

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, JULY 15, 2013 AT 12:30 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
	Kris Nichols	Island Planner
	Geoff Kinnear	Bylaw Enforcement Officer
	Warren Dingman	Bylaw Enforcement Officer
	David Millership	Recording Secretary

There were approximately fourteen (14) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 12:35 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 THE AGENDA

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

- *Moved Item 14 to Item 3* – Motion To Close Meeting
- *Moved Item 15 to Item 4* – Recall To Order
- *Added Item 8.2* – Email Dated July 8, 2013, from Parks & Rec Commission re: Bike Trails & Camping
- *Added to Item 9.5* – Information relating to GL-DP-2013.3 (Stewart c/o Cochrane)
- *Added Item 9.6* – Memo Re: Chair Signing Authority for Covenant
- *Combined Item 12.2 with Item 11.4* – LTC Pilot Project – Memo Proactively Enforcing Illegal Structures on the Foreshore

The agenda was renumbered accordingly.

The agenda as amended was Approved by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Marg Cerezin stated opposition to GL-DP-2013.2 (Ghai) and added she and her husband own the property next door and are grossly affected by the application.

Andrew Loveridge stated support for GL-RZ-2011.2 (Dewinetz) in relation to the expansion of Bodega Ridge Provincial Park, and requested that the Local Trust Committee (LTC) provide the public with associated mapping.

Gary Coward stated concern regarding GL-DP-2013.2 (Ghai).

David McKerrell spoke on behalf of GL-DP-2013.2 (Ghai) and stated that the neighbours were informed of the application. He added that the location/position of the dock in question is correct according to surveys and the Crown.

Steve Cerezin stated opposition to GL-DP-2013.2 (Ghai) adding that he and his wife own the property next door and have never been consulted regarding the scope of the application, which grossly affects them.

Chair Hancock stated that discussion regarding GL-DP-2013.2 (Ghai) would continue under Item 11.1.

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

3. MOTION TO CLOSE MEETING

Resolution GL-LTC-72-13

It was Moved and Seconded THAT, pursuant to Section 90(a) of the Community Charter, the Galiano Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting February 13, 2012, Galiano Local Trust Committee In Camera Minutes and to consider Board of Variance appointments; and further that staff and Recording Secretary David Millership remain present.

CARRIED

Note: the public was asked to adjourn at 12:50 p.m.

See separate In Camera Meeting minutes dated July 15, 2013.

Note: the public reconvened at 1:10 p.m.

Note: Bylaw Enforcement Officer (BEO) Kinnear and BEO Dingman left the meeting.

4. RECALL TO ORDER

4.1 Rise and Report from Closed Meeting

Chair Hancock stated there was nothing to report.

5. COMMUNITY INFORMATION MEETING

None

6. PUBLIC HEARING

None

7. PREVIOUS MEETINGS

7.1 Local Trust Committee Minutes for Adoption

7.1.1 Galiano Island Local Trust Committee Business Meeting Minutes of June 10, 2013

Amendments:

- *Page 5 first paragraph* – replace “decided that information regarding possible First Nations Archaeology sites is not made public.” with “noted that information regarding possible First Nations Archaeology sites is not made public but is available to property owners through the Archaeological Branch.”

Galiano Island Local Trust Committee Business Meeting Minutes of June 10, 2013, as amended were Adopted by consent.

7.2 Public Hearing Record and Community Information Meeting

7.2.1 Galiano Island Local Trust Committee Community Information Notes of June 10, 2013

Galiano Island Local Trust Committee Meeting Notes were Received.

7.2.2 Galiano Island Local Trust Committee Public Hearing Record of June 10, 2013

Galiano Island Local Trust Committee Public Hearing Record of June 10, 2013, were Received.

7.3 Section 26 Resolutions without Meeting

None

7.4 Advisory Planning Commission

None

8. BUSINESS ARISING FROM THE REPORT

8.1 Follow-up Action Report

Planner Nichols provided information and items were discussed with regards to status and action.

Specific to item 6 – Planner Nichols to receive feedback from the owners regarding the Local Trust Committee (LTC) desire to close the file by the end of 2013.

9. DELEGATIONS

9.1 Tom Hennessy Re: Affordable Housing Project – Request for a Community Information Meeting

Tom Hennessy stated that the Galiano Land and Community Housing Trust (GLCHT) has met all LTC requirements as described in a February 18, 2013, report and that GLCHT would therefore like the LTC to schedule a Community Information Meeting (CIM). He stated that the results of a community survey indicated strong interest and support for affordable housing. He said that GLCHT would like the process to move forward so that preparation and development of the site can begin while the weather is favourable. He added that there is still misinformation within the community regarding the project and commented that a CIM would help to dispel such. He also mentioned that various community members have loaned \$300,000.00 to GLCHT and that GLCHT has a responsibility to begin paying them back as soon as possible.

Doug Latta stated support for an August 2013 GLCHT CIM and that GLCHT is willing to pay any costs associated with such.

There was some discussion regarding: GLCHT needing to provide the LTC with a comprehensive site plan prior to a CIM; LTC due diligence; Planner Nichols preparing a summary report/presentation for the CIM upon LTC receipt and confirmation that all outstanding requirements have been met by GLCHT; Capital Regional District (CRD); Vancouver Island Health Authority (VIHA); Emergency access; Agricultural Land Commission (ALC) letter; water for fire protection; and process.

Andrew Loveridge stated that a CIM is just that and that all GLCHT information needs to be documented for the purpose of providing it to the community.

Tom Hennessy stated that GLCHT is happy to comply with and meet all LTC requirements.

Chair Hancock stated that further discussion would take place under new agenda item 14.2 - GLCHT Re: CIM.

10. CORRESPONDENCE

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

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

10.1 May 15 2013 Letter BC Parks re Access to Dionisio Provincial Park

There was some discussion regarding: Road Network Plan (RNP); LTC jurisdiction; public road acquisition; subdivision and road dedication being at the sole discretion of the Province; and process.

Resolution GL-LTC-79-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs the Chair to write a letter responding to BC Parks letter dated May 15, 2013 Re: Access to Dionisio Provincial Park.

CARRIED

10.2 Email Dated July 8, 2013, from Galiano Island Parks & Rec Commission re: Bike Trails & Camping

There was some discussion regarding: camping maybe being added to the Projects list; Ministry of Transportation and Infrastructure (MoTI); bike trails and grant opportunities; the need to establish a regional trail system in regional parks; and process.

Chair Hancock stated that he would write an email to the GIPRC stating LTC support for bike trails as well as the need to establish a regional trail system in regional parks.

Planner Nichols stated that he is the Islands Trust Representative for the CRD Regional Transportation Plan and would bring forward LTC comments.

11. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

11.1 GL-DP-2013.2 (Ghai)

Planner Nichols provided information from *Staff Report dated June 25, 2013 (File No.: GL-DP-2013.2 (Ghai)) Re: Development Permit Application Report*.

David McKerrell was in attendance and spoke on behalf of the application.

Marg and Steve Cerezin, neighbours of the applicant, were in attendance and spoke in opposition to the application.

There was some discussion regarding: six dock pilings being put in without notification to the Islands Trust; site visits; eel grass protection; neighbour concerns; concerns re process and notification protocol; dock placement and the Crown; dock size; dock purpose; community docks; dock stability; communications with Integrated Land Management Bureau of BC; Development Permits (DP); maps; Fisheries and Oceans Canada; biologists report(s); shoreline protection/development; LTC jurisdiction; nuisance and Galiano bylaws; rockfish bed protection; desire to speak with the Director of Local Planning Services and/or the Regional Planning Manager; environmental protection; community concerns; obtaining a second biologists report; and Trust Council science budget.

Note: there was a break at 2:40 p.m. and the meeting reconvened at 3:00 p.m.

There was some discussion regarding process and next steps.

Resolution GL-LTC-80-13

It was Moved and Seconded that the Galiano Island Local Trust Committee apply to the Director of Local Planning Services for funding to have a secondary biologists report done and defer consideration of GL-DP-2013.2 (Ghai) to a later date.

CARRIED
1 Opposed
Trustee Decario

11.2 GL-RZ-2013.1 (Landworks)

Planner Nichols provided information from *Staff Report dated June 20, 2013 (File No.: GL-RZ-2013.1) Re: Preliminary Report – Official Community Plan Amendments – District Lots 79 and 10.*

Kelly Gesner and Bowie Keefer were in attendance and spoke on behalf of the application.

Trustee Decario noted that the words “density transferred” should replace the word “donated” where appropriate in the Staff Report.

Bowie Keefer stated that it is his hope that much of Galiano will be parkland or designated parkland soon and that Bodega Ridge Provincial Park and Dionisio Point Provincial Park will be connected and public road access obtained.

There was some discussion regarding: north and south lots; creating forest lots less than 20 hectares (ha) being problematic; road access at time of rezoning; community access/benefit; desire to move forward; viewing the land(s) in question as a whole; nature protection (NP); different scenarios/options; number of residences permitted; zone variation(s); addressing lots 85 and 86 in the future; density transfer(s); Official Community Plan (OCP) forestry recommendations; planning concepts involved; up-zoning; new zones; concern re lots not being contiguous; F3 zone; viewing Galiano as a whole; concepts surrounding lot 79 being clear to the LTC but concepts surrounding lot 10 not being clear to the LTC; trails; five acre lots for residences; connecting the lots somehow; LTC needing to accept a broader notion of what is planned before talking about specifics; no subdivision for lot 10; OCP policy 2e; new covenants; community housing; setting precedent(s); and process.

Resolution GL-LTC-81-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to explore community benefits (e.g. community housing, parkland, road dedication etc.) with the applicant and report back at a future meeting.

CARRIED

Resolution GL-LTC-82-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with details on how District Lot 10 and District Lot 79 can be connected.

CARRIED

11.3 GL-SUB-2012.2 (Thomson) – 10 Percent Frontage Waiver Memo

Planner Nichols provided information from *Memorandum dated June 20, 2013 (File No.: GL-SUB-2012.2 (Thomson)) Re: Request for 10% Frontage Waiver (Lot 12)*.

Resolution GL-LTC-83-13

It was Moved and Seconded that the Galiano Island Local Trust Committee waives the 10% road frontage requirement for Lot 12 in GL-SUB-2012.2 (Thomson).

CARRIED

11.4 Salt Spring Island Bylaw 464 Referral

Resolution GL-LTC-84-13

It was Moved and Seconded that the Galiano Island Local Trust Committee considered Proposed Salt Spring Island Local Trust Area Bylaw No. 464 referral and decided *Interests Unaffected by Bylaw* and directs staff to respond appropriately.

CARRIED

11.5 GL-DP-2013.3 (Stewart c/o Cochrane)

Planner Nichols provided information from *Staff Report dated July 11, 2013 (File No.: GL-DP-2013.3 (Stewart c/o Cochrane) Re: Development Permit with Variance*.

There was some discussion regarding: site visits; protecting the shoreline; wave transfer effects; the proposed revetment strategy being more gradual than a wall; owners having a right to protect their property/dwelling; stairs already being there and thus being in the plan but not on the checklist; this being a perfect case study; erosion; and tree protection.

Chair Hancock stated concern that the report came very late and reiterated that there is an eight-day prior to meeting deadline – he also stated that he would have liked a conceptual drawing/illustration to have been included in the report.

Resolution GL-LTC-85-13

It was Moved and Seconded that Galiano Island Local Trust Committee Development Permit GL-DP-2013.3 (Stewart c/o Cochrane) be Approved.

CARRIED

11.6 Memo Re: Chair Signing Authority for Covenant

Planner Nichols provided information from *Memorandum dated July 10, 2013 (File No.: GL-SUB-2007.5/Bylaw227 (LandPlan Group) and GL-RZ-2011.2/GL-SUB-2012.2/Bylaws 235/236 (Winmark)) Re: Granting Galiano Local Trust Committee Chair Signing Authority for Covenants.*

Resolution GL-LTC-86-13

It was Moved and Seconded that the Galiano Island Local Trust Committee appoints the Chair to sign the s.219 covenants for GL-SUB-2007.5 (Landplan) and GL-RZ-2011.2 (Winmark Capital Inc.) for registration prior to consideration of final adoption of Bylaws 227, 235 and 236.

CARRIED

Resolution GL-LTC-87-13

It was Moved and Seconded that the Galiano Island Local Trust Committee appoints the Chair to sign the discharge of s.219 covenants from lands being transferred to the provincial crown as conditions of completion of subdivisions GL-SUB-2007.5 (Landplan) and GL-SUB-2012.2 (Winmark Capital Inc.).

