

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, MAY 14, 2012 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Kaitlin Kazmierowski	Island Planner
	Miles Drew	Bylaw Enforcement Officer
	David Millership	Recording Secretary

There were approximately twenty-four (24) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 1:10 p.m. Introductions were made and the meeting introduced.

Chair Hancock stated appreciation and acknowledgment that today's meeting is taking place on the traditional territories of the Coast Salish people.

2. APPROVAL OF AGENDA

Chair Hancock asked for any additions or changes to the agenda; amendments were as follows:

- *Added to Item 9.1 – New Information Received*
- *Added to Item 9.2 – Memorandum Attachment*
- *Added Item 9.5 – Salt Spring Bylaw Referral*
- *Added Item 10.1 - Update Re Groundwater Project (Phase 2)*
- *Added to Item 6.1 – Statutory Right of Ways (SRW's)*

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

Andrew Loveridge asked what the Bylaw Referral Form from Salt Spring was about.

Chair Hancock responded that it is policy for neighbouring Local Trust Committee's (LTC's) – such as Salt Spring, Mayne and North Pender Islands - to share their bylaws with each other and treat each other as a referral party.

Tom Hennessy stated concern that recent progressions relating to the Galiano Land And Community Housing Trust (GLCHT) application were not reflected in the agenda package.

Planner Kazmierowski responded that the agenda package was printed 10 days prior to today and acknowledged that such progressions have since been noted.

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Andrew Loveridge stated support for GLCHT and related application process moving forward including approval of the housing agreement. He stated that Galiano would only thrive if the resident population were both young and diversely aged.

Tom Hennessy stated that GLCHT and the Agricultural Land Commission (ALC) would be meeting tomorrow. He stated support for the GLCHT application and related housing agreement being approved in a timely manor (ideally by mid to end of June 2012) so that the rezoning process can be completed and conditions of purchase relating to the property in question met. Mr. Hennessy thanked the LTC and Planners for all their hard work.

There was some discussion regarding the housing agreement, need for a site plan, need for written confirmation regarding the ALC decision and next steps.

Planner Kazmierowski stated that if all goes well then the GLCHT housing agreement would be sent to Islands Trust legal counsel for review this week and a subsequent timeframe for vetting being decided at such time. She stated that in order for the LTC to move forward according to the ideal GLCHT schedule for approval(s) then all information related to the application must be submitted by June 1, 2012.

Roy Smith stated concern with complaint driven bylaw enforcement processes. He stated support for random bylaw enforcement processes, and support for the LTC investigating random bylaw enforcement processes before instituting complaint driven bylaw enforcement processes.

Ursula Deshield stated support for Advisory Planning Commission (APC) recommendations being followed in relation to bylaw enforcement.

Chair Hancock responded that the APC recommended there be more community input on the subject and that the LTC has followed their recommendation by scheduling a community information meeting for today and doing an information mail out prior to.

Bill Russell asked whether or not the LTC intended to use the long or condensed version of Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228.

Chair Hancock responded that a decision has not yet been made and that further discussion on the subject would take place after today's community information meeting.

There being no further comments from the public, Chair Hancock closed the Town Hall meeting.

3. COMMUNITY INFORMATION MEETING

3.1 Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228

See separate Community Information Meeting minutes dated May 14, 2012.

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of February 29, 2012 Local Trust Committee Special Meeting

Amendments:

- *All pages (global revision)* – replace “Kathy Stephenson” with “Cathy Stephenson” and replace “Justin Stephenson” with “Justin Stephenson”.
- *All pages (global revision)* – replace “Water Management Act” with “Water Sustainability Act”.
- *Page 1, Item 4, first paragraph* – delete “are” after “items”.
- *Page 2, first paragraph* – replace “. .” after “lands” with “. .”. Replace “present stalemate” with “current situation”.
- *Page 2, Item 5 heading* – replace “Privately” with “Private”.
- *Page 2, Item 5, seventh paragraph* – insert “the” before “Galiano Road Network Plan”

