



Islands Trust

ADOPTED

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: May 4, 2015
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Members Present: Laura Busheikin, Chair
George Harris, Local Trustee
Sandy Pottle, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Kim Farris, Acting Planner 2
David Millership, Recorder

Members of the Public and Media Present: There were approximately 41 members of the public present and no members of the media

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:30 pm. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced as well as Altus Group representative Leifka Vissers and Rogers representatives Alex Corbett and Samuel Sugita.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Paul LeBlond stated support for “residential rights on forest zoned lots” being resolved and made a top priority of the Local Trust Committee (LTC).

Doug Latta stated concern with the Rogers Cell Tower Proposal and commented that he lives within 300 metres (m) of the proposed tower. He asked everyone present to consider whether or not they would have an objection(s) to living so close to a cell tower. He mentioned that the recent Galiano Health Care Society (GHCS) Annual General Meeting (AGM) was well attended and that it is ironic that some community members want an unhealthy cell tower on Galiano.

Andrew Loveridge stated support for affordable housing and for the LTC to keep moving forward with the Galiano Land Trust project.

Louise Decario stated support for cottages being an accessory to residential use. She asked the LTC to proceed with caution when considering cottages as an outright use and to consider adding the words “accessory dwelling” to the definition of cottage in the Galiano Island Official Community Plan (OCP). She stated that she has some concern

regarding a possible increase to permitted cottage height and is looking forward to a community discussion about such.

Chuck Garland stated support for the Rogers Cell Tower Proposal. He commented that: cell coverage is a safety issue; cell phones are needed during power outages; cell phones are a convenience; and he wouldn't be enthused about living next door to a cell tower but would accept it.

Tom Hennessy stated concern with the Rogers Cell Tower Proposal. He commented that dangers associated with cell towers are mostly unknown and that Health Canada guidelines, pertaining to their effects, need to be updated. He stated concern with electromagnetic radiation (EMR) levels associated with the proposed cell tower possibly increasing over time.

Huguette Bengier stated opposition to the Rogers Cell Tower Proposal. She commented that she lives near the proposed tower but wouldn't be within the coverage area.

Ursula Deshield stated concern with the Rogers Cell Tower Proposal. She commented that: it is a contentious issue; she wouldn't want to live near a cell tower and that it would therefore be unfair to ask others to do so; and it is neither proven nor disproven that cell towers are hazardous.

Gary Coward stated opposition to the Rogers Cell Tower Proposal. He commented that Industry Canada regulations and data regarding the dangers associated with cell towers is insufficient and that Canada's moral compass has been lost.

Rose Marie Umana stated concern with the Rogers Cell Tower Proposal. She commented that the United Kingdom, France, Italy, Russia and other countries have done more research than Canada regarding the effects of EMR and have determined that there are enough risks to warrant an EMR ban in areas where children and youth are present. She advocated that cell towers be a minimum of 500 m from residences.

A member of the public stated concern with the Rogers Cell Tower Proposal. He commented that people need to consider the negative effects cell towers have on local bee populations and that it is also important to protect agricultural land and the environment in general.

Sidney Brannan stated opposition to the Rogers Cell Tower Proposal. She commented that: she is co-owner of a property located next to the proposed tower; convenience isn't a necessity; risks associated with cell towers are mostly unknown; EMR levels associated with the proposed cell tower might increase over time; and she chooses to try and preserve and protect.

A member of the public stated opposition to the Rogers Cell Tower Proposal. She commented that Galiano wants to attract and retain young families and that she is one of them and that the more Galiano becomes like everywhere else then the less attractive it will be for young families who come here because of how it is now.

Elizabeth McClelland stated opposition to the Rogers Cell Tower Proposal. She commented that the issue represents the “thin edge of the wedge” notion and that she sympathises with those who live within 500 m of the proposed tower.

Art Moses stated concern with comments made by Paul LeBlond. He commented that the issue of “residential rights on forest zoned lots” was addressed during Galiano’s OCP review process and should not be revisited by the LTC.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated April 13, 2015

The following amendments to the minutes were presented for consideration:

- Page 4, sixth paragraph – replace “Industry Canada” with “Industry Canada/ Canadian Radio-television and Telecommunications Commission (CRTC)”
- Page 4, ninth paragraph – replace “, not divided,” with “and that having a diversity of opinions does not imply division,”
- Page 7, item 11.3, fifth bullet point – replace “being permitted as” with “ ”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions Without Meeting

None

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated April 2015

A/Planner 2 Farris summarized the report.

Regarding No. 12, staff is working on the pamphlet.

Regarding No. 13, Short Term Vacation Rental (STVR) enforcement is on the Advisory Planning Commission (APC) meeting agenda for May 7, 2015.

There was some discussion regarding application GL-RZ-2014.1 (Crystal Mountain Society) and Regional Planning Manager (RPM) Kojima stated that the applicant is investigating the idea of land donation rather than covenanting.

Trustee Pottle stated that she would like the application to move forward without delay.

RPM Kojima responded that the applicant is working on things and that staff is waiting for the applicant to respond, which should be soon.

Elizabeth McClelland spoke on behalf of the application and stated that things are moving along and that members aren't rushing the application process.

Trustee Pottle commented that she is frustrated with process and wants action. She stated concern that the applicant has been delaying their application for 10 years and might be doing so in order to avoid bylaw enforcement.

Elizabeth McClelland responded that members are working on the application and that any delay(s) is not related to bylaw enforcement.

There was further discussion regarding:

- Process and timing;
- The application not being complicated;
- Communication and transparency;
- Applicant providing an update at the next LTC meeting;
- Trustee Pottle and Trustee Harris having done site visits and having a good understanding of the application.

8. DELEGATIONS

Chair Busheikin stated that each delegation would be permitted 10 minutes of speaking time.

8.1 Christina Stechishin re Rogers Cell Towers & Emergency Preparedness

Christina Stechishin read her delegation and submitted it in written form. She also submitted articles from the Driftwood Newspaper Special Edition dated August 2, 2006, pertaining to the 2006 wildfire on Galiano. Below is a summary of the points she raised.

Christina Stechishin stated support for the Rogers Cell Tower Proposal and commented that: increased cell phone coverage is of utmost importance to emergency preparedness, the Galiano Emergency Program and the general safety of the community in the event of a disaster; during the 2006 wildfire on Galiano, the Capital Region Emergency Service Telecommunications (CREST) radio system was not reliable due to a lack of reception on the east side of the island; Galiano firefighters and volunteers, who are prepared to risk their lives to keep us safe, would be much safer themselves and more efficient if able to communicate via cell phone; *5555 service provided by BC Wildfire Management to report wildfires would be more effective with increased cell coverage; the ability for Emergency Neighbourhood Programs to communicate via cell phone texting would increase safety and preparedness; Wireless Emergency Alerts (WEA) sent through cell networks to WEA enabled cell phones save lives; Galiano's emergency preparedness ability lags behind other southern gulf island communities due to a lack of cell phone coverage; if hydro poles and landlines go down during a disaster, such as an earthquake, then cell phones would become a go to for contact with the outside world and search and rescue operations; many cell phones have a built in Global Positioning System (GPS),

which can help to locate people even if they are unconscious; currently, there isn't a direct link between the BC Ambulance Service (BCAS) and the Galiano Health Care Centre but increased cell phone coverage could alleviate this problem; during long term power outages when landlines are down, cell phones can be charged via a number of different means (i.e.: generators, car batteries, solar chargers etc.) and thus continue to be used for emergency purposes; and if the Rogers Cell Tower Proposal is defeated then the safety of Galiano's residents will be compromised as well as Galiano's ability to offer support to residents on other southern gulf islands. In closing, Ms. Stechishin stated that it is a fact that cell phone communications play an integral role in emergency preparedness and mitigation and response and recovery operations. She implored the LTC to approve the Rogers Cell Tower Proposal in order to raise the level of community emergency preparedness and to preserve and protect all people who live on and visit Galiano.

8.2 Rose Longini re Cell Towers

Rose Longini read her delegation, which included a letter to and response from Elizabeth May, Member of Parliament (MP), and submitted it in written form. She also submitted a petition to the Trustees asking them to exercise the Precautionary Principle (PP), which garnered 214 signatures. Below is a summary of the points she raised.

