

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: November 8, 2024
Location: Lions Park Society
992 Burrill Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately ten (10) 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 in territory of the Coast Salish First Nations and read an excerpt from a priorities paper released in May, 2023 by the First Nations Leadership Council on the United Nations Declaration Act National Action Plan regarding the unfinished work of structuring proper relations that respect First Nations sovereignty.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Acknowledged November 8 is National Indigenous Veterans Day
- Recognized passing of Honourable Murray Sinclair who brought Canada's residential school legacy to light
- New Chief Administrative Officer for Islands Trust, Reuben Bronee, has been hired
- Acknowledged Interim Chief Administrative Officer Julia Mobbs' work
- Attended Governance Committee meeting, Committee of the Whole meeting to work on draft Policy Statement, and inaugural meeting of the Accessibility Committee
- Budget discussions begin at the December Trust Council meeting

Trustee Maberley reported the following:

- Acknowledged passing of Honourable Murray Sinclair and his work on the Truth and Reconciliation Commission

4. CHAIR'S REPORT

Chair Peterson reported the following:

- Acknowledged passing of Honourable Murray Sinclair
- Noted hiring of new Chief Administrative Officer and Interim CAO Mobbs' contributions
- November 12 Southern Gulf Islands Forum meeting will be rescheduled
- Executive Committee removed recording of September Trust Council meeting from the website due to safe worksite concerns, apologized that Trustees and members of the public were not provided rationale for the decision in a timely manner, and noted the matter will be discussed at December Trust Council

5. ELECTORAL AREA DIRECTOR'S REPORT - None

6. FIRST NATION REPORT - None

7. TOWN HALL AND QUESTIONS

A member of the public stated the following:

- Support for moving forward on Harris application
- Post public hearing staff report did not address elements heard at the Community Information Meeting and Public Hearing
 - Island Planner Stockdill indicated a letter had been received from the speaker and if there were further concerns members of the public could submit an administrative fairness complaint; however, the Local Trust Committee could no longer hear submissions on the issue

A member of the public spoke to the Harris application and made the following comments:

- Their property is adjacent to subject property
- Staff report notes current use of property is unlawful
- Asked when staff were made aware of current use
 - If communication with the Capital Regional District had occurred
 - What the purpose of the June 23 and October 24 property visits were
 - If an examination of Capital Regional District requirements for residential conversion had been undertaken
 - If conversions were done with occupancy permits
- The speaker expressed concerns that the staff are requesting direction to draft bylaws and several steps in the process have not been observed
 - The Chair responded that drafting bylaws does not mean a first reading is going to happen, first reading introduces an idea but does not indicate a decision has been made, and if the draft bylaw receives first reading several other processes are then undertaken to allow more opportunity for information gathering, receipt of professional reports, and public input
- A member of the public asked that social media and the local newspaper be used to publish discussion topics
 - The Chair stated the meeting agenda is received one week before the meeting and posted to the Islands Trust website

8. COMMUNITY INFORMATION MEETING - None

9. PUBLIC HEARING - None

10. MINUTES

10.1 Local Trust Committee Minutes Dated October 8, 2024 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of October 8, 2024 were adopted.

10.2 Local Trust Committee Public Hearing Record of October 8, 2024 (for Receipt)

Received for information.

10.3 Section 26 Resolutions Without Meeting Report - None

10.4 Advisory Planning Commission Minutes - None

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List Dated Nov 2024

Island Planner Stockdill provided a verbal update.

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-RZ-2023.3 (Harris) - Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- Subject property was initially zoned rural residential and was split zoned in 2002 to include commercial private film school use
- Buildings that were housing film school students are now being used for five affordable housing units and this use does not comply with existing zoning
- Applicant seeks to rezone the property to allow affordable rental use with twelve housing units and common rooms
- Water license and sewage system are in place and upgrades have been done to existing buildings
- Property would be zoned to only allow affordable housing with a housing agreement attached
- Housing agreement would authorize the Local Trust Committee to enter into an agreement to ensure development provides affordable housing in perpetuity
- Terms of reference will require ground water assessment, waste water assessment, a housing agreement, and confirmation from the Capital Regional District ensuring existing buildings meet current building code and that an occupancy permit will be required

Discussion ensued and the following comments and clarifications were noted:

- Proposal addresses need for affordable housing
- Moving forward will allow consideration of information provided through environmental assessments, referrals, and public feedback
- Community discussion needs to occur to hear concerns about an affordable housing project in a small neighbourhood
- Staff would work with applicant to gather terms of reference and when all information is gathered the Local Trust Committee can choose to schedule a Community Information Meeting prior to first reading
- Draft bylaws and housing agreement are just a starting point of a longer process

GL-2024-031

It was MOVED and SECONDED

that Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2023.3 (Harris) and to prepare draft bylaws and a housing agreement.

