



# Galiano Island Local Trust Committee Regular Meeting Agenda

**Date:** April 4, 2016  
**Time:** 12:30 pm  
**Location:** North Community Hall  
20925 Porlier Pass Road, Galiano Island, BC

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	<b>Pages</b>
1. CALL TO ORDER	12:30 PM - 1:00 PM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	
4. COMMUNITY INFORMATION MEETING	
none	
5. PUBLIC HEARING	
none	
6. MINUTES	1:00 PM - 1:15 PM
6.1 Local Trust Committee Minutes Dated March 7, 2016 (for Adoption)	3 - 13
6.2 Section 26 Resolutions Without Meeting Report	
none	
6.3 Advisory Planning Commission Minutes (for Receipt)	
none	
7. BUSINESS ARISING FROM MINUTES	
7.1 Follow-up Action List Dated March 2016	14 - 15
8. DELEGATIONS	
none	
9. CORRESPONDENCE	
<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
none	

- 10. **APPLICATIONS AND REFERRALS**  
none
- 11. **LOCAL TRUST COMMITTEE PROJECTS** 1:15 PM - 2:00 PM  
  - 11.1 **Telecommunication Strategy - Project Charter - Staff Report (Pending)**
- 12. **REPORTS** 2:00 PM - 2:30 PM  
  - 12.1 **Work Program Reports (attached)**
    - 12.1.1 Top Priorities Report Dated March 2016 16 - 16
    - 12.1.2 Projects List Report Dated March 2016 17 - 18
  - 12.2 **Applications Report Dated March 2016 (attached)** 19 - 21
  - 12.3 **Trustee and Local Expense Report**  
none
  - 12.4 **Adopted Policies and Standing Resolutions (attached)** 22 - 23
  - 12.5 **Local Trust Committee Webpage**
  - 12.6 **Chair's Report**
  - 12.7 **Trustee Report**
  - 12.8 **Trust Fund Board Report Dated March 2016** 24 - 26
- 13. **NEW BUSINESS**
- 14. **UPCOMING MEETINGS**  
  - 14.1 **Next Regular Meeting Scheduled for May 2, 2016, at the North Community Hall, Galiano Island**
- 15. **TOWN HALL** 2:30 PM - 2:45 PM
- 16. **CLOSED MEETING (Distributed Under Separate Cover)**  
none
- 17. **ADJOURNMENT** 2:45 PM - 2:45 PM



**Galiano Island Local Trust Committee  
Minutes of Regular Meeting**

**Date:** March 7, 2016  
**Location:** Lions Park Society  
992 Burrill Road, Galiano Island, BC

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

**Staff Present** Kim Stockdill, Acting Planner 2  
David Millership, Recorder

**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. There were approximately 23 members of the public present and no media.

**2. APPROVAL OF AGENDA**

The following additions to the agenda were presented for consideration:

- Added item 10.1.1 – March 5, 2016 Email from Shelley Okepnak re Flying Black Dog
- Added item 10.1.2 – March 5, 2016 Letter from Heather McRae re Flying Black Dog

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

**3. TOWN HALL AND QUESTIONS**

**Elizabeth McClelland** read a letter on behalf of Martine Paulin, stating support for GL-RZ-2014.1 (Crystal Mountain Society).

**Nancy McPhee** stated support for GL-DVP-2015.4 (Flying Black Dog).

**Paul LeBlond** applauded the Local Trust Committee (LTC) regarding protocol for the siting of wireless antennas. He commented that consultation protocols can be viewed via the Industry Canada website.

**Louise Decario** spoke to GL-RZ-2014.1 (Crystal Mountain Society). She stated support for the 75/25 scenario and for forestland protection being achieved via land donation rather than covenants, in return for development.

**Janice Oakley** spoke on behalf of the Crystal Mountain Society (CMS). She stated that CMS has fielded many questions from the public and that 60 signatures of support for the CMS proposal have been collected.

