

# ADOPTED



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** May 6, 2019  
**Location:** North Community Hall  
22790 Porlier Pass Road, Galiano Island, BC

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Brad Smith, Planner (in audience)  
Yasemin Schnorr Von Carolsfeld, Recorder

**Public Present:** There were (13) members of the public present.

#### 1. CALL TO ORDER

Chair Dan Rogers called the meeting to order at 12:41 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations, in particular the Penelakut people.

#### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

7.2 Urban Communities application (partnering) for reconciliation.

**By general consent** the agenda was approved as amended.

#### 3. TOWN HALL AND QUESTIONS

Chair Rogers commented that although section 10.3 would be talked about, he wouldn't be soliciting input.

**Stephen Rybak** asked about the TUP guidelines for water management areas needing to install a water collection system.

Regional Planning Manager (RPM) Kojima explained the background.

Trustee Wolverton stated the hope is that eventually people will connect at least for grey water.

**Tom Hennessy** mentioned that he wanted to congratulate the new Trustees on considering new affordable housing units on the island.

Trustee Wolverton explained the funding from BC Housing.

**Art Moses** asked why staff can meet with members of the public on post-hearing applications.

Chair Rogers explained that staff continue to work on applications but the LTC can't receive input from the public.

**Suzanne Fournier** asked that the previous minutes be corrected.

**4. COMMUNITY INFORMATION MEETING**

none

**5. PUBLIC HEARING**

none

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated April 1, 2019 (for Adoption)**

The following amendments to the minutes were presented for consideration:

Before the meeting Trustee Wolverton pointed out that a few names had spelling errors in them:

Stephen Rybak, Brad Lockett, Louise Decario, p. 2, Cate Sandilands, Sheila's last name is Anderson, p. 5 Sandy Pottle, p. 9 Diana Lilly & Alison Colwell, on page 11, should have the spelling of her name corrected.

By consent the LTC amended the comments, p. 2 of the minutes, in the town hall, where Ms. Fournier was quoted as saying "expressed concern..." correct it to read Suzanne Fournier's comments: "Every application should have a statutory right of way for emergency access."

Chair Rogers had a question about the June 2<sup>nd</sup> workshop. Trustee Rockafella explained the date of June 2<sup>nd</sup> had been set for the Groundwater & Coastal Douglas-fir workshop.

**By general consent** the minutes were adopted as amended.

**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 April 2019**

Received for information.

**7.2 Urban Communities Application for Reconciliation**

Trustee Wolverton explained the UBCM (Union of BC Municipalities) grant application . She hopes it would lay the groundwork for reconciliation with the Penelakut people.

Chair Rogers thanked Trustee Wolverton for all her work on the Application.

**8. DELEGATIONS**

none

**9. CORRESPONDENCE**

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

**10. APPLICATIONS AND REFERRALS**

Regional Planning Manager (RPM) Kojima mentioned the process for TUP renewal. The first one issued 3 years ago was up for renewal.

**10.1 GL-TUP-2019.3 (Coleman) - Staff Report**

**GL-2019-035**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee (LTC) approve renewal of the Temporary Use Permit GL-TUP-2019.3 (Coleman) for two (2) years.

**CARRIED**

**10.2 GL-TUP-2019.6 (Axmann) - Staff Report**

RPM Kojima noted that there have been no bylaw enforcement or complaints regarding this TUP.

**GL-2019-036**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee (LTC) approve renewal of the Temporary Use Permit (TUP) GL-TUP-2019.6 (Axmann) for two (2) years.

**CARRIED**

Trustee Rockafella explained the alteration of the renewal period on this application is for consistency with previous TUP renewal.

**10.3 GL-RZ-2017.1 (Stevens) - Staff Report**

RPM Kojima summarized the report, that there would be emergency access and egress granted to CRD and all members of the public. The covenant would be revised for connectivity and to re-align road. He recommended that given the changes that the LTC accept the amended plan and cover the costs or re-survey, if it is decided that the LTC proceed.

Chair Rogers clarified a few details.

Questions and concerns were raised by the Trustees.

Trustee Rockafella makes the following comments below:

1. Having reviewed the application again, and the previous staff reports, I am troubled by the many aspects of this application that are out of line with Galiano's official community plan. One aspect I would like to address is the Split Zoning. The OCP states: BL237 13.9 The creation of a lot lying within two or more zones must be is prohibited. How does this apply to this application as it clearly states we are not to support a split zoning?
2. It is continually said that there is no such thing as precedent; that each application is unique. However, in the initial staff report, precedent was used as the rationale to allow this property to not have road frontage. In addition, the September 2017 staff report also stated "staff's position...is also influenced by concerns that a perceived precedent could be set through the use of an (Forest Industrial) variant". Clearly, precedent is a concern, and I am concerned today that there is absolutely no community benefit attached to this rezoning.

When a property is rezoned or subdivided, because of the increased value, density, or development capacity, the applicant is then asked for community benefit in some form. This is practice throughout Canada, and I'm sure many parts of the world. Examples of community benefit are parks, libraries, bikeways, sustainable forestry covenants, heritage forest, etc. This lot is being rezoned from Forest 1 to a split-zone which allows a commercial industrial area and a dwelling. The previous LTC deemed the existence of a contract yard to be the community benefit. Not only is a contractor's yard not required to operate indefinitely, but the operating of a business on the Island does not sufficiently meet the requirements for community benefit. The LTC should be asking for a permanent community benefit to ensure that not only the current residents of Galiano benefit from the upgrade to this lot designation, but also the future residents. This LTC should be aware that a perceived precedent, or expectation, may occur should we not take care to ensure due process with this application. Currently, when forest lots zoned F1 rezone to F3, which enables a dwelling on the lot and no commercial or economic activity, the community benefit is a sustainable forestry covenant. How then is it equitable to those who rezone to F3, to not also request that of a forest lot rezoning to light industrial?

3. I do not support using public money to advance an application that does not meet the standards set forward in the OCP Forest Policies 3. (k *(The fragmentation of Forest-designated lands by roads or other service or communication corridors shall be minimized )* and Land Transportation 1.1 w) iii). *(follow existing road corridors)*.

Chair Rogers commented that they had set 3 conditions to amend the covenant. His understanding was that the bylaws themselves were not controversial. He stated that he would avoid adding more conditions.

Chair Rogers said he will bring a motion to the table for purposes of discussion and expressed that applicants should have some certainty.

**GL-2019-037**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee endorse the replacement reference plan prepared by Peter Thomson dated April 2019 and direct staff to proceed with amending the s. 219 covenant road reservation covenant registered on District Lot 37.

**CARRIED**

**Trustee Rockafella Opposed**

The LTC discussed the pros and cons of who pays for the cost of changes and why.

**GL-2019-038**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee authorize the expenditure of LTC expense funds, to a max of \$4000, to undertake new survey work for covenant changes requested by the LTC for rezoning application GL-RZ-2017.1 (Stevens).

**CARRIED**

**Trustee Rockafella Opposed**

A break was taken from 2:11 p.m. to 2:31 p.m.

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Groundwater Sustainability - Project Charter**

RPM Kojima noted that the groundwater sustainability project was identified as a top priority. He outlined the budget maximum as being \$52K; with June 2<sup>nd</sup> the date set for the community workshop.

Chair Rogers asked if there were any questions.

Trustee Wolverton mentioned that she's happy with the charter and Trustee Rockafella commented that she thought that the charter was well thought out.

**GL-2019-039**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee endorse the attached Groundwater Sustainability Strategy Project Charter to develop information, data, coordination, and outreach as part of a phased ecological approach to groundwater sustainability on Galiano Island.

**CARRIED**

## **12. REPORTS**

### **12.1 Work Program Reports**

#### **12.1.1 Top Priorities Report Dated April 2019**

#### **12.1.2 Projects List Report Dated April 2019**

Projects report was discussed.

##### **GL-2019-040**

##### **It was Moved and Seconded,**

that the Galiano Local Trust Committee remove #4, #5 and #6 on page 2 of the Projects List.

**CARRIED**

##### **GL-2019-041**

##### **It was Moved and Seconded,**

that the Galiano Local Trust Committee add to the projects list “maximum house sizes”.

**CARRIED**

### **12.2 Applications Report Dated April 2019**

RPM Kojima reviewed the current applications.

### **12.3 Trustee and Local Expense Report Dated February 2019**

Chair Rogers noted it was on p. 52

RPM Kojima pointed out that unspent money goes back into reserves.

### **12.4 Adopted Policies and Standing Resolutions**

Chair Rogers mentioned that there was one added in March for cannabis referrals.

RPM Kojima mentioned that #5 is one that should probably migrate to the Official Community Plan (OCP) in the future.

### **12.5 Local Trust Committee Webpage**

### **12.6 Trustee Report**

Trustee Rockafella informed everyone that there is now a more personalized website with links to climate change at “TrustGaliano.com”.

Trustee Wolverton commented that they have had steady visitors at the Islands Trust office.

- Trustee Wolverton’s hours are 9-11 a.m. Mondays.
- Trustee Rockafella’s hours have been 4-6 p.m. on Thursdays.
- Over the summer Trustee Wolverton will cover for Trustee Rockafella’s hours.

They had considered an alternate, less expensive office space, but in the end, negotiated to reduce costs and stay in the current location.

**12.7 Chair's Report**

He attended a workshop on changes to the Agricultural Land Reserve (ALR). Met with representatives of the Private Managed Forest Council. They are willing to come speak with the LTC if the Trustees invite them.

**12.8 Islands Trust Conservancy Report Dated March 2019**

Chair Rogers noted the report.

**13. NEW BUSINESS**

**13.1 Annual Report**

Trustee Wolverton was interested to include the top priorities.

**GL-2019-042**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee (GL LTC) held nine regular business meetings and one special meeting in the 2018 / 2019 fiscal year. Work for this period focused on advancing the LTC priority on affordable housing and completion of a telecommunications strategy.

**CARRIED**

The GL LTC also considered two major rezoning applications, two development permits, four variances, and two temporary use permits.

**13.2 Galiano Island Local Trust Committee Fees Bylaw No. 270 (for Adoption)**

**GL-2019-043**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee adopt Galiano Island Local Trust Committee Bylaw No. 270, a Bylaw to amend the Galiano Island Local Trust Committee Fees Bylaw No. 196, 2007.

**CARRIED**

**13.3 Policy Statement Amendment Process - Staff Report**

Chair Rogers spoke to the item, saying Policy Statement Amendment Process is going to take a lot of work. The LTC discussed the details.

**GL-2019-044**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve the options for public engagement to take place in the Galiano Local Trust Area in support of the Trust Council's Visions 2099: The Future of the islands in the Salish Sea.

**CARRIED**

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for June 3, 2019, at the South Community Hall, Galiano Island**

**15. TOWN HALL**

**Jenna Falk** had a comment about Vision 2099 stating that in summer there's going to be visitors in attendance, full-timers may not be able to participate which could affect the outcome.

Following up on Stephen Rybak's comments: if the LTC continues to approve TUP's with specific criteria then there should be enforcement.

**Stephen Rybak** mentions of Vision 2099 asking is there not shorter time frame that would have a global impact.

Chair Rogers explains it is the Trust Council's OCP for the whole area. The timeline may need to be shorter.

**Roger Pettit** agreed the time frame is too long.

**16. CLOSED MEETING (Distributed Under Separate Cover)**

**16.1 Motion to Close the Meeting**

**GL-2019-045**

**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) (d,f,g) for the purpose of considering:*

- *Adoption of In-Camera Meeting Minutes Dated March 4, 2019*
- *Bylaw Enforcement Issues*

*AND that the recorder and staff attend the meeting.*

**CARRIED**

**16.2 Recall to Order**

**16.3 Rise and Report**

It was reported the minutes were adopted from March 4<sup>th</sup> and the LTC considered a bylaw enforcement report.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:07 p.m.

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Dan Rogers, Chair

Certified Correct:

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Yasemin Schnorr Von Carolsfeld, Recorder