

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON MONDAY, DECEMBER 9, 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
	Kim Farris	Planner 1
	David Millership	Recording Secretary

There were approximately thirteen (13) 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 welcomed Planner Kim Farris as a new member of the Islands Trust Planning Team.

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 12.4 – Bus Route 620 Tsawwassen/Bridgeport Schedule Changes

The agenda was re-numbered accordingly.

The agenda, as amended, by consent was approved.

2.1 Questions on Agenda Items

Gary Coward asked if item 12.2 (Community Benefit Regarding Rezoning of Forestry Property) would involve discussion regarding applications already in progress.

Chair Hancock responded that item 12.2 would involve a more general discussion.

There was some discussion regarding future policy and applications as well as Galiano Land and Community Housing Trust (GLCHT).

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Dave Ages stated concern regarding bus route 620 Tsawwassen/Bridgeport schedule changes and requested that the Local Trust Committee (LTC) express opposition to the changes via a letter to TransLink BC and BC Ferries.

Andrew Loveridge stated that he, on behalf of the Galiano Island Chamber of Commerce, would write a letter to TransLink BC and BC Ferries expressing concern regarding bus route 620 Tsawwassen/Bridgeport schedule changes.

Tom Hennessy stated concern regarding bus route 620 Tsawwassen/Bridgeport schedule changes.

There was some discussion regarding the potential impact(s) on businesses, livelihoods, and individuals.

Rose Longini stated concern regarding the implementation of BC Hydro smart meters and the \$35.00 per month fee being charged to customers who prefer to keep an analog meter instead. She requested that Islands Trust Council and the LTC take action against added costs to consumers and commented that a class action lawsuit against BC Hydro is underway.

Resolution GL-LTC-149-13

It was Moved and Seconded that the Galiano Island Local Trust Committee requests the Executive Committee to follow-up regarding BC Hydro smart meters and referral to the BC Utilities Commission.

CARRIED

Tom Hennessy stated concern regarding BC Hydro smart meters.

Doug Latta stated concern regarding BC Hydro smart meters.

There was some discussion regarding the following: health concerns; forced implementation; and the \$35.00 per month fee being nonsensical because BC Hydro could do a reading once per year.

Gary Coward stated support for affordable housing and the LTC deciding community benefit(s) without applicant(s) influence. He encouraged the LTC to develop a community benefit policy that is fair, applies to current as well as future applications, and considers many groups as potential benefactors.

Tom Hennessy stated support for comments made by Gary Coward regarding community benefit.

There was some discussion regarding GLCHT economics.

Andrew Loveridge stated support for GLCHT. He congratulated the Page Drive Society on their community benefit good fortune and praised applicants such as Richard Dewinetz for their generosity.

Doug Latta provided an update regarding GLCHT and stated support for swift process.

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 Special Meeting Minutes of November 16, 2013

The Minutes of November 16, 2013 Local Trust Committee Special Meeting by consent, were adopted.

5.1.2 Galiano Island Local Trust Committee Meeting Minutes of November 18, 2013

The Minutes of November 18, 2013 Local Trust Committee Meeting by consent, were adopted.

5.2 Public Hearing Record and Community Information Meeting

5.2.1 Galiano Island Local Trust Committee Community Information Meeting Notes of November 16, 2013

Amendments:

- Global edit – replace “Mr. Rolston” with “Mr. Ralston”.
- Page 3, item 4.3, eighth paragraph – replace “Kohurt” with “Kohut”.
- Page 3, item 4.3, eighth paragraph – add “some” after “appraise”.
- Page 3, item 4.3, eleventh paragraph – replace “funding” with “targets”.
- Page 3, item 4.3, eleventh paragraph – add “and lots are not fully leased from the beginning.” after “met.”
- Page 4, twelfth paragraph – replace “Clive” with “Ron”.
- Page 5, third paragraph – replace “homeowners” with “community members”.

The Notes of November 16, 2013, Local Trust Committee Community Information Meeting as amended, by consent were received.

5.3 Section 26 Resolutions without Meeting

One resolution regarding a variance considered/approved via resolution without meeting (RWM) and relating to the new North Galiano Fire Hall was mentioned.

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE REPORT

6.1 Follow-up Action Report

6.1.1 FUAL Report dated December 2013

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

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

Specific to item 2 – Trustee Decario stated that she met with Local Area Manager Rachelle Ray from the Ministry of Transportation and Infrastructure (MoTI) regarding Galiano’s parking issues and commented that they toured and discussed areas of concern that specifically relate to Sturdies Bay, Montague and Spanish Hills. Trustee Decario stated that MoTI does not have funds for major projects but may be able to assist with funds for smaller projects such as brush clearing and signage. Trustee Decario also mentioned that the Royal Canadian Mounted Police (RCMP) is now enforcing parallel versus angled parking at Sturdies Bay.

Chair Hancock asked Trustee Decario to follow-up with Local Area Manager Rachelle Ray of MoTI regarding their meeting, and to please copy the Local Trust Committee (LTC) on any correspondence(s).

Specific to items 10 and 11 – Planner Nichols will add the applicant’s name(s) to the application identifier.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-DP-2013.2 (Ghai) Memo

Planner Nichols provided information from the Memorandum dated November 25, 2013 (File No.: GL-DP-2013.2 (Ghai)) Re: GL-DP-2013.2 New Reports for Consideration in Evaluating the Development Permit Application.

Stephen Carter attended and spoke on behalf of David McKerrell and the application.

There was some discussion regarding the following: Island Marine Construction Services Ltd. taking care in what they do; habitat loss; intertidal zone; sea life attaching to structures; altering and adding to habitat; changes to the permit relating to 2(g) and 2(d); area surveyed not including the whole bay; eel grass protection; best placement versus proposed placement of dock; rock pinnacle(s) being a hazard at low tide; riparian rights and regulations; Department of Fisheries and Oceans (DFO) regulations; jurisdiction; development permits guiding but not restricting development; LTC desire to find amicable solution(s); wind as a hazard; construction materials that permit light to shine through them in order to reduce impact on eel grass and sea life; the bay being a critical habitat where fish lay eggs; construction having been done prior to permit approval; anchors, chains, shore pins, and eye bolts; prevention of sea bed scouring; Schedule "A" and Schedule "B" diagrams needing to be exact; bathymetric surveying; construction compliance and enforcement via diver checks; dock floating up and down but not side to side; options regarding the development permit (DP) and the development variance permit (DVP); dock landing options; setbacks; Forest Lands Natural Resource Operations (FLNRO); and next steps.

Resolution GL-LTC-150-13

It was Moved and Seconded that the Galiano Island Local Trust Committee defers consideration of GL-DP-2013.2 (Ghai) until staff determines whether a Development Variance Permit is required with the landing upland of the setback.

CARRIED

There was some discussion regarding other possible locations for the dock and rationale for such, and the need for a more detailed report.

Resolution GL-LTC-151-13

It was Moved and Seconded that the Galiano Island Local Trust Committee finds that the Precision Identification report dated November 12, 2013 does not adequately address the resolution of October 7, 2013 and requests a more thorough evaluation of site potential for an alternative dock location.

CARRIED

Note: there was a break at 3:10 p.m. and the meeting reconvened at 3:20 p.m.

9.2 GL-DVP-2013.3 (Williams) Memo

Planner Nichols provided information from the Memorandum dated November 25, 2013, (File No.: GL-DVP-2013.3 (Williams)) Re: Requested Qualified Professional Report to Address Retaining Wall.

David Williams attended and spoke on behalf of the application.

There was some discussion regarding: Bylaw Enforcement Officer (BEO) reports; process; application history; definition of natural boundary; high water mark; plant growth; erosion; applicant being opposed to seawall removal; environmental concerns; jurisdiction; natural versus unnatural boundary; bylaw complaint from 2005; Shoreline Site Assessment report; surveys; character of bay; *Land Act*; construction having been done prior to permit approval; precedent; need for clarification regarding the natural boundary of the sea; biologist report; LTC options; and next steps.

Resolution GL-LTC-152-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to obtain a second survey to determine natural boundary of the sea pertaining to GL-DVP-2013.3 (Williams).

CARRIED

The LTC requested that Planner Nichols provide the surveyor with the Memorandum dated November 25, 2013 (File No.: GL-DVP-2013.3 (Williams)) Re: Requested Qualified Professional Report to Address Retaining Wall.

A member of the public stated that uniform solutions relating to the determination of the natural boundary of the sea are needed.

Chair Hancock responded that such is better determined at the time of application and that this particular application has been a challenge due to process not being followed (construction having been done prior to permit approval).

There was some discussion regarding the applicants schedule and availability.

Resolution GL-LTC-153-13

It was Moved and Seconded that the Galiano Island Local Trust Committee defers further consideration of GL-DVP-2013.3 (Williams) to May 2014.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 STVR – Staff Report

Planner Farris provided information from the Staff Report dated November 28, 2013, (File No.: GL 6500-20 STVR) Re: STVR Fact Sheet and Survey Information.

There was some discussion regarding the following: short-term vacation rentals (STVR); rezoning; home occupation permits; Temporary Use Permits (TUP); dwellings and cottages being permitted in most zones; questions and parameters to be included in a survey; available rental stock; affordable housing; allowance of STVR's maybe not resulting in an increased stock of full-time rentals; need for reliable landlords; business licenses not being Local Trust Committee (LTC) jurisdiction; rental terms exceeding one month being long-term and therefore already subject to a tenancy agreement; visitor accommodation; bed and breakfast (B&B) accommodation; possible STVR effects on hotels, inns and other businesses; possible STVR effects on renters; possible restriction of STVR rentals to seven day stay minimums; possible designation of STVR zones; B&B's that might want to use their cottage as an STVR; Draft Project Charter timeline and meeting dates; the need to gather facts and inform the public; Hornby Island STVR approach; and next steps.

