

# ADOPTED



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** June 3, 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  
Brad Smith, Island Planner  
William Shulba, Fresh Water Specialist  
Yasemin Schnorr Von Carolsfeld, Recorder

**Public:** There were approximately (26) 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 the traditional territory of the Coast Salish First Nations, particularly the Penelakut.

#### 2. APPROVAL OF AGENDA

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

#### 3. TOWN HALL AND QUESTIONS

**Risa Smith** presented a letter regarding the Climate Change Emergency, emergency access routes and land use.

**Sheila Anderson** requested to move item 11 of the projects list (Review of split zoning) to top priorities. She commented that open, transparent, well-informed, not rushed, decision making on the Climate Change Emergency is critical.

**Roger Pettit** referred to the letter from Stewart Brands. He suggested that Stewart talk to Emergency Services, to find out if anyone has died or people have been seriously hurt due to not being able to communicate.

**Colleen Doty** mentioned that in the Short Term Vacation Rental (STVR) Charter a survey of operators be considered. She noted the end date should read 2020 & not 2019.

**Art Moses** reminded Trustees and the Chair that they were elected to support the Official Community Plan (OCP) through open, transparent process and that all would be welcome to participate.

**Suzanne Fournier** suggested that the road network plan has to be done with public consultation. She urged the Local Trust Committee (LTC) to act.

**Kiyo Okuda** proposed that the LTC request BC Hydro to insulate the power lines / wires insulated in the forest zones and that any forest lot owner must maintain access for fire mitigation and industrial use.

**Diana Lilly** explained that she sits on the Emergency Response Team. She is concerned with the current lack of access on the east side road and urged the LTC to open it.

**Roger Pettit** stated that the meeting that took place was the initiative of Trustees and was a public meeting.

**Akasha Forest** mentioned the subject of climate change and that everything has to change in the way we do things. She likes what others have said regarding the urgency of addressing our failing ecosystems.

A break was taken between 1:15 p.m. - 1:18 p.m.

**4. COMMUNITY INFORMATION MEETING**

none

**5. PUBLIC HEARING**

none

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated May 6, 2019**

The following amendments to the May 6 minutes were presented for consideration:

**GL-2019-046**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee amend the minutes to include Trustee Rockafella's comments and observations on item 10.3:

"Bylaws 265 & 266 (Stevens)

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 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)."*

**CARRIED**

**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 May 2019**

Received for information.

**8. DELEGATIONS**

none

**9. CORRESPONDENCE**

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

**9.1 S. Brands - Email Correspondence Re: Cell Phone Topic & Road Signs**

Received for information.

**10. APPLICATIONS AND REFERRALS**

**10.1 GL-RZ-2017.1 (Stevens) Covenant – Discussion**

Regional Planning Manager (RPM) Kojima summarized the staff report.

**10.2 CLOSED MEETING (Distributed Under Separate Cover)**

**10.2.1 Motion to Close the Meeting**

**GL-2019-047**

**It was Moved and Seconded,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, 90(f), (g), and (i) bylaw enforcement, litigation or potential litigation, and legal advice, AND that staff attend the meeting.

**CARRIED**

**10.4 Recall to Order**

Chair Rogers recalled the meeting to order at 1:53 p.m.

**10.5 Rise and Report**

N/A

**GL-2019-048**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee request the applicant to provide an ecosystem-based sustainable forestry covenant on the remaining F1 zoned land and that the road reservation be the Georgia View extension in its entirety.

**CARRIED**

**Chair Rogers Opposed**

**GL-2019-049**

**It was Moved and Seconded,**

That the Galiano Local Trust Committee rescind Motion GL-2019-037 passed May 6<sup>th</sup>, 2019.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Short Term Vacation Rentals (STVR) Review Project - Staff Report**

The LTC discussed the impact of STVRs on affordable rental housing and how it affects groundwater.

Island Planner Smith mentioned that there are 2 types of allowable STVRs:

1. Not living on property, which require a TUP.
2. Owner or operator living on property in suite or cottage, which is a home occupation.

Maps of STVR operators both living off and on property were requested.

**GL 2019-050**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee amend the project charter to add the words '*and ground water resources*' to the second bullet under objectives and to add William Shulba, Freshwater Specialist, to the project team and to change the date March 31, 2019 to read March 31, 2020 under the date column.

**CARRIED**

**GL-2019-051**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee

- a) endorse the attached Galiano Island Short Term Vacation Rental (STVR) Review Project Charter as amended and associated scope of work, timelines and budget;
- b) Direct staff to begin working on Galiano Island STVR Review Project deliverables.

**CARRIED**

**12. REPORTS**

Trustee Wolverton discussed the climate change emergency, emergency routes, and implications for Galiano's OCP.

**GL-2019-052**

**It was Moved and Seconded,**

that Galiano Local Trust Committee hold a Community Information Meeting in order to review the Covenant including comprehensive mapping, the location and construction of a rough road, its connectivity to the roads leading to properties beyond and a Statutory Right of Way for emergency access.

**WITHDRAWN**

The LTC asked for clarification from RPM Kojima on documents, maps and emergency routes. Discussions were had about current applications and the applicant's rights.

## **12.1 Work Program Reports**

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

Received for information.

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

Received for information.

## **12.2 Applications Report Dated May 2019**

none

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

Chair Rogers mentioned that the LTC was under spent on the last budget.

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

### **GL-2019-053**

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

that the Local Trust Committee seek to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite First Nations to attend meetings; as well as, provide a traditional welcome to their territory if they would like;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

**CARRIED**

**12.5 Local Trust Committee Webpage**

No comments were made.

**12.6 Trustee Report**

Trustee Rockafella thanked William Shulba for the Groundwater and Coastal Douglas Fir workshop this past weekend.

Trustee Wolverton said that the workshop was well attended and over 300 people watched the live stream on Facebook. Fees for planning were discussed.

**12.7 Chair's Report**

Chair Rogers confirmed that on June 18-20 there will be a Trust Council meeting at the South Hall. It will include:

- How to make Trust Council more relevant;
- 3 large projects:
  - Trust Policy Statement.
  - Reconciliation Action Plan.
  - Climate action work that we're doing.

It will be an open meeting other than a short In-Camera session and will include a Town Hall.

**12.8 Islands Trust Conservancy Report**

none

**13. NEW BUSINESS**

**13.1 A Standing Resolution on Reconciliation - Email**

The resolution was adopted under 12.4.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for July 8, 2019, 12:30 p.m., at the South Community Hall, Galiano Island**

**15. TOWN HLL**

Some members of the public commented that they need transparency in order to have faith in the process with respect to the decisions made by the LTC. It was also noted that the current Trustees are new and are doing a good job. Key topics discussed were: ground water, emergency access, zoning issues, and the OCP.

**Sheila Anderson** stated that she was firmly opposed to funding applications for more split zones on Galiano.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:28 p.m.

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Dan Rogers, Chair

Certified Correct:

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Yasemin Schnorr Von Carolsfeld, Recorder