

ADOPTED



Galiano Island Local Trust Committee

Minutes of Special Meeting

Date: July 26, 2022
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff: Brad Smith, Island Planner
Pat Todd, Recorder

Public: There were approximately six (6) members of the public in attendance
(Zoom and in person)

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:32 pm. Chair Rogers stated that Trustee Rockafella has been recused from meeting 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. Business

3.1 Galiano Affordable Living Initiative Society (GALI) Housing Agreement s. 219 Covenants and Septic Report

Planner Smith reviewed the staff memo:

- September 6 scheduled for Community Information Meeting;
- September 27 scheduled for Public Hearing;
- Islands Trust legal council have reviewed draft covenants and housing agreement;
- No issues raised by legal counsel with housing agreement, some technical items of covenant still to address but overall it is acceptable to legal counsel;
- Septic report confirms viability of siting in alternative location to minimize concerns raised in ecological report; and
- GALI has received water license from the province.

There was discussion relating to clarity of terms, definitions, construction requirements.

GA-2022-095

It was Moved and Seconded,

that the Galiano Local Trust Committee request staff to remove 2.1(b) of the Housing Agreement – “such approval not to be withheld” and Sec. 3.6.

CARRIED

Further discussion with respect to the s 219 covenants:

- regarding period of construction and perpetuity; and
- adding clauses requiring maintenance of septic system: Mayne Island Housing Agreement could be a reference for wording of this.

GA-2022-096

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to explore inclusion of septic system details from Mayne Island Housing Agreement for Sec. 219 of Covenant.

CARRIED

5. ADJOURNMENT

By general consent the meeting was adjourned at 12:56 pm.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder