



ADOPTED

Galiano Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: Monday, June 9, 2014, 12:30 p.m.

Location: North Island Community Hall,
Galiano Island, BC

Members Present: Ken Hancock, Chair
Louise Decario, Local Trustee
Sandy Pottle, Local Trustee

Regrets: None

Staff Present: Kris Nichols, Island Planner
David Millership, Recorder

Staff Absent: None

Media and Others Present: Five members of the public

1. CALL TO ORDER

The meeting was called to order at 12:40 pm. Chair Ken Hancock acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced.

2. APPROVAL OF THE AGENDA

The following additions to the agenda were presented for consideration:

- 10.3 GL-RZ-2013.1 (Landworks) – Update on Proposal for Consideration – OCP & LUB – District Lot 79
- 13.3 SGIEDC Food and Agriculture Strategy Briefing – Jeff Weightman, CRD Project Manager

By general consent the agenda was approved, as amended.

2.1 Questions on Agenda Items

None

3. TOWN HALL

Chair Hancock invited the public to make comment.

Doug Latta provided an update regarding Galiano Land and Community Housing Trust (GLCHT) and emphasized how important it is for the project to succeed in providing affordable housing options for Galiano's younger generation.

Tom Hennessey provided an update regarding GLCHT and stated that Galiano Green now has 16-17 applicants. He expressed concern with Local Trust Committee (LTC) strategy and the possibility of a new LTC, with potentially different thinking, being elected later this year. He commented that Galiano Green has benefited from professional input.

Chair Hancock responded that the LTC does not have an overall strategy/intent regarding GLCHT and that due process is being followed, just like it is for all applications. He commented that application approvals are only granted when the LTC has reached a comfort level with information(s) provided by the applicant(s).

A discussion ensued regarding GLCHT viability/approach and community/LTC concerns and the LTC/Planner reiterated that the objective for all is to provide affordable/secure housing to those on Galiano that need it.

Richard Dewinetz spoke regarding GLCHT and suggested that the project would be successful if it lowered the density to 15 units, with half being for sale and half being for rent. He noted that the project's viability would hinge upon funds raised from sales and expressed concern with plans to include outbuildings, as all units should be self-contained.

Daniel Kirkpatrick spoke regarding GLCHT and asked if applicants would need to fulfill a residency requirement, such as being required to have resided on Galiano for a minimum of one to two years.

Tom Hennessey responded that GLCHT is working to address some sort of residency requirement.

Chair Hancock stated that further discussion regarding GLCHT could continue under item 10.1 and/or item 14.

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

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. PREVIOUS MEETINGS

6.1 Local Trust Committee Minutes for Adoption

6.1.1. Galiano Island Local Trust Committee Minutes of May 5, 2014

Amendments:

- Page 4, item 10.1, fifth paragraph – replace the word “permission” with “appropriate permits”.

By general consent the Galiano Island Local Trust Committee Minutes of May 5, 2014, were adopted, as amended.

6.2 Public Hearing Record and Community Information Meeting

None

6.3 Section 26 Resolutions without Meeting

None

6.4 Advisory Planning Commission

None

7. BUSINESS ARISING FROM THE REPORT

7.1 Follow-up Action Report

Planner Nichols provided information from FUAL Report dated May 2014, and specific items were discussed as follows:

- No. 6, staff will have a conference call with the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO) on June 11 regarding LTC’s resolution regarding the amending of the DP for issuance.
- No. 8, there is an ad in The Active Page looking for focus group members.
- No. 10, the applicant has until next week, after which Bylaw Enforcement (BE) will follow-up.

A discussion ensued regarding item No. 6 and the LTC reconfirmed their position that their decision reflected the only location that was good for the dock.

8. DELEGATIONS

None

9. CORRESPONDENCE

None

10. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

10.1 GL-RZ-2011.1 (GLCHT) Memo – Feasibility Report Update

Planner Nichols presented information from the memorandum.

There was some discussion regarding:

- water capacity and potable water standards being confirmed/met via a professional hydrologist(s) report, which also addresses concerns expressed by the Galiano Estates Improvement District;
- LTC needing to receive a final report/site plan from GLCHT that addresses remaining uncertainties such as lot lines, setbacks, road sizes etc. and prior to bylaw(s) drafting;
- Planner Nichols will check the current bylaws regarding Agricultural (AG) language, cistern size, accessory building height and size, parking and maximum floor area of a residence (1000 square feet (sq. ft.) with 200 sq. ft. of storage being added onto that) and report back re proposed changes;
- importance of GLCHT having community support and the planning for a Community Information Meeting (CIM);
- building costs being between \$69k and \$100k for 500 sqft.

Chair Hancock requested that GLCHT representatives contact Planner Nichols regarding remaining uncertainties.

10.2 GL-RZ-2011.2 (Dewinetz) – Covenant Discharge Memo

Planner Nichols presented information from the memorandum.

There was some discussion regarding:

- the discharge of tree, wetland, and gate covenants;
- the need for resolutions to be specific and descriptive.

GL-2014-052

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Chair be appointed to sign the discharge of tree cutting covenants from lands (originally described as lots 20, 21, 24, 25, and 32 and a portion of District Lot 68) being transferred to the provincial crown or as part of the residential zoned properties as per the applications GL-RZ-2011.3/GL-SUB-2012.2/Bylaws 235/236 (Winmark).

CARRIED

GL-2014-053

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Chair be appointed to sign the discharge of wetland covenants from lands (described as lots 3, 7, 8, 9, 10, and 11) as part of the residential zoned properties as per the applications GL-RZ-2011.3/GL-SUB-2012.2/Bylaws 235/236 (Winmark).

CARRIED

GL-2014-054

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Chair be appointed to sign the discharge gate covenant No. CA3321095 and sign a new covenant addressing gate and access issues.

CARRIED

GL-2014-055

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Chair be appointed to sign the discharge of Section 1 and Section 2 of the covenant associated with GL-RZ-2005.3 (LandPlan) and GL-SUB-2007.1 (LandPlan).

CARRIED

By general consent the Galiano Island Local Trust Committee agreed to address item 11.4 prior to item 10.3.

11.4 GL-TUP-2014.1 (Galiano Conservancy Association)

Planner Nichols presented information from the staff report.

Ken Millard was in attendance and spoke on the application.

There was some discussion regarding:

- there being a need for a facility to prepare and serve food;
- this new Temporary Use Permit (TUP) being a supplementation of the old one and both running concurrently.

GL-2014-056

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Temporary Use Permit GL-TUP-2014.1 (Galiano Conservancy Association) be Approved.

CARRIED

Note: there was a break at 3:15 p.m. and the meeting reconvened at 3:30 p.m.

10.3 GL-RZ-2013.1 (Landworks) – Update on Proposal for Consideration – OCP & LUB – District Lot 79

Planner Nichols presented information from the staff report and stated that where necessary, he would replace Bylaw No. 245 section(s) iterations of “5.4.13” with “5.4.17” and “Galiano Island Local Trust Committee Bylaw No. 245 Schedule 1” with “Galiano Island Local Trust Committee Bylaw No. 244 Schedule 1”.

There was some discussion regarding:

- the proposal, best practices, and the need for an enforceable sustainable forestry covenant;
- LTC desire for the proposal to honour Galiano’s Development Permit Areas (DPA);
- applicant(s) desire for the Islands Trust to be the only covenant holder;
- process, zones relating to parks designation, passive recreation definition, Galiano Island Parks and Recreation Commission (GIPRC), and camping.

GL-2014-057

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Proposed Bylaw No. 244 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2013” be amended by adding a clause after 1 ii of Schedule 1 as shown in Attachment 2 of the report titled “Update on Proposal for Consideration – Official Community Plan and Land Use Bylaw Amendments – District Lot 79” as follows:

“incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and”

CARRIED

GL-2014-058

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Proposed Bylaw No. 244 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2013” be given Second Reading.

CARRIED

GL-2014-059

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Proposed Bylaw No. 245 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2013” be amended by adding a new clause A.2 as follows:

“Section 5.4 (Rural Residential Zone – RR) is amended by inserting the following as a new 5.4.17:

5.4.17 On lands zoned RR(c), in addition to the other regulations in 5.4, all buildings, structures, and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 5 of Schedule D of this bylaw.””

And a new clause A.4 as follows:

“Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Schedule 1 as a new “Plan 5”.

As well as a Schedule 1 as shown in Attachment 3 of the report titled “Update on Proposal for Consideration – Official Community Plan and Land Use Bylaw Amendments – District Lot 79”.

CARRIED

GL-2014-060

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee Proposed Bylaw No. 245 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2013” be given Second Reading.

CARRIED

There was some discussion regarding:

- process and LTC desire to receive an F3 covenant prior to Preliminary Layout Approval (PLA);
- process and LTC requirement that a covenant(s) be done prior to Public Hearing (PH).

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Groundwater DPA – Fact Sheet and Next Steps

Planner Nichols presented information from the memorandum.

There was some discussion regarding the fact sheet, amendments were as follows:

- What has changed?, second paragraph – replace the word “cover” with “allow”.
- How do the changes affect me?, first paragraph, second sentence – highlight the whole sentence.

GL-2014-061

It was MOVED and SECONDED,

By the Galiano Island Local Trust Committee that staff be requested to send out the Groundwater Development Permit Area Fact Sheet to all property owners with land in the Development Permit Area 4 and to place the fact sheet on the website in advance of the Public Hearing.

CARRIED

11.2 Short Term Vacation Rental (STVR) Update – Memo

Planner Nichols presented information from the memorandum.

There was some discussion regarding:

- permitted number of beds versus permitted number of bedrooms;
- bylaw enforcement.

GL-2014-062

It was MOVED and SECONDED,

By the Galiano Island Local Trust Committee that staff be requested to amend Proposed Bylaw No. 247 Section 1 b) 3.13(2) by adding the words “three (3) bedrooms with a total of” before the word “four”.

CARRIED

GL-2014-063

It was MOVED and SECONDED,

By the Galiano Island Local Trust Committee that staff be requested to schedule a Special Meeting to be held on July 5, 2014, for the purpose of a Community Information Meeting and a Public Hearing for Proposed Bylaw No. 247 and Proposed Bylaw No. 248.

CARRIED

11.3 Contractor Home Base – Memo

Planner Nichols presented information from the memorandum.

11.4 GL-TUP-2014.1 (Galiano Conservancy Association)

As amended, this item was addressed prior to item 10.3.

12. REPORTS

12.1 Work Program Reports

12.1.1 Work Program Report dated May 2014

Planner Nichols provided information.

12.1.2 Federal Marihuana for Medical Purposes Regulation – Staff Report

Planner Nichols provided information from the staff report.

There was some discussion regarding Local Trust Committee options.

GL-2014-064

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee bylaw amendments not be considered at this time.

CARRIED

12.2 Applications Reports

Planner Nichols provided information from Applications Report dated May 2014, and specific applications were discussed as follows:

- GL-DP-2014.2 (Finnie), regarding form and character and possible approval via Resolution Without Meeting (RWM).

12.3 Expense/Budget Reports

LTC Expense Report dated May 2014 was provided for information.

12.4 Bylaw Enforcement

None

12.5 Policies and Standing Resolutions Report

Provided for information

12.6 Galiano Island LTC Web Page for Review

Chair Hancock asked for any additions or changes to the LTC web page (www.islandstrust.bc.ca/islands/local-trust-areas/galiano).

No specific updates were made; Planner Nichols will update routine items as necessary.

12.7 Chair's Report

Chair Hancock stated that he would be attending Trust Council (TC) on June 18-19, 2014, on Saturna Island. He noted that the Stewardship Awards winners would be announced and that Fisheries and Oceans Canada (DFO) would make a presentation on aquaculture.

12.8 Trustee Report

Trustee Pottle stated that she would be attending TC on June 18-19, 2014, on Saturna Island. She noted that she attended a meeting with BC Parks, has had numerous conversations regarding affordable housing and has been reviewing many materials as usual.

Trustee Decario stated that she would be attending TC on June 18-19, 2014 on Saturna Island. She noted that she has been working hard and attending to the same business as Trustee Pottle.

13. OTHER BUSINESS

13.1 Upcoming Meetings

The next meeting of the Galiano Island Local Trust Committee will be held July 7, 2014, at 12:30 p.m. at the Galiano Island South Community Hall.

13.2 Special LTC Meeting Request – Memo

Received, the Special Meeting for July 5, 2014, has already been scheduled.

13.3 SGIEDC Food and Agriculture Strategy Briefing – Jeff Weightman, CRD Project Manager

Chair Hancock presented the Southern Gulf Islands Economic Development Commission (SGIEDC) Food and Agriculture Strategy Briefing for information.

14. TOWN HALL MEETING

Chair Hancock invited the public to make comment; no comments were made and the Town Hall meeting was closed.

17. ADJOURNMENT

GL-2014-065

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee meeting be adjourned at
5:00 p.m.

CARRIED

Ken Hancock, Chair

CERTIFIED CORRECT:

David Millership, Recorder