

Adopted



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: December 9, 2019
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
Yasemin Schnorr Von Carolsfeld, Recorder

Public: There were approximately (75) members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:31 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations, particularly the Penelakut nation.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. PUBLIC HEARING

3.1 Recess for Public Hearing

3.1.1 Galiano Island Local Trust Committee Bylaws No. 265 & 266

Chair Rogers recessed the Regular Meeting at 12:50 p.m. to hold the Public Hearing. He read a prepared statement outlining the content, purpose, and process of the Public Hearing.

3.2 Recall to Order

Chair Rogers recalled the regular meeting to order at 2:40 p.m.

4. TRUSTEES REPORT

Trustee Rockafella reported on the Trust Council meeting she attended in Victoria where there were budgetary discussions, with some projects having been cut.

Trustee Wolverton summarized her experience with Trust Council:

- Residential schools were discussed at length;
- The film Dust and Bones will be shown in the next month or so;
- This spring, there will be a forestry panel discussing the latest science; and
- Raincoast is doing work on climate change.

5. CHAIR'S REPORT

Chair Rogers reported on the December Trust Council meeting:

- A suggestion to reduce Trust Council meetings from four to three was not passed;
- The Strategic Plan was passed with the focus on climate change, First Nations engagement and communications with residents of our local trust areas;
- A draft budget will be available as of the end of January;
- For the first time in years staff went out to talk to communities on the policy statement; and
- A finalized report of the “State of the Islands” is available.

6. TOWN HALL AND QUESTIONS

Trustee Wolverton recused herself at 2:55 p.m. due to possible conflict of interest.

Members of the Public made the following points on the Gulf Islands Galisle Affordable Rental Housing Society (GIGHARS) application and other matters:

- Support for affordable housing;
- Trustees were encouraged to minimize delays;
- Concerns with the water;
- Galiano Green applied to BC Housing for funding, but they were denied;
- Support for affordable housing on Georgia View, based on information provided in the hydrologist’s report;
- A Sticks Allison Road resident pointed out that while affordable housing is needed, this site does not meet the criteria, as it is not near services;
- It is important to have a good information meeting early, so that everyone can get the facts;
- A resident of Sticks Allison Road pointed out that the hydrologist’s report must be flawed since there is no mention of climate change, even though we are in a climate change emergency;
- There are 34 houses on the well system on Sticks Allison. The water is at the lowest level it has ever been. Support for affordable housing, but have to be careful with water, as it is a fragile resource;
- There are too many people living in sub-standard housing on Galiano. If this project does not go through, it will be a long time before something happens;
- To have affordable housing, we have to get past the fear that we are going to run out of water;
- Support the rezoning project and any affordable housing. The initial water reports are needed to get this happening;
- People are coming to the island, whether we like it or not, and have been living in precarious situations. We have to think seriously and come up with a plan about how to

solve the housing needs, as there are demographic increases without proper infrastructure;

- Galiano Green has been rezoned for an affordable housing project. Would like to see the proposal on Georgia View go ahead. On the last Official Community Plan (OCP) review, one of the most significant changes was that a land owner could receive increased density for developing seniors housing on the site;
- Support for the affordable housing proposal and the need for a targeted community information meeting was emphasized;
- Permits for Short Term Vacation Rentals (STVRs) are counter to affordable housing;
- We are not against the project, but there currently is not sufficient information;
- It is a good thing that we are not trying to put Page Drive through today, as there would be so many tests. We are white; we are privileged. I know three people who are currently homeless;
- The advantage of the Capital Regional District (CRD) water system is that we can monitor how much water we consume;
- The housing society should move on Galiano Green;
- the heritage forest needs to be protected;
- With respect to concern about adequate water, moved to Sticks Allison about 30 years ago and drilled a well, since people were so concerned about us potentially using the community well;
- If my STVR is taken away, I am going to charge twice what is currently charged. That doesn't address affordable housing; and

In the forest zone, it is all about the process and planning. Trustee Wolverton returned to the meeting at 3:55 p.m.

7. COMMUNITY INFORMATION MEETING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated November 4, 2019 (for Adoption)

By general consent the Local Trust Committee meeting minutes of Nov.4th, were adopted.

8.2 Section 26 Resolutions Without Meeting Report

None

8.3 Advisory Planning Commission - Adopted October 15 & Draft November 22, 2019 Minutes (for Receipt)

Received for information.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated - December 2019

Planner Smith stated that all actions from last month were completed.

10. DELEGATIONS

None

11. CORRESPONDENCE

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

12. APPLICATIONS AND REFERRALS

Staff and Trustees held a discussion regarding the application.

Trustee Wolverton commented that the LTC has been through this several times now and that there is overwhelming community support to resolve this application.

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

GL-2019-088

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 265, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2017", be read a third time.

CARRIED

Chair Rogers spoke to some of the details of the application.

GL-2019-089

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 266, cited as "Galiano Island Land Use Bylaw, 1999, Amendment No. 2, 2017", be read a third time.

CARRIED

GL-2019-090

It was Moved and Seconded,

that Galiano Island Local Trust Committee proposed Bylaws No. 265 and 266 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2019-091

It was Moved and Seconded,

that Galiano Island Local Trust Committee proposed Bylaw No. 265 be forwarded to the Minister of Municipal Affairs and Housing for approval.

CARRIED

GL-2019-092

It was Moved and Seconded,

that the Galiano Island Local Trust Committee designate the Chair of the Local Trust Committee to sign the modification of s. 219 covenant CA7154985 endorsed by resolution GL-2019-077 and that the modifications be registered prior to consideration of final adoption of Bylaws 265 and 266.

CARRIED

12.2 GL-RZ-2019.1 (GIGHARS - Dewinetz) - Staff Report

Planner Smith summarized the report.

There was discussion amongst the Chair, Applicant and input from a member of the public before proceeding.

GL-2019-093

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2019.1 (GIGARHS) and to prepare draft bylaws and a housing agreement.

CARRIED

GL-2019-094

It was Moved and Seconded,

that the Galiano Island Local Trust Committee refer application GL-RZ-2019.1 (GIGARHS) to the Galiano Island Advisory Planning Commission for comment.

CARRIED

GL-2019-095

It was Moved and Seconded,

that the Galiano Island Local Trust Committee hold a Community Information Meeting on application GL-RZ-2019.1 in late winter/early spring 2020.

CARRIED

12.3 GL-DP-2019.4 (Chunn & Reaney) - Staff Report

Planner Smith summarized the application. The Trustees and Applicant discussed some of the details.

GL-2019-096

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2019.4 (Chunn).

CARRIED

12.4 Salt Spring Island Local Trust Committee Bylaws 519 & 520 Referral

GL-2019-97

It was Moved and Seconded,

That the Galiano Island Local Trust Committee considers its interests are unaffected by Salt Spring Bylaws 519 and 520.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

None

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report Dated - December 2019

Received for information.

14.1.2 Projects List Report Dated - December 2019

Received for information.

14.1.3 Staff Memo - Updates to LTC Projects List

Deferred to February Agenda.

14.2 Applications Report Dated - December 2019

Received for information.

14.3 Trustee and Local Expense Report - October 2019

Received for information.

14.4 Adopted Policies and Standing Resolutions

Received for information.

14.5 Local Trust Committee Webpage – N/A

14.6 Islands Trust Conservancy Report Update - October 2019

Received for information.

15. NEW BUSINESS

None

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for February 3, 2020 at the South Community Hall, Galiano Island

17. TOWN HALL

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 4:58 p.m.

Dan Rogers, Chair

Certified Correct:

Yasemin Schnorr Von Carolsfeld, Recorder