



ADOPTED

Galiano Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: Monday, September 8, 2014, 12:30 p.m.
Location: South Island Community Hall,
Galiano Island, BC

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

Regrets: None

Staff Present: Robert Kojima, Regional Planning Manager
Kim Farris, Island Planner
David Millership, Recorder

Staff Absent: None

Media and Others Present: Sixteen members of the public

1. CALL TO ORDER

The meeting was called to order at 12:35 pm. Chair Hancock acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced; he welcomed Kim Farris as Galiano's Acting Island Planner.

2. APPROVAL OF THE AGENDA

By general consent the agenda was approved.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment and asked that comments regarding Galiano Land and Community Housing Trust (GLCHT) be made under item 9.1.

There being no comments, 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 July 5, 2014

By general consent the Galiano Island Local Trust Committee Special Meeting Minutes of July 5, 2014 were adopted.

5.1.2 Galiano Island Local Trust Committee Meeting Minutes of July 7, 2014

By general consent the Galiano Island Local Trust Committee Meeting Minutes of July 7, 2014 were adopted.

5.2 Public Hearing Record and Community Information Meeting

5.2.1 Galiano Island Local Trust Committee Community Information Meeting Notes of July 5, 2014

Amendments:

- Page 2, fourth paragraph – delete “in” after “within”.
- Page 4, fourth paragraph – replace “entire Galiano Island would have to go to DPA, and wondered whether the community would want to go to DPA.” with “entire Galiano Island would then be in a DPA area and wondered whether the community would support this change.”.
- Page 4, eighth paragraph – replace the whole paragraph with “Planner Nichols noted there were a number of studies done. The recommendation was made at the time for 50m but the Local Trust Committee of the day changed the elevation.”
- Page 4, ninth paragraph – replace “set it at 100m” with “set the elevation at 100m” and replace “wanted to maintain the setting.” with “want to maintain the 140m elevation.”.

By general consent the Galiano Island Local Trust Committee Community Information Meeting Notes of July 5, 2014 were received, as amended.

5.2.2 Galiano Island Local Trust Committee Public Hearing Record of July 5, 2014

By general consent the Galiano Island Local Trust Committee Public Hearing Record of July 5, 2014 was received.

5.3 Section 26 Resolutions without Meeting

None

5.4 Advisory Planning Commission

5.4.1 Adopted APC Meeting Minutes of June 18, 2014

Provided for information.

5.4.2 Adopted APC Meeting Minutes of June 26, 2014

Provided for information.

5.4.3 Draft APC Meeting Minutes of June 30, 2014

Provided for information.

6. BUSINESS ARISING FROM THE REPORT

6.1 Follow-up Action Report

Planner Farris provided information from FUAL Report dated August 2014.

Regarding No. 3, Regional Planning Manager (RPM) Kojima recommended that this item be moved to the Projects List.

Regarding No. 1, RPM Kojima commented that work is proceeding and covenant changes are underway.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 Letter dated July 25, 2014 from R. Smith on behalf of Therah Village Developments Limited re Height Limit for Cottages

Roy Smith was in attendance and spoke on behalf of the letter.

The Local Trust Committee (LTC) received the letter for information, RPM Kojima stated that Planners are able to give advice but not legal certainty and Chair Hancock stated that the LTC has amended the LUB recently to address ambiguity with the issue(s).

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-RZ-2011.1 (GLCHT) – Staff Report

RPM Kojima presented information from the staff report and emphasized that the LTC's primary concern with the project should be affordability. He also mentioned the importance of the project being phased.

Rob Barrs, Principal of Rob Barrs and Associates and Tom Hennessy were in attendance and spoke on behalf of the application.

There was some discussion regarding:

- Phase One being four to six units with GLCHT developing two of them and two to four of them being applicant/owner developed;
- Overall layout and Phase One being subject to a Section 219 covenant;
- GLCHT preferring that the Islands Trust not be involved in form and character decision making;
- Need for site plan to include the largest units;
- Issues, logistics and costs surrounding septic and water, including rainwater harvesting and extreme situations;
- Need for housing agreement process to move forward;
- Need for GLCHT to apply for a Regional Housing Trust Fund grant;
- Project viability being tied to a total build-out of 20 units;
- Project footprint totalling approximately 15% of the 10 acre site, resulting in a lot of green space.

Chair Hancock invited the public to make comment.

Art Moses stated support for GLCHT.

Avis Seads raised concerns made by the Galiano Estates Improvement District regarding water capacity and relating to GLCHT and stated that the GLCHT water study should have been done in the summer/dry season.

Tom Hennessy responded that such concerns were addressed via a professional hydrologist(s) report and that GLCHT would not impact the surrounding water supply, including that of the Galiano Estates Improvement District.

Andrew Loveridge stated support for GLCHT and commented that he favors the projects siting as well as rainwater harvesting plan(s).

Tom Hennessy stated that GLCHT water could be turned off from June to September if the Galiano Estates Improvement District has concern(s)/feels that their water usage is being negatively impacted by GLCHT.

A discussion ensued regarding **Allan Doty's** position regarding GLCHT and item 14 of the Minutes of July 7, 2014 was referenced – Mr. Doty's recorded comment(s) was as follows: "Allan Doty spoke regarding GLCHT and stated that: he supports the letter that was written by the Galiano Estates Improvement District, which expresses concerns regarding water capacity; he personally supports GLCHT and affordable housing and believes that concerns regarding water capacity are trying to be mitigated. He then spoke in support of increasing density around the Daystar Market area before expressing concern regarding noise coming from the Galiano Rod and Gun Club."

Gary Coward stated support for Phase One of GLCHT moving forward and commented that he favors the projects development/density plan(s) as well as ability to address water concerns that may or may not arise.

George Harris stated support for GLCHT and the application being approved within the LTC's current term. He commented that he favors the projects plan(s) regarding water.

Dave Ages stated support for Phase One of GLCHT moving forward and a Public Hearing (PH) being scheduled, pending housing agreement progress. He commented that he favors rainwater harvesting, the projects siting and that phasing the project seems reasonable in order to determine/evaluate and address any issues that might arise. Mr. Ages mentioned that the general monetary guideline for water storage development is one dollar per gallon and that sharing/filtering could be an option for GLCHT to reduce costs.

There being no further comments, Chair Hancock called for a break.

Note: there was a break at 2:15 p.m. and the meeting reconvened at 2:35 p.m.

GL-2014-095

It was MOVED and SECONDED,

That Proposed Bylaw No. 234 be amended by reducing the maximum floor area of dwellings to 100 square metres, the maximum floor area of accessory buildings to 10 square metres and including a parking requirement for 1 space per dwelling and 6 visitor spaces.

CARRIED

GL-2014-096

It was MOVED and SECONDED,

That Proposed Bylaw No. 234, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2011" be given Second Reading.

CARRIED

GL-2014-097

It was MOVED and SECONDED,

That Proposed Bylaw No. 233, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 15, 2011" be given Second Reading.

CARRIED

There was some discussion regarding:

- The housing agreement and wording related to eligibility;
- The housing agreement and amendments being possible after PH;
- GLCHT project being affordable;
- Regional Housing Trust Fund application example(s).

GL-2014-098

It was MOVED and SECONDED,

That staff be directed to schedule a Public Hearing and Community Information Meeting once the housing agreement has been reviewed and revised by Capital Regional District staff and confirmation has been provided from the Capital Regional District Housing Secretariat that a housing agreement will be administered by the Capital Regional District and that the application to the Regional Housing Trust Fund has been submitted.

CARRIED

GL-2014-099

It was MOVED and SECONDED,

That staff be directed to work with the applicants on preparing a suitably worded Section 219 covenant that would phase the development, control layout and design, require construction of the first phase and provide for review of water supply feasibility at that stage; and further that legal review of the draft covenant be authorized by cost recovery.

CARRIED

9.2 GL-RZ-2013.1 / GL-DP-2013.6 / GL-SUB-2013.1 (Landworks) – Staff Report

Planner Farris presented information from the staff report and mentioned that the Forest Management Plan wasn't attached but had been sent to the LTC, by the applicant, ahead of today's meeting.

Applicant Bowie Keefer was in attendance and spoke on behalf of the application.

There was some discussion regarding mapping and driveways.

GL-2014-100

It was MOVED and SECONDED,

That the 10% road frontage requirement for Lots 1, 2, 3, and 4 in GL-SUB-2013.1 (Landworks) be waived.

CARRIED

GL-2014-101

It was MOVED and SECONDED,

That Development Permit GL-DP-2013.6 (Landworks) be approved.

CARRIED

GL-2014-102

It was MOVED and SECONDED,

That staff be directed to schedule a Community Information Meeting and Public Hearing for GL-RZ-2013.1 (Landworks) for the November 3, 2014 Galiano Island Local Trust Committee regular meeting.

CARRIED

There was some discussion regarding:

- The sustainable forestry covenant in general and the applicant approving the inclusion of wording to the effect of “no forestry activity within Development Permit (DP) areas”;
- Need for a third party covenant holder that knows forestry.

9.3 Experience the Southern Gulf Islands Cycling and Pedestrian Trail Plan – Memo

RPM Kojima presented information from the memorandum.

GL-2014-103

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee requests that staff provide the comments contained in Memorandum dated August 19, 2014 to the Capital Regional District concerning the draft Cycling and Pedestrian Trail Plan.

CARRIED

9.4 Salt Spring Island LTC Bylaw Referral No. 480

GL-2014-104

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Bylaw No. 480 and decided Interests Unaffected by Bylaw.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Home-based Contractors Project – Staff Report

RPM Kojima presented information from the staff report.

GL-2014-105

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee request that no further work be done on the Home-based Contractor Project until January 2015, and that staff report back to the new Local Trust Committee at that time.

CARRIED

11. REPORTS

11.1 Work Program Reports

Work Program Report dated August 2014, provided for information.

GL-2014-106

It was MOVED and SECONDED,

That staff be directed to move Follow-up Action List item No. 3 (Community Benefit Discussion – Forest Lands) to the Projects List.

CARRIED

There was some discussion regarding:

- Short Term Vacation Rental (STVR) bylaws;
- Groundwater DPA bylaw is still at Minister's office;
- Both bylaws are awaiting Ministerial approval.

11.2 Applications Reports

Applications Report dated August 2014, provided for information.

GL-2014-107

It was MOVED and SECONDED,

That GL-DP-2014.3 (Shaw Cablesystems G.P.) can be considered via Resolution Without Meeting.

CARRIED

RPM Kojima stated that GL-SUB-2012.1 (Gonthier) is done.

11.3 Expense/Budget Reports

LTC Expense Report dated August 2014, provided for information.

11.3.1 2015-16 Budget Submissions – Staff Report

RPM Kojima presented information from the staff report.

GL-2014-108

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee approves and forwards the draft 2015-16 LTC Project Budget Request to the Financial Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Provided for information.

11.6 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).

Specific updates are listed below and Planner Farris will update routine items as necessary.

- Add – Reports relating to the Landworks application.

11.7 Chair's Report

Chair Hancock stated that he has been prepping for and would be attending Trust Council (TC) on September 9-11, 2014, on Keats/Gambier Islands. He mentioned that there would be a conversation regarding mail-in ballots, a discussion regarding the elections bylaw and pertaining to the Capital Regional District (CRD), and a delegation regarding Howe Sound industrialization.

11.8 Trustee Report

Trustee Decario stated that she would be attending TC on September 9-11, 2014, on Keats/Gambier Islands. She mentioned that she has contacted Bylaw Enforcement (BE) regarding complaints not having been acknowledged and has been busy attending to regular business.

Trustee Pottle stated that she would be attending TC on September 9-11, 2014, on Keats/Gambier Islands. She mentioned that she has been busy attending to regular business while fielding questions regarding her upcoming election platform.

12. OTHER BUSINESS

12.1 Upcoming Meetings

The next meeting of the Galiano Island Local Trust Committee will be held on Monday October 6, 2014 at 12:30 p.m., at the Galiano Island South Community Hall.

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

No specific comments were made but there was some discussion regarding TC, relating to mail-in ballots.

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

14. ADJOURNMENT

GL-2014-109

It was MOVED and SECONDED,

That the meeting be adjourned at 4:20 p.m.

CARRIED

Ken Hancock, Chair

CERTIFIED CORRECT:

David Millership, Recorder