

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, SEPTEMBER 9, 2013, AT 12:30 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

PRESENT: Ken Hancock Chair
Sandy Pottle Local Trustee
Louise Decario Local Trustee
Kris Nichols Island Planner
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 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; no amendments were made.

The agenda, by consent, was approved.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Andrew Loveridge provided some 2011 census data relating to Galiano and stated support for the Galiano Land and Community Housing Trust (GLCHT) and affordable housing.

Gary Coward stated support for GL-RZ-2013.1 (Landworks) but with concerns regarding the community benefits portion. He provided the Local Trust Committee (LTC) with a handout for consideration regarding ideas pertaining to District Lot 79 (DL 79).

Doug Latta stated support for the GLCHT and properly defining "affordable housing". He provided an update regarding the GLCHT.

Tom Hennessy stated support for the GLCHT and defining “affordable housing” according to standards currently accepted in Canada. He provided an update regarding the Galiano Land and Community Housing Trust (GLCHT).

Gwilym Smith stated support for a Community Information Meeting (CIM) regarding the GLCHT and affordable housing.

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

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Galiano Island Local Trust Committee Business Meeting Minutes of July 15, 2013

Amendments:

- Page 5, item 10.2, heading – add “Galiano Island” before “Parks & Rec”
- Page 6, first paragraph – replace “Southern Gulf Islands Economic Commission” with “GIPRC”
- Page 7, item 11.2, third paragraph – replace “density transfer” with “density transferred”
- Page 7, item 11.2, fourth paragraph – replace “20 hectares (ha) may being” with “20 hectares (ha) being”
- Page 11, last paragraph – add “, which was referred by the Islands Trust Local Planning Committee” after “Illegal Structures on the Foreshore”

The Galiano Island Local Trust Committee Business Meeting Minutes of July 15, 2013, as amended, by consensus, were adopted.

5.2 Public Hearing Record and Community Information Meeting

None

5.3 Section 26 Resolutions without Meeting

None

5.4 Advisory Planning Commission

5.4.1 Galiano APC Draft Minutes of July 11, 2013

Received for review.

6. BUSINESS ARISING FROM THE REPORT

6.1 Follow-up Action Report

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

Specific to items 8 and 17 – Planner Nichols will follow-up and provide more information at the next meeting.

7. DELEGATIONS

None

8. 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.

8.1 August 8 Letter from A. Lamb Re: Private Dock Facility by Spanish Hill

Planner Nichols will add this to the GL-DP-2013.2 (Ghai) file.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-DVP-2013.3 (Williams)

Planner Nichols provided information from Staff Report dated August 28, 2013, File No. GL-DVP-2013.3 (Williams) Re: Development Variance Permit.

David and Nora Williams were in attendance and spoke on behalf of the application.

There was discussion regarding the following: the need for the woodshed to be removed; the application dating back to 2002; compliance process; staff recommendations; loss of foreshore; property protection; safety and enjoyment; noxious materials not being used; structures within setbacks; environmental concerns; non-compliance; two neighbours and one beach access user stating support for the application; a complaint from 2005; bylaws; bylaw enforcement; past seawall review and abeyance; permit requirements; documentation; precedent; waterfront developments; seeking approval after work is completed; illegal structures on the foreshore; Capital Regional District (CRD); public awareness of bylaws; eel grass presence; Official Community Plan (OCP); professional assessment(s); and shoreline education.

Resolution GL-LTC-95-13

It was Moved and Seconded that the Galiano Island Local Trust Committee defer consideration of GL-DVP-2013.3 (Williams) until such time as the applicant supplies a report from a qualified environmental professional with shoreline and marine assessment experience explaining the impact of the wall's construction and potential deconstruction.

CARRIED

Mr. Williams stated concern with professional assessment costs.

There was some discussion regarding process, Development Variance Permits (DVP's) and Development Permits (DP's).

Chair Hancock asked that the applicants work with Planner Nichols.

Resolution GL-LTC-96-13

It was Moved and Seconded that the Galiano Island Local Trust Committee requests that the Bylaw Enforcement Coordinator attend a Galiano Island Local Trust Committee business meeting to review the file on matters relating to GL-DVP-2013.3 (Williams).

CARRIED

Note: There was a break at 2:10 p.m. and the meeting reconvened at 2:25 p.m.

9.2 GL-RZ-2013.1 (Landworks)

Planner Nichols provided information from Staff Report, File No. GL-RZ-2013.1 (Landworks) Re: Revised Proposal for Consideration – Official Community Plan and Land Use Bylaw Amendments – District Lot 79.

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

There was discussion regarding the following: community benefits; trees; trails and public waterfront access; staff recommendations; subdivision and section 9.1; Galiano Island Parks and Recreation Commission (GIPRC); highways; current/proposed trails jurisdiction/responsibility; BC Parks management plan for Galiano; roads/driveways access/connectivity; Road Network Plan (RNP), Official Community Plan (OCP) and transportation policy (“O”); road dedication at time of rezoning; covenants; bylaw enforcement; process; Gary Coward handout pertaining to District Lot 79 (DL 79), and the creation of an extra lot for community benefit.

Trustee Decario and Trustee Pottle stated support for the creation of an additional lot for community benefit, public beach accesses, and road access to properties zoned Rural Residential (RR).

Resolution GL-LTC-97-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to prepare draft bylaws for GL-RZ-2013.1 (Landworks).

CARRIED

There was some discussion regarding the Galiano Land and Community Housing Trust (GLCHT) and the Galiano Housing Society being acceptable organizations for community benefit, as per the Official Community Plan (OCP).

Bowie Keefer stated support for the Healthcare Society being considered acceptable for community benefit.

9.3 GL-RZ-2011.1 (GLCHT)

Planner Nichols provided information from Staff Report dated August 21, 2013, File No. GL-RZ-2011.1 (GLCHT), Re: Galiano Land and Community Housing Trust Summary Report, and Memorandum dated August 26, 2013, File No.: GL-RZ-2011.1, Re: Addendum to GLCHT Staff Report – Additional Information Emergency Service Access Route and Proposed Parking.

Doug Latta and Tom Hennessy were in attendance and spoke on behalf of the application.

There was some discussion regarding the following: staff recommendations; community information meetings; the need for a professional report that summarizes and organizes all Galiano Land and Community Housing Trust (GLCHT) information; Capitol Regional District (CRD) grants; concern regarding revisiting the definition of “affordable housing”; Official Community Plan (OCP) provisions; pride of ownership; GLCHT providing a builders budget instead of actually building a demonstration building; process; and a demonstration building taking three to four months to complete.

Resolution GL-LTC-98-13

It was Moved and Seconded that the Galiano Island Local Trust Committee requests Galiano Land and Community Housing Trust to obtain a professional with relevant experience in comparable affordable housing projects and that the professional supply a report confirming the feasibility, sustainability, and affordability of the proposed project.

CARRIED

There was discussion regarding the following: process; community survey; needs assessment; CRD requirements; Statistics Canada; rezoning and social housing versus affordable housing.

Resolution GL-LTC-99-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Community Information Meeting for Galiano Land and Community Housing Trust and invite representatives from Vancouver Island Health Authority, Capital Regional District Housing and Building Inspection, Ian Ralsten, Bob Burgess, Galiano Fire Departments and any other agencies that may be interested.

CARRIED

9.3.1 GL-RZ-2011.1 Memo

Received for consideration under item 9.3.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Bylaw No. 241 – Staff Report

Planner Nichols provided information from Staff Report dated August 23, 2013, File No.: GL-6500-20 (LUB Review), Re: Galiano Bylaw No. 241, Amendment No. 1, 2013 – A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999.

Planner Nichols stated that “subsection 1.3” in Attachment 1, section 1 d) will be changed to “subsection 3.1” and that “subsection 1.4” in Attachment 1, section 1 e) will be changed to “subsection 3.4”.

There was discussion regarding setbacks and the definition of sawmilling.

Resolution GL-LTC-100-13

It was Moved and Seconded that the Galiano Island Local Trust Committee amends Draft Bylaw No. 241, section 3, subsection 4, from 15 metres to 7.5 metres.

CARRIED

There was discussion regarding permitted storage area.

Resolution GL-LTC-101-13

It was Moved and Seconded that Galiano Island Local Trust Committee Draft Bylaw No. 241 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2013” be given First Reading.

CARRIED

Resolution GL-LTC-102-13

It was Moved and Seconded that the Galiano Island Local Trust Committee refers Proposed Bylaw No. 241 to the Galiano Island Advisory Planning Commission and other agencies.

CARRIED

Resolution GL-LTC-103-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Public Hearing for Proposed Bylaw No. 241.

CARRIED

10.2 Bylaws 242 & 243 - Memo

Planner Nichols provided information from Memorandum dated August 23, 2013, File No. GL 6500-20 (LUB Review) Re: Consideration of Cottage Floor Area Size – Draft Bylaws No. 242 (OCP) and 243 (LUB).

There was discussion regarding process, options, and greenhouses.

Resolution GL-LTC-104-13

It was Moved and Seconded that the Galiano Island Local Trust Committee defers consideration of Draft Bylaw No. 242 and Draft Bylaw No. 243 pending the outcome of the Short Term Vacation Rentals review.

CARRIED

11. REPORTS

11.1 Work Program Reports

Work Program items were discussed in regards to status and action. Planner Nichols will update the Top Priorities and Projects lists according to the Local Trust Committee (LTC) recommended amendments.

11.2 Applications Reports

Planner Nichols provided information about applications which were discussed in regards to status and action.

Specific to GL-DP-2013.2 (Ghai) – Planner Nichols stated that a second biologist's report would be available in October.

Specific to GL-RZ-2011.2 (Winmark Capital Inc. – Richard Dewinetz) Planner Nichols stated that he would follow-up with the Province.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

Provided for information purposes only.

Planner Nichols will follow-up regarding the eelgrass funds to be deducted.

11.3.2 2014-2015 Budget Requests

Planner Nichols provided information from Memorandum dated August 16, 2013, Re: 2014-2015 Budget Submissions.

Planner Nichols stated that the following amendments were needed:

- Page 2, Resolution Wording No. 1 – replace “2014-145” with “2014-2015”
- Page 2, Resolution Wording No. 2 – replace “2013-14” with “2014-2015”

Resolution GL-LTC-105-13

It was Moved and Seconded that the Galiano Island Local Trust Committee approve and forward the draft 2014-2015 Galiano Island Local Trust Committee Project Budget submission to the Financial Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

11.6 Galiano Island LTC Web Page for Review

Chair Hancock asked for any additions or changes to the LTC web page; no specific amendments were made but Planner Nichols will update routine items as necessary.

There was some discussion regarding user issues pertaining to the calendar utility and display of minutes. Chair Hancock stated that Lisa Gordon is the contact for such issues.

11.7 Chair’s Report

Chair Hancock stated that eelgrass mapping for Galiano is near completion and that the information will be able to be used in a variety of ways and will be a valuable resource.

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11.8 Trustee Report

Trustee Decario stated that she attended a local planning meeting, a financial planning meeting, a Galiano Island Parks and Recreation Commission (GIPRC) meeting and a Gary Holman (MLA, Saanich North and the Islands) meeting. She stated that she has been busy with phone calls, emails and considering today's agenda package and would be attending Trust Council from September 10th to 12th on Lasqueti Island.

Trustee Pottle stated that she was away for the first two weeks of August and would be away from September 22th to October 5th. She stated that she attended a GIPRC meeting and a Gary Holman (MLA, Saanich North and the Islands) meeting. She stated that she has been busy with phone calls (mostly relating to neighbour disputes) and emails, and would be attending Trust Council from September 10th to 12th on Lasqueti Island.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 The next meeting of the Galiano Local Trust Committee will be held on Monday, October 7, 2013 at 12:30 pm at the Galiano North Community Hall

The meeting is scheduled as stated.

12.2 Island Recycling

There was some discussion regarding: a legislative push for recycling privatization; concerns pertaining to the Province's setup, process and lack of time for meaningful responses regarding recycling issues; possible Trust Council advocacy; Capitol Regional District (CRD) extending island recycling funding for one year; a possible 75% funding reduction for recycling; recycling having been a feather in the cap for local government; and the upcoming Union of British Columbia Municipalities (UBCM) convention motion regarding Multi Material BC (MMBC).

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Stephen Akins stated support for and interest in the Galiano Land and Community Housing Trust (GLCHT).

Gary Coward stated support for his handout pertaining to District Lot 79 (DL 79) and specifically for two lots (A & B) being allocated for community benefit. He requested that the LTC follow-up regarding GL-SUB-2007.1 (LPG Landplan Group Inc. – Zizzy/Brown).

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

14. ADJOURNMENT

Resolution GL-LTC-106-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 4:35 p.m.

CARRIED

RECORDER

CHAIR