Rose Longini stated opposition to the Rogers Cell Tower Proposal, asked the Trustees to exercise the PP, and commented that: for 25 years her home on Galiano has been her refuge where many people have come to reconnect with nature and to regain health; the preserve and protect values of the Islands Trust are the reason she covenanted her land, in 2001, with the Islands Trust Fund; the threat of a cell tower being 500 m from her land causes her great pain and sense of loss; cell towers spread blight on the health and beauty of the planet; past LTCs have consistently opposed cell towers; the staff report neglected to mention the PP as a source of local authority; Galiano's Land Use Bylaws (LUBs) and the PP, as spelled out in Galiano's OCP, can keep Galiano cell tower free for current and future generations; she consulted with Gary Holman, Member of the Legislative Assembly (MLA) who vowed his support of the democratic right of citizens to oppose a cell tower near their homes; and she wrote to and received a response from Elizabeth May, MP who advised exercising the PP.

8.3 Elizabeth Latta re Cell Towers

Elizabeth Latta read her delegation and submitted it in written form, below is a summary of the points she raised.

Elizabeth Latta stated opposition to the Rogers Cell Tower Proposal and commented that: democracy means that members of the public have a right to voice the way(s) in which they are governed; democratic institutions have been attacked and undermined in recent years; democracy in the Islands Trust Area is delivered via the Islands Trust Act and a mandate to preserve and protect communities; Trustees are entrusted to follow the democratic intentions of their community; LTCs have exclusive authority to plan and regulate land use development, including OCPs; Galiano's OCP states that cell towers are not a permitted use in any zone; the rule of law, according to Galiano's OCP and LUBs

states that the Rogers Cell Tower Proposal must be defeated; if the federal government has the final say regarding the siting of cell towers, regardless of a communities democratic wishes, then the federal government is marginalising the democratic process and we must not let that happen; and this process should undoubtedly result in the LTC upholding the democratic wishes of the community of Galiano where people have the right and expectation to live in a place whereby the democratic rule of law is followed and respected.

8.4 Brad Lockett re Cell Towers

Brad Lockett read his delegation and submitted it in written form, below is a summary of the points he raised.

Brad Lockett stated opposition to the Rogers Cell Tower Proposal and commented that: he is looking forward to a conclusion of process; the staff report is incomplete because it does not mention several legal cases whereby the federal government has not trumped local bylaws; a letter of understanding exists between Industry Canada and Trust Council (TC), which says in Section 3.1 “Industry Canada does not play a direct role in land use consultation”; he consulted a lawyer at West Coast Environmental Law and received advice directing him to precedent setting cases (i.e.: WHITE VS CHATEAUGUAY (VILLE)) whereby it is clear that a community can take ownership of its land use decisions; and Trustee Pottle and Trustee Harris are Galiano’s land use authority and need to uphold Galiano’s bylaws.

8.5 Nadia Krebs re Cell Towers

Nadia Krebs read her delegation and submitted it in written form, below is a summary of the points she raised.

Nadia Krebs stated opposition to the Rogers Cell Tower Proposal and commented that: she is thankful to Christina Stechishin for raising awareness regarding the need for better communications pertaining to emergency response and preparedness; she was a paramedic for 12 years and understands the frustration and consequences of insufficient communications; firefighters, emergency response volunteers, ambulance personnel and paramedics all deserve the best resources possible; perhaps there will always be insufficient cell phone service on Galiano and our community will always face adversities associated with living on a long bumpy island; Galiano is a community that comes together in times of crisis and right now our neighbours, friends and maybe even enemies need a collective voice to prevent them from being forced to live next to an EMR emitting cell tower; the people who live near to the proposed cell tower should be the only ones to decide whether or not it is permitted; yes, Galiano is a community with a communication problem but no, Galiano won’t be divided; the Rogers Cell Tower Proposal needs to be defeated; and the community needs to find a plan B. In closing, Ms. Krebs questioned why the owner of District Lot (DL) 12 is allowed to facilitate such a proposal, which is a flagrant attempt to bypass Galiano’s bylaws.