**Debbie Holmes** read and submitted her comments in writing. In general, she urged the LTC to listen to the public and learn from past process.

**Andrew Loveridge** stated support for Galiano Green (GG) and Trustee Pottle helping with the upcoming process.

**Roger Pettit** noted that he is the father-in-law of Trustee Harris. He stated that it is not in the public interest, due to forest fire risk, for large amounts of forestland to be donated to groups (e.g. Galiano Club) that might not have the resources to maintain it properly.

**Kiyo Okuda** stated support for fire maintenance plans and road networks being the responsibility of the forest lot owner - prior to and after land donation, in return for development. He commented that the LTC must be confident not to trigger the Private Managed Forest Land (PMFL) Act.

There was some discussion regarding the Official Community Plan (OCP) review, PMFL and the bylaws that precede it.

**Geoff Gaylor** spoke to GL-RZ-2014.1 (Crystal Mountain Society). He stated that the LTC should differentiate between CMS, which is not for profit, and a developer; water supply is not a problem and rainwater collection is planned; density is low-impact; and he supports the proposal being accomplished via covenants.

There was some discussion regarding:

- The fairness of CMS having to donate 75% of their land;
- Legally, the LTC is not able to discriminate between owners and it therefore being irrelevant that CMS is a not for profit Buddhist Society;
- Control via covenants;
- Galiano Conservancy Association (GCA) not doing development on the Learning Centre;
- GL-RZ-2014.1 (Crystal Mountain Society) being an F1 rezoning application.

**Louise Decario** provided an update regarding the GCA Keefer covenant associated with GL-RZ-2013.1 (Landworks). She stated that negotiations have been positive and that it looks as though an agreement will be reached.

#### 4. **COMMUNITY INFORMATION MEETING**

None.

#### 5. **PUBLIC HEARING**

None.

## 6. MINUTES

### 6.1 Local Trust Committee Minutes Dated February 1, 2016

The following amendments to the minutes were presented for consideration:

- Page 9, item 12 – delete second instance of “none”

#### **GL-2016-009**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Minutes of February 1, 2016 be amended by removing Resolution GL-2016-003 entirely, and noting instead that the Motion was not seconded by the Trustees.

**CARRIED**

*All following Resolutions were renumbered accordingly, beginning at GL-2016-003*

**By general consent** the minutes of February 1, 2016 were adopted, as amended.

### 6.2 Section 26 Resolutions Without Meeting Report

None.

### 6.3 Advisory Planning Commission Minutes (for Receipt)

None.

## 7. BUSINESS ARISING FROM MINUTES

### 7.1 Follow-up Action List Dated February 2016

Acting Planner 2 (A/Planner 2) Stockdill summarized the report.

Regarding No. 1, the letter has been sent.

Regarding No. 2, the Ministry is still looking into it.

Regarding No. 4, this will hopefully be on the April agenda.

## 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-2015.4 (Flying Black Dog) - Staff Report

A/Planner 2 Stockdill provided information from the Staff Report dated February 25, 2016 (File No. GL-DVP-2015.4 (Flying Black Dog)).

Applicant Shelley Okepnak was in attendance and spoke to the application.

There was some discussion regarding:

- There being numerous letters of support;
- The Pergola not being a problem to remove.

#### **GL-2016-010**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Development Variance Permit GL-DVP-2015.4 (Flying Black Dog) be amended by deleting the variance for the pergola structure 'G' (Part 2b(i) and 2b(ii)).

**CARRIED**

#### **GL-2016-011**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Development Variance Permit GL-DVP-2015.4 (Flying Black Dog) be approved, as amended .

**CARRIED**

#### 10.1.1 March 5, 2016 Email from Shelley Okepnak re Flying Black Dog

Received.

#### 10.1.2 March 5, 2016 Letter from Heather McRae re Flying Black Dog

Received.