CARRIED

15.2 Salt Spring Island Local Trust Committee Proposed Bylaws 538 and 539 Referral - For Response

GL-2024-032

It was MOVED and SECONDED

that Galiano Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw Nos. 538 and 539.

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

16.1 Groundwater Sustainability Project - Proposed Bylaws 283 and 284 - Post Public Hearing Staff Report

Island Planner Stockdill summarized the staff report, highlighted technical amendments for consideration, reviewed recommendations, and noted that post public hearing any question or concerns can be sent to the Planner, Regional Planning Manager, or Director of Planning Services.

Discussion ensued about exemption “p” and if further conversation should be had with Penelakut Tribe members. Island Planner Stockdill indicated that staff have sent many letters to First Nations, an email was sent to Chief Jack and a Council member regarding exemption “p”, and Penelakut Tribe members attended the Community Information Meeting and Public Hearing and support was heard for the exemption.

GL-2024-033

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 283, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” be amended as follows:

- By adding the following wording to Section 10 after Exemption ‘g’ to include a new Development Permit Area exemption ‘h’:
“Cutting and removal of trees with a trunk diameter less than 20 centimeters measured 1.5 metres above the ground.”
- By replacing Plan No. 2 ‘Schedule G – Development Permit Area 4: Groundwater Recharge Protection’ with an updated map attached to staff report dated November 8, 2024

CARRIED

GL-2024-034

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 283, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” be read a second time as amended.

CARRIED

GL-2024-035

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 284, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022” be amended as follows:

- By deleting Section 2.4 in its entirety and replacing it with:
“Removing Subsection 13.23 from Part 13 ‘Subdivision and Development Regulations’ to Section 2 ‘General Regulations’” as a new subsection and by replacing the word “16,000” with “18,000”
- By replacing the word “property” with “lot” in Sections 2.1 and 2.3

CARRIED

GL-2024-036

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 284, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022” be read a second time as amended.

CARRIED

GL-2024-037

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 283, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” be read a third time.

CARRIED

GL-2024-038

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 284, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022” be read a third time.

CARRIED

GL-2024-039

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw Nos. 283 and 284 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

GL-2024-040

It was MOVED and SECONDED

that Galiano Island Local Trust Committee proposed Bylaw No. 283 be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated Nov 2024

Received for information.

17.1.2 Future Projects Report Dated Nov 2024

Received for information.

17.2 Applications Report - Verbal Update

Island Planner Stockdill provided a verbal update and noted applications that will be placed on upcoming meeting agendas.

17.3 Trustee and Local Expense Report Dated Sept 2024

Received for information.

17.4 Adopted Policies and Standing Resolutions

Received for information.

17.5 Local Trust Committee Webpage

Discussion ensued about delays related to updating the mapping section of the website as the previous software program is no longer available.

17.6 Islands Trust Conservancy Report - None

18. NEW BUSINESS

18.1 Phase 4 Community Engagement Options - Policy Statement Amendment Project (PSAP) - Staff Report

Island Planner Stockdill summarized the staff report and outlined options available to the Local Trust Committee regarding community engagement on the Islands Trust draft Policy Statement.

Discussion ensued and Trustee Maberley indicated the draft Trust Policy Statement was written with First Nations input and he does not support any amendments without First Nations involvement.

GL-2024-041

It was MOVED and SECONDED

that Galiano Island Local Trust Committee select Engagement Option No. 4 for Phase 4 community engagement about the new draft Islands Trust Policy Statement.

CARRIED

Trustee Maberley opposed.

19. UPCOMING MEETINGS

19.1 Draft 2025-2026 LTC Meeting Schedule (for Adoption)

Trustees requested the June, 2025 and July, 2025 meetings be held at the North Community Hall even though the Wi-Fi at that location is not strong enough to support livestream.

All regular meetings scheduled to be held in-person.

GL-2024-042

It was MOVED and SECONDED

that Galiano Island Local Trust Committee adopt the 2025-2026 regular meeting schedule, as amended, for the next fiscal year as proposed by staff.

CARRIED

19.2 Next Regular Meeting Scheduled for December 10, 2024 at the Galiano South Community Hall, Galiano Island

20. TOWN HALL

A member of the public inquired about the upcoming December 17 meeting with Penelakut Chief and Council and asked who would attend and if there is an agenda.

The Chair indicated that the Local Trust Committee, Regional Planning Manager, and Planners will attend and rezoning applications GL-RZ-2022.3 and GL-RZ-2023.2 will be discussed.

A member of the public asked if there was a mechanism to have Penelakut Tribe involved in management or administration of the groundwater bylaws.

The Chair noted that it would depend on Penelakut Tribe's interest and capacity to be involved in that work, and the Local Trust Committee cannot speak on their behalf.

A member of the public spoke to the necessity of affordable housing and requested the Local Trust Committee continue to move forward with options.

21. CLOSED MEETING - None

22. ADJOURNMENT

By general consent the meeting was adjourned at 3:03 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder