

# ADOPTED



## Galiano Island Local Trust Committee Minutes of a Regular Meeting

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**Date of Meeting:** Monday, October 6, 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, A/Planner 2  
David Millership, Recorder

**Staff Absent:** None

**Media and Others Present:** Twenty-five members of the public

### 1. CALL TO ORDER

The meeting was called to order at 12:30 p.m. Chair 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 reordering of agenda items were presented for consideration:

- 13.2 to 12 Stewardship Award – Presentation
- Other agenda items were renumbered accordingly.

Chair Hancock noted that materials pertaining to item 10.4 in the agenda package were replaced with new ones. He stated that he would, from now on, be referring to Galiano Land and Community Housing Trust (GLCHT) as Galiano Green (GG) and asked that public comment(s) regarding GG be made under item 10.3.

**By general consent** the agenda was approved, as amended.

## 2.1 Questions on Agenda Items

None

## 3. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

**Doug Latta** asked for clarification regarding how many densities GG has.

Regional Planning Manager (RPM) Kojima responded that, in order to clarify, it would be best for Mr. Latta to contact A/Planner 2 Farris.

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 Draft Meeting Minutes dated September 8, 2014

Amendments:

- Page 6, second paragraph, second bullet point – delete “, prior to First, Second, and Third Readings” after “PH”.
- Page 8, item 11.1, third paragraph – add third bullet point “Both bylaws are awaiting Ministerial approval.”
- Page 8, item 11.2, third paragraph – replace “Gothier” with “Gonthier”.

**By general consent** the Galiano Island Local Trust Committee Meeting Draft Minutes dated September 8, 2014, were adopted, as amended.

### 6.2 Public Hearing Record and Community Information Meeting

None

### **6.3 Section 26 Resolutions without Meeting**

RWM Report dated September 2014, provided for information.

There was one resolution In Favour via Resolution Without Meeting (RWM) regarding Development Permit GL-DP-2014.3 (Shaw Cable systems) being approved.

### **6.4 Advisory Planning Commission**

None

## **7. BUSINESS ARISING FROM THE REPORT**

### **7.1 Follow-up Action Report**

A/Planner 2 Farris provided information from the FUAL Report dated September 2014.

Regarding No. 4, Trustee Pottle requested that a heading be added to the Activity.

## **8. DELEGATIONS**

### **8.1 Bob Campbell Speaking re Files: GL-DP-2014.1 and GL-DVP-2014.2 (Olson)**

Chair Hancock introduced Bob Campbell and it was noted that John and Elizabeth Olsen were also in attendance.

Mr. Campbell spoke regarding the Olson dock application(s) and stated that he is not opposed to the dock itself but is opposed to the dock's orientation, primarily for loss of view reasons. He asked the Local Trust Committee (LTC) to rescind or amend related resolutions due to facts, which were provided to the LTC, being incorrect. He stated that it is not true that no neighbours are opposed to the dock because he is and the Olson's knew so; that the Olson's sailboat is larger than 40 feet (ft.); and that his property is 3.5 acres in size, not 7 acres. He presented the LTC with Capital Regional District (CRD) derived mapping and stated that he believes the Olson dock will not be orthogonal to the shoreline or parallel to his own dock. He stated concern with process and requested the LTC to ask the province to apply the provincial moorage guidelines to the Olson's dock.

Ms. Olson objected to Mr. Campbell's mapping and provided the LTC with survey mapping.

There was some discussion regarding:

- CRD maps not necessarily being cadastrally aligned;
- Differences between the CRD map and the survey plan.

Chair Hancock asked if the Olson's would like to respond to Mr. Campbell's statements.

Mr. Olson spoke to his dock and stated that the location of the dock was chosen based on minimizing impact(s) to the marine environment. He stated: that the survey map is correct; that only the tip of his float and not much of his dock will impact Mr. Campbell's view; and that his dock is well within his extended foreshore rights.

There was some discussion regarding:

- Current zoning that permits the dock;
- LTC jurisdiction;
- The LTC decisions surrounding the Olson application not being different even if the facts Mr. Campbell presented as incorrect were changed;
- Dock orientation not being decided by LTC;
- Mr. Campbell's issues needing to be directed to the Ministry of Forests, Lands, and Natural Resource Operations (FLNRO).

RPM Kojima stated that he had expressed to FLNRO that a neighbour (Mr. Campbell) does in fact have a concern(s) with the orientation of the Olson's dock.

Chair Hancock stated that FLNRO's notification system needs improvement and encouraged Mr. Campbell and the Olson's to work together as neighbours. He thanked Mr. Campbell for his delegation and apologized for the LTC not being able to progress his concerns further.

## **9. CORRESPONDENCE**

Correspondence received concerning an application or project is considered with the application/project.

None

## **10. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

### **10.1 Mayne Island Local Trust Committee Bylaw Nos. 161 and 162 Referral**

#### **GL-2014-110**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee considered Mayne Island Local Trust Committee Bylaw Nos. 161 and 162 and considers its interests unaffected by the Bylaws.

**CARRIED**

## 10.2 Salt Spring Island Local Trust Committee Bylaw No. 482 Referral

### GL-2014-111

It was **MOVED** and **SECONDED**,

THAT, the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Bylaw No. 482 and considered its interests unaffected by the Bylaw.

**CARRIED**

## 10.3 GL-RZ-2011.1 (GLCHT) Memo

Regional Planning Manager Kojima provided information from the memorandum.

Chair Hancock spoke to his comment(s) at the beginning of the meeting and clarified that because application GL-RZ-2011.1 is from Galiano Land and Community Housing Trust (GLCHT) it would continue to be referred to as such, whilst the GLCHT project would continue to be referred to as Galiano Green (GG).

There was some discussion regarding:

- The three conditions precedent to holding a Public Hearing (PH) not having been met yet;
- Decisions by the CRD regarding grant monies and willingness to administer housing agreements being independent of each other.

Chair Hancock invited the public to make comment.

**Tom Hennessy** stated appreciation that RPM Kojima has helped GLCHT with their CRD application, specifically regarding the housing agreement and Section 219 covenant. He expressed concern regarding next steps and conditions precedent to holding a PH.

A discussion ensued regarding process and the three conditions precedent to holding a PH, specifically regarding logistics involved in GLCHT submitting a revised housing agreement, which has been reviewed by the CRD, to the LTC in time for a PH to be scheduled for the November 3, 2014 meeting.

**George Harris** stated that Galiano's housing program(s) for seniors works well because the Islands Trust and CRD aren't involved. He stated support for the LTC changing Galiano's Official Community Plan (OCP) to accommodate GLCHT, resulting in GG moving forward without further hindrance and a PH being scheduled.

Chair Hancock responded that the LTC supports the process moving forward but that process needs to be followed.

**Andrew Loveridge** stated support for GLCHT moving forward and a PH being scheduled.

There being no further comments, Chair Hancock closed the public comment session.

There was some discussion regarding the Islands Trust Policy Statement Directives Only Checklist, amendments were as follows:

- No. 4.1.6 – consistent;
- No. 4.4.2 – consistent;
- No. 5.8.6 – consistent.

A/Planner 2 Farris will amend the checklist accordingly.

**GL-2014-112**

**It was MOVED and SECONDED,**

THAT the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 233 and Bylaw No. 234 are not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**By general consent** the Galiano Island Local Trust Committee agreed to address item 12 prior to item 10.4.

**12. STEWARDSHIP AWARD - PRESENTATION**

Chair Hancock stated that the Islands Trust Stewardship Awards started ten years ago and that Trustees, on behalf of Trust Council (TC), present the awards.

Trustee Decario and Trustee Pottle presented the Galiano Conservancy Association with a 2014 Islands Trust Stewardship Award.

The LTC, members of the public, and Islands Trust staff congratulated the Galiano Conservancy Association.

The Galiano Conservancy Association is a local employer devoted to land and marine conservation, stewardship and restoration, environmental education, and public awareness.

Note: there was a break at 2:15 p.m. and the meeting reconvened at 2:45 p.m.

**10.4 GL-RZ-2013.1 (Landworks) Memo**

Regional Planning Manager Kojima provided information from the memorandum.

There was some discussion regarding:

- Potential bylaw amendments;
- Contracts: Trust for Sustainable Forestry and potential covenant holders;
- Process: draft covenant and materials that will be available for the public hearing;
- Third-party, not the applicant providing baseline report;
- Potential resolutions and amendments.

**GL-2014-113**

**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 rescind Second Reading.

**CARRIED**

**GL-2014-114**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee amends Proposed Bylaw No. 244 by replacing “F1” with “F” in Schedule 1, 1(g), and replacing “represent at least 67%” with “include all” and replacing “subject to rezoning” with “designated nature protection” in Schedule 1, 1(g)(i).

**CARRIED**

**GL-2014-115**

**It was MOVED and SECONDED,**

THAT, 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, as amended.

**CARRIED**

**GL-2014-116**

**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” rescind Second Reading.

**CARRIED**

**GL-2014-117**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee amends Proposed Bylaw No. 245 section 5.4.16 by striking out the words “and 20 hectares (49) acres for the F3 zoned portions” and “land representing no less than 67% of the area of the land” and by inserting the words “the portions of the land” before “legally”, “as” before “District Lot 79”, “that are zoned Nature Protection (NP) and Park (P),” before “to be transferred” and “, the Capital Regional District,” before “or to the Trust Fund Board”.

**CARRIED**

**GL-2014-118**

**It was MOVED and SECONDED,**

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 245, cited as "Galiano Island Land Use Bylaw No. 127, 1999" be given Second Reading, as amended.

**CARRIED**

There was some discussion regarding the Islands Trust Policy Statement Directives Only Checklist, amendments were as follows:

- No. 3.1.3 – consistent;
- No. 4.2.8 – consistent;
- No. 5.2.3 – consistent;
- No. 5.8.6 – consistent.

A/Planner 2 Farris will amend the checklist accordingly.

**GL-2014-119**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Proposed Bylaw No. 244 and Proposed Bylaw No. 245 are not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**GL-2014-120**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee authorizes a cost recovery agreement for the reviews of a sustainable forestry covenant for GL-RZ-2013.1 (Landworks) and supports sharing the costs of the reviews.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

None

**12. STEWARDSHIP AWARD - PRESENTATION**

As amended, this item was addressed prior to item 10.4.

**13. REPORTS**

**13.1 Work Program Reports**

Work Program Report dated September 2014, provided for information.

**13.2 Applications Reports**

Applications Report dated September 2014, provided for information.



### **13.3 Expense/Budget Reports**

LTC Expense Report dated September 2014, provided for information.

### **13.4 Bylaw Enforcement**

None

### **13.5 Policies and Standing Resolutions Report**

Provided for information.

### **13.6 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](http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano)).

as No specific updates were made; A/Planner 2 Farris will update routine items necessary.

Trustee Pottle commented that the website is much improved and easier to use.

### **13.7 Chair's Report**

Chair Hancock stated that he attended Trust Council (TC) from September 9-11, 2014, on Keats/Gambier Islands. He commented that the delegation regarding Howe Sound industrialization was very interesting and that TC passed a resolution requesting the province to expand Halkett Bay Provincial Marine Park boundaries to include the Glass Sponge Reef and Garden off Halkett Point, Gambier Island. He noted that Glass Sponge Reefs serve an important ecological function and that citizen science has found that they are extremely precious and have a delicate siliceous skeleton, which can easily be destroyed (i.e.: a crab trap dropped on a Glass Sponge Reef can instantly destroy approximately 1200 years of growth).

### **13.8 Trustee Report**

Trustee Decario stated that she attended TC from September 9-11, 2014, on Keats/Gambier Islands. She mentioned that it was the last TC with Sheila Malcolmson as Chair because Chair Malcolmson recently won the NDP nomination for the Nanaimo-Ladysmith riding for the next federal election. She commented that mail-in ballots would be permitted in the Islands Trust area for municipal elections, and that she has been busy attending to regular business.

Trustee Pottle stated that she attended TC on September 9-11, 2014 on Keats/Gambier Islands and commented that the Glass Sponge Reef off Keats/Gambier Islands is shallower than most and can be seen by scuba divers. She stated that the Union of British Columbia Municipalities (UBCM) report regarding BC Ferries was discussed at TC and mentioned that she has been busy attending to regular business whilst also fielding concerns regarding GLCHT process and related housing agreement.

## 14. OTHER BUSINESS

### 14.1 Upcoming Meetings

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

## 15. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

**Dave Ages** stated support for Trust Council's passing of a resolution to expand Halkett Bay Provincial Marine Park boundaries to include the Glass Sponge Reef and Garden off Halkett Point, Gambier Island. He commented that recently there have been various gatherings throughout BC opposing the current and potential negative impacts of industry on environment(s) and community, and that it is interesting that while governments are hell-bent on industrializing and reaping the disadvantages of someone else's needs, many citizens are looking for alternatives. He commended and stated support for the clean energy group on Galiano, which is hoping to bring solar power to Galiano.

**Mike Hoebel** asked if there was anything to report regarding Grace Islet development on Salt Spring Island.

RPM Kojima responded that he wasn't aware of anything new to report, only that David Marlor, Islands Trust Director of Local Planning Services attended an in-camera meeting.

**Akasha Forest** stated concern regarding Grace Islet development on Salt Spring Island and process. She also stated concern regarding docks and their infringement on First Nations interests.

There was some discussion regarding:

- The LTC having requested funds for a Dock Review already, with the hope that such will be addressed during the next LTC's term;
- The Crown having a duty to consult with First Nations regarding the foreshore, including docks;
- The Islands Trust having a different review process from federal and provincial governments;
- The Grace Islet situation being complex and difficult because zoning was already in place;
- There being 22 First Nations in the Islands Trust area, with Islands Trust staff and First Nations representatives constantly changing;
- Not all First Nations being interested in engagement;
- It being beneficial for community members to write letters of support regarding a Dock Review being put on the strategic plan.

**Mike Hoebel** stated that when a dock is constructed, it basically sterilizes the area where fish reproduce, which infringes on First Nations food rights.

**Gary Coward** stated support for a Dock Review that grandfather's current docks on Galiano but bans any new ones.

**Akasha Forest** stated support for GLCHT/GG and the CRD and Islands Trust working together regarding process, specifically pertaining to the housing agreement.

**Art Moses** asked what the next steps are regarding GLCHT.

Trustee Decario responded that there are three conditions precedent to holding a Public Hearing (PH) and that the LTC is waiting for GLCHT to submit a revised housing agreement, which has been reviewed by the CRD, before a PH can be scheduled.

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

## 16. MOTION TO CLOSE MEETING

**GL-2014-121**

**It was MOVED and SECONDED,**

THAT, pursuant to Section 90(1)(a) and (i) and 91(1) of the Community Charter, the Galiano Island Local Trust Committee resolves to close the meeting to the public for the purpose of Adopting the July 7, 2014, Galiano Island Local Trust Committee In-Camera Minutes and for advice subject to solicitor-client privilege; and further that staff and Recording Secretary David Millership remain present.

**CARRIED**

See separate In Camera Meeting Minutes dated October 6, 2014.

**By general consent** the meeting was closed at 4:15 p.m. and reconvened in open meeting at 4:45 p.m.

**17. RECALL TO ORDER**

Chair Hancock stated that the Local Trust Committee had nothing to report.

**18. ADJOURNMENT**

**GL-2014-122**

**It was MOVED and SECONDED,**

**THAT, the Galiano Island Local Trust Committee meeting be adjourned at approximately 4:50 p.m.**

**CARRIED**

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**Ken Hancock, Chair**

**CERTIFIED CORRECT:**

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**David Millership, Recorder**