8.6 Joan Robertson re Cell Towers

Joan Robertson read her delegation and submitted it in written form, below is a summary of the points she raised.

Joan Robertson stated opposition to the Rogers Cell Tower Proposal and commented that: Medi-Alert operates through a landline and is available to those who fear lack of connectivity; Telus Corporation is pouring money into British Columbia (BC) and plans to maintain current landlines whilst also adding new services; until there is a sensible way to increase cell coverage on Galiano, it is important for people who live in cell phone dead-zones to take personal responsibility; it was shown in 2002, that due to Galiano's topography, dead-zones would not be completely eradicated by placing a cell tower on Stockade Hill; the Rogers Cell Tower Proposal has yet to prove that the proposed tower would benefit more than a few people; Industry Canada does not necessarily have the final say and there is precedent suggesting so (i.e.: WIND application not being approved by the City of Burnaby); scientists, researchers and European governments suggest a cautious approach to electromagnetic field (EMF) and/or EMR exposure; Galiano has an opportunity to be mostly EMF and EMR free and such could permit new business opportunities for services relating to the restorative powers of nature; the people who live near to the proposed cell tower should be the only ones to decide whether or not it is permitted and it is their right to be guided by the PP; most residents live on and are drawn to Galiano because of its natural beauty and lack of pollution; Galiano has never had complete cell coverage and everyone who lives here or moves here knows that; cellular technology is not a saviour, it's a tool; and urged the Trustees to come up with a cellular technology plan that benefits the whole community without harm.

8.7 Altus Group (with Beacon & CREST)

Altus Group representative Leifka Vissers and Rogers representative Alex Corbett spoke on behalf of the Rogers Cell Tower Proposal. PowerPoint slides were used to assist with the presentation of information, below is a summary of the points they raised.

Leifka Vissers and Alex Corbett commented that: there were complaints about cell phone coverage dead-zones on Galiano, which were then identified, and it was determined that a new cell tower and site was needed; it was determined that an existing tower and site existed on Stockade Hill, with the existing tower having a height of 29 m; in order to provide increased coverage, the existing 29 m tower would need to be replaced with a new 34 m tower; it was determined that the Stockade Hill site, with a new 34 m tower would meet all criteria for increasing coverage; site selection research determined that Stockade Hill was the only site that met all criteria; the existing Stockade Hill site and 29 m tower meets Health Canada requirements; the proposed tower would be a self-support tower and signal levels, measured at the base of the tower, would be a fraction of 1% of what is deemed safe for health; the proposed tower would be difficult to see on a cloudy day; anticipated indoor coverage, with the proposed tower in place, would be improved; anticipated outdoor coverage, with the proposed tower in place, would be greatly improved and result in most of Galiano being covered; Galiano's emergency services would benefit from increased cell coverage.

Chair Busheikin thanked everyone for their delegations.

Note: there was a break at 2:20 pm and the meeting reconvened at 2:40 pm.

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

10. APPLICATIONS AND REFERRALS

10.1 Mayne Island Local Trust Committee Bylaws No. 161 & 162 Referral

Chair Busheikin provided information.

GL-2015-028

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee considered Mayne Island Local Trust Committee Bylaw Nos. 161 and 162 and decided Interests Unaffected by Bylaws.

CARRIED

10.2 Roger's Cell Tower

A/Planner 2 Farris provided information from the Staff Report and mentioned that CREST and Beacon Wireless (Internet Services) are interested in co-location on the proposed cell tower. She made it clear to the LTC that the letter of understanding between Industry Canada and TC is reflected in Industry Canada's Radio and Broadcasting Antennae Systems document. She also drew attention to Section 3.3 of the letter of understanding.

Chair Busheikin invited additional comments from Rogers representative Alex Corbett, CREST representative Bill Sidaway and Beacon Wireless representative Sig Luft.

Alex Corbett commented that: anticipated outdoor coverage would result in almost blanket coverage of Galiano, which is great for emergency services; Canada is leading the field in regards to cellular technology health and safety guidelines; cell phones have been made less powerful over time; cell towers transmit less energy than cell phones; in order for someone to be exposed to energy levels that equal those emitted by a single cell phone, s/he would have to be next to the proposed tower antennae's at a height of 34 m; emitted energy levels from the proposed tower would drop significantly as you move away from it (formula: 1 over distance to the power of 4); and studies suggest that the amount of energy that would be emitted from the proposed tower is safe and poses no risk to health.

Bill Sidaway commented that: since 2002, he has been the Network Operations Manager for CREST; improving radio system coverage requires infrastructure; CREST is transitioning to intercommunication format P25, which is the new public standard for safety; CRESTs existing tower on Galiano needs to be upgraded regardless of what happens with the Rogers Cell Tower Proposal;

CREST wants to improve emergency services on Galiano; CREST wants their tower to be a transmit and receive site, not just a one way site; CREST is not for profit; and Industry Canada encourages co-location and CREST can save money by doing so.

Sig Luft commented that: he is the owner of Beacon Wireless, which is located on Salt Spring Island and provides internet service to the Southern Gulf Islands; Beacon Wireless is interested in co-location on the proposed Rogers cell tower; Beacon Wireless has made a Connecting Canadians application to Industry Canada; Beacon Wireless has no coverage at the south end of Galiano and would like to change that; and co-locating on the proposed Rogers cell tower would allow Beacon Wireless to provide increased internet service to Galiano.

Trustee Harris asked if internet service, on the east side of Galiano, would be improved and Mr. Luft responded that it would somewhat, and that a cross-section is intended, but that repeater transmitters located on Mayne Island might be needed.

Chair Busheikin invited additional comments and/or questions from the public.

A member of the public asked how much money is involved for all parties associated with the Rogers Cell Tower Proposal, including the landowner and co-locators.

Leifka Vissers responded that the amount of money involved is confidential, including rates, except fees for co-location.

There was some discussion regarding monies, rates and remunerations involved.

Chair Busheikin stated that such is not of LTC concern.

Elizabeth Latta asked for more information regarding what P25 means.

Bill Sidaway responded that P25 blends and standardises protocol so that many different types of telecommunications connections can be made and that channels are dormant unless they're active. He mentioned that because P25 works with many different types of telecommunications connections, additional towers would not be needed.

Tom Hennessy asked for more information regarding energy transmission and if smart phones are more harmful than cell phones that do not have internet.

Alex Corbett responded that: the general answer is no and that new smart phones are getting better; smart phones work harder/emit more energy the further away they are from a cell tower; voice transmission occurs via data channels; and smart phones permit additional methods of communication from voice transmission, such as texting, which does not require the user to hold the phone to their ear.

Kiyo Okuda stated concern with the Rogers Cell Tower Proposal and cell towers in general. He also stated concern with there being no discussion pertaining to the limiting of co-locator antennae's.

There was some discussion regarding the potential for further co-locators.

Trustee Pottle stated that the Rogers Cell Tower Proposal isn't a joint application and asked that discussion remain focussed on Rogers.

Doug Latta stated that in 2002 and 2006, the LTC accepted guidelines requiring cell towers to be a minimum of 500 m from homes.

There was some discussion regarding the clarity of 2002 and 2006 guidelines.

Gary Coward asked for more information regarding if one of Rogers objectives is increased receptivity and connectivity for BC Ferries.

Alex Corbett responded that the primary objective of the application is to provide increased cell coverage to Galiano.

A member of the public asked why the proposed cell tower would be located at one end of the island, not in the middle.

Alex Corbett responded that it is due to Galiano's topography and that in such cases, Rogers focuses siting on areas with the densest population.

There was some discussion regarding Rogers ability to accurately predict anticipated increased indoor/outdoor coverage beyond a 5 kilometre (km) range.

Brad Lockett asked, with regards to the existing CREST tower and any future CREST towers, if such were/are subject to public process.

Bill Sidaway responded that he didn't know if CRESTs existing tower was subject to public process in 2008. He stated that public process is initiated for modifications to existing towers and for applications for new towers.

There being no further comments, Chair Busheikin closed the additional commenting session.

Trustee Pottle commented that: the petition received by the Trustees asking them to exercise the Precautionary Principle (PP), which garnered 214 signatures, is sizable; she believes Rogers has fulfilled process obligations; and Elizabeth May, MP has taken an interest and can address related issues (i.e.: health risks) with Industry Canada.

