



Galiano Island Local Trust Committee

Minutes of Special Meeting

Date: July 16, 2022
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: William Shulba, Fresh Water Specialist
Brad Smith, Island Planner
Pat Todd, Recorder

Public: There were approximately one hundred and sixteen (116) members of the public in attendance (Zoom and in person)

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:50 pm with apologies for late starting as the ferries were delayed. Chair Rogers stated that Trustee Wolverton has been recused from Public Hearing due to possible conflict of interest. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. PUBLIC HEARING

Chair Rogers reviewed the protocols of a Public Hearing. It is a legislative process to permit community input regarding proposed bylaws.

3.1. GL-RZ-2019.1 (Gulf Islands Galise Affordable Rental Housing Society (GIGARHS) – Proposed Bylaw No. 276 and No. 277

3.1.1. Recess for Public Hearing

Chair Rogers called the Public Hearing to order at 1:00 pm.

3.1.2. Recall to Order

The Galiano Island LTC Special Meeting was recalled at 3:37. Minutes of the Public Hearing are available under separate cover. Chair Rogers expressed appreciation to speakers, for submissions and the community engagement.

4. APPLICATIONS AND REFERRALS

4.1 GL-RZ-2019.1 (Gulf Islands Galise Affordable Rental Housing Society) (GIGARHS) – Proposed Bylaw No. 276 and No. 277

Planner Smith reviewed the staff report. He noted one modification for Draft Bylaw 277: to amend item 13.22 to read 13.23.

Chair Rogers commented:

- Support of staff recommendations;
- Noted housing crisis on all islands;
- Has read and reviewed all reports, submissions, and is listening to the community;
- Cluster housing has less environmental impact than single family dwellings;
- More controls and scrutiny through Housing Agreement;
- Local Trust Committee not party to Covenant on land;
- Environmental assessment is thorough and compelling;
- Water Report findings confirmed by a number of tests and agencies and the water license was granted;
- Adjacent properties, with registered private wells have recourse through *Water Sustainability Act*;
- Subdivision will be developed with a number of agencies overseeing project e.g. Public Health;
- This project is not social housing it is affordable rental by not-for-profit agency;
- Possible Sunset clause to be in place if there is no funding for affordable housing at this time, however LTC does not want to make the decision for a sunset clause at this time; and
- Proud of LTC work efforts on this project.

Trustee Rockafella added:

- Investing in community and viability of community;
- Extensive work over past years on project; and
- Importance of development: some clearance (trees) required.

GL-2022-83

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 276, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2020”, be read a second time.

CARRIED

GL-2022-84

It was Moved and Seconded,

that the Galiano Island Trust Committee amend article 2(c) of proposed Bylaw No. 277 to change the reference of Section 13.22 to Section 13.23.

CARRIED

GL-2022-85

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 277, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2020”, be read a second time.

CARRIED

GL-2022-86

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 276, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2020”, be read a third time.

CARRIED

GL-2022-87

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 277, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2020”, be read a third time.

CARRIED

GL-2022-88

It was Moved and Seconded,

that the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directive Policies Checklist and determined that proposed administrative Bylaw No. 174 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2022-89

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 274, cited as “Galiano Island Housing Agreement Bylaw No. 274, 2019”, be read a first time.

CARRIED

GL-2022-90

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 274, cited as “Galiano Island Housing Agreement Bylaw No. 274, 2019”, be read a second time.

CARRIED

GL-2022-91

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 274, cited as "Galiano Island Housing Agreement Bylaw No. 274, 2019", be read a third time.

CARRIED

GL-2022-92

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaws No. 274, No. 276 and No. 277 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2022-93

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 277 be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

Chair Rogers stated referral will be on executive Committee agenda August 3, 2022.

Planner Smith added that everything is in order to facilitate review by the Minister of Municipal Affairs. Regarding further subdivision: could enter into a Covenant with Galiano Club and Local Trust Committee.

GL-2022-94

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to explore a covenant between Galiano Island Local Trust Committee, and Galiano Club regarding limitation on further development on remainder parcel.

CARRIED

5. ADJOURNMENT

By general consent the meeting was adjourned at 4:15 pm.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder