



ADOPTED

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: February 4, 2019
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Robert Kojima, Regional Planning Manager
Colleen Doty, Recorder

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

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Introductions were made. He explained that the Local Trust Committee (LTC) could not receive new information about post public hearing matters.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- New Business: Health Care waiving of fees to be added as Item 13.5
- Top Priorities: move 13.3 TUP moratorium to 11.2 after Affordable Housing.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Risa Smith thanked those who attended the strategic planning meeting. All decisions that the LTC makes should reflect the priorities of the community. She was astounded by the consensus around priorities such as the Road Network Plan, emergency planning, risk mitigation, climate change, water management.

In regard to previous comments made by Chair Rogers with respect to the Sturdies Bay Trail, Trustee Wolverton acknowledged Bowie Keefer's work on that trail.

Sheila Anderson referred to the report in the Agenda Package entitled “Protecting the Coastal Douglas-fir Zone & Associated Ecosystems” and stated she would like some higher level discussions around the *Private Managed Forest Land (PMFL) Act* in relation to providing greater protection of Coastal Douglas-Fir (CDF) areas on lands held in PMFL.

Bowie Keefer noted the words of the Trust mandate: “to preserve and protect the trust area and its unique amenities and environment for the benefit of residents of the trust area and of the province generally.”

Akasha Forest questioned about the budget for the Islands Trust.

Chair Rogers said it would not be discussed at this particular meeting, but people have until February 11, 2019 to respond.

Akasha Forest saw nothing for climate change.

Chair Rogers acknowledged this concern as having been noted by others, but he indicated that climate change is covered by other items (ie: conservancy).

Akasha said she was concerned because climate change was identified by the community as a top priority. Coastal Douglas-fir is one of the most important elements to mitigating climate change.

Chair Rogers said he would take her comments back to the Executive.

Sandy Pottle mentions she was on the Local Planning Committee and had a role in the CDF toolkit. She would like to see continued participation in the Coastal Douglas-fir Conservation Partnership, and noted that the provincial government are not providing any funding for this.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated December 3, 2108

By general consent the Local Trust Committee meeting minutes of Dec. 3, 2018 were adopted as presented.

Trustee Wolverton asked staff about video recording of LTC meetings.

Staff indicated that Zoom, for example, was possible, but that there were challenges and resources involved. North Pender abandoned such an effort because of the burden on staff.

Trustee Wolverton will follow up about the possibility of live-streaming.

6.2 Section 26 Resolutions Without Meeting Report Dated January 2019

Information as presented.

6.3 Advisory Planning Commission Minutes Dated November 26, 2018 (for Receipt)

GL-2019-001

It was Moved and Seconded,

that the Galiano Island Local Trust Meeting request that staff bring the original report on cannabis retail along with recommendations of the Advisory Planning Committee to a future Local Trust Committee meeting.

CARRIED

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated January 2019

Information as presented.

8. DELEGATIONS

none

9. CORRESPONDENCE

9.1 Letter Dated January 22, 2019 from L. Page re Moratorium TUP Short Term Vacation Rentals

The letter was received and discussed under Item 11.2.

10. APPLICATIONS AND REFERRALS

10.1 GL-RZ-2017.1 (Stevens) - Staff Report

Staff noted that, as a continuing body, the current LTC can pick up the process and consider final adoption of Bylaws No. 265 and 266.

Comments included:

- Chair Rogers stated that the LTC has not talked about this with each other at all until today. Whatever the reason for the decision not having been approved by Resolution without Meeting (RWM), the decision was made to leave this matter to a new LTC. The Chair has read every piece of correspondence and minutes up to and including the Public Hearing but not after the Public Hearing.
- Trustee Wolverton supports the proposed bylaws but has a problem with the covenant, the maps, and alignment with the Road Network Plan. She stated that the maps are vague. She has never found one that pulled it all together, with the covenant overlaid in a way that was comprehensive.

- Trustee Wolverton noted that the storm of Dec. 20th, 2018 exposed vulnerabilities, while also showing community resiliency. She acknowledged the Stevens for opening the road for safety reasons. The storm demonstrated the need for secure emergency routes. At the recent strategic planning meeting (Jan. 27th), emergency access was identified as one of the top priorities.
- Trustee Wolverton enquired about the checklist. Regional Planning Manager (RPM) Kojima explained that the reason it was checked and not marked “NA” was because it provides for future extension of a bicycle path.
- The Trustees have decided to organize a meeting with emergency responders.
- Trustee Rockafella noted she would like to see the application move forward without a new Public Hearing. She had concerns or questions with the following:
 - a) Proposed road reservation on map has no connectivity. Dedicated emergency access is a necessity. She would be remiss to go ahead without securing an access road.
 - b) Financial practicality of road.
 - c) Location of road proposed.
 - d) Would like to see ecosystem mapping (Trustee Wolverton referred her to the maps).
 - e) Dedicated Statutory right-of-way;
 - f) Clarification with respect to the covenant where it states in Sec. 8.2 “from time to time..” RPM Kojima explained that if a future landowner wanted to amend a future bylaw, this phrasing meant the covenant wouldn’t need to be changed too.
 - g) Clarification with respect to whether it is acceptable to go forward when the OCP states that any land rezoned for industrial activity should have frontage. RPM Kojima stated he would follow up on this matter.

