



ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: October 4, 2021
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Brad Smith, Island Planner
Carly Bilney, Recorder

Public Present: There were approximately 13 members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:38 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. He commented that efforts continue to be underway to make the next meetings of the Galiano Local Trust Committee (LTC) available both electronically and in-person.

Trustee Wolverton commented on the need to maintain a safe and respectful workplace for the duration of the meeting.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.2 GL-RZ-2019.1 (GIGARHS) Staff Memo Review; and
- 16.5 Trust Policy Statement Review

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Discussions with BC Ferries have continued regarding reduced vessel speed through Active Pass, and for onboard announcements related to the fire season and droughts to be made earlier in the year;
- A meeting of the Southern Gulf Islands Forum was held at the end of September; and
- Risa Smith has been appointed to the Islands Trust Conservancy Board.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Trust Council, which met at the end of September, will focus on budget development and governance review processes in upcoming meetings;
- The Trust Council Executive Committee directed that a third-party report on an engagement plan regarding the Trust Policy Statement and next steps be undertaken and development of a Request for Proposals is underway; and
- Átl'ka7tsem/Howe Sound recently became Canada's 19th UNESCO Biosphere Region.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Indigenous attendees at the latest Southern Gulf Islands Forum (including Eric Pelkey of the W̱SÁNEĆ Leadership Council, and Ken Thomas and Kathleen Johnnie from Penelakut Tribe) highlighted a need for increased co-management of land, and noted First Nations do not have the capacity to adequately review the numerous referrals they receive from various governments; and
- The LTC may ask staff to prioritize specific follow-up action items.

Trustee Wolverton recused herself from the meeting at 1:00 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS). The following comments were made:

- The LTC is encouraged to prioritize and put more resources towards the GIGARHS application;
- Trustees do not allocate resources to particular applications, but they can ask for items to be prioritized;
- Trustees receive requests from some community members to speed up application processes and requests from others to slow them down;
- A housing agreement remains outstanding and is being worked on by legal counsel;
- Some community members feel there are unanswered questions concerning the GIGARHS application;
- Some community members would like to see the applicants submit a business plan and an updated wildfire risk assessment;
- The LTC requested a hydrogeologist report at a previous meeting with the intention to receive data, not to delay the application;
- Confidential financial information has been provided to the LTC; and
- The public is entitled to see some estimation of project costs including anticipated funding and ongoing maintenance.

Trustee Rockafella recused herself from the meeting at 1:23 pm due to conflict of interest with GL-RZ-2021.1 (GALI). Trustee Wolverton rejoined the meeting at 1:23 pm. The following comments were made:

- The rezoning for affordable housing that was achieved by Galiano Green is a community asset;
- Every application proceeds along a different path;
- The GALI application was expedited because work had been done with the applicants prior to the application being received and the draft bylaws could thus be included in the preliminary staff report;
- Concern was expressed about high density developments that impact water and septic and should therefore be held to a higher standard; and
- Trustees were urged to put maximum resources into the affordable housing files before the current term ends.

Trustee Rockafella returned to the meeting at 1:32 pm. The following comments were made:

- Trustees were encouraged to limit the commercialization and industrialization of Galiano, specifically regarding a proposed seaplane dock in the north end (adjacent to Shore Access 33) and freighter traffic in surrounding waters;
- The Islands Trust has taken the position that all freighters parking in the Southern Gulf Islands should be eliminated and the issue is being addressed at meetings of the Southern Gulf Islands Forum;

Trustee Wolverton recused herself at 1:45 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS). The following comments were made:

- Concerns were expressed that the application process has faced too many delays; and
- Science needs to dictate decisions.

Trustee Wolverton returned to the meeting at 1:49 pm. The following comments were made:

- Town halls are a good means of engagement in developing the Trust Policy Statement; and
- Updating the Trust Policy Statement provides a huge opportunity to engage with people who live on the Gulf Islands who have a little understanding of the Islands Trust.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated September 7, 2021 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Page 8 of the September 7, 2021 LTC meeting minutes (page 10 of the current agenda package) states: “At the October CIM, the applicants will provide an overview of the draft bylaws...” This should state: “At the October CIM, the Planner will provide an overview of the draft bylaws...”

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting Report Dated Sept 2021

Received for information.

8.3 Advisory Planning Commission Minutes Dated September 15, 2021 (for Receipt)

Chair Rogers thanked the Galiano Island Advisory Planning Commission for its work.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated Sept 2021

Received for information.

