

Adopted



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: December 7, 2020
Location: Electronic Meeting (Zoom Webinar)

Members Present: Tahirih Rockafella, Local Trustee
Jane Wolverton, Chair
Dan Rogers, Chair

Staff Present: Brad Smith, Island Planner
Robert Kojima, Regional Planning Manager
William Shulba, Senior Freshwater Specialist
Shayla Burnham, Staff
Carly Bilney, Recorder

Present: There were approximately 15 attendees at the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m.

Trustee Wolverton provided an acknowledgement that the meeting was being held in traditional territory of the Penelakut Peoples and the Coast Salish Peoples.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add item 15.2 – Request Regarding Trust Council Urging Essential Travel Only; and
- Include discussion of the Coastal Douglas-fir pamphlets under item 14.7.

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Rockafella reported on the following:

- The Community Information Meeting (CIM) on November 28 regarding the proposed affordable housing initiative was well attended;
- Trust Council discussed budget at its most recent meetings; and
- The Islands Trust Conservancy's Species at Risk Program is receiving federal funding.

Trustee Wolverton reported on the following:

- Some islanders have expressed a desire to remove derelict cars and Emma Davis, Capital Regional District (CRD) liaison on Galiano, has agreed to follow up;
- Discussions have been held about increasing education related to harm reduction on the island;
- There are drawbacks to using Zoom for Trust Council meetings because there is no opportunity to have informal discussions with people; and
- A number of people have passed away on Galiano since last January and no in-person memorial ceremonies have been held during these difficult times.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Recent Trust Council meetings were challenging – possibly because of Zoom – and the most in-depth discussions involved different visions of the Trust and how it operates;
- The series of climate change educational webinars, which were all recorded and posted online, involved hundreds of people and were very successful;
- The next two Trust Council meetings will be held electronically; and
- Trust Council discussed the budget and will approve or adopt changes in March after an outreach period in which members of the public are encouraged to provide input.

5. TOWN HALL AND QUESTIONS

None

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated November 2 (for Adoption)

The following amendments to the minutes were presented for consideration:

- On Page 2 during Town Hall the minutes indicate that Trustee Wolverton recused herself at 12:50 p.m. and returned at 2:52 p.m.; however, the record should note that Trustee Wolverton returned to the meeting at 12:52 p.m.

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting Report

None

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated November 2020

Received for information. Staff noted that all was on track.

10. DELEGATIONS

10.1 Bowie Keefer - Alternative F1 Rezoning Approaches Presentation

Bowie Keefer presented on Alternative F1 Rezoning Approaches and made the following comments:

- There is need for increased forest restoration efforts on Galiano;
- Efforts to educate Galiano forest lot owners on forest management should be increased;
- Suggestions were made to engage with forest owners about how they can benefit the community (e.g. forest management practices) in exchange for allowing residential use on their properties; and
- The Private Managed Forest Land (PMFL) Program provides education related to forest restoration to private landowners, but the Islands Trust could do more in this regard.

11. CORRESPONDENCE

None

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

12. APPLICATIONS AND REFERRALS

12.1 GL-DVP-2020.4 (x-ref GL-TUP-2019.5) Follett - Staff Report

Staff reviewed the report related to GL-DVP-2020.4 (Follett).

GL-2020-087

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2020. (Follett & Denholm).

CARRIED

12.2 GL-TUP-2019.5 (x-ref GL-DVP-2020.4) Follett - Staff Report

Staff reviewed the report related to GL-TUP-2019.5 (Follett) and made the following comments:

- The permit limits the use of the home to four people;
- Two letters of support for the Temporary Use Permit (TUP) have been received; and
- The application came in before the moratorium on new TUPs came into place.

GL-2020-088

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Temporary Use Permit TUP-2019.5 (Follett & Denholm) for a period of two years.

CARRIED

12.3 GL-TUP-2020.7 (Simpson) - Staff Report

Staff reviewed the report related to GL-DVP-2020.7 (Simpson).

GL-2020-089

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the issuance of a renewal Temporary Use Permit GL-TUP-2020.7 (Simpson) for a period of two (2) years.

CARRIED

GL-2020-090

It was Moved and Seconded,

that the Galiano Island Local Trust Committee require that the applicant submit Capital Regional District meter records from the date of issuance to the date of expiration for GL-TUP-2020.7 (Simpson) for any new Temporary Use Permit application.

CARRIED

12.4 Community Update - Break Session

A Community Update break session was held between 1:48 p.m. and 2:15 p.m.

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Groundwater Sustainability Strategy Update - Staff Report

Senior Freshwater Specialist William Shulba reviewed the Groundwater Sustainability Strategy Update and made the following comments:

- Phase 1 of the project assesses how much groundwater recharge enters the subsurface and Phase 2 assesses how much water is being used by ecosystems and humans in addition to groundwater runoff into the ocean;
- The project aims to determine significant recharge potential areas and create water budgets for each groundwater region;
- Data concerning water use was the most difficult to attain;
- Preliminary data presented related to the north end of Galiano, which receives the most rainfall compared to all parts of the Southern Gulf Islands; and

- It will be determined in fiscal year 2021/22 how much of the data can be made public.

Discussion followed and the following comments were made:

- Water management areas and groundwater protection regulations could be re-examined in Phase 3 of the project using the new data from Phase 1 and 2;
- New policies are likely to contribute to protecting existing users and guide processes for new land-use applications; and
- Galiano is a significant champion in groundwater benefiting the entire Islands Trust area.

GL-2020-091

It was Moved and Seconded,

that the Galiano Local Trust Committee maintain groundwater sustainability as a Top Priority project and request staff prepare for the Local Trust Committee a proposed project charter for Phase 3.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report Dated November 2020

Received for information.

14.1.2 Projects List Report Dated November 2020

Received for information.

14.2 Applications Report Dated November 2020

Received for information.

Trustee Wolverton recused herself from the meeting at 3:20 p.m. while the Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS) application was discussed. The following comments were made:

- At the November 28 CIM, the applicants inaccurately noted that 32 would be the maximum number of people allowed in the housing development;
- Applicants are reassessing the number of people that could inhabit the affordable housing development at one time, in part to ensure that the provincial water licensing branch has an accurate estimate;
- Once the environmental assessment is complete, the LTC will be better positioned to determine whether a wildlife assessment is necessary;

- No red and blue listed species have been identified on the proposed affordable housing site, according to data available to staff;
- While suggestions have been made that the biologist completing the environmental assessment may have a conflict of interest, it is not within the scope of the LTC to direct applications to which experts they hire.

Trustee Wolverton returned to the meeting at 3:30 p.m.

14.3 Trustee and Local Expense Report

None

14.4 Adopted Policies and Standing Resolutions

Received for information.

14.5 Local Trust Committee Webpage

14.6 Islands Trust Conservancy Report - October Update

Received for information.

14.7 Forest Conservation Outreach Campaign Completion 2020 Brief

Received for information.

Discussion was held regarding the Coastal Douglas-fir pamphlet from the Islands Trust Conservancy.

GL-2020-092

It was Moved and Seconded,

that the Galiano Local Trust Committee authorize expenditure from Local Trust Committee expenses to do an all-island mail-out of the Coastal Douglas-fir pamphlet from the Islands Trust Conservancy.

CARRIED

15. NEW BUSINESS

15.1 APC - New Member Advertisement

GL-2020-093

It was Moved and Seconded,

that the Galiano Local Trust Committee direct staff to advertise an expression of interest for one Galiano Advisory Planning Commission member.

CARRIED

15.2 Request Regarding Trust Committee Urging Essential Travel Only

GL-2020-094

It was Moved and Seconded,

that whereas we appreciate all that part-timers and visitors have done to support our island businesses, especially during the periods of time in the summer and early fall when it was relatively safe to travel to the Gulf Islands, and;

Whereas we appreciate all the measures that they have taken to be safe in our communities, and;

Whereas now that Covid19 is touching some of the islands that have limited medical responses and the Provincial Medical Health Officer, Dr. Bonnie Henry, has asked that we ONLY travel if it is essential;

Be it resolved that the Galiano Island Local Trust Committee request the Islands Trust Council issue a press release that asks visitors to postpone their visits to the Trust area until it is safe to do so.

CARRIED

16. UPCOMING MEETINGS

16.1 Electronic Meetings

GL-2020-095

It was Moved and Seconded,

that in order to meet the principles of openness, transparency, and accessibility, meetings of the Galiano Island Local Trust Committee will be held electronically until Ministerial Orders under the Emergency Program Act and requirements or recommendations under the Public Health Act change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

CARRIED

16.2 2021 Draft LTC Meeting Agenda (For Adoption)

GL-2020-096

It was Moved and Seconded,

that the Galiano Island Local Trust Committee adopt the schedule as proposed.

CARRIED

17. TOWN HALL

Town hall was held and the following comments were made:

- Appreciation and support was expressed for the work being done by Senior Freshwater Specialist William Shulba on groundwater; and
- Research suggests that the tree canopy of a second-story forest could potentially allow for greater recharge of groundwater than a large mature forest with a tighter tree canopy.

Trustee Wolverton recused herself from the meeting at 3:55 p.m. and the following comments related to GIGARHS were made:

- It was requested that staff update the report to show that the proposed development site does not consist primarily of young forests that have been highly disturbed by forest fire;
- Support was expressed for a wildlife assessment to be carried out to determine the impact of the development on species living in the area;
- At its regular business meetings, the LTC works its way through a checklist which identifies relevant Official Community Plan policies and whether or not they have been satisfied; and
- Representatives of GIGARHS stated the maximum number of residents in the proposed development will be 32; however, societies do not have the ability to set a maximum number and the applicant will revisit the number to determine whether it is reasonable for the water license application.

Trustee Wolverton returned to the meeting at 4:05 p.m.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 4:06 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder