

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

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

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

Staff Present: Robert Kojima, Regional Planning Manager
Yasemin Schnorr Von Carolsfeld, Recorder

Public: There were approximately (14) 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 traditional territory of the Coast Salish people, particularly the Penelakut First Nation.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Coastal Douglas-fir Workshop is added as item 13.2.
- Information from the Regional Planning Manager (RPM) Kojima re: forest practices on other islands.

By general consent the agenda was approved, as amended.

3. TOWN HALL AND QUESTIONS

- Member of public: regarding cell tower delegation, would like the committee to encourage installation of fiber optic cable.
- Member of public: regarding the Coastal Douglas-fir toolkit, a strategy for protecting old growth forest is an important part of climate change and protecting aquifers. Trustee Wolverton replied: Trust Council will be doing Strategic Planning next week and there is a Motion on the table to do with climate change, a part of which is dealing with the protection of forests.

- Member of public comments on correspondence re: tiny homes / recreational vehicles. Chair Rogers commented that Planner can address the issues under item 9.1 (correspondence).

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated January 27 & February 4, 2019 (for Adoption)

By general consent the Local Trust Committee meeting minutes of 27 January & 4 Feb were adopted.

Trustee Wolverton, on live streaming stated that we haven't been able to follow-up on that yet. RPM Kojima mentions that a North Pender meeting was recently live-streamed to facebook.

Trustee Wolverton asked if Justine Starke can come in to speak about the Coastal Douglas-fir toolkit, RPM Kojima replied that as she now works CRD it may be only be a possibility.

Trustee Wolverton, asked about making Coastal Douglas-fir protection a priority and having the advisory planning commission review it. RPM Kojima answered that the LTC would need to identify it as a Top Priority.

6.2 Section 26 Resolutions Without Meeting Report

none

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated February 2019

RPM Kojima noted the Top Priorities report will be on the next agenda.

Trustee Wolverton asked if there will be a meeting about emergency access routes. RPM Kojima answered that it would be later in the week.

8. DELEGATIONS

8.1 Cell Towers - Patrick Ramsey

Patrick Ramsey submitted a report, highlighting:

- Improved cell service is important for enhanced safety & emergency services.
- Many island organizations have sent letters of support.
- Galiano has double the number of seniors of the national average, yet no reliable cell service.
- Asked that the LTC write a letter supporting better cell service on the island.

Trustee Wolverton asked if there would be interest to create a non-profit society.

Members of the public are invited to comment, the following points are raised:

- create a committee, ad hoc society, sometimes better to have an entity to take a subject forward.
- The telecommunications protocol was discussed
- Better cell service should include community consultation

Trustee Rockafella suggested that cell providers might not have the best interests of the community in mind.

Trustee Wolverton mentioned that better coverage doesn't have to include the "entire" island.

Chair Rogers explained that the LTC has a consultation and siting protocol.

Trustee Rockafella comments that a letter would need to be on behalf of entire community.

Trustee Wolverton suggested a motion for a letter of support and that proponents address the entire island's need.

GL-2019-013

It was Moved and Seconded,

that Local Trust Committee draft a letter under the signature of the chair in support of improved cell service on Galiano Island and that letter advocate for improved service for all residents on the entire island.

CARRIED

Trustee Rockafella will draft the letter and forward to RPM Kojima.

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

9.1 S. McNamara Dated February 21, 2019 - re Tiny Home

The correspondent was not in the room.

RPM Kojima reviewed the issues, including that the zoning bylaw does not prohibit a tiny home; in this case the home is actually a vehicle or RV and that has a certification that may or may not be for year round habitation; and zoning doesn't allow for vehicle as a dwelling. The solution is to put it on a foundation. The Mayne Island bylaw is not a new regulation but dates back to the 70's to allow people to live in trailers as their cottage. But they are also not designed for year round living and there are safety issues.

Trustees Wolverton and Rockafella discussed the issue, including:

- How might the bylaw permit these structure and under what conditions?
- Trustee Rockafella noted that it's more of a safety issue, since it's on wheels.
- Trustee Rockafella mentioned that many have lived in a trailer as affordable housing.
- Trustee Wolverton was concerned that tiny homes not to be used for short term rentals.
- Trustee Rockafella mentioned that maybe this is a bigger issue. She asks if they could just put some footings underneath it and then they could use it.

Trustees Rockafella and Wolverton indicated that the LTC can consider the issue at the strategic planning discussion next month.

RPM Kojima said that staff will respond to the writer.

10. APPLICATIONS AND REFERRALS

none

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated February 2019

Received for information.

12.1.2 Projects List Report Dated February 2019

Received for information.

12.2 Applications Report Dated February 2019

RPM Kojima remarked that the Kinnie DVP is coming next meeting and a couple of TUP's.

12.3 Trustee and Local Expense Report Dated December 2018

RPM Kojima stated that there will subsequently be a complete annual budget, as the fiscal ends at the end of March.

12.4 Adopted Policies and Standing Resolutions

Chair Rogers noted that the vacation rental TUP moratorium expires tomorrow.

Trustee Wolverton stated that the LTC can revisit vacation rentals at next meeting.

Trustee Rockafella mentioned that it could fall under affordable housing. She also noted that the TUP moratorium has been lifted, which is relevant since the 3 year renewals were coming up.

12.5 Local Trust Committee Webpage

none

12.6 Chair's Report

Chair Rogers indicated that the Community Stewardship awards are open on the website right now until April 22nd.

At Trust Council there will be a proposal to declare climate change an emergency and a motion to write a letter of thanks to BC Ferries for delivering water to Saturna.

12.7 Trustee Reports

Trustee Rockafella mentioned research she has done on STVR's.

Trustee Wolverton mentioned the Coast Douglas-fir toolkit and how recommendations can be included in our bylaws. She asked how we can work with Private Managed Forest Lands (PMFL) Council.

12.8 Islands Trust Conservation Report

none

13. NEW BUSINESS

none

13.1 Cannabis Retail - Staff Report

RPM Kojima summarized the staff report, with two recommendations:

- Adopt a policy on consultation for cannabis referrals
- Amend the fee bylaws to include a fee of \$2000.00 to cover the average cost of an application.

The APC has also recommended the fee amendment and adopting the policy, along with amending the fee for liquor license referrals and reviewing zoning.

RPM Kojima observed that with Liquor license referrals some applications may not require that much consultation and fees should cover the average cost of the referral.

Chair Rogers asks what are the other islands charging for liquor license referrals. RPM Kojima answered a fee of \$825.00 fee for liquor referrals also.

Trustee Wolverton mentioned that the ALR (Agricultural Land Reserve) permits marijuana production.

GL-2019-014

It was Moved and Seconded,

that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications:

- Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee.
- The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.
- The public consultation process shall be determined by the local trust committee after initial review of the proposal.
- However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
 - Name of the applicant and a description of the proposal in general terms
 - The location of the proposed establishment and the subject site
 - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.
 - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application
 - How public comments may be submitted to the local trust committee.

CARRIED

GL-2019-015

It was Moved and Seconded,

that the Galiano Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a separate fee for Liquor and the Cannabis Regulation Branch non-medicinal Cannabis retail license applications in the amount of \$2000.00.

CARRIED

GL-2019-016

It was Moved and Seconded,

that the Galiano Island Trust Committee review the Land Use Bylaws and Official Community Plan for: scale, number of operations, water use, lot coverage, structures, security issues, soil removal, light pollution, possible loss of land-base for food production, pesticide use and anything else that the LTC would like to review further, relating to the production of cannabis and add this to the project list.

CARRIED

13.2 Coastal Douglas-fir Workshop

Trustee Wolverton asked how to influence people to improve practices. She would like an educational workshop where all of the island would be invited.

GL-2019-017

It was Moved and Seconded,

that the Galiano Local Trust Committee hosts an education workshop on the Coastal Douglas Fir toolkit and groundwater.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 1, 2019, at the South Community Hall, Galiano Island

15. TOWN HALL

A member of the public mentioned that McNamara had been confused about RV's and tiny homes. To move tiny homes, they need to have wheels.

Member of the public said they used to work for transport Canada, there is a RV standard to allow tiny homes to be moved safely on the roadways.

A question is asked if anyone assessed if people with TUP's are meeting the requirements of the TUP.

Member of the public mentions the ad hoc telecommunications committee and that it should be advertised so both sides can participate.

Mention was made of clear cutting in the PMFL and that bylaws pre-date the PMFL.

Member of the public explains tiny houses can be built cheaply, they have some degree of stability and suitability. Tiny homes appeal since they are affordable.

Member of the public spoke of members their family living in a tiny home and that they are affordable homes that people can own and can be attractive.

Member of the public mentions about the tiny house issue: don't allow the lack of affordable housing to just drag on.

Member of the public spoke about tiny homes and agrees with what everyone's said.

A member of the public mentioned after the recent storm the risk to public safety by lack of Telus landlines and the lack of another way to contact "911". CRD has responsibility for the "911" system and the LTC and CRD need to collaborate to make improvements to the phone system.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close the Meeting

GL-2019-018

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 February 4, 2019*
- *BOV Memberships*

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

16.3 Rise and Report

It was reported that the minutes of February 4th were adopted as presented and that the LTC appointed Jim Petrie, Priscilla Ewbank, and Priscilla Zimmerman to the Board of Variance.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:00 p.m.

Dan Rogers, Chair

Certified Correct:

Yasemin Schnorr Von Carolsfeld, Recorder