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Bylaw 241 – Home Industry - Memo

Planner Nichols provided information from *Memorandum dated June 21, 2013 (File No.: GL-6500-20 (LUB Review)) Re: Draft Bylaw 241 and Home Industry Occupation/Contractor Yard Discussion.*

There was some discussion regarding: contractor yards needing their own set of parameters; permitted hours; noise; setbacks; screening; noise abatement strategies; small lots; permitted space for storage; nuisance; dust; and site coverage percentage.

Resolution GL-LTC-88-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with the following changes to Bylaw 241:

- 1) Take out the number of vehicles.
- 2) Percentage of area with a cap on it to be included.
- 3) Size of buildings (186 metres or other) is included.
- 4) Establishing 15 metre setbacks.
- 5) Permitted hours of operation. 6) Owners are required to permanently reside on the property.

CARRIED

12.2 STVR Report

Planner Nichols provided information from *Staff Report dated June 27, 2013 (File No.: GL 5600-20 Short Term Vacation Rental Review) Re: Preliminary Report: Visitor Accommodation – Short Term Vacation Rental Review.*

There was some discussion regarding options.

Resolution GL-LTC-89-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with a project charter for review of Short Term Vacation Rentals based on option one presented as presented in Staff Report dated June 27, 2013.

CARRIED

12.3 Bylaw 240 – Final Approval

Resolution GL-LTC-90-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 240 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 5, 2012” be Adopted.

CARRIED

13. REPORTS

13.1 Work Program Reports – July 2013

Work Program items were discussed with regards to status and action and Planner Nichols will update the Top Priorities and Projects lists according to LTC recommended amendments.

Resolution GL-LTC-91-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Work Program Top Priority No. 1 (LUB update) by including an information note regarding archaeological sites.

CARRIED

Resolution GL-LTC-92-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Work Program Projects List by adding new item No. 6 entitled “Camping”.

CARRIED

13.2 Applications Reports – July 2013

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

13.3 Expense/Budget Reports

Provided for information purposes only.

13.4 Bylaw Enforcement

Trustee Decario provided information from *Memorandum dated June 18, 2013 (File No.: 4020-20 Foreshore Structures) Re: Proactive Bylaw Enforcement of Illegal Structures on the Foreshore* which was referred by the Islands Trust Local Planning Committee.

The LTC did not indicate a willingness to pilot a project on proactively enforcing illegal structures on the foreshore.

13.5 Policies and Standing Resolutions Report

Provided for information purposes only.

Chair Hancock suggested that the LTC might want to consider adopting a policy whereby procedural bylaws either include or do not include DVP and DP notification.

13.6 Galiano Island LTC Web Page for Review

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

Ron Taylor suggested that the mapping section of the Islands Trust website include zoning and DP information in addition to the already listed legal description(s) of lots.

13.7 Chair's Report

Chair Hancock stated that the Islands Trust Fund has indicated that eel grass mapping is due to be completed this year. He stated that the Islands Trust Fund monitor was on Galiano in the spring to check in on the Islands Trust Fund eco reserve and reported that such are healthy.

13.8 Trustee Report

Trustee Decario stated that she has been busy with her regularly scheduled office hours and has spent a lot of time considering today's agenda items.

Trustee Pottle stated that she has been busy with her regularly scheduled office hours and has spent a lot of time considering today's agenda items; she has been doing site visits; attended Trust Council; attended a workshop on carbon neutral operations and has been engaged in many conversations with the public.

14. OTHER BUSINESS

14.1 Upcoming Meetings

14.1.1 Next Business Meeting – Monday, September 9, 2013 at 12:30 pm, at the South Island Community Hall, 141 Sturdies Bay Road, Galiano Island

The meeting is scheduled as stated.

14.2 GLCHT Re: CIM

Resolution GL-LTC-93-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to prepare a summary report outlining issues in preparation for a Galiano Land and Community Housing Trust , Community Information Meeting.

CARRIED

15. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Gary Coward stated support for LTC due diligence and obtaining significant community benefit regarding GL-RZ-2013.1 (Landworks). He stated opposition to GL-DP-2013.2 (Ghai). He stated support for GLCHT.

Tom Hennessy stated support for community benefit from all applications. He stated that the LTC not applicants should decide all community benefits.

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

16. ADJOURNMENT

Resolution GL-LTC-94-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:30 p.m.

CARRIED

RECORDER

CHAIR