

ADOPTED



Galiano Island Local Trust Committee

Minutes of Special Meeting

Date: January 27, 2019
Location: Lions Park Society
992 Burrill Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Islands Planner
Colleen Doty, Minute-Taker

Public: There were approximately (50) members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:35 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Introductions were made.

Chair Rogers outlined the parameters and agenda of the meeting, and explained the rules around post-public hearing.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING RE: STRATEGIC PLANNING

3.1 Brainstorming:

Chair Rogers prefaced the discussion by noting that the Fred Stevens' rezoning application is post Public Hearing and the Galiano Island Local Trust Committee (LTC) cannot hear new information regarding the application. The public was invited to offer top priorities. The following items were identified:

- a. Advisory Planning Commission's affordable housing recommendations should be prioritized and actioned; with respect to an affordable housing strategy more generally, consider both rental and ownership affordability.

- b. The transportation plan should be enabled. Review transportation options; foot and bike paths for sections of the island.
- c. The emergency section of the Road Network Plan should be immediately opened.
- d. Consideration of the Dock review, which was on hold pending review with the Penelakut.
- e. Review the rezoning guide and consider whether we still want to use it.
- f. Local, sustainable economy.
- g. Food security.
- h. Consultation with First Nations.
- i. Future of short term vacation rental policy (STVR); currently TUP's for STVR's are in a moratorium. Development of a tourism strategy policy, as opposed to just dealing with STVR's.
- j. Community wildfire emergency plan that would include dealing with the number of dead trees.
- k. Climate change risk reduction plan.
- l. Implementing recommendations from the 2012 Galiano Groundwater Regulation Review by Waterline Resources. Managing potable water; focus on water recharge areas and evaluate how efficient we are on that level; well-monitoring.
- m. Communications on island; cell towers.
- n. Review Development Permit Areas (DPA) zones and whether they are achieving their intent.
- o. Develop an education backgrounder, a package of information for Galiano-specifically, about the Trust, LTC, policies, and what influences land-use decisions here for newcomers.
- p. Role that BC Ferries could play in helping people understand how to be good visitors.
- q. Galiano has one of the lowest percentages of protected areas in South Gulf Islands; review biodiversity beyond the DPA's.
- r. Disaster resiliency.
- s. Review policy documents to clarify the intent; split-zoning is an example of an issue that came up because there seems to be discrepancy between what community members understood and what it could mean.
- t. Official Community Plan (OCP) review: consideration of the benefits of a targeted review versus a comprehensive one.
- u. Policing, parking, unsafe driving.
- v. Longer term access to Dionisio Park.
- w. Arts and culture.
- x. Health care and health services.

Chair Rogers noted that the Islands Trust is not a service organization. He stated that many of the issues identified above, have come up at Trust Council (ie: First Nations advisor, climate change). The Islands Trust has a freshwater specialist on contract who is available to the LTC to discuss ways to address freshwater issues. With respect to whether we can do something to protect ground water on our island alone, he noted how there are potentially, special requisition authorities available. An example is the Salt Spring Island Water Protection Authority.

Trustee Wolverton noted there is a meeting scheduled for the following day (Jan. 28th, 2019, 1:45 p.m. at the library). The meeting will discuss cell communications, the Connected Coast, and how to improve communications on the island.

3.2 Conversation Clusters

Community members were invited to assign dots to their top three priorities. Table talks broke out based on attendees' most commonly identified priorities.

3.3 Brief Presentations from Table Discussions

The larger meeting reconvened and each table reported out on the highlights of their discussions.

A) **Climate change:** There was general acknowledgement that the community was feeling the impacts of climate change, as evidenced by the recent wind storm. Concerns and points raised included:

- Need to assess and mitigate ongoing fire risks; the need to access expertise on forest management. Workshops on forest management?
- Biodiversity is part of our resilience; importance of having nature-based solutions to climate change; importance of having a sustainable land and sea shore;
- Need for overlapping strategies and back-up plans.
- Under preserve and protect mandate, we should address what is being exported off island (ie: salal, water).
- Support for solar farm.
- Need to update the Road Network Plan; need to open up east side plan (for emergency access and fire-fighting), as part of an effort to make inaccessible areas more accessible.
- Encourage large property owners to open up for public access.
- Ongoing need for public transportation: more electric bikes, car-charging stations. Support for community bus.

B) **Affordable Housing:**

- LTC was encouraged to prioritize and action the Advisory Planning Commission (APC) recommendations as contained within the 2018 Affordable Housing Report.
- The "Whistler model" was referred to as a way of protecting residences from speculation.
- There is a pressing need for affordable rental housing as well as affordable home ownership. Funding and grants are available from Capital Regional District (CRD) and Province.
- Housing as a basic human right should be at forefront of OCP and LTC planning; OCP restrictions on trailer parks and houses on wheels should be removed.

- Concern about the prevalence of empty houses. Questions were raised about having a means of taxing them, since the Gulf Islands are now exempt from the BC Speculation Tax (on empty homes).

C) First Nations Consultation:

- First Nations (FN's) should have authority to have more input into what decisions are passed.
- Bring FN's to Galiano LTC meetings; consider having a FN representative or seat at LTC.

D) Emergency Planning/Resiliency/Emergency Road Access:

- Education is needed on how to react in emergency situations.
- Close the gaps in our communication systems where improvement is needed.
- Road access is important to everyone; trail network; each neighbourhood should have two routes in and out to avoid dead ends.
- Tree management; conditions around fire smart and trees
- Rain water catchment to get through periods of no power.

E) OCP and Water Review:

- Incorporate into the OCP the Waterline study done for Galiano in 2012.
- Need education and regulatory support with respect to water recharge areas; review upper elevation catchment areas.
- Register commercial and private wells (as per the Water Sustainability Act (WSA) on February 29, 2016).
- Galiano LTC to publish/make transparent all studies.
- Funding for groundwater studies; determine water resiliency; need for groundwater planning prior to development. Keep groundwater specialist on staff at trust.
- Request groundwater specialist to make a presentation to Galiano.
- Provide an introduction package to new residents.
- Education on catchment systems is needed; incentivize benefits to individuals using these systems.
- With respect to an OCP targeted review, one downside is that the review could seem never-ending.
- Include climate change and resiliency in OCP

Chair Rogers reminded the public of the March 1, 2019 deadline for registering a well that is used for non-domestic (ie: agricultural or commercial) purposes, to protect one's first rights to access. The registration, as per the *Water Sustainability Act*, is online and requires a BC id to access; all commercial business owners have been approached. What qualifies as farm use? Irrigation area is defined online. For more information visit

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals/new-requirements-for-groundwater-users>

Residents are encouraged to register their private wells. The first one in gets first priority. Registration is not mandatory.

3.4 Closing and Next Steps

Trustee Wolverton noted that the Trustees would come back with all information on top priorities, likely at the March 2019 meeting.

Planner Stockdill noted there will be a staff report going forward on Affordable Housing at the February 4, 2019 LTC meeting.

At the February meeting, the LTC could ask staff to provide a summary and/or staff report based on today's discussions, and potentially have a staff report for the March LTC agenda.

Alternatively, the LTC has the option at the February LTC meeting to make decisions based on today's discussions.

Trustee Rockafella thanked everyone for attending.

4. **ADJOURNMENT**

The meeting adjourned at 2:29 p.m.

Dan Rogers, Chair

Certified Correct:

Colleen Doty, Recorder