Chair Roger noted that the covenant provides for future potential access as opposed to current access.

RPM Kojima summarized that concerns seem to be with the covenant. There is potential to amend the covenant with agreement of all parties. Staff could go back to the applicant and see if there is interest in amending it.

Chair Rogers noted that the end result of that conversation may be that the application may never get adopted if the covenant is not to the agreement of the LTC.

GL-2019-002

It was Moved and Seconded,

that the Galiano Island Local Trust Committee hold the application in abeyance and that staff be directed to work with applicant to amend the covenant to:

- Provide connectivity between the two road reservations areas on DL 37.
- Grant a statutory right-of-way for emergency access as a condition for rezoning.
- Consider changing the location for the Georgia View extension (Road Reservation #2).

CARRIED

A break was called at 1:39 p.m.

The meeting reconvened at 1:56 p.m.

10.2 GL-RZ-2005.2 (Romagnoli/Smith) - Staff Report

Discussion ensued with respect to using the template for a sustainable forestry covenant that was used in another rezoning application (Landworks). Trustees agreed with staff that they wished to proceed with the application and not hold a new Public Hearing.

Islands Planner Stockdill noted that the applicants were in the process of finding a third party to hold the covenant. Staff indicated that the covenant would be coming back to the LTC for eventual review and adoption.

Chair Rogers requested that, when staff come back with the new covenant, they could show how the template used for the Landworks rezoning differs from the original covenant.

10.3 GL-RZ-2017.2 (Mignault) - Staff Report

GL-2019-003

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 267, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2018, be adopted.

CARRIED

GL-2019-004

It was Moved and Seconded,

that the Galiano Island Local Trust committee Bylaw No. 268, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2018,” be adopted.

CARRIED

10.4 Mayne Island Local Trust Committee Bylaws 174 & 175 Referral

GL-2019-005

It was Moved and Seconded,

that the Galiano Island Local Trust Committee considers that their interests are unaffected by Mayne Island Local Trust Committee Bylaws 174 and 175.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Affordable Housing - Staff Report

Discussion was deferred until Item 11.2.

11.2 Temporary Use Permit (TUP) Moratorium – Short Term Vacation Rentals - Staff Report

Trustee Rockafella referred to the letter with respect to Red Roof Galiano. She favours STVR's for residents of Galiano only. She expressed concerns about the Temporary Use Permit system. She cited Whistler and Tofino's efforts to reserve housing for local residents. She would like to see a registration system so that local businesses can be tracked and information gathered for a baseline report for future review, so an understanding can be gained with respect to community impacts.

Trustee Wolverton was in agreement with comments by Trustee Rockafella. She is concerned about water use and cumulative effects in neighbourhoods.

It was reported from Bylaw Enforcement (BE) that Warren Dingham could continue to deal with TUPs and decide to undertake a comprehensive review. With respect to home-based operations, BE can get a sense of how many.

LTC is under no obligation to renew TUP's when they come up for renewal. Neighbours are not contacted when renewals come due.

Consensus of the LTC was to let the moratorium lapse.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated January 2019

It was noted that dock review is on hold.

Trustee Rockafella stated she would like direction from Staff. Chair Rogers indicated it was the Trustees who decide their top priorities.

GL-2019-006

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to provide comments and recommendations on which projects to place on the Top Priorities List and options on how to proceed with each project.

CARRIED

12.1.2 Projects List Report Dated January 2019

Information as provided.

12.2 Applications Report Dated January 2019

Information as provided.

12.3 Trustee and Local Expense Report Dated November 2018

Staff noted that money not spent (ie: dock review) goes into reserve.

12.4 Adopted Policies and Standing Resolutions

Information as provided.

12.5 Local Trust Committee Webpage

Staff are working to get previous groundwater reports posted on the website, at the request of the community.

12.6 Chair's Report

Chair Rogers noted that Islands Trust budget consultation is ongoing. Deadline is February 11, 2019 for comment. Next Islands Trust Council meeting in March is on Gabriola. Non-domestic water users must apply for their wells by March 1, 2019. Executive committee has met about six times. In a moving ceremony, former Senior Intergovernmental Policy Advisor, Fiona MacRaild was blanketed by a Squamish Chief. Trust Council is in the process of doing strategic planning for the next four years. They are working on communications and a plan will be forthcoming. The Islands Trust office in Victoria is undergoing renovations.