### 10.2 GL-DP-2016.1 and GL-DVP-2016.1 (Usher) - Staff Report

A/Planner 2 Stockdill provided information from the Staff Report dated February 26, 2016 (File Nos. GL-DP-2016.1 and GL-DVP-2016.1 (Usher)).

Applicant Donna Usher was in attendance and spoke to the application.

There was some discussion regarding:

- No comments having been received from the public;
- There being a benefit to the riparian area(s).

**GL-2016-012**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Development Permit GL-DP-2016.1 (Usher) be approved.

**CARRIED**

**GL-2016-013**

**It was MOVED and SECONDED,**

that Galiano Island Local Trust Committee Development Variance Permit GL-DVP-2016.1 (Usher) be approved.

**CARRIED**

**10.3 GL-RZ-2014.1 (Crystal Mountain) - Memo**

A/Planner 2 Stockdill provided information from a Memorandum dated February 26, 2016 (File No. GL-RZ-2014.1 (Crystal Mountain)). She noted that Resolution GL-2016-003 is no longer applicable.

Applicant Helen Foster was in attendance and spoke to the application.

There was some discussion regarding:

- Land donation/title transfer versus covenant(s), in return for development;
- CMS wanting to maintain a healthy forest and being different from a commercial resort;
- Ability for zoning description to be specific/restrictive enough, and permanent;
- Possible PMFL implications if there were to be a change to Galiano's OCP forest policy;
- Property in question not being a PMFL property;
- LTC responsibility being to preserve and protect the environment and to create/enforce regulations regarding forest policies;
- Processes and resources;
- Desire to learn Trust Fund Board (TFB) procedures;
- Community benefit;
- Land donation being a tested approach that guarantees removal of development aspirations in perpetuity;
- LTC motions - not discussion - being the basis for direction;
- Up-zoning from a forest lot to a 30-bedroom retreat being significant;
- Applicant being willing to move forward with a covenant(s) approach but not a land donation approach;
- Specifically, which OCP policies would CMS be requesting to amend;
- Next steps.

**GL-2016-014**

**It was MOVED and SECONDED,**

that the Galiano Island Local Trust Committee proceed with the application and request staff to draft bylaws on the basis that 75 percent of the land be protected with a conservation covenant.

There was some discussion regarding:

- It being possible to achieve community benefit via covenant(s);
- Process with TFB may be lengthy;
- Owner(s) versus use(s);
- Site specific zoning;
- 75/25 scenario;
- Following what the OCP directs;
- Ability for public use (i.e. walking trails) to be written into bylaws/covenants;
- Possibility of CMS and TFB owning land together;
- Setting precedent and future ramifications on the land donation approach.

The question on the motion was then called,

**CARRIED**  
**Trustee Pottle OPPOSED**

Chair Busheikin invited the public to make comment.

**Debbie Holmes** stated concern with the LTC's decision and asked that it be retracted.

**Roger Pettit** stated support for the LTC's decision to move forward with draft bylaws. He commented that feedback is needed from the public at large.

**Akasha Forest** commented that she doesn't have an opinion regarding the CMS application. She stated concern regarding possible PMFL implications and encouraged the LTC to obtain legal opinion.

**Tom Hennessy** stated support for CMS. He wondered if it might be possible for CMS to donate all of their land to GCA in return for a 99 year lease to run 30 retreat cabins in the summer.

**Elizabeth McClelland** stated concern regarding possible PMFL implications and encouraged the LTC to obtain legal opinion, as well as that of Regional Planning Manager (RPM) Kojima. She stated support for clarifying the definition of site specific zoning.

**Doug Latta** stated that community benefit can involve more than just land donation/protection. He commented that increased tourism can benefit locals (i.e., Pilgrimme Restaurant) and that covenants can mandate fire protection.

**Kiyo Okuda** stated concern: with the LTC's decision and asked that it be retracted; with increased density; that Trustee Harris and Chair Busheikin are colluding to make process easier for F1 owners; regarding PMFL implications.

**Louise Decario** stated concern with the LTC's decision. She commented that it is precedent-setting and a significant departure from past LTC decisions.

**Kim Lenglet** stated support for the CMS application to be looked at as a whole. She commented that PMFL should not be the determinant of Galiano's destiny.



There was some discussion regarding:

- F1 to RRHF or F3 applications prior to 2004;
- Site specific zoning;
- Land donation(s) versus covenant(s), in return for development.

**GL-2016-015**

**It was MOVED and SECONDED,**

that the Galiano Island Local Trust Committee requests staff to research Private Managed Forest Land Act implications for potential Official Community Plan and Land Use Bylaw amendments relevant to application GL-RZ-2014.1 (Crystal Mountain) and to seek legal opinion.

**CARRIED**

There was some discussion regarding process.

A/Planner 2 Stockdill stated that: she will contact TFB regarding their process; will report back regarding PMFL implications; and stated that draft bylaws do not guarantee adoption or public hearing.

Chair Busheikin stated for clarification to the applicant(s) that the will of the LTC has been indicated via resolution and that such can be considered direction (i.e., for the applicant(s) to continue working on the covenant(s) approach).

There was a break at 3:08 pm. The meeting reconvened at 3:20 pm.

**10.4 GL-RZ-2011.1 (Galiano Green) (GG) – Memo**

A/Planner 2 Stockdill provided information from a Memorandum dated February 26, 2016 (File No. GL-RZ-2011.1 (Galiano Land and Community Housing)).

Doug Latta and Tom Hennessy were in attendance and spoke to the application.

There was some discussion regarding:

- GG proceeding as a bare land strata;
- The Housing Agreement having been submitted to Islands Trust counsel for review and recommendation;
- GG not constructing two of the units in the first phase ;
- Owners being responsible for construction;
- GG will provide land and infrastructure only;
- Affordable housing being important;
- Renting via GG not being precluded;
- Qualification and community selection committee process.

**11. LOCAL TRUST COMMITTEE PROJECTS**

None.

## 12. REPORTS

### 12.1 Work Program Reports

#### 12.1.1 Top Priorities Report Dated February 2016

Provided for information.

A/Planner 2 Stockdill stated that regarding No. 1 (Telecommunication Strategy), staff will draft a Staff Report with Project Charter regarding what is and is not included in the project's scope. She asked Trustees for direction.

There was some discussion regarding:

- Including Beacon Wireless and Capital Region Emergency Service Telecommunications (CREST);
- Jurisdiction, authority and Industry Canada;
- Desire to know provider services and to which parts of the island;
- Possibility of locating a tower on public land and using rent gained for affordable housing;
- Possibility of using existing infrastructure at Retreat Cove to provide high speed internet via fiber optic cable;
- Who is responsible for monitoring Safety Code 6;
- Electromagnetic field (EMF) monitoring.

Chair Busheikin stated that she looks forward to further discussion and staff input/guidance.

There was some discussion regarding affordable housing as a Top Priority.

#### **GL-2016-016**

**It was MOVED and SECONDED,**  
that the Galiano Island Local Trust Committee adds No. 2 "Affordable Housing Strategy" to Top Priorities.

**CARRIED**

#### 12.1.2 Projects List Report Dated February 2016

Provided for information.

There was some discussion regarding No. 3 Dock Review becoming a Top Priority.

#### **GL-2016-017**

**It was MOVED and SECONDED,**  
that the Galiano Island Local Trust Committee moves Projects List No. 3 "Dock Review" and related Activity to No. 3 Top Priorities.

**CARRIED**

## **12.2 Applications Report Dated February 2016**

Provided for information.

## **12.3 Trustee and Local Expense Report Dated February 2016**

Provided for information.

A/Planner 2 Stockdill will look into why the meeting expenses seem high.

## **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 the following URL: [www.islandstrust.bc.ca/galiano](http://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: Trust Council (TC) will take place on Hornby Island from March 22-24; TC will adopt a budget; TC will consider a proposal to create a new Intergovernmental Relations Advisor position that would deal with Marine and First Nations issues; the Financial Planning Committee (FPC) received a KPMG report regarding Islands Trust Information Technology (IT) Services – it has some recommendations and indicates that things are going well; and she took part in a Simon Fraser Institute webinar regarding public consultations.

## **12.7 Trustee Report**

Trustee Harris reported that: some community members would prefer LTC meetings to take place outside of regular business hours; he is a member of the FPC and the KPMG report is a little overwhelming; FCP has a budget of \$7.2 million; an Intergovernmental Relations Advisor position to deal with Marine and First Nations issues would be expensive; the new Chief Administrative Officer (CAO) seems great; \$5k was spent to consult the public regarding the Islands Trust budget; and this is the third year in a row that the Islands Trust has not increased taxes.

There was some discussion regarding increased expenses, ferry schedules and the practicality of holding LTC meetings outside of regular business hours.

Trustee Pottle reported that: she attended a Local Planning Committee (LPC) meeting; she has been talking a lot with members of the public regarding the Crystal Mountain and Landworks applications; she is looking forward to working on the Telecommunication Strategy and Affordable Housing Strategy, and she has trepidation regarding the Crystal Mountain application.

#### **12.8 Trust Fund Board Report**

None.

#### **13. NEW BUSINESS**

None.

#### **14. UPCOMING MEETINGS**

##### **14.1 Next Regular Meeting Scheduled for April 4, 2016 at the North Community Hall, Galiano Island**

The meeting is scheduled as stated.

#### **15. TOWN HALL**

**Debbie Holmes** spoke to Trustee Harris' personal experience with RRHF and asked, in hindsight, what he would do differently. She encouraged the LTC to consider an F3 option for GL-RZ-2014.1 (Crystal Mountain).

Trustee Harris responded that he feels it would have been better for the land to have been transferred to a better suited organization.

There was some discussion regarding RRHF being a great idea at the time but in reality not being a good mechanism due to the lack of a management plan for the forest.

**Roger Pettit** spoke to housing on forest lots and stated that the LTC should make it a priority to have more discussion regarding forest policies.

**Janice Oakley** stated that many islanders, who have no interest in triggering anything detrimental, would support further discussion regarding Galiano's forest policies.

**Kiyo Okuda** stated that the LTC is responsible for the integrity of the forest zone and that a Road Network Plan (RNP) should be an absolute if any development (maximum one house per lot with no possibility of subdivision) is to take place there. He recommended that the three Top Priorities be addresses as one.

There was some discussion regarding Industry Canada.

**Tom Hennessy** spoke to health risks associated with cell towers and technology.

**Nancy McPhee** stated support for rezoning applications being considered by use, on a case by case basis, and in accordance with the unique features of the land(s) in question.

**Louise Decario** stated that: housing on forest lots is permitted via rezoning; the original intent of RRHF was to have a working forest; she is disappointed the LTC decided to move forward with a covenant(s) approach regarding GL-RZ-2014.1 (Crystal Mountain); and she encourages more discussion and thought.

**16. CLOSED MEETING (Distributed Under Separate Cover)**

none

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:48 pm.

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Laura Busheikin, Chair

Certified Correct:

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David Millership, Recorder

## Follow Up Action Report

### Galiano Island

#### 07-Dec-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to contact Ministry to follow up with Retreat Cove Covenant (IN PROGRESS).	Kim Stockdill	23-Dec-2015	On Going

#### 01-Feb-2016

No.	Activity	Responsibility	Target Date	Status
2	Galiano Green (GL-RZ-2011.1) 1. Staff to report with amendments to proposed Bylaw 234 with regards to bare land strata subdivision. 2. Staff to enter into a cost recovery agreement for review and revisions to the draft housing agreement - DONE 3. Prior to further consideration of the rezoning, staff to receive information from applicant regarding a revised layout plan, s.510 parkland requirements, and proposal outlining housing agreement administration.	Robert Kojima	01-Apr-2016	On Going
3	Staff to report on options for Telecommunication Strategy.	Kim Stockdill	01-Apr-2016	On Going

#### 07-Mar-2016

No.	Activity	Responsibility	Target Date	Status
4	February 1, 2016 LTC minutes adopted as amended.	Pauline Brazier	01-Apr-2016	Done
5	1. GL-DVP-2015.4 (Flying Black Dog) amended by deleting Part 2bi and 2bii. 2. GL-DVP-2015.4 (Flying Black Dog) approved as amended. Staff to issue permit.	Sharon Lloyd-deRosario	01-Apr-2016	Done



### Follow Up Action Report

6	<ol style="list-style-type: none"> <li>1. GL-DP-2016.1 (Usher) approved. Staff to issue Development Permit.</li> <li>2. GL-DVP-2016.1 (Usher) approved. Staff to issue DVP.</li> </ol>	Sharon Lloyd-deRosario	01-Apr-2016	Done
7	<p>Crystal Mountain (GL-RZ-2014.1)</p> <ol style="list-style-type: none"> <li>1. Staff to research PMFL implications for potential OCP &amp; LUB amendments relevant to OCP Forestry policies and the Crystal Mountain application.</li> <li>2. Staff to draft bylaws on the basis that 75% of land be protected with a conservation covenant.</li> <li>3. Staff to follow up with Trust Fund staff regarding the timeline of the TFB/Crystal Mountain conservation covenant.</li> </ol>	Sharon Lloyd-deRosario Kim Stockdill	29-Apr-2016	On Going
8	<ol style="list-style-type: none"> <li>1. Staff to add Affordable Housing Strategy and Dock Review to Top Priorities - DONE</li> <li>2. LTC to review Affordable Housing Toolkit to determine what aspects of Affordable Housing should be addressed.</li> </ol>	Kim Stockdill	25-Mar-2016	On Going



## Top Priorities

### Galiano Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Telecommunication Strategy	Review telecommunication options, including policies for telecommunication towers, on Galiano Island.	01-Feb-2016	Kim Stockdill	28-Feb-2017
2	Affordable Housing Strategy	to be determined.	07-Mar-2016	Kim Stockdill	31-Mar-2017
3	Dock Review	Review issues regarding docks and new shoreline information and whether changes are required to the LUB.	07-Mar-2016	Kim Stockdill	31-Jul-2017





**Projects**

**Galiano Island**

No.	Description	Activity	R/Initiated
1	Soil Removal and Deposit Bylaw	Review need and options for implementation of soil removal and deposit bylaw	12-Sep-2011
2	Amendments to Forest designation and F1 zone -	Consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status. Draft bylaws have been prepared, project deferred at meeting of April/12	16-Apr-2012
3	Parking Issues	Issue for discussion with MoTI and public parking issues generated from associated islands. (see correspondence from P. Midgely on agenda of Apr/12)	23-Jul-2012
4	Bike Trails and Camping	Letter dated July 8, 2013 received from Galiano Parks and Recreation Commission regarding bike safety on Galiano roads (See Transportation policy U of Section 1.1) and for the allowance of non-commercial camping on private lots.	15-Jul-2013
5	Ocean Based Geo-Exchange Systems	Review of regulations for geo-thermal exchange use.	18-Nov-2013
6	Information Note Addition	Add in Information Note on Archeological Sites under General Regulations	18-Nov-2013
7	Light Industrial Zoning	A review and inventory assessment of existing and potential light industrial zones.	18-Nov-2013
8	Land Use Bylaw Amendments	To review LUB for: any technical/administrative bylaw amendments (e.g. definition references and numbering), shoreline zoning wording, crown lot rezonings, and review park zoning (specifically to allow stairs in setbacks).	07-Jul-2014
9	Community Benefit Review for Forest Lands	Staff to prepare preliminary report for new LTC	08-Sep-2014
10	Consider amendments to re-designate and rezone crown owned Forest lots.- Bylaws 231, 232 at First Reading	re-refer to FLNRO for comment	



Islands Trust

Print Date: March 23, 2016

## Projects

### Galiano Island

No.	Description	Activity	R/Initiated
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Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2011.1	Galiano Land and Community Housing Trust c/o Tom Hennessy <b>Planner:</b> Robert Kojima	06-Oct-2011	Rezone Agriculture and Residential to Community Facility-Affordable housing.
<b>Planning Status</b>			

**Status Date:** 01-Feb-2016  
LTC authorizes cost recovery for housing agreement review, applicant to provide revised site plan addressing park dedication, and to provide plan for administering housing agreement

**Status Date:** 11-Dec-2015  
applicants revising application to bare land strata.

**Status Date:** 20-Feb-2015  
summary of proposed approach received, update for March 3rd LTC meeting

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2013.1	Landworks Consultants <b>Planner:</b> Kim Stockdill	16-Apr-2013	DL 79 - To amend the OCP and LUB to permit a rezoning to F3, RR, NP from an F1 zoned lot.
<b>Planning Status</b>			

**Status Date:** 19-Aug-2015  
Staff & LTC reviewing sustainable forestry covenant.

**Status Date:** 17-Jun-2015  
Draft Sustainable Forestry covenant sent for legal review.

**Status Date:** 28-May-2015  
Approval received from Minister's office for Bylaw 244.

File Number	Applicant Name	Date Received	Purpose
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### Applications

GL-RZ-2014.1      Crystal Mountain Society      28-Oct-2014      20300 PORLIER PASS RD  
 To allow for year round use of the Forest Retreat Centre

**Planner:** Kim Stockdill

**Planning Status**

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**Status Date:** 30-Nov-2015

Updated proposal received by staff. Staff report on Dec 7/15 LTC agenda

**Status Date:** 26-Aug-2015

Applicant amending proposal to address APC and LTC comments

**Status Date:** 16-Jun-2015

Application referred to the APC

### Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2013.1	Kelly Gesner, Landworks Consultants	29-Nov-2013	4150 BODEGA BEACH DR  To create a conventional subdivision of 7 lots including remainder.

**Planner:** Kim Stockdill

**Planning Status**

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**Status Date:** 13-Aug-2015

PLA extension granted by MOTI

**Status Date:** 24-Nov-2014

SD file on hold until zoning amendment bylaws are adopted

**Status Date:** 08-Sep-2014

10 percent waiver approved by LTC

### Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2016.1	Jon & Connie Stettner	07-Mar-2016	

**Planner:** Kim Stockdill



## Applications

### Planning Status

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**Status Date:** 09-Mar-2016

File opened and given to Planner.

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2016.2	THOMAS AXMANN	18-Mar-2016	625 Harper Road

TUP for STVR use of second home on Galiano.

**Planner:** Kim Stockdill

### Planning Status

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**Status Date:** 18-Mar-2016

File created and given to Planner.

## Galiano Island Local Trust Committee

### POLICIES AND STANDING RESOLUTIONS

Updated: April 7, 2014

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 11, 2009 / Amended February 3, 2014	GL-LTC-85-09 Amended:	Parks Commission Referral	<b>That</b> staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment
2.	October 18, 2010	GL-LTC-115-10	Publishing Notices beyond legal requirements	<b>THAT</b> the Galiano Island Local Trust Committee will advertise Public Hearing Notices in either the Active Page Magazine or Islands Tides Newspaper in addition to the legally required advertising in the Driftwood Newspaper.
3.	October 17, 2011	GL-LTC-205-11	Special Occasion Liquor Licenses	<b>THAT</b> where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years , staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
4.	February 3, 2014		Applications with Open Bylaw Enforcement files	<p>On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist:</p> <ol style="list-style-type: none"> <li>1. There have been significant delays or longer than typical timelines in the enforcement process</li> <li>2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement</li> <li>3. Litigation has been recommended</li> <li>4. Legal counsel has been involved (beyond providing a basic interpretation)</li> <li>5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.)</li> <li>6. There has been, or is an expectation of, joint enforcement with other jurisdictions</li> <li>7. There is potential for impact on other related enforcement files.</li> </ol>

No	Meeting Date	Resolution No.	Issue	Policy
5.	April 7, 2014	GL-2014-029	Community Wells as a Community Benefit	That the Galiano Island Local Trust Committee will consider as a community benefit for all rezoning applications where there is an increase in density, the establishment of an instrumented observation well.

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ISLANDS TRUST FUND

## Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality March 2016

### Denman Island

- **Settlement Lands**

The Trust Fund Board has agreed to share costs with the Denman Conservancy Association with respect to developing a covenant and management plan for the “Settlement Lands”. The Board has policy that allows for cost sharing with covenant applicants where there is financial need. The Board recognizes the complexity of the issues involved on this particular property and acknowledges the exceptional contributions that the DCA have made to the acquisition and management of protected areas on Denman.

- **Cross-Island Trail**

Islands Trust Fund staff participated in an on-site meeting to look at options for where the cross-island trail will be located in the vicinity of the Lindsay-Dickson Nature Reserve. While the Board has agreed in principle to a possible route using an existing trail in the nature reserve, the Board is not in favour of using an undisturbed right of way adjacent to the nature reserve. ITF will continue to work with regional district planning staff and community representatives to identify the optimal trail location.

- **Denman Island Park and Protected Area**

The Islands Trust Fund is seeking an arrangement with the Province to ensure on-going protection of an ecologically sensitive area of the Crown land adjacent to Inner Island Nature Reserve that has been incorporated into the Denman Island Park. The Province has rejected the option of a conservation covenant and has instead suggested a Partnership Agreement for monitoring the stream and beaver pond. ITF will be contacting BC Parks to discuss such an agreement.

- **Inner Island Nature Reserve**

The Islands Trust Fund is participating in the investigation of a trespass involving cutting of nine large trees in the nature reserve and adjacent Provincial Park reported last month

- **Morrison Marsh**

The Islands Trust Fund is talking with BC Parks about rerouting the trail connecting with Boyle Point Provincial Park to avoid trespass over private property.

### Thetis Island

- **Fairyslipper Forest**

The acquisition of this property and other land on Thetis Island continues to be a priority of the Islands Trust Fund, working closely with our partners Thetis Island Nature Conservancy and Cowichan Community Land Trust. ITF has submitted a comprehensive application to Environment Canada’s Habitat Stewardship Program for Species at Risk. If successful, this along with the pledges and contributions generated by the dynamic fundraising program could enable



the completion of the first significant protected areas on Thetis Island. If this land is acquired the next step would be development of a Management Plan to ensure protection of the identified values and to address management objectives, such as signage and public access. The management planning process will be carried out in consultation with the community.

## **Salt Spring Island**

- **Manzanita Ridge Nature Reserve**

The Trust Fund Board approved the addition of an appendix which forms part of the management plan for the Manzanita Ridge Nature Reserve. The reserve is owned by the Salt Spring Island Conservancy. TFB co-holds a conservation covenant on the property with the Salt Spring Island Local Trust Committee. The new appendix clarifies public access issues. These issues do not relate to the terms of the covenant.

- **Property management activities**

Work on Salt Spring Island properties has included placing covenant boundary marker posts (to better define the areas for monitoring and in case of