Planner Farris and Planner Nichols, based on today's discussions, will update possible questions to be asked of survey responders.

Resolution GL-LTC-154-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to send a mail out and provide a web link that includes a survey and fact sheet to Galiano Island residents and landowners.

CARRIED

Resolution GL-LTC-155-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the Draft Project Charter timeline by adding item number identifiers one through nine, deleting items No. 2 and No. 4, updating item No. 5 Deliverable/Milestone to “Summarize findings from the survey to date” and updating item No. 6 Deliverable/Milestone to “Summarize completed survey and have a Community Information Meeting”.

CARRIED

Resolution GL-LTC-156-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to schedule a Community Information Meeting for March 2014.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Work Program Report dated December 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-157-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to provide a report on potential amendments to the Ground Water Protection Development Permit Area resulting from findings in the Waterline Report.

CARRIED

Specific to Top Priority Item No. 3 (Dock Review) – there was some discussion regarding a possible Draft Project Charter, zoning and eel grass mapping.

Resolution GL-LTC-158-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to present the Galiano Island eel grass mapping at the February 2014 business meeting.

CARRIED

11.2 Applications Reports

11.2.1 Applications Report dated December 2013

Provided for information.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report dated November 2013

Provided for information.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Provided for information.

Resolution GL-LTC-159-13

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to bring a Draft Policies and Standing Resolutions Report regarding open bylaw enforcement files and pending applications to the LTC for consideration.

CARRIED

11.6 Galiano Island LTC Web Page for Review

Chair Hancock asked for any additions or changes to the LTC web page; Planner Nichols will update routine items as necessary.

The Galiano Island LTC web page can be found at:

www.islandstrust.bc.ca/islands/local-trust-areas/galiano

11.7 Chair's Report

Chair Hancock stated that he attended Trust Council in Victoria on December 3rd - 5th, 2013, and that one of the key findings of an economic sustainability workshop was that ferry service cuts are the number one challenge.

11.8 Trustee Report

Trustee Pottle stated that she attended Trust Council in Victoria on December 3rd - 5th, 2013 and that many pressing issues relating to the Salish Sea were raised (i.e.: regarding oil tanker traffic, coal transportation, and new shellfish tenures).

Trustee Decario stated that she attended Trust Council in Victoria on December 3rd - 5th, 2013, and that there is a lot of advocacy that is, and needs to be done (i.e.: regarding ferries, pipelines, Howe Sound protection and geoducks). She stated that discussions on how to address advocacy would continue at the next Trust Council meeting and that the Galiano LTC is a particularly busy LTC.

12. OTHER BUSINESS

12.1 Upcoming Meetings

The next meeting of the Galiano Local Trust Committee will be held on February 3, 2014 at 12:30 p.m., at the South Community Hall, Galiano Island.

Chair Hancock stated that a Community Information Meeting (CIM) regarding STVR's is due to be scheduled for March 2014.

12.2 Community Benefit Regarding Rezoning of Forestry Property

Deferred

12.3 Galiano Land Community Housing Trust (GLCHT) – Community Information Follow-up

Planner Nichols provided information and stated that he would report back to the LTC once a final feasibility study has been done.

12.4 Bus Route 620 Tsawwassen/Bridgeport Schedule Changes

Resolution GL-LTC-160-13

It was Moved and Seconded that the Galiano Island Local Trust Committee requests Trustee Decario to write on behalf of the Local Trust Committee to TransLink BC, the Premier, and the Provincial Minister responsible to object to route 620 Tsawwassen/Bridgeport schedule changes.

CARRIED

Chair Hancock commented that TransLink BC offers a complaints feedback form via their website:

<http://feedback.translink.ca/hiwire?.a=cCustomerComplaint>

12.5 Motion to Close Meeting

Deferred

12.6 Recall to Order

12.6.1 Rise and Report from Closed Meeting

Deferred

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

Doug Latta stated that all GLCHT is requesting is to rezone the property. He commented that he was frustrated with process.

Tom Hennessy stated concern regarding the November 16, 2013, LTC CIM Notes and asked how he can submit additional information. He requested that the LTC allow more time for a Town Hall session at the beginning of LTC meetings. He stated concern regarding length of process relating to GLCHT.

Chair Hancock responded that Mr. Hennessy could submit additional comments regarding the CIM Notes directly to the LTC and that such comments would be on record but that the CIM Notes themselves would not be further amended as they have already been received by the LTC.

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

14. ADJOURNMENT

Resolution GL-LTC-161-13

It was Moved and Seconded that the Galiano Island Local Trust
Committee meeting be adjourned at approximately 5:40 p.m.

CARRIED

RECORDER

CHAIR