GL-2015-029

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee confirms that Rogers Communications followed the Procedural Guidelines adopted by the Galiano Island Local Trust Committee in March 2002 for Cellular Phone Antennae Proposals. The Galiano Island Local Trust Committee does not support the Rogers Cell Tower Proposal for the following reasons: 1. The proposed cell tower is not a permitted use in any zone on Galiano Island; 2. At the March 14, 2015 Community Information Meeting, Rogers was provided the opportunity to present a proposal to the Galiano community but failed to establish a compelling case that the proposed cell tower would provide significant benefit.

Chair Busheikin invited the Trustees to discuss the motion.

Trustee Harris commented that: he is in favour of cell phones and cell towers and that he wouldn't mind if a cell tower were placed on his front lawn; being a Trustee is not a popularity contest; Trustees have to make decisions that are in the best interest of the community; he supports the Rogers Cell Tower Proposal; and he wished all information had been received prior to today's meeting, especially regarding anticipated coverage.

Chair Busheikin commented that: she uses cell phones and wouldn't oppose a cell tower being next door to her home, however her personal preferences shouldn't guide her decision; she agreed that the case made at the March 14, 2015 Community Information Meeting was not compelling, however, the recent presentation provided much more persuasive information; Rogers has made a compelling case; she's here to represent Galiano, Galiano's bylaws and the will of the community; respects that cell towers are not a permitted use on Galiano; and she does not support reason number two (2) being in the motion.

GL-2015-030

It was MOVED and SECONDED,

THAT, the motion be amended by removing reason number two (2).

Chair Busheikin invited the Trustees to discuss the amending motion.

Trustee Pottle commented that: she is opposed to the amendment; Chair Busheikin did not attend the March 14, 2015 Community Information Meeting (CIM); she wants Elizabeth May, MP to defend Galiano and address this issue with Industry Canada; she is here to defend what people don't want in their neighbourhoods; she is appalled at the amount of time and money corporations are willing to spend on trying to bypass Galiano's bylaws to get things like this approved; this is a land use issue and some case law does exist; and Rogers used CREST, Beacon Wireless and the lure of improved emergency services to their favour and corporate interest, which has divided the community.

Trustee Harris commented that he is in favour of the amendment.

The question on the motion to amend, was then called,

CARRIED
Trustee Pottle, Opposed

The question on the amended motion was then called.

CARRIED
Trustee Harris, Opposed

There was some discussion regarding:

- Potential flaws with process;
- Initiating a conversation with the community about whether or not cell towers should be permitted but not within 500 m of homes;
- The Projects List.

The LTC thanked the Galiano community for their input.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Secondary Suite Review

RPM Kojima provided information from the staff report.

GL-2015-031

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee requests staff to refer Draft Bylaw No. 254 and Draft Bylaw No. 255 to the Galiano Island Advisory Planning Commission for comment.

CARRIED

There was some discussion regarding process, timeline and project charter guidelines.

GL-2015-032

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee requests staff to schedule an Open House and Community Information Meeting for Draft Bylaw No. 254 and Draft Bylaw No. 255.

CARRIED

There was some discussion regarding process and a draft Galiano Island Secondary Suites FAQs flyer. RPM Kojima asked the Trustees to review the draft flyer for potential edits.

11.2 Cottage Review

RPM Kojima provided information from the staff report.

There was some discussion regarding:

- Water cisterns being required in water management areas;
- The word “accessory” meaning exclusive to primary use and there no longer being that connection between a cottage and a dwelling;
- The OCP definition of cottage doesn’t include the word “accessory”.

GL-2015-033

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee requests staff to refer Draft Bylaw No. 242 and Draft Bylaw No. 243 to the Galiano Island Advisory Planning Commission for comment as well as schedule an Open House and Community Information Meeting.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1. Top Priorities Report Dated April 2015

Provided for information.

12.1.2. Projects List Report Dated April 2015

Provided for information.

GL-2015-034

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee requests staff to add a new item called "Telecommunications Strategy" to the Projects List and that a related "Telecommunications Strategy" Special Advisory Group with Terms of Reference be formed.

CARRIED

12.2 Applications Report Dated April 2015

A/Planner 2 Farris provided information.

Regarding GL-DP-2014.5 (Koster), the applicant is moving forward with providing an environmental assessment to restore the shoreline Development Permit Area.

12.3 Trustee and Local Expense Report Dated March 2015

Provided for information.

12.4 Adopted Policies and Standing Resolutions

Provided for information.

12.5 Local Trust Committee Webpage

The Galiano Island Local Trust Committee webpage can be found at:
www.islandstrust.bc.ca/galiano

No specific updates were made; routine items will be updated as necessary.

12.6 Chair's Report

Chair Busheikin reported that the Executive Committee (EC) is working hard to respond to Trustees regarding requests to allow more time for discussion of the Strategic Plan. She stated that the TC will include a session with BC Ferries Mike Corrigan, President and Chief Executive Officer (CEO) and Deborah Marshall, Director Media Relations.

12.7 Trustee Report

Trustee Pottle reported that she has been working hard and that most of her time has been dedicated to issues surrounding the Rogers Cell Tower Proposal.

Trustee Harris reported that: he met with Brad Boyden from the Ministry of Transportation and Infrastructure (MoTI) regarding parking/emergency access issues at Sturdies Bay and Montague Harbour and that Mr. Boyden told him it is a Capital Regional District (CRD) issue; he will now contact the CRD regarding parking/emergency access issues at Sturdies Bay and Montague Harbour; local highways could put an angled parking pilot program in place, which would increase parking; parking/emergency access issues at Sturdies Bay and Montague Harbour might fix themselves if schedules for specific ferry sailings are adjusted; the Tour des Iles pilot project will take place June 18-21 and will connect all of the Southern Gulf Islands for four days via shuttles to all CRD docks.

12.8 Electoral Area Director's Report

None

12.9 Trust Fund Board Report April 2015

Provided for information.

13. NEW BUSINESS

13.1 Input to Strategic Plan – RFD

Chair Busheikin provided information from the Request For Decision (RFD).

There was some discussion regarding:

- Trustee education regarding what their purpose and focus should be;
- Community education regarding the role of Trustees and where they fit into the big picture;
- The Islands Trust being an eco-government and the need to protect the Islands Trust Area, which is a special place;
- Concern regarding the direction of the Islands Trust;
- Not losing sight of the Islands Trust mandate, which is to preserve and protect;
- Groundwater issues being important;
- Concern regarding increased tanker traffic;

- Strategic Planning at Trust Council (TC) on Gabriola being underwhelming and unsatisfying;
- Concern regarding Salt Spring Islands incorporation study and timeline;
- Islands Trust Victoria office coming up for lease;
- Process in general;
- Alternative energies and green building solutions;
- Protection of the Coastal Douglas-fir Zone.

RPM Kojima commented that this is TCs strategic plan and that Trustees are being asked to determine if anything is missing from it.

A member of the public asked the LTC to consider a framework of “we are islands” and whether or not the pyramid diagram is necessary.

13.2 Board of Variance Memberships Expiring – Memo

Provided for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 1, 2015, at 12:30 pm, at the Galiano South Community Hall

The meeting is scheduled as stated.

15. TOWN HALL

Debbie Holmes stated concern with a conversation between Trustee Harris and a CRD representative.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

GL-2015-035

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee meeting be closed to the public in accordance with the Community Charter, Part 4, Division e, s. 90(1) (a) & (d) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated March 2, 2015
- Appointment of APC Members

AND that the recorder and staff attend the meeting.

CARRIED

Note: the public was asked to adjourn at 5:07 pm.

See separate In Camera Meeting Minutes dated May 4, 2015.

16.2 Recall to Order

The meeting was recalled to order at 5:11 pm.

16.3 Rise and Report

Chair Busheikin reported that the LTC appointed Akasha Forest to the Advisory Planning Commission for a period of one year.

17. ADJOURNMENT

By general consent the meeting was adjourned at 5:12 pm.

Laura Busheikin, Chair

Certified Correct:

David Millership, Recorder