



Islands Trust

ADOPTED

Galiano Island Local Trust Committee

Minutes of Special Meeting

Date: May 6, 2023
Location: Lions Park Society
992 Burrill Road, Galiano Island BC

Members Present: Tim Peterson, Chair
Ben Mabberley, Local Trustee
Lisa Gauvreau, Local Trustee

Staff Present: Brad Smith, Island Planner
Fran Munro, Recorder

Others Present: Approximately 90 members of the public were present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 12:40 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented

3. COMMUNITY INFORMATION MEETING

3.1 GL-RZ-2014.1 (Crystal Mountain) - Proposed Bylaws 256 and 257

Planner Smith provided an overview of the current status of the application and potential next steps following the public hearing. Planner Smith also presented an update on the emergency access agreement that was reached with the CRD and the applicant and the status of the applicant's water license application.

The applicant's consultant provided further information on the emergency access agreement. A map was shown of the OCP and the network plan. It outlined the emergency access route. Access will only be available in the event of a declared emergency. The CRD and the Fire Department need to work in concert to declare the state of emergency. The easement is not owned by the CRD.

Who will be responsible for maintaining the easement? "The CRD has the right to maintain access" to the roads and crossings until a public emergency has been declared.

4. PUBLIC HEARING

4.1 GL-RZ-2014.1 (Crystal Mountain) - Proposed Bylaws 256 and 257

4.1.1 Recess for Public Hearing

Galiano Local Trust Committee meeting closed at 1:27 p.m.

4.1.2 Recall to Order

Galiano Island Local Trust Committee meeting recalled at 3:43 p.m.
Public Hearing Record under separate cover.

Chair Peterson explained that it is post public hearing regarding proposed bylaws 256 and 257 and therefore there will be no more discussion on these bylaws and that the LTC can not receive any more information or public submissions.

5. BUSINESS

The meeting was recessed for a break at 3:49 p.m. and reconvened at 4:00 p.m.

5.1 GL-RZ-2014.1 (Crystal Mountain) – Proposed Bylaws 256 and 257 – Post Public Hearing Staff Report (Attached)

Planner Smith presented the staff report which recommended second and third reading of BL 256 and 257, as well as forwarding the proposed bylaws to the executive committee, and BL 256 to the Ministry of Municipal Affairs for approval. Planner Smith advised that the bylaw referral process to agencies and First Nations was complete, but that the Penelakut have sent a recent response that they have not been adequately consulted. With respect to that, Planner Smith recommended that the alternative is to direct staff to engage with the Penelakut in a way that is appropriate for them and bring the results back to the LTC.

Trustee Mabberley is of the view that the application meets the requirements of the OCP and he has no issues with rezoning of the Crystal Mountain. He was satisfied with the documentation on the emergency access. He did not believe the project should be stalled because they have not acquired a water licence yet. Statutory requirements must be met to be fair to the applicant. Trustee Mabberley wanted to see a 3rd party monitor on that covenant. Planner Smith responded that legal counsel could be included in this work.

Trustee Mabberley advised he received a call from Josh James and Ken Thomas of Penelakut indicating that they were not in favour of this project given the lack of meaningful consultation. He indicated he was not willing to move forward with 2nd and 3rd reading until these concerns are addressed.

Trustee Gauvreau advised the project is ready for the 2nd or 3rd reading, but believed that it would be disrespectful to move forward without further consultation with the Penelakut. Trustee Gauvreau two motions that were passed by the LTC:

GL-20230-31

It was Moved and Seconded,

That the Galiano Island Local Trust Committee directs staff to conduct further consultation with the Penelakut Tribe on rezoning application GL-RZ-2014.1 (Crystal Mountain).

CARRIED

GL-20230-32

It was Moved and Seconded,

That the Galiano Island Local Trust Committee requests that the Trust Council prioritize a review of the Islands Trust First Nations Bylaw Referral Process and that an agenda item for this topic be placed on the June 27-29 Trust Council Agenda for consideration.

CARRIED

Trustee Mabberley proposed another motion that was also passed:

GL-20230-33

It was Moved and Seconded,

That the Galiano Island Local Trust Committee directs staff to work with the Applicant on inserting a new condition in the s.219 Covenant that requires a third party to monitor the Covenant conditions annually for rezoning Application GL-RZ-2014.1 (Crystal Mountain).

CARRIED

The Trustees agreed to defer further readings of the bylaws until they hear back from Islands Trust staff on their consultation with the Penelakut Tribe. Planner Smith advised that they will work with the applicant on the covenant amendments and connect with the Penelakut Tribe. Islands Trust will then prepare a staff report with an update on where they are at with consultations with the Penelakut for a future LTC meeting.

6. ADJOURNMENT

By general consent, the meeting was adjourned at 4:30 p.m.

Tim Peterson, Chair

Certified Correct:

Fran Munro, Recorder