10. DELEGATIONS

11. CORRESPONDENCE

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

12. MEETING BREAK - COMMUNITY UPDATE

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2005.2 (Romagnoli-Smith) – Email update

Planner Smith reviewed the applicants email regarding GL-RZ-2005.2 (Romagnoli-Smith) and provided an update on the status of the application. Discussion was held and the following comments were made:

- Correspondence was received from the Galiano EcoForestry Association (GEFA) that proposed a draft covenant related to the Romagnoli-Smith application, but it was not submitted in time to be included in the agenda package;
- Concern was expressed that the application has been ongoing for 16 years at the expense of the public, and the initial application fee no longer covers the work being done on the file;
- Concern was expressed that the long-term viability of GEFA is unknown;
- Correspondence has not been received from the Surveyor General who would determine whether or not GEFA is an acceptable covenant holder;
- The Galiano Conservancy Association (GCA) was willing to hold a covenant;

- No covenant has yet been signed; and
- The applicant could start a new application when they are more prepared, at which point there may be a new LTC.

GL-2021-083

It was MOVED and SECONDED

that the Galiano Local Trust Committee close application GL-RZ-2005.2 (Romagnoli-Smith).

CARRIED

13.2 GL-RZ-2019.1 (GIGARHS) Staff Memo Review

Trustee Wolverton recused herself from the meeting at 2:21 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS).

The Staff memo from the September 7, 2021 LTC meeting regarding GL-RZ-2019.1 (GIGARHS) was discussed and Trustees expressed satisfaction that a wildfire assessment report is not needed given the further input received from South Galiano Volunteer Fire Department Chief Scott Sugden.

Trustee Wolverton returned to the meeting at 2:25 pm.

A break was held between 2:25 pm and 2:40 pm.

14. LOCAL TRUST COMMITTEE PROJECTS

15. REPORTS

15.1 Work Program Reports (attached)

15.1.1 Top Priorities Report Dated Sept 2021

Received for information.

15.1.2 Projects List Report Dated Sept 2021

Discussion was held about which projects the LTC would like to pursue in the remainder of its term.

Prioritizing items was deferred to the November LTC meeting so Trustees could review the December 2019 Galiano Island Advisory Planning Commission (APC) report on climate change and consider what might be actionable in the next ten months.

15.2 Applications Report Dated Sept 2021

Received for information.

15.3 Trustee and Local Expense Report Dated July 2021

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information. Staff agreed to confirm the current APC term for the LTC for the purposes of adhering to Standing Resolution 2020-013.

15.5 Local Trust Committee Webpage

15.6 Islands Trust Conservancy Report Dated August 2021

16. NEW BUSINESS

16.1 Ministry Response - Galiano Island Mines Act application_0800175-2021-01

Discussion was held about whether the LTC should write to the Ministry of Energy, Mines and Low Carbon Innovation to request involvement in future applications.

GL-2021-084

It was MOVED and SECONDED

that the Galiano Local Trust Committee write to the Inspector of Mines reaffirming its interest in any future application that is made for a *Mines Act* permit on Galiano Island.

CARRIED

16.2 Community Notification of Future Applications for DL12

16.3 New Fee Bylaw - Request for Decision

Discussion was held about the model fee bylaw adopted by Trust Council.

GL-2021-085

It was MOVED and SECONDED

that the Galiano Local Trust Committee request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy “5.6.1 Application Processing Services” and to include paragraphs 5 and 6 as written.

CARRIED

16.4 Dealing with complaints prior to Bylaw Enforcement – Discussion

Discussion was held about dealing with complaints prior to Bylaw Enforcement. The following comments were made:

- Bylaw enforcement’s role includes an educational component where property owners are given the opportunity to address infractions through a voluntary process before regulatory penalties are enforced; and
- The best protection against bylaw enforcement is to work with one’s neighbours.

16.5 Trust Policy Statement Review

Discussion was held about how Trustees might best engage the Galiano community in the Trust Policy Statement review process.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for November 8, 2021 at the South Community Hall, Galiano Island

17.2 Draft 2022 LTC Meeting Schedule

GL-2021-086

It was MOVED and SECONDED

that the Galiano Local Trust Committee adopt the schedule for 2022 Business Meetings.

CARRIED

18. TOWN HALL

Town hall was held and the following comments were made:

- Support was expressed for engaging the public in the Trust Policy Statement review process with an expert panel;
- Concern was expressed about the amount of inaccurate information related to the Trust Policy Statement on social media; and
- The letter to the Inspector of Mines might include an invite to adopt a protocol that other local trust committees may opt into.

19. CLOSED MEETING

None

20. ADJOURNMENT

By general consent the meeting was adjourned at 3:25 pm.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder