

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: May 14, 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 (electronic)
Lisa Millard, Meeting Administrator (electronic)
Carly Bilney, Recorder (electronic)

Others Present: There were approximately six (6) 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

In her report, Trustee Gauvreau:

- Expressed gratitude to Culturally Committed for its teachings about the interconnection between humans and the environment and how true stewardship involves actively caring for the land
- Reflected on the importance of emergency preparedness and ongoing challenges such as wild fires; she noted related information is available online at <https://islandstrust.bc.ca/programs/wildfires/>

In his report, Trustee Mabberley:

- Reported that, following recent communication with the Ministry of Transportation and Infrastructure, yellow road lines will be painted after the upcoming long weekend
- Reported that contractor quotes are being sought to begin work on parking improvements at Montague Harbour
- Expressed praise for the good work of the Emergency Preparedness Committee

4. CHAIR'S REPORT

In his report, Chair Peterson made the following comments:

- Lyackson First Nation, Cowichan Tribes and the province recently signed an incremental treaty agreement that will see a 312-hectare parcel of land transferred
- A recently held webinar on watersheds, wildfire and landscape change included discussion on how forest fires are a part of the natural process and our approach has possibly made things worse
- Categories 2 and 3 open burning will be prohibited effective this Friday
- The Islands Trust Hiring Committee is set to announce which executive officer search firm has been selected to find a Chief Administrative Officer (CAO); an interim CAO may be selected in the meantime
- Trust Council Committee of the Whole will meet May 30 and will discuss the new draft Islands Trust Policy Statement; the agenda may be found online at <https://islandstrust.bc.ca/event/trust-council-committee-of-the-whole/>
- A recent meeting with the Ministry of Transportation and Infrastructure's District Manager confirmed there is a willingness to work on two-way communication between the Ministry and Local Trust Committees
- Discussions held at a marine issues workshop with the Capital Regional District and the province considered options related to mooring buoys; multi-level jurisdictional issues such as this one should also involve the federal government
- The Governance Committee recently met resulting in updates to the draft code of conduct, the corporate planning process and the project to address ministerial changes regarding the Islands Trust from a legislative point of view

5. ELECTORAL AREA DIRECTOR'S REPORT – None

6. FIRST NATION REPORT – None

7. TOWN HALL AND QUESTIONS

Town hall was held and one member of the public spoke to the bylaw enforcement activities that some residents on Wise Island have been subject to for solar panels, stairs and decks; support was expressed for amending the bylaws to allow for small structures that are needed to provide power to the island.

8. COMMUNITY INFORMATION MEETING – None

9. PUBLIC HEARING – None

10. MINUTES

10.1 Local Trust Committee Minutes Dated April 9, 2024 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of April 9, 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 May 2024

Received for information. It was noted that staff has been working with Crystal Mountain and Penelakut Tribe and GL-RZ-2014.1 (Crystal Mountain) is post Public Hearing.

12. DELEGATIONS – None

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-2023.4 (Meden) - Staff Report

On behalf of Planner Testemale, Island Planner Stockdill reviewed the staff report related to GL-DVP-2023.4 (Meden). Discussion ensued and the following comments were made:

- The applicant noted the building is intended to be used for storage and to work on cars
- Moving the cement slab to meet setback regulations would require the removal of trees

GL-2024-012

It was Moved and Seconded,

that Galiano Island Local Trust Committee approve issuance of GL-DVP-2023.4 (Meden).

CARRIED

15.2 Mayne Island Local Trust Committee Referral for Draft Bylaw No. 193 (for Response)

GL-2024-013

It was Moved and Seconded,

that Galiano Island Local Trust Committee interests are unaffected by the Mayne Island Local Trust Committee Draft Bylaw No. 193.

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated May 2024

Received for information.

17.1.2 Future Projects Report Dated May 2024

Received for information.

17.2 Applications Report Dated May 2024

Received for information.

17.3 Trustee and Local Expense Report Dated March 2024

17.4 Adopted Policies and Standing Resolutions

Received for information.

17.5 Local Trust Committee Webpage

Comments were made about the CityView software – a planning application portal available to applicants to apply online for land use permits – that is set to launch tomorrow.

17.6 Islands Trust Conservancy Report Dated April 2024

Received for information.

18. NEW BUSINESS

18.1 2023/24 Annual Report – Request for Decision

GL-2024-014

It was Moved and Seconded,

that Galiano Island Local Trust Committee approves the attached text for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for June 4, 2024 at the Galiano South Community Hall, Galiano Island

20. TOWN HALL

Town hall was held and the following comments were made:

- Many people who attend Local Trust Committee meetings are unfamiliar with the processes
- The process would be better if direct neighbours of applicants felt they were being included in decision-making
- Trustees are not supposed to discuss applications during meeting breaks when the public is not involved
- Applicants of GL-RZ-2014.1 (Crystal Mountain) are waiting for staff to arrange a site visit for members of Penelakut Tribe
- A question was raised about whether the complaint-driven bylaw enforcement process would be updated to allow for discussion between a property owner and the person submitting a complaint before bylaw enforcement is involved
- Complaints are not fully anonymous as the person making a complaint must give their name to bylaw enforcement and, if an issue ends up in court, they will not remain anonymous
- The complaint-driven process is not ideal, but the alternative is a model where bylaw enforcement staff proactively looks for violations
- Documented attempts to resolve issues should be made between neighbours before proceeding to bylaw enforcement
- Perhaps landowners and those making complaints could discuss issues in a collaborative, in-camera session
- Trust Council referred the bylaw enforcement process to the B.C. Ombudsperson and the resulting report is available

21. CLOSED MEETING – None

22. ADJOURNMENT

By general consent the meeting was adjourned at 1:53 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder