



ADOPTED

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: October 5, 2015
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

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

Public and Media Present: There were 17 members of the public present and no media present.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:30 pm. Introductions were made and she acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Trustee Pottle spoke to the passing of Ken Millard, Founding Director of the Galiano Conservancy Association and receiver of two Community Stewardship Awards. She expressed condolences and stated that a Celebration of Life would take place on October 11, 2015 at 1 pm at the Galiano Learning Centre.

Chair Busheikin expressed condolences to Mr. Millard's family and all community members who worked with him and valued him.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Added item 13.1 – Northern Development Initiative Trust

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Brian Russell spoke to item 9.1 on behalf of the Galiano Golf and Country Club, which is a not for profit business and offers a life safety Automatic External Defibrillator (AET) for emergency usage. He stated concern regarding signage regulations and related Bylaw Enforcement (BE) and asked the Local Trust Committee (LTC) for guidance.

There was some discussion regarding the Ministry of Transportation and Infrastructure (MoTI) signage program and process, BE and addressing this issue further under item 9.1.

Debbie Holmes stated support for policy being introduced to the Official Community Plan (OCP) specifying that all decisions, which affect or might affect the supply of groundwater, must comply with the BC Water Act or its successor the Water Sustainability Act.

Bowie Keefer spoke to his GL-RZ-2013.1 (Landworks) application and stated that: he and his wife Anna are fine with both the proposed covenant and the one that was presented at Public Hearing (PH); he has only ever represented himself in this process and would like the LTC to consider his covenant as one off, not an F3 template for the community; and Galiano's public and private forests are neglected and need to be managed.

Roger Pettit asked if Beacon Wireless is on the agenda.

Chair Busheikin referred Mr. Pettit to item 13.1, which was added today.

Akasha Forest stated concern with understanding the new format of the minutes, which focus less on discussion and aren't as detailed.

Roger Pettit stated concern with the new format of the minutes and commented that he shouldn't have to attend a meeting in order to know exactly what was discussed.

There was some discussion regarding:

- The minute taking process;
- New minute taking policies, which focus more on LTC decision making;
- Making the minutes as full as possible, whilst still following minute taking policies;
- Budget considerations;
- Minutes not being a verbatim record;
- Some island LTC's (i.e.: Salt Spring) recording their meetings and making audio files available afterwards via the Islands Trust website;
- Legal considerations;
- Defamation considerations.

Diana Lilly stated concern with the new format of the minutes and commented that budget saving is eroding democracy.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 14, 2015

The following amendments to the minutes were presented for consideration:

- Page 7, GL-2015-079 – replace “ “5 metres” ” with “ “5 metres ” and replace “ height.” with “ height.” ”
- Page 9, item 12.6 – insert “the need to address” before “understaffing”
- Page 9, item 12.7 – replace “aquiculture” with “aquaculture”

By general consent the Galiano Island Local Trust Committee meeting minutes of September 14, 2015 were adopted as amended.

6.2 Section 26 Resolutions Without Meeting Report

none

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated September 2015

A/Planner 2 Farris summarized the report.

Regarding No. 10, this item is now done.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

9.1 September 26, 2015, Letter From J. Hatch re: Signage

Brian Russell was in attendance and spoke on behalf of the Galiano Golf and Country Club.

There was some discussion regarding:

- Directional signage;
- MoTI signage program not being subject to local bylaws;
- Process;
- Possible Capital Regional District (CRD) or Economic Development Commission (EDC) funding;
- Group signage at certain points throughout the island;

- Ministry of Transportation and Infrastructure (MoTI) signage being on highways right of way, not public/private property;
- Bylaw Enforcement (BE).

GL-2015-090

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee write a letter of support to John Hatch, President of the Galiano Golf and Country Club in support of an application to the Ministry of Transportation and Infrastructure to create directional signage to the Galiano Golf and Country Club.

CARRIED

There was further discussion regarding BE and a possible need for abeyance.

Regional Planning Manager (RPM) Kojima stated that the goal of BE is compliance and that as long as compliance is being worked towards then abeyance is not necessary.

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaw No. 483 Referral

Chair Busheikin provided information.

GL-2015-091

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee considered Salt Spring Island Local Trust Committee Bylaw No. 483 and decided Interests Unaffected by Bylaw.

CARRIED

There was some discussion regarding abattoirs and RPM Kojima stated that, as far he knows, there is no provision for them on Galiano.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Secondary Suites and Cottages Review

A/Planner 2 Farris provided information from Staff Report dated September 24, 2015 (File No.: 6500-20-Galiano Cottage Review & Secondary Suites Projects).

There was some discussion regarding:

- Owner(s) needing a Temporary Use Permit (TUP) if not living on the property;
- Different possible rental scenarios;
- Lots over 1 acre (0.4 hectare (h)) being permitted either a secondary suite or a cottage;
- Home occupation regulations;
- Supporting people who need income and affordable housing;
- Need to consider socioeconomic impact(s).

GL-2015-092

It was MOVED and SECONDED,

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

CARRIED

GL-2015-093

It was MOVED and SECONDED,

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

CARRIED

GL-2015-094

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 254, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2015” be amended by inserting the words “and vacation rental accommodation” following “housing options” in both sections

CARRIED

There was some discussion regarding the wording of 2.28.2 in Draft Bylaw No. 255 and whether or not it reflected the intentions of the LTC.

GL-2015-095

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 255 be amended by deleting the words “and less than 4 hectares” from 2.28.2.

CARRIED

There was some discussion regarding Advisory Planning Commission (APC) recommendations and that a Public Hearing will be held.

Debbie Holmes commented that there is a water management board letter on file, which cautions about density.

GL-2015-096

It was MOVED and SECONDED,

THAT, Galiano Island Local Trust Committee Proposed Bylaw No. 255 be amended as follows:

- k) The definition of “short term vacation rental” is amended by inserting the words “, secondary suite” following the word “dwelling” and preceding “or cottage”.
- l) Section 3.13 (Home Occupations) is amended by inserting the words “or secondary suite” following the word “cottage” and preceding the words “the following”.
- m) Subsection 3.13.1 is amended by inserting the words “or secondary suite” following the word “cottage” and preceding the words “per lot”.

CARRIED

GL-2015-097

It was MOVED and SECONDED,

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

CARRIED

GL-2015-098

It was MOVED and SECONDED,

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

CARRIED

Note: there was a break at 2:00 pm and the meeting reconvened at 2:15 pm.

By general consent it was agreed that item 13.1 would be addressed prior to item 12.

13.1 Northern Development Initiative Trust

Trustee Harris provided information regarding the grant application Beacon Wireless Inc. is submitting to the Northern Development Initiative Trust, Connecting British Columbia program and stated that Beacon Wireless Inc. is applying to deliver increased digital connectivity to Galiano Island.

There was some discussion regarding:

- Infrastructure not involving towers on Galiano;
- Infrastructure not affecting health and well-being;
- Infrastructure not affecting residents properties;
- Support not implying future application(s) approval(s);
- LTC wanting to see the actual application;
- Process.

GL-2015-099

It was MOVED and SECONDED,

THAT, the Galiano Island Local Trust Committee write a letter of support, referring to document dated September 20, 2015 and titled Beacon Wireless Inc. Updated Detailed Project Plan Connecting Gulf Islands, for their grant application.

There was some discussion regarding:

- Process;
- Infrastructure, such as repeaters;
- Not jeopardizing a Galiano telecommunications plan;
- This being about a letter of support for a grant application.

The question on the motion was then called.

CARRIED

There was further discussion and the LTC agreed that the letter will: reflect LTC support of the fact that the project does not include any infrastructure; contain relevant quoted OCP policy; and clarify that LTC support does not imply any future approval of any application(s).

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

Provided for information.

12.3 Trustee and Local Expense Report Dated September 2015

Provided for information.

12.4 Adopted Policies and Standing Resolutions

Provided for information.

12.5 Local Trust Committee Webpage

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

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

12.6 Chair's Report

Chair Busheikin reported that: she attended the Union of BC Municipalities (UBCM) convention in Vancouver; a UBCM highlight was listening to Commissioner Dr. Marie Wilson discuss the origins and findings of the Truth and Reconciliation Commission; at UBCM, there were two meetings with Hon. Todd Stone, Minister of Transportation and Infrastructure (MoTI) and he encouraged more dialogue; at UBCM, a resolution was passed to ask the province to enact legislation for an environmental bill of rights; and the Executive Committee (EC) will meet this week with Frank Leonard, new chair of the Agricultural Land Commission (ALC).

12.7 Trustee Report

Trustee Harris reported that he attended Trust Council (TC) on Bowen Island; TC included an important delegation regarding Particularly Sensitive Sea Areas (PSSA) and the Salish Sea and the risks associated with increased international shipping; shipping traffic in the Salish Sea was up 33% in 2014, is up 43% in 2015 and future projections are alarming; TC also included an excellent delegation regarding glass sponge reefs in Howe Sound; he attended a meeting with the San Juan County Commission regarding oil spill response and preparedness; and there are the two kinds of oil spills - catastrophic and derelict/dumping.

Trustee Pottle reported that she attended TC and a meeting with the San Juan County Commission regarding oil spill response and preparedness; TC got some objectives in order regarding the Strategic Plan; at TC, in December, there will be further discussion regarding the Chief Administrative Officer (CAO) position; TC included discussion(s) regarding the future of the Islands Trust office and will continue to do so; she's had many conversations regarding forest zoned lands, including with new forest zoned landowners; and she will attend a Local Planning Committee (LPC) meeting in November.

Trustee Harris further reported that Galiano LTC is moving along with their three top priorities and he encouraged the public to submit ideas for future ones.

12.8 Trust Fund Board Report

none

13. NEW BUSINESS

13.1 Northern Development Initiative Trust

As amended, this item was addressed prior to item 12.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for November 2, 2015, at the South Community Hall

The meeting is scheduled as stated.

15. TOWN HALL

Debbie Holmes spoke to process and the covenant(s) associated with GL-RZ-2013.1 (Landworks).

There was some discussion regarding:

- Proposed covenant being compared to the one presented at PH, at the next LTC meeting;
- Covenant(s) being referred to the EC for approval, once the bylaw(s) has been finalised by the LTC;
- Process and what can or can't be talked about post PH;
- *Local Government Act*;
- Covenant(s) not being a part of the bylaw(s) but being connected;
- F3 covenant template having the potential to affect 3,000-4,000 acres of land;

Roger Pettit stated concern with the Secondary Suites and Cottages review. He commented that ideas generated during the OCP review are being ignored and that affordable housing objectives are not being met.

Debbie Holmes stated support with variances being able to be obtained for cottages on a case-by-case basis. She commented that the suggestion of allowing both cottages and suites on lots over 5 acres is broad and that there are 162 lots over 5 acres in size, which aren't in the forest zone.

Roger Pettit commented that variances cost money and are not compatible with affordability. He asked the LTC to do more to support affordable housing and stated that what has been done regarding Short Term Vacation Rentals (STVR) isn't enough.

There was some discussion regarding forest lots and housing stock.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:10 pm.

Laura Busheikin, Chair

Certified Correct:

David Millership, Recorder