- *Page 2, Item 5, paragraph before Gary Coward* – replace “The answer given was yes” with “The answer given was no to the first question and yes to the second”.
- *Page 2, Item 5, paragraph after Gary Coward* – move “lead to prohibition.” up a line to after “could”.
- *Page 3, paragraph after Glenna Mattin* – insert “some” before “issues” and replace “dwellings” with “development such as minimum lot size and density”.
- *Page 4, paragraph after Sandy Martin* – delete one instance of repeated word “interfere”.
- *Page 5, paragraph after Brian Morgenstern* - replace “yes, owners would be expected to conform to applicable standards” with “uniformity may be the initial goal, but that there may be a need for regional variation. This will depend on the feedback received from local governments”
- *Page 8, Richard Dewinetz paragraph* - replace “...” after “clearcut” with “.”.

The Minutes of February 29, 2012 Local Trust Committee Special Meeting were Adopted as amended by consent.

Planner Kazmierowski will report back to the LTC regarding which Ministry Laura Coward is now working with.

5.1.2 Minutes of April 16, 2012 Local Trust Committee Business Meeting

Amendments:

- *Page 1, Item 2.2, before Andrew Loveridge* – insert new paragraph as follows “**Dora Fitzgerald** stated that she is glad to see Statutory Rights of Way (SRW) on the agenda for the reason that her clients (Romagnoli/Smith) have been waiting to establish emergency access to their F1 lot and would like the bylaw related to their application passed.”
- *Page 11, first paragraph* - replace “power generation” with “tidal power exploration”.
- *Page 11, second paragraph* – insert “a similar referral,” before “temporary”.
- *Page 12, Resolution GL-LTC-28-12 second part* – replace “local governments” with “local governments” (note: addition of apostrophe after the “s”).
- *Page 14, Chair’s Report first paragraph* – replace “as an honorary executive” with “to AVICC executive as a member at large”. Replace “request was made for” with “motion was passed requesting”. Delete “(which has increased ten fold)”.

The Minutes of April 16, 2012 Local Trust Committee Business Meeting were Adopted as amended by consent.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

One (1) resolution was referenced.

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Kazmierowski provided information.

There was some discussion regarding GLCHT and SRW's.

7. DELEGATIONS

None

8. CORRESPONDENCE

Correspondence items are received by virtue of being on the agenda.

Correspondence received concerning applications and/or projects is considered with the application/project.

Chair Hancock stated that he received some information from Rose Longini pertaining to Minutes of February 29, 2012 Local Trust Committee Special Meeting amendments.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 GL-BP-23-07 (Wasty) - Covenant discharge

Planner Kazmierowski provided information from *Staff Report dated April 11, 2012 (File No.: GL-BP-23-07) Re: Discharge of Covenant EW062082 on lot 6, District Lots 30 and 31, Galiano Island, Cowichan District, Strata Plan VIS 5536 (1590 Sticks Allison Rd).*

Planner Kazmierowski stated that she recently received contact from Ron Cenfetelli stating that he had met the necessary provisions and requesting that the covenant on his property also be discharged. Planner Kazmierowski stated that she would update all files accordingly.

There was some discussion regarding building permits, intent of covenants, water quality and proving potability and proven wells for individuals versus proven wells for subdivisions.

Resolution GL-LTC-32-12

It was Moved and Seconded that the Galiano Island Local Trust Committee indicates support for discharge of covenant EW062082 on lots 6 and 9, District Lots 30 and 31, Galiano Island, Cowichan District, Strata Plan VIS 5536.

CARRIED

Resolution GL-LTC-33-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to contact landowners with residential improvements within Strata Plan VIS 5536 informing them of their requirement to satisfy the provisions of covenant EW062082.

CARRIED

9.2 GL-DVP-2011.4 (Serink)

Planner Kazmierowski provided information from *Memorandum dated May 2, 2012 (File: GL-DVP-2011.4) Re: Covenant for GL-DVP-2011.4 and Next Steps*.

Planner Kazmierowski noted that certain clauses pertaining to the woodshed/cottage were recently added.

Resolution GL-LTC-34-12

It was Moved and Seconded that Galiano Island Local Trust Committee Development Variance Permit application GL-DVP-2011.4 (Serink) be approved.

CARRIED

Resolution GL-LTC-35-12

It was Moved and Seconded that the Galiano Island Local Trust Committee appoints the Chair to execute the covenant.

CARRIED

9.3 GL-TUP-2012.1 (Galiano Conservancy Association)

Planner Kazmierowski provided information from *Staff Report dated May 2, 2012 (File No.: GL-TUP-2012.1 (GL354025)) Re: Staff Report for GL-TUP-2012.1 (Galiano Conservancy Association)*.

There was some discussion regarding Temporary Use Permits (TUP's) being flexible and providing LTC's the ability to test a land use(s) before permanent use(s) is decided.

Planner Kazmierowski stated that TUP's can last up to 3 years, be extended for up to 3 more years and that the whole process is LTC driven.

Planner Kazmierowski outlined Proposed GL-TUP-2012.1.

Ken Millard was in attendance and confirmed the accuracy of information provided by Planner Kazmierowski.

Trustee Pottle stated no objections to the application and mentioned that the Islands Trust Fund supports the application.

Trustee Decario stated that the proposed temporary use has a very light footprint compared to the subdivision that might have been there.

Chair Hancock stated that having a shoreline such as the one in question under the proposed use would be wonderful, especially due to the fact that the Gary Oak meadows are a threatened species.

Resolution GL-LTC-36-12

It was Moved and Seconded that Galiano Island Local Trust Committee Temporary Use Permit application GL-TUP-2012.1 (Galiano Conservancy Association) be approved.

CARRIED

9.4 GL-RZ-2011.2 (Dewinetz) Memorandum regarding proposed community housing lot

Planner Kazmierowski provided information from *Memorandum dated May 3, 2012 (File: GL-RZ-2011.2) Re: Update on proposed Community Housing lot for GL-RZ-2011.2 (Dewinetz)*.

Richard Dewinetz was in attendance and spoke on behalf of the application.

Chair Hancock encouraged the LTC to consider the environmental impacts of the proposed subdivision layout now in order to minimize any Development Permit Area (DPA) concerns prior to the time of subdivision.

Trustee Decario stated support for the layout and design around sensitive areas.

There was some discussion regarding the need for clarification relating to the panhandle piece of land and whether or not BC Parks or the Galiano Island Parks and Recreation Commission (GIPRC) would control it.

Mr. Dewinetz stated that he believed the panhandle piece of land would be controlled by GIPRC.

There was some discussion regarding the proposed community housing lot and whether or not the Galiano Island Housing Society (Page Drive) is in agreement to receive it for seniors housing.

Mr. Dewinetz stated support for seniors housing and that the proposed community housing lot is 5 acres in size and beautifully situated.

Resolution GL-LTC-37-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to pursue the landowner's current proposal and include proposed lot 12 in future bylaws subject to approval of the Galiano Island Housing Society.

CARRIED

9.5 Salt Spring Bylaw Referral

Chair Hancock stated that Proposed Salt Spring Island Local Trust Committee Bylaw No. 460, has been referred to the Galiano LTC for information and that a response has been requested.

Resolution GL-LTC-38-12

It was Moved and Seconded that the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Proposed Bylaw No. 460 referral and decided, *Interests Unaffected by Bylaw* and directs staff to respond appropriately.

CARRIED

Note: there was a break at 3:40 p.m. and the meeting reconvened at 4:00 p.m.

10. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

10.1 Update Re Groundwater Project (Phase 2)

Planner Kazmierowski stated that Waterline Resources is going to be proposing a method for monitoring groundwater levels during subdivision as well as a new DPA relating to sensitive groundwater areas.

11. REPORTS

11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated May 2012

Provided for information purposes only.

Resolution GL-LTC-39-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to write a report summarizing the issues for Land Use Bylaw update and outlining a timeline and a budget for such process.

CARRIED

Resolution GL-LTC-40-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to add Activity No. 10 - *Review zoning of the small F1 lots that were in existence at the time of their purchase from MacMillan Bloedel*, to the Work Program Top Priorities, at Item No. 1.

