands Coastal Communities (April 12-14), the Capital Regional District (April 30), and the Ministry of Transportation and Infrastructure (April 29)

5. ELECTORAL AREA DIRECTOR'S REPORT – None

6. FIRST NATION REPORT

Trustee Mabblerley reported that representatives of Penelakut Tribe are looking forward to meeting with staff and Trustees soon regarding applications.

7. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Trustees were urged to press upon safety issues, particularly the repainting of centre road lines, with their contacts in the Ministry of Transportation and Infrastructure
- Concern was expressed that Ministry of Transportation and Infrastructure staff have been lacking in communication with citizens in multiple jurisdictions about regional road issues
- Concern was expressed at staff recommendations to approve GL-DVP-2023.5 (Scoones) as it may set a negative precedent
- Questions were raised about how the BC Supreme Court's decision regarding the Scoones property relates to the current variance application (GL-DVP-2023.5)
- The applicant for GL-DVP-2023.5 noted the original executor worked closely with Islands Trust staff to clarify variances and it has taken time for the alternate executor to take over management of the property

8. COMMUNITY INFORMATION MEETING – None

9. PUBLIC HEARING – None

10. MINUTES

10.1 Local Trust Committee Minutes Dated February 13, 2024 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of February 13, 2024 were adopted.

10.2 Section 26 Resolutions Without Meeting Report – None

10.3 Advisory Planning Commission Minutes – None

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List Dated April 2024

Received for information.

12. DELEGATIONS

12.1 Adjacent Property Owners re 3307 Montague Road

A representative of some property owners living adjacent to 3307 Montague Road (subject property in GL-DVP-2023.5 (Scoones)) reviewed the presentation as included in the agenda on pages 12–33.

13. CORRESPONDENCE

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

14. MEETING BREAK – COMMUNITY UPDATE – None

15. APPLICATIONS AND REFERRALS

15.1 GL-DVP-2024.1 (Mossman) - Staff Report

On behalf of Phil Testemale, Island Planner Stockdill reviewed the staff report related to GL-DVP-2024.1 (Mossman). The following comments were made:

- The septic drain field is in two different locations, in the engineer’s schematic and in Figure 2 on the site plan, because adjustments were made after the applicant engaged with neighbours
- If the building was sited 30 metres from the natural boundary of the sea, it would no longer be on the applicant’s property

GL-2024-006

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of GL-DVP-2024.1 (Mossman).

CARRIED

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

On behalf of Planner Belcher, Island Planner Stockdill reviewed the staff report related to GL-DVP-2023.5 (Scoones). The following comments were made:

- Has already gone through the legal process to request compliance; it is now the owner’s responsibility to comply with the infractions
- The applicant addresses the majority of court orders in the proposed development variance permit application except the rock wall; a future owner would have to comply with any remaining infractions
- Approval of the proposed development variance permit would not close the enforcement file
- As executor of the previous owner’s estate, the applicant is required to sell the property
- Concern was expressed about destroying the septic field in the process of removing the retaining wall, particularly given its proximity to Montague Harbour

- Opposition was expressed against moving the septic field
- It was suggested that returning the land to its natural state may not be possible
- Support was expressed for denying the application as approval would set a negative precedent
- Support was expressed for amending the application with recommendations proposed in the neighbours' presentation and by the applicant

GL-2024-007

It was Moved and Seconded,

that Galiano Island Local Trust Committee amend GL-DVP-2023.5 by:

- Amending section 2c)i by adding the words “without the covered storage area after pump house building,”
- Amending section 2d)i by changing 1.5 meters to 3.0 meters, and
- Amending the site plan by deleting the bump out from Schedule A, and
- The removal of Section 2d)iii.

DEFEATED
Trustee Maberly Opposed

Discussion ensued and comments were made about how it is important that the Local Trust Committee clarify exactly what type of improvements are required by the applicant.

A break was held from 2:39 p.m. - 2:50 p.m.

Discussion continued and the following comments were made:

- If a development variance permit application is denied, the applicant's options are to comply with the Land Use Bylaw or apply to the Board of Variance
- The subject property cannot have a septic field if the variance in Section 2b)i (that allows for the existing sewage absorption field within 7.3 metres of the natural boundary of the sea) is not supported
- A septic field should be placed elsewhere
- If the existing septic field is permitted to remain, concern was expressed about removing the rock wall that borders it

GL-2024-008

It was Moved and Seconded,

that Galiano Island Local Trust Committee amend GL-DVP-2023.5 (Scoones) to only include 2a)i, 2b)i and 2d)iv.

CARRIED
Trustee Gauvreau Opposed

GL-2024-009

It was Moved and Seconded,

that Galiano Island Local Trust Committee approve issuance of GL-DVP-2023.5 (Scoones) as amended.

CARRIED
Trustee Gauvreau Opposed

15.3 Covenant CA3321096 – Request for Exemption – Staff Report

Island Planner Stockdill reviewed the staff report related to Covenant CA3321096.

GL-2024-010

It was Moved and Seconded,

that Galiano Island Local Trust Committee approve the removal of four trees from the Wetland Area on Lot 2 as shown on Schedule A of the Covenant CA3321096.

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated April 2024

Received for information.

17.1.2 Future Projects Report Dated April 2024

Received for information.

17.2 Applications Report Dated April 2024

Received for information.

17.3 Trustee and Local Expense Report Dated Feb 2024

Received for information. It was noted that staff sends out a breakdown of the expense report to Trustees.

17.4 Adopted Policies and Standing Resolutions

Received for information.

17.5 Local Trust Committee Webpage

Island Planner Stockdill commented on the introduction of a new application processing software to increase efficiency of applications, and noted some changes will be coming to the application section of the website in the coming months.

17.6 Islands Trust Conservancy Report Dated Jan 2024

Received for information. Trustee Gauvreau commented on the Galiano Conservancy Association's implementation of a water conservation project and request for funding to host the 2024 Salish Sea Conservation Forum.

18. NEW BUSINESS

18.1 Chair Peterson re Funding Request for Meetings

Chair Peterson commented on how funding the attendance of Trustees at upcoming meetings with the Capital Regional District (April 30) and the Ministry of Transportation and Infrastructure (April 29) is a decision of the Local Trust Committee. Discussion was held that raised questions about why these meetings were not being funded by the whole Trust area since the proposed discussions could benefit all Southern Gulf Islands.

GL-2024-011

It was Moved and Seconded,

that Galiano Island Local Trust Committee authorize budget allocation for Chair Peterson’s attendance at the Ministry of Transportation and Infrastructure meeting on April 29, and the collaboration on marine issues Capital Regional District meeting in Victoria on April 30, covering accommodation and travel expenses.

CARRIED

It was noted that Adam Olsen will be hosting a community meeting on Friday, April 19 at the South Galiano Community Hall.

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for May 14, 2024 at the Galiano South Community Hall, Galiano Island

20. TOWN HALL

Town hall was held during which one community member spoke to request that the eastern wall of the septic field on the subject property in GL-DVP-2023.5 (Scoones) be lowered.

21. CLOSED MEETING – None

22. ADJOURNMENT

By general consent the meeting was adjourned at 3:23 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder