

# ADOPTED



## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** July 8, 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  
Miles Drew, Bylaw Compliance and Enforcement Manager  
Warren Dingman, Bylaw Compliance and Enforcement Officer  
Yasemin Schnorr Von Carolsfeld, Recorder

**Public:** There were approximately (29) members of the public.

### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:37 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

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

### 3. TOWN HALL AND QUESTIONS

Chair Rogers set out the expectations for the meeting and commented on items of general interest. He mentioned that names of the public and verbatim comments will no longer be included in the minutes, which is consistent with the minute-taking guidelines.

There were 19 submissions in response to the Temporary Use Permit (TUP) received.

A member of the public questioned why the LTC was not reporting decisions in the local paper.

Trustee Rockafella mentioned that social media and the Islands Trust website had been used to post information publically. She said that they were willing to look at summarizing the key issues to be included in the newspaper.

Trustee Wolverton noted that upwards of 400 people have watched the meeting online.

Members of the public commented on the following points:

- The Local Trust Committee (LTC) needs to lead and govern with consistency, not capriciousness;

- It was questioned how can it be an open government if the public are not identified in the town hall;
- The minutes show the process of thought that leads to decisions;
- In a climate emergency, forest comes to the forefront and that humans bring fire;

Comments against the current application for a new Short Term Vacation Rental (STVR); and

Concerns were raised about not being able to find comments regarding the new STVR application online. Chair Rogers mentioned the agenda package went out before the comments had arrived.

**4. COMMUNITY INFORMATION MEETING**

None

**5. PUBLIC HEARING**

None

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated June 3, 2019 (for Adoption)**

The following amendments to the minutes were presented for consideration:

Sheila Andersen noted a correction to the last minutes, saying it should read: “requested to move item 11 of the projects list (split zoning) to top priorities.”

**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 July 2019**

Regional Planning Manager (RPM) Kojima stated the actions on the FUAL are complete.

Received for information.

**8. DELEGATIONS**

None

**9. CORRESPONDENCE**

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

None

## 10. APPLICATIONS AND REFERRALS

### 10.1 GL-TUP-2019.4 (Page) - Staff Report

RPM Kojima reviewed the report and stated that there had been 19 submissions received from the neighbours. He noted that two vacation rentals already exist within the same vicinity, along with two resorts.

Laurie MacCallum, the applicant's representative, was asked if she wished time to review the submissions. She responded to some of concerns and mentioned there aren't many places at the north end for families, that owners of the house come for a month yearly, that they have expenses and making this home into a STVR is a way to make it work.

Trustee Rockafella asked some clarifying questions of Laurie McCallum.

Trustee Wolverton commented there is concern that we're losing our community and our community is becoming a playground for people who're visiting. It doesn't feel like there's a lot of respect shown by visitors for the community. There are concerns such as: noise, water usage, garbage. The community is under pressure and a number of visitors are not as light on the land as we might like. The LTC needs to consider the cumulative effects. By November there should be more information from the project report. It would also be good to have neighbourhood meetings to discuss issues.

#### **GL-2019-054**

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

that the Galiano Island Local Trust Committee deny application GL-TUP-2019.4 (Page).

**CARRIED**

### 10.2 GL-RZ-2017.1 (Stevens) - Staff Report

RPM Kojima and the Trustees discussed the complications of the application.

Chair Rogers commented that the community is caught in a dilemma 45 years in the making.

#### **GL-2019-055**

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

that the Galiano Local Trust Committee rescind the third reading.

**WITHDRAWN**

Chair Rogers spoke to rescinding 3<sup>rd</sup> reading. He expressed that that could lead to another dead end and indicated that there are potential complications with all of the options.

The LTC recessed the meeting between 2:20 p.m. - 2:40 p.m.

**GL-2019-056**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee proceed no further with Bylaws 265 and 266 and designate the Chair to sign the documents discharging the s.219 covenant granted to the LTC as a condition of rezoning.

