

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE SPECIAL MEETING
HELD ON MONDAY, JULY 23, 2012 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

PRESENT: Sheila Malcolmson Acting Chair
Sandy Pottle Local Trustee
Louise Decario Local Trustee
Robert Kojima Regional Planning Manager
Kaitlin Kazmierowski Island Planner
David Millership Recording Secretary

REGRETS: Ken Hancock Chair

There were approximately eight (8) members of the public present.

1. CALL TO ORDER

Chair Malcolmson called the meeting to order at 1:00 p.m. Introductions were made and the meeting introduced.

Chair Malcolmson stated that she would be Acting Chair for this meeting, as Chair Ken Hancock could not attend.

Chair Malcolmson acknowledged members of the public and former Trustee Roy Smith who was in attendance.

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

Chair Malcolmson thanked all members of the public for their attendance and observation of the Local Trust Committee's (LTC's) work.

2. APPROVAL OF AGENDA

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

- *Added Item 3.1* – George and Corinne Loeppky correspondence dated July 22, 2012 re: Sawmilling
- *Changed Item 4 to Item 5* – Adjournment
- *Added Item 4* – Next Meeting

The agenda was Approved as amended by consent.

3. GALIANO ISLAND LAND USE BYLAW REVIEW – TOPIC AND SCOPE REFINEMENT

Planner Kazmierowski provided information from *Staff Report dated July 19, 2012 (File No.: GL 6500-20 (LUB Review)) Re: Discussion and Refinement of Scope for Land Use Bylaw Review.*

There was some discussion regarding process, timeline and public consultations.

The LTC thanked Planner Kazmierowski for her hard work and organization.

Attachment 1 – Topics List for LUB Review item numbers one (1) through forty-five (45) were each discussed by the LTC in relation to agreement with staff recommendations for inclusion or removal from the Land Use Bylaw (LUB) review.

Chair Malcolmson welcomed occasional comments from the public throughout the following discussion(s).

1. *Include according to staff recommendation.*

There was some discussion regarding keeping things simple and the need to identify an inventory of properties with changed land statuses to conservation.

2. *Include according to staff recommendation.*

There was some discussion regarding defining what types of animals might be permitted.

3. *Include according to staff recommendation.*

There was some discussion regarding the Waterline Resources Report.

4. *Remove according to staff recommendation and put under LUB Review Phase Two of the Work Program Top Priorities List.*

5. *Include according to staff recommendation.*

There was some discussion regarding mobile versus manufactured homes.

Andrew Loveridge stated that Galiano Land and Community Housing Trust (GLCHT) is not enthusiastic about mobile and/or manufactured homes. Mr. Loveridge asked Planner

Kazmierowski to provide insight as to her experience(s) working with homelessness.

Planner Kazmierowski responded that that her experience(s) revolved around single occupancy use.

6. *Remove according to staff recommendation.*

7. *Remove according to staff recommendation.*

There was some discussion regarding addressing this on a case by case basis, the need for public consultation(s), a simple amendment and the Agricultural Land Commission's (ALC) cautious approach to such.

8. *Include according to staff recommendation.*

There was some discussion regarding the need to define "community garden" and to formally permit the location for the farmers market.

9. *Include according to staff recommendation.*

10. *Include according to staff recommendation.*

11. *Include according to staff recommendation (SIMPLE).*

12. *Include according to staff recommendation.*

There was some discussion regarding retails sales, water catchment and conservation methods.

13. *Include according to staff recommendation.*

14. *Remove according to staff recommendation.*

15. *Remove according to staff recommendation.*

16. *Include according to staff recommendation.*

17. *Include according to staff recommendation.*

18. *Include according to staff recommendation.*

19. *Remove according to staff recommendation and put under LUB Review Phase Two of the Work Program Top Priorities List.*

There was some discussion regarding the potential complexity of involving multiple jurisdictions.

20. *Include according to staff recommendation.*

Roy Smith stated that there is some sort of agreement with Bodega Ridge to provide an emergency helicopter landing service for the north end of Galiano.

21. *Include according to staff recommendation.*

There was some discussion regarding the Waterline Resources Report.

22. *Include according to staff recommendation.*

The LTC requested that staff report back with draft language.

23. *Include according to staff recommendation.*

There was some discussion regarding desalination processes.

24. *Remove according to staff recommendation.*

25. *Remove according to staff recommendation and put under LUB Review Phase Two of the Work Program Top Priorities List.*

There was some discussion regarding community docks.

26. *Remove according to staff recommendation and make it a new item on the Work Program Projects List.*

27. *Include with staff seeking permission to use Galiano Conservancy Association mapping.*

There was some discussion regarding setbacks versus Development Permit Area(s) (DPA).

28. *Include according to staff recommendation with an emphasis on small amendments only.*

29. *Include according to staff recommendation.*

There was some discussion regarding parking at Sturdies Bay and new commercial areas.

30. *Not Applicable*

31. *Include according to staff recommendation.*
32. *Include with staff identifying inventory/effected lots and reporting back with suggested revised wording for regulation 13.9.*

There was some discussion regarding possible contentiousness.

Roy Smith stated support for excluding certain properties.

33. *Remove according to staff recommendation and put under LUB Review Phase Two of the Work Program Top Priorities List.*
34. *Include according to staff recommendation.*
35. *Include according to staff recommendation.*

There was some discussion regarding including such under the current light-industrial zone.

36. *Include according to staff recommendation.*

There was some discussion regarding a walking path, the need for feedback from the Lions Hall and Community Facility (CF).

37. *Include according to staff recommendation.*
38. *Include according to staff recommendation.*
39. *Include with staff reporting back to the LTC with more options and information.*

There was some discussion regarding the need for further public consultation, examples of what other islands do, small versus large lots, woodsheds, process, implementation and setbacks.

40. *Remove according to staff recommendation and put under LUB Review Phase Two of the Work Program Top Priorities List.*
41. *Include according to staff recommendation with a focus on small/simple amendments.*
42. *Include according to staff recommendation.*
43. *Include according to staff recommendation.*

44. *Include according to staff recommendation.*

45. *Include according to staff recommendation.*

3.1 George and Corinne Loeppky correspondence dated July 22, 2012 re: Sawmilling

There was some discussion regarding bylaw language, this being a singular case and milling being permitted for on-site residential construction but not for removal.

The LTC directed staff to add "Sawmilling For Residential Construction" to *Attachment 1 – Topics List for LUB Review* as item number forty-six (46).

Roy Smith stated that it is important to determine if timber is being imported/exported and that a Bylaw Enforcement Officer (BEO) told him that sawmilling is difficult to enforce. Mr. Smith stated support for the LTC focusing on water discharge and protection of aquifers with regards to desalination processes. Mr. Smith stated support for F1 small lots accessory building entitlements being determined by lot coverage in respect to overall envelope.

Resolution GL-LTC-92-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to prepare draft Land Use Bylaw amendment bylaws based on items in the Tables attached to the staff report of July 19, 2012 that have been endorsed by the Galiano Island Local Trust Committee.

CARRIED

There was some discussion regarding *Attachment 2 – LTC Endorsed Time Line of Staff Report dated July 19, 2012 (File No.: GL 6500-20 (LUB Review)) Re: Discussion and Refinement of Scope for Land Use Bylaw Review.*

Resolution GL-LTC-93-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with a revised timeline and scope of work relating to the Land Use Bylaw Review.

CARRIED

Chair Malcolmson stated that Planner Kazmierowski is resigning from the Islands Trust and expressed the LTC's gratitude to her and the planning team for all their hard work. The LTC wished Planner Kazmierowski all the best in the future.

Planner Kazmierowski responded by thanking the LTC and stating that the Islands Trust is a really wonderful place to work.

4. NEXT MEETING

Resolution GL-LTC-94-12

It was Moved and Seconded that the Galiano Island Local Trust Committee August 29, 2012 Special Meeting be cancelled.

CARRIED

5. ADJOURNMENT

Resolution GL-LTC-95-12

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 2:55 p.m.

CARRIED

RECORDER

CHAIR