

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, NOVEMBER 18, 2013, AT 12:30 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Sandy Pottle	Local Trustee
	Louise Decario	Local Trustee
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately seventeen (17) 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:

- Added item 8.4 – Email dated November 14, 2013 from A. Shaw re: Support for Galiano Green Project
- Added item 8.5 – Email dated November 13, 2013 from M. Elliot re: Proposed Bylaws 233 & 234 and Opposed to GLCHT
- Added item 12.4 – Southern Gulf Islands Harbours Commission Bylaw

The agenda as amended, by consent, was approved.

2.1 Questions on Agenda Items

Doug Latta asked when comments regarding the November 16, 2013 Galiano Land and Community Housing Trust (GLCHT) Community Information Meeting (CIM) would be permitted.

Chair Hancock responded that comments regarding the GLCHT CIM would be welcomed during the Town Hall Session.

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Doug Latta stated support for GLCHT, the November 16, 2013 CIM, sustainable lifestyles, addressing project concerns and working with the Local Trust Committee (LTC).

There was some discussion regarding GLCHT, specifically relating to: project timeline; CIM presented figures; final report needing to be received by the LTC; feasibility, affordability, and minimum income; and applicant asset(s) threshold.

Tom Hennessy stated support for GLCHT. He stated surprise regarding correspondence item 8.5.

There was some discussion regarding fencing and M. Elliot having many concerns regarding GLCHT.

Gary Coward stated support for GLCHT. He stated support for the word “assigned” being used instead of the word “donated” when referencing community benefit via applications that include such (i.e.: Keefer, Dewinetz, Zizzy/Brown). He stated support for the LTC to decide community benefit(s) without applicant(s) influence and encouraged the LTC to consider many groups as potential recipients.

Andrew Loveridge stated support for GLCHT and the proposed location. He stated support for the good will of the forest lot owners and encouraged everyone in the community to work together.

Tom Hennessy stated support for the LTC to consider many groups as potential recipients of community benefit via rezoning applications.

Art Moses stated concern regarding BC Ferries and their recent announcement of cuts to service(s) and the senior’s discount. He encouraged the Islands Trust and LTC to oppose the cuts.

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 Meeting Minutes of October 7, 2013

Amendments:

- Page 10, item 13.7, first paragraph – replace two instances of the word “motion” with “resolution”.

The Minutes of October 7, 2013 Local Trust Committee Meeting were Adopted as amended by consent.

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 Adopted Meeting Minutes of July 11, 2013

Received for information.

5.4.2 Galiano APC Adopted Meeting Minutes of September 24, 2013

Received for information.

6. BUSINESS ARISING FROM THE REPORT

6.1 Follow-up Action Report

6.1.1 FUAL Report dated November 2013

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

Specific to “Done” items – Planner Nichols will remove them.

Trustee Decario stated that a meeting with the Ministry of Transportation and Infrastructure (MoTI) regarding Galiano’s parking issues would hopefully take place this week.

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 will be considered with the application/project.

8.1 Email dated October 10, 2013 from Andrea Palframan re: Letter of Support for Galiano Green

Received

8.2 Letter dated October 29, 2013 from Andy Beers re: Letter of Support for Galiano

Received

8.3 Letter dated October 29, 2013 from Christina Talbot re: Letter of Support for Galiano

Received

8.4 Email dated November 14, 2013 from A. Shaw re: Support for Galiano Green Project

Received

8.5 Email dated November 13, 2013 from M. Elliot re: Proposed Bylaws 233 & 234 and Opposed to GLCHT

Received

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Salt Spring Island Local Trust Committee Bylaw No. 470 Referral

Resolution GL-LTC-122-13

It was Moved and Seconded that the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Bylaw No. 470 and decided Interests Unaffected by Bylaw.

CARRIED

9.2 Salt Spring Island Local Trust Committee Bylaw No. 471 Referral

Resolution GL-LTC-123-13

It was Moved and Seconded that the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Bylaw No. 471 and decided Interests Unaffected by Bylaw.

CARRIED

9.3 2013 10 04 Islands Trust Council Strategic Plan Referral to LTC

Resolution GL-LTC-124-13

It was Moved and Seconded that the Galiano Island Local Trust Committee recommends an Activity addition to Islands Trust Council Strategic Plan item 1.5.3 called "Participate in Coastal Douglas Fir and Associated Ecosystems Conservation Partnership" with Measure of Success being "Active Participation" and Status being "Depict Galiano's Membership".

CARRIED

The LTC noted that Trust Council Strategic Plan item 2.1.3 (Green Shores for Home credit rating incentive system in one LTA) should reflect that the Thetis Island LTC is piloting such.

There was some discussion regarding the Natural Areas Protection Tax Exemption Program (NAPTEP).

Resolution GL-LTC-125-13

It was Moved and Seconded that the Galiano Island Local Trust Committee recommends Islands Trust Council Strategic Plan item 3.3.2 be amended to include under Status "Groundwater Protection DPA Policy Review".

CARRIED

Resolution GL-LTC-126-13

It was Moved and Seconded that the Galiano Island Local Trust Committee recommends Islands Trust Council Strategic Plan item 6.2.2 be deleted.

CARRIED

9.4 GL-DP-2013.5 (Winmark) Staff Report

Planner Nichols provided information from Staff Report dated October 30, 2013 (File No.: GL-DP-2013.5) Re: Development Permit for Subdivision.

Applicant Richard Dewinetz was in attendance.

Resolution GL-LTC-127-13

It was Moved and Seconded that Galiano Island Local Trust Committee Development Permit GL-DP-2013.5 (Winmark Capital Inc.) be approved.

CARRIED

9.5 GL-RZ-2013.1 (Landworks) Staff Report

Planner Nichols provided information from Staff Report dated November 5, 2013 (File No.: GL-RZ-2013.1) Re: Revised Proposal for Consideration – Official Community Plan and Land Use Bylaw Amendments – District Lot 79.

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

There was some discussion regarding staff recommendations.

Kelly Gesner stated the following: applicant is working with MoTI in order to obtain Preliminary Layout Approval (PLA); applicant plans to file for subdivision within the next week; applicant prefers to amend the existing community benefit agreement that was used in another application rather than initiate a new cost recovery agreement ; applicant will consult the Islands Trust regarding a Section 219 covenant prior to a draft being submitted for LTC review; applicant prefers that each party pay their own legal fees.

There was some discussion regarding the following: best and sustainable practices; possible covenant examples; covenant being in perpetuity; protection of sensitive ecosystems; covenant including steep slopes and riparian areas; covenant being a model for future reference; Development Permit Areas (DPA); Private Managed Forest Land (PMFL) eligibility and potential complications; emergency access; statutory right-of-way (SRW); concern regarding covenants in lieu of road dedication; and establishment of an F3 zone.

Planner Nichols stated that he would report back to the LTC regarding clarification of New Covenant Requirement, bullet point two (2) on page three (3) of the Staff Report.

Bowie Keefer stated that incorrect references/labeling regarding “Bodega Beach Trail” would be changed to “Bodega Beach Drive”.

Resolution GL-LTC-128-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to contact BC Parks regarding a letter of understanding pertaining to lands being transferred as stated in proposed application GL-RZ-2013.1 (Landworks).

CARRIED

Resolution GL-LTC-129-13

It was Moved and Seconded that Galiano Island Local Trust Committee Draft Bylaw No. 244 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2013” be given First Reading.

CARRIED

Resolution GL-LTC-130-13

It was Moved and Seconded that Galiano Island Local Trust Committee Draft Bylaw No. 245 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2013” be given First Reading.

CARRIED

Resolution GL-LTC-131-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Community Information Meeting and Public Hearing for Proposed Bylaw No. 244 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2013”, and Proposed Bylaw No. 245 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2013”, once a subdivision Preliminary Layout Approval has been issued.

CARRIED

Resolution GL-LTC-132-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to enter into a cost recovery agreement with applicant GL-RZ-2013.1 (Landworks) for legal review of the legal undertaking pertaining to the transfer of funds from the sale of proposed Lot 5 to the Galiano Island Housing Society.

CARRIED

Resolution GL-LTC-133-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to work with applicant GL-RZ-2013.1 (Landworks) to draft a Section 219 covenant and enter into a cost recovery agreement with the applicant for associated legal work.

CARRIED

Note: There was a break at 2:20 p.m.

Note: The meeting reconvened at 2:45 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Bylaw No. 238 – Staff Report

Planner Nichols provided information from Staff Report dated October 30, 2013 (File No.: GL 6500-20 (LUB Review)) Re: Galiano Bylaw No. 238, Amendment No. 3, 2012 – A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999.

Resolution GL-LTC-134-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 238, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2012”, be defeated and proceed no further.

CARRIED

10.2 Bylaw No. 241 – Memo re: APC Comments

Planner Nichols provided information from Memorandum dated October 29, 2013 (File Number GL 6500-20 (LUB Review)) Re: Consideration of Sawmill Definition and Contractor Yards as part of Home Occupation – Draft Bylaw No. 241 (LUB).

There was some discussion regarding the following: sawmilling; Advisory Planning Commission (APC) comments and recommendations; enforcement issues; contractor yards; concern regarding potential large-scale industrial use; and concern regarding noise.

Resolution GL-LTC-135-13

It was Moved and Seconded that Galiano Island Local Trust Committee Proposed Bylaw No. 241, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2013”, be amended by deleting sections d), e), and f).

CARRIED

Resolution GL-LTC-136-13

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

CARRIED

Resolution GL-LTC-137-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Community Information Meeting and Public Hearing for Proposed Bylaw No. 241, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2013”.

CARRIED

The LTC thanked the APC for their work.

11. REPORTS

11.1 Work Program Reports

11.1.1 Work Program Report dated November 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.

Specific to Top Priority Item No. 2 (LUB update) Activity No. 1, No. 2 and No. 3 – Planner Nichols will remove them as they are “done”.

Resolution GL-LTC-138-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Work Program Top Priorities list by moving Top Priority item No. 2 (LUB update) Activity Phase II items to the Work Program Projects list.

CARRIED

Resolution GL-LTC-139-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Work Program Top Priorities list by moving Top Priority item No. 3 (Ground water protection DPA policy review) to Top Priority item No. 2 and moving Work Program Projects list item “Dock Review” to Top Priority item No. 3.

CARRIED

There was some discussion regarding Projects list item No. 3.

Resolution GL-LTC-140-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Work Program Projects list by adding a new item with the Description being “Light Industrial Zoning” and the Activity being “Review inventory assessment of existing and potential light industrial zones”.

CARRIED

Resolution GL-LTC-141-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Work Program Projects list by deleting items No. 2 (OCP amendment to review definition of “tree”) and No. 6 (Procedure Bylaw Update).

CARRIED

11.2 Applications Reports

11.2.1 Applications Report dated November 2013

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

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report dated October 2013

Provided for information purposes only.

The LTC commented that the next report would be more accurate.

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; specific amendments are listed below and Planner Nichols will update routine items as necessary.

Resolution GL-LTC-142-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to add the Islands Trust Water Education Project page link to the Galiano Island web page.

CARRIED

11.7 Chair's Report

Chair Hancock stated that the Executive Committee has been busy preparing for the next Trust Council meeting, which will be held in Victoria, December 3rd - 5th, 2013, and that highlights would include the following: half-a-day dedicated to sustainable economic issues; hosting seven (7) regional districts directors, non-governmental organizations (NGO); Chambers of Commerce for a conversation toward island best practices and various approaches to achieving more sustainable local economies; a workshop on invasive species; and a first look at the 2014-2015 budget, which comes up for adoption in March 2014.

11.8 Trustee Report

Trustee Decario stated that she has had a busy month concerning the following: attended a Southern Planning Committee meeting in Sidney, BC, regarding economic development; preparing for the next Trust Council meeting; attended a local planning meeting; attended two financial planning meetings; attended the GLCHT CIM; would hopefully be meeting with a MoTI operations technician this week regarding Galiano's parking issues; and attended to her duties in general (emails, phone calls, office hours etc.).

Trustee Pottle stated that she: attended a Southern Planning Committee meeting in Sidney, BC regarding economic development; attended the GLCHT CIM; is available to meet with people during and/or outside her scheduled office hours; and attended to her duties in general (emails, phone calls, office hours etc.).

12. OTHER BUSINESS

12.1 Upcoming Meetings

The next meeting of the Galiano Local Trust Committee will be held on December 9, 2013 at 12:30 p.m., at the South Community Hall, Galiano Island.

12.2 Proposed Galiano Local Trust Committee 2014 Meeting Schedule

Resolution GL-LTC-143-13

It was Moved and Seconded that the Galiano Island Local Trust Committee amends the Proposed Galiano Local Trust Committee 2014 Meeting Schedule by moving the September 8 meeting to the South Community Hall and deleting the December 1 meeting and that the Proposed Galiano Local Trust Committee 2014 Meeting Schedule as amended be Adopted.

CARRIED

12.3 Email from Lisa Gordon re: Water Resource for Islanders – New Islands Trust Web Pages

Received

12.4 Southern Gulf Islands Harbours Commission Bylaw

Resolution GL-LTC-144-13

It was Moved and Seconded that the Galiano Island Local Trust Committee requests that the Capital Regional District refer any proposed amendments to the Southern Gulf Islands Harbours Commission Bylaw to the Galiano Island Local Trust Committee for comment as provided for in the Capital Regional District/Islands Trust Protocol.

CARRIED

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Tom Hennessy stated on behalf of GLCHT that concerns raised by M. Elliot could be addressed.

Gary Coward stated support for the LTC to consider many groups as potential recipients of community benefit via applications, especially all affordable housing groups.

Ron Taylor stated support for monies acquired for community benefit(s) being used for items that have a clear benefit to the community rather than items such as administration.

Gary Coward stated concern with LTC process regarding community benefit.

Tom Hennessy stated support for the LTC to consider many groups as potential recipients of community benefit via applications and without applicant(s) influence.

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

14. MOTION TO CLOSE MEETING

Resolution GL-LTC-145-13

It was Moved and Seconded THAT, pursuant to Section 90(d), (f) and (g) of the Community Charter, the Galiano Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting October 7, 2013 Galiano LTC In Camera Minutes and to consider legal advice on a potential litigation issue; and further that staff and Recording Secretary remain present.

CARRIED

Note: the public was asked to adjourn at 4:10 p.m.

See separate In Camera Meeting minutes dated November 18, 2013.

Note: the public reconvened at 4:40 p.m.

15. RECALL TO ORDER

Chair Hancock stated there was nothing to report.

16. ADJOURNMENT

Resolution GL-LTC-148-13

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 4:45 p.m.

CARRIED

RECORDER

CHAIR