**CARRIED**

**Chair Rogers Opposed**

**11. LOCAL TRUST COMMITTEE PROJECTS**

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

RPM Kojima noted that staff amended the project charter. He said that they are currently working to document the STVR's with an updated map and an overview of existing policies. The next step would be public engagement and stakeholder meetings in the fall. He stated that there are 8 enforcement files currently and approximately 10 bylaw enforcement issues pending.

The Trustees asked questions for clarification.

Trustee Rockafella said she supported putting a moratorium on further TUPs, but not on renewals.

**GL-2019-057**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee initiate a moratorium on new TUP applications until the STVR project is completed and that bylaw enforcement is directed to require that unlawful STVRs comply with the land use bylaw.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports**

**12.1.1 Top Priorities Report Dated July 2019**

Trustee Wolverton mentioned the dates on the STVR document should read "March 2020".

Received for information.

**12.1.2 Projects List Report Dated July 2019**

Received for information.

**12.2 Applications Report Dated July 2019**

A member of the public mentioned that the applicants for the Crystal Mountain rezoning are waiting for a survey.

Received for information.

**12.3 Trustee and Local Expense Report**

None

**12.4 Adopted Policies and Standing Resolutions**

None

**12.5 Local Trust Committee Webpage**

There were discussions clarifying how to structure the LTC Webpage.

**12.6 Trustee Report**

Trustee Wolverton reported on her trustee hours and that regular streams of people are meeting her. She is hoping to organize a forum on forestry, fire smart and the appropriate treatment of forestry. She mentioned about most people living in the forest and that it would be good to find research on what to do with dead branches.

Trustee Rockafella reported her office hours: Thursday mornings. This can be found on their webpage.

**12.7 Chair's Report**

Chair Rogers reported on a very successful Trust Council and an Executive Committee meeting.

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

There was discussion about elder cedar on Galiano Island. The Board and Executive Committee has a meeting next week.

**13. NEW BUSINESS**

**13.1 Private Managed Forest Land (PMFL) Letter - Discussion**

**GL-2019-058**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee draft and submit a letter in response to the Private Managed Forest Land Program Review.

**CARRIED**

Staff was directed to work on this with the Galiano LTC and put it as a follow-up action item.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for September 9, 2019, at the South Community Hall, Galiano Island**

**15. TOWN HALL**

Members of the public commented on the following points:

- The LTC was thanked for the emphasis on the educational portion of their job;

- Appreciated the fact that good mapping will be available to everyone;
- STVR's cumulative impacts on aquifers and the neighbourhood should be considered;
- There should be more emphasis on projects and less on applications;
- The committee was congratulated on decisions made today. The public process was appreciated;
- The Committee was thanked for making difficult decisions;
- There is a need to look at home occupations and commercial uses;
- Licensing was suggested as something to use. Whether it could be written into our bylaws that operators post at the entrance to their properties, that they are doing a visitor accommodation. It's a way of gathering data without licensing;
- Regarding legalizing STVRs, it was suggested to ask people to volunteer who they are;
- Suggestions for the Islands Trust to ensure all hydro lines in a forest area are insulated as insulated power lines mitigate fire risk; and
- Request to ban power lines that have any uninsulated length.

RPM Kojima replied that power lines are exempt from zoning.

Trustee Wolverton added that it's an area of advocacy that we can bring to BC Hydro.

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

### 16.1 Motion to Close the Meeting

**GL-2019-059**

**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 & f) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated June 3, 2019
- Appointment of APC Secretary
- Bylaw Enforcement Issue

AND that the recorder and staff attend the meeting.

**CARRIED**

### 16.2 Recall to Order

Chair Rogers recalled the meeting to order at 3:37 p.m.

### 16.3 Rise and Report

Chair Rogers reported that Carly Bilney is appointed as the secretary of the Galiano Advisory Planning Commission (APC)

## 17. ADJOURNMENT

**By general consent** the meeting was adjourned at 3:30 p.m.

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Dan Rogers, Chair

Certified Correct:

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Yasemin Schnorr Von Carolsfeld, Recorder