12.7 Trustee Report

Trustee Wolverton provided an overview of their work, which has involved: eight (8) days of orientation, lots of reading, a meeting with Director Howe, meeting with Adam Olson about the connected coast fibre optic cable, Oceans Sea Level Rise workshop, Emergency Preparedness meeting, strategic planning Special Meeting, and site visits.

Trustee Rockafella reiterated what Trustee Wolverton reported. She's maintaining the www.TrustGaliano.com website, with links to Facebook and Instagram.

12.8 Electoral Area Director's Report – Update

None provided.

Chair Roberts advised Trustees that they may invite Director Howe.

12.9 Islands Trust Conservation Report Dated September & November 2018

Information as provided.

13. NEW BUSINESS

13.1 Trust Area Services Briefing re Updated Islands Trust Climate Change Web-pages

Information as provided.

13.2 Protecting Coastal Douglas-fir Zone - Staff Report & Tool Kit

The report “Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)”, has been provided to every LTC. Justine Starke would like it to be a Top Priority. It is now a standing policy at another LTC; Gabriola put it on a standing resolution. Chair Rogers said he could provide the wording for the next agenda. Staff could also provide a report on its implementation at other LTC’s.

Trustee Wolverton asked whether Justine Starke is available to speak on this. RPM Kojima mentions asking her.

GL-2019-007

It was Moved and Seconded,

that the Galiano Island Local Trust Committee add the implementation of the report “Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)” as a top priority work program item.

CARRIED

13.3 Temporary Use Permit (TUP) Moratorium - Staff Report

This item was discussed under 11.2.

13.4 Galiano Ben Amendment Bylaw No. 269 - Staff Report & Bylaw

GL-2019-008

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw 269, cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 228, 2011, Amendment No. 1, 2018”, be read a first time.

CARRIED

GL-2019-009

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw 269, cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 228, 2011, Amendment No. 1, 2018”, be read a second time.

CARRIED

GL-2019-010

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw 269, cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 228, 2011, Amendment No. 1, 2018”, be read a third time.

CARRIED

GL-2019-011

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw 269, cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 228, 2011, Amendment No. 1, 2018”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

13.5 Health Care Fee Waiver

Trustee Wolverton requested whether it were possible to waive the application fees for the Health Care Society. RPM Kojima said that Executive Committee can refund the fees. A form is required. RPM Kojima stated he would forward the policy to the LTC.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for March 4, 2019 at the South Community Hall, Galiano Island

A break was convened at 3:15 p.m.

The meeting reconvened at 3:20 p.m.

15. TOWN HALL

Bowie Keefer referred to the island and inter-island trail networks, and the idea of a trail network from Galiano to Nanaimo, with matching contributions from the province, including, possibly, for widening roads for safe bikeway and the east side road. He felt it was achievable. He stated we were in the slowly thawing stages of a conflict that has been ongoing for a few decades. He was looking for opportunities for “maximum uplift,” the greatest benefits for people on the island.

Sheila Anderson referred to the Staff Report on the APC Affordable Housing Report, recommendation No. 7.1.3 and the comment by staff which was “not applicable.” Anderson noted they had been told by the previous chair that Trust Council was discussing business licenses.

Chair Rogers confirmed the issue had been later dropped by TC.

Ms. Anderson suggested that licensing should be considered by the Islands Trust so that communities can have some control.

Sheila Anderson expressed disappointment that the CDF report made no reference to PMFL’s impacts. RPM noted a discussion of PMFL on page 25 in the CDF toolkit (p. 137 of agenda package).

Jenna Falk stated she would like the author of the CDF toolkit to attend.

Sandy Pottle noted that, for TUP’s for STVR’s, there’s an option to extend the moratorium. She also noted the importance of looking at the CDF toolkit with a view to how Galiano is impacted.

Doug Latta, with respect to STVR's, stated that we have to achieve a balance, since our economy partly depends on visitors. Young people who buy property on island need to have a means to pay their mortgage. We don't want only wealthy people to be able to afford property.

At 3:30 p.m the meeting closed for in-camera session.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GL-2019-012

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (a,d) for the purpose of considering:

-Adoption of In-Camera Meeting Minutes Dated July 9, 2018

-Appointment of new Secretary to Galiano APC

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

The regular meeting was reconvened at 3:35 p.m.

16.3 Rise and Report

Chair Rogers reported on the adoption of minutes and the appointment of a new secretary to the Galiano Advisory Planning Committee.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:36 p.m.

Dan Rogers, Chair

Certified Correct:

Colleen Doty, Recorder