

ADOPTED



Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: September 14, 2015
Location: Galiano North Community Hall
20925 Porlier Pass Rd, Galiano Island, BC

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

Staff Present: Kim Farris, Acting Planner 2
David Millership, Recorder

Members of the Public and Media Present: There were approximately 15 members of the public present and no members of the media

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:34 pm. Introductions were made and she acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Chair Busheikin asked for any additions or changes to the agenda; amendments were as follows:

- Added item 13.2 – Support Letter for Beacon Wireless

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Chair Busheikin stated that comments/discussions, pertaining to GL-RZ-2013.1 (Landworks), would not be permitted due to the application being post public hearing.

Debbie Holmes stated that: it was a long struggle to prove that forestry is a land use and not an extraction; the forest zone is critical to Galiano's water supply and therefore needs to be developed carefully and in accordance with the Official Community Plan (OCP); forestlands need to be preserved and fragmented forest minimized; land use regulation is needed; and the Local Trust Committee (LTC) needs to consider the communities wishes of past 30 years.

Louise Decario stated that another Public Hearing (PH) is needed in order to address concerns relating to the proposed covenant(s) for GL-RZ-2013.1 (Landworks), which is supposed to be a community template.

There was some discussion regarding process and available public information.

Tom Hennessy spoke to Galiano Green (GG) and commented that a mobile home concept had been rejected. He stated that the CCEC Credit Union is willing to support bare land strata or foundation lease, with mortgages only being approved once a house is built.

Sheila Anderson stated support for having another PH regarding the proposed covenant(s) for GL-RZ-2013.1 (Landworks). She spoke, on her own behalf (not the Advisory Planning Commission (APC)), to the Contractor Yards issue and asked that the LTC be cautious regarding their interpretation (i.e.: not every carpenter should be deemed a “contractor” and thus in need of a Temporary Use Permit (TUP)). She stated support for getting people working legally and commented that LTC concern(s) should be to do with yards which are more industrial in scale.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Adopted Minutes & Received Public Hearing Record Dated July 6, 2015

Received for information.

6.2 Section 26 Resolutions Without Meeting Report Dated September 2015

Provided for information.

6.3 Advisory Planning Commission (APC) Minutes for Receipt

6.3.1. APC Minutes Dated June 9, 2015

Received for information.

6.3.2. APC Minutes Dated June 29, 2015

Received for information.

6.3.3. APC Minutes Dated July 3, 2015

Received for information.

6.3.4. APC Minutes Dated July 16, 2015

Received for information.

Chair Busheikin thanked the APC for their hard work.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated September 2015

A/Planner 2 Farris summarized the report.

Regarding No. 3, Trustees will review the proposed Short Term Vacation Rental (STVR) pamphlet.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

none

10. APPLICATIONS AND REFERRALS

10.1 GL-DVP-2015.2 (Simpson) – Staff Report

A/Planner 2 Farris provided information from Staff Report dated September 2, 2015 (File No.: GL-DVP-2015.2 (Simpson)).

Trustees discussed the following:

- There being no ecosystem issues;
- There being no objection from the neighbours, including Lot 26;
- Process and future landowners.

GL-2015-065

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Development Variance Permit GL-DVP-2015.2 (Simpson) be approved.

CARRIED

10.2 GL-DVP-2011.4 – Covenant Removal Memo

A/Planner 2 Farris provided information from Memorandum dated August 27, 2015 (File No.: GL-DVP-2011.4 (Selkirk)).

GL-2015-066

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee agrees to discharge covenant CA2563404 from Lot A, District Lot 15, Galiano Island, Cowichan District, Plan 35729 and that the Chair be authorized to sign on behalf of the Galiano Island Local Trust Committee.

CARRIED

10.3 GL-RZ-2013.1 (Landworks) – Memo

A/Planner 2 Farris provided information from Memorandum dated September 2, 2015 (File No.: NP-RZ-2013.1 (Landworks)).

Trustees discussed the following:

- Whose responsibility it is to find a covenant holder(s);
- Process being unsettling;
- Proposed covenant being different from the one presented at the Public Hearing (PH);
- Application and elections timeline(s);
- It being ideal for all information to be finalised prior to a PH;
- This being a complex situation;
- Importance of community support and doing what's right;
- Document titled Forest (F3) Rezoning Applications Information Regarding the F3 Covenant;
- Requested information that would or wouldn't trigger another PH;
- Future process and next steps;
- Section 26 – Assignment of Covenant;
- Need for improved communications and a debrief of process;
- Cost recovery reasoning;
- To what extent the Trustees expect the covenant to be a template for the community versus a template for the applicant;
- Professional(s) reporting;
- Freedom of Information and Protection of Privacy Act (FOIPPA);
- Staff desire to achieve the common goal of developing an F3 template;
- Electoral and legislative process;
- Need for more information.

Applicant Bowie Keefer was in attendance and stated that he is happy to have another PH, if necessary. He commented that the covenant in question is for his family only and that he is not acting on behalf of other forest lot owners.

There was some discussion regarding Development Permit Area (DPA) 2 in relation to tree cutting and removal.

GL-2015-067

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee requests staff to identify amendments that were made to the original covenant and provide rationale for the changes whilst also identifying which amendments are legally essential and why.

CARRIED

There was further discussion regarding:

- Not referring this to the APC at this point because it would trigger another PH;
- Third party covenant holder requirement;
- Intent being important and determining process.

10.4 Salt Spring Island Local Trust Committee Bylaw No. 484 Referral

GL-2015-068

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Bylaw No. 484 and decided Interests Unaffected by Bylaw.

CARRIED

Note: there was a break at 2:12 pm and the meeting reconvened at 2:27 pm.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Secondary Suites & Cottages – Staff Report

A/Planner 2 Farris provided information from Staff Report dated September 1, 2015 (File No.: 6500-20-Galiano Cottage Review & Secondary Suites Projects).

Trustees discussed the following:

- Staff comments regarding project bylaws;
- Possible draft bylaw and schedule amendments.

GL-2015-069

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 255 be amended by deleting 2.28.8.2 and 2.28.8.3.

CARRIED

GL-2015-070

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 254 Schedule 1 be amended by deleting the word “rental” from 1 c) and 2 c).

CARRIED

GL-2015-071

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 254 Schedule 1 be amended by deleting 3 “i).

CARRIED

GL-2015-072

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 242, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2013” be given First Reading.

CARRIED

GL-2015-073

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 243, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2013” be given First Reading.

CARRIED

GL-2015-074

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 254, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2015” as amended be given First Reading.

CARRIED

GL-2015-075

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 255, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2015 ” as amended be given First Reading.

CARRIED

GL-2015-076

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaw No. 242 and Bylaw No. 243 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2015-077

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaw No. 254 and Bylaw No. 255 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2015-078

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee directs staff to schedule a Community Information Meeting and Public Hearing for Proposed Bylaw Nos. 242, 243, 254, and 255.

CARRIED

11.2 Contractor Yards – Staff Report

A/Planner 2 Farris provided information from Staff Report dated September 3, 2015 (File No.: 6500-20-Contractor Yards).

Trustees discussed the following:

- Referral comments;
- Possible draft bylaw and schedule amendments.

GL-2015-079

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 253 Schedule 1, 1 d) fourth bullet point be amended by replacing “9 metres” with “5 metres” unless rationale can be provided for the increase in “height”.

CARRIED

GL-2015-080

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Draft Bylaw No. 253 Schedule 1, 1 d) sixth bullet point be amended by replacing “stream or the sea;” with “stream, the sea or a well;”.

CARRIED

GL-2015-081

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 253 Schedule 1, 1 d) be amended by adding additional bullet point “Potential for leaching of undesirable contaminants must be addressed;” after the sixth bullet point.

CARRIED

GL-2015-082

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 253 Schedule 1, 1 a) be amended by adding “,” after “trades”, deleting “and” after “business” and replacing “unit;” with “unit and exceeds the home occupation regulations;”.

CARRIED

GL-2015-083

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 253 be amended.

CARRIED

GL-2015-084

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 253, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2015” as amended be given Second Reading.

CARRIED

GL-2015-085

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee directs staff to schedule a Community Information Meeting and Public Hearing for Proposed Bylaw No. 253 to be held in conjunction with the Secondary Suite and Cottage Review Projects.

CARRIED

GL-2015-086

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Proposed Bylaw No. 253 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated September 2015

Provided for information.

12.1.2 Projects List Report Dated September 2015

Provided for information.

12.2 Applications Report Dated September 2015

A/Planner 2 Farris provided information.

Regarding Crystal Mountain: they are working hard to amend their proposal and are hiring a hydrologist for a hydrologist report; they are planning to move their entrance to Devina Drive; and they are planning to condense development areas.

12.3 Trustee and Local Expense Report Dated August 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

The following item(s) will be posted to the website:

- Document titled Forest (F3) Rezoning Applications Information Regarding the F3 Covenant.

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

A/Planner 2 Farris mentioned that it is now possible for the public to subscribe to a Galiano LTC e-mail list.

12.6 Chair's Report

Chair Busheikin reported that: page numbering inconsistencies are a frustration and eSCRIBE is being reviewed; the Financial Planning Committee (FPC) is doing good work and the need to address understaffing was identified as a reason for budget increases over the past 15 years; the Executive Committee (EC) is busy getting ready for Trust Council (TC), which is taking place on Bowen Island from September 15-17, 2015; she has encouraged Trustees to develop motions and add input to the Strategic Plan for TC; the Chief Administrative Officer (CAO) hiring committee is doing interviews; three members of TC will attend the Union of BC Municipalities (UBCM) convention; at UBCM, the EC Chair will meet with Hon. Todd Stone, Minister of Transportation and Infrastructure (MoTI) regarding a bridge feasibility study to Gabriola Island; and at UBCM, a motion will be discussed regarding the Islands Trust created Natural Area Protection Tax Exemption Program (NAPTEP) being offered throughout British Columbia (BC).

12.7 Trustee Report

Trustee Harris reported that: it was a quiet summer at the office; TC on Bowen Island from September 15-17, 2015 has many important issues on the agenda, including what to do if Salt Spring Island (Salt Spring) votes to become a municipality and options regarding the future of the Islands Trust office in Victoria and delivery of services; and Trustees have been invited to attend an oil spill response and preparedness meeting in Sidney, together with San Juan County Commissioners.

Trustee Pottle reported that: she attended a Local Planning Committee (LPC) Meeting; she will attend a Mayne Island Conservancy oil spill response and preparedness meeting; she is frustrated with the Strategic Plan and would prefer it to be about Trustees banding together as a united group to formulate solutions and positions to address issues such as aquaculture on Denman Island, Gambier Island logging and a potential bridge to Gabriola Island and beyond; she has had many conversations with members of the community; and she has been attending to regular business and office hours.

Trustee Harris thanked the Advisory Planning Commission (APC) for their hard work.

There was some discussion regarding Trustees schedules.

12.8 Trust Fund Board Report Dated August 2015

Provided for information.

13. NEW BUSINESS

13.1 2015-16 LTC Budget Requests - Memo

Chair Busheikin provided information.

GL-2015-087

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee approve and forward the Draft 2016-17 Local Trust Committee Project Budget Request to the Financial Planning Committee as presented.

CARRIED

13.2 Support Letter for Beacon Wireless

A/Planner 2 Farris provided information from Memorandum dated September 11, 2015.

Trustees discussed the following:

- Proposed template letter;
- Broadband on Galiano;
- Infrastructure implementation challenges;
- Preference to receive a requesting letter and specific information directly from Beacon Wireless, including a copy and/or summary of their grant application.

Chair Busheikin commented that this could be addressed via Resolution Without Meeting (RWM), if needed.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 5, 2015 at the South Galiano Community Hall

The meeting is scheduled as stated.

15. TOWN HALL

Brad Lockett asked if Beacon Wireless would be installing their equipment on Stockade Hill and stated concern with process relating to the proposed covenant(s) for GL-RZ-2013.1 (Landworks), which is supposed to be a community template.

Chair Busheikin responded that the LTC has requested more detailed information from Beacon Wireless.

Ken Millard stated support for oil spill response and preparedness meetings between the Southern Gulf Islands and San Juan County and asked if the meetings are public.

Trustee Harris responded that he would look into it and Chair Busheikin noted that the meetings aren't being organised by the Islands Trust.

Debbie Holmes stated support for today's newly scheduled public hearings and community information meetings being held during a regular business meeting.

GL-2015-088

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee directs staff to schedule today's newly scheduled Public Hearing's and Community Information Meeting's for a regular business meeting.

CARRIED

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close the Meeting

GL-2015-089

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 May 4, 2015:
- Appointment of Board of Variance Members.

AND that the recorder and staff attend the meeting.

CARRIED

Note: the public was asked to adjourn at 4:05 pm.

See separate In Camera Meeting Minutes dated September 14, 2015.

16.2 Recall to Order

The meeting was recalled to order at 4:08 pm.

16.1 Rise and Report

Chair Busheikin reported that the LTC re-appointed Priscilla Ewbank, Sara Steil, and Jim Petrie to the Board of Variance for a period of three years.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:09 pm.

Laura Busheikin, Chair

Certified Correct:

David Millership, Recorder