CARRIED

11.2 Applications Report

11.2.1 Galiano Island Applications Report – May 2012

Planner Kazmierowski provided information and applications were discussed with regards to status and action.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

Provided for information purposes only.

11.3.2 LTC Expense Budget 2012-2013

The LTC amended the LTC Expense Budget 2012-2013 by decreasing the APC Meeting Expenses budget to \$500.00 and increasing the Communications budget to \$800.00.

Resolution GL-LTC-41-12

It was Moved and Seconded that Galiano Island Local Trust Committee Expense Budget 2012-2013 be adopted as amended.

CARRIED

11.4 Bylaw Enforcement

11.4.1 Galiano Island Bylaw Enforcement Bylaw Notification Bylaw No. 228 – for further consideration

Trustee Pottle stated support for adopting the long version.

Trustee Decario stated support for adopting the long version.

Chair Hancock stated support for adopting the long version and commented that by doing so there would be fewer burdens on taxpayers and a better overall bylaw enforcement system.

Resolution GL-LTC-42-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” and as presented under agenda item 3.1.1 be given First Reading.

CARRIED

Resolution GL-LTC-43-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” be given Second Reading.

CARRIED

Resolution GL-LTC-44-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” be given Third Reading.

CARRIED

Resolution GL-LTC-45-12

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 228, 2011 cited as “Galiano Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 228, 2011” be forwarded to the Islands Trust Executive Committee for approval.

CARRIED

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

There was some discussion regarding policies and standing resolutions number 2 and number 6 relating to the Official Community Plan (OCP) review possibly being out of date.

Resolution GL-LTC-46-12

It was Moved and Seconded that the Galiano Island Local Trust Committee removes GL-RWM-12-08 from the Policies and Standing Resolutions list.

CARRIED

11.6 Galiano Island LTC Web Page for Review

Chair Hancock asked for any additions or changes to the LTC web page; no amendments were made.

Chair Hancock stated that the Islands Trust website would soon have a new look and feel.

11.7 Chair's Report

Chair Hancock reported that the next Trust Council meeting would take place on June 12-14, 2012 on North Pender Island and that a resolution pertaining to the Kinder Morgan and Enbridge pipelines is being considered. He stated that there would also be a workshop delivered by a First Nations gentleman regarding First Nations relationship building and understanding.

11.8 Trustee Report

Trustee Decario reported that she would soon be attending a local planning committee meeting and that a decision will be made as to whether or not information being gathered regarding alternative energy (windmill, tidal, geothermal etc) will be ready in time for June Trust Council. She stated that she continues to attend to office hours, emails and phone calls and enjoys people dropping in.

Trustee Pottle reported that she has been dealing with the public a lot regarding the new bylaw enforcement system. She stated that she will attend June Trust Council and is looking forward to the First Nations workshop. Trustee Pottle stated that she has been following the evolution of GLCHT and finds it exciting. She added that she raised the idea of a new graveyard on Galiano and stated support for further discussions being had on the matter while the LTC is in consideration of its bylaws. Trustee Pottle suggested the graveyard idea be added to Work Program Top Priorities Item No. 1 as Activity No. 11.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, June 11, 2012, North Community Hall, Galiano Island

The meeting is scheduled as stated.

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Gary Coward stated concern that culprits of ongoing non-compliance will most likely not be able to be dealt with under the new bylaw enforcement system. He stated support for working things out with people and gaining voluntary compliance relating to bylaw enforcement.

Mr. Coward stated support for F2. He also stated support for GL-RZ-2011.2 (Dewinetz) as long as it is made clear that the application is about “land in exchange for density” and that it is noted that Mr. Dewinetz is not “giving” anything away. Mr. Coward stated that he would submit some details relating to tax receipts etc regarding GL-RZ-2011.2 (Dewinetz). He stated support for any fundraising initiatives relating to lot 12 of GL-RZ-2011.2 (Dewinetz) pertaining to the Galiano Island Housing Society (Page Drive).

There being no further comments from the public, Chair Hancock closed the Town Hall meeting.

14. ADJOURNMENT

Resolution GL-LTC-47-12

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 4:40 p.m.

CARRIED

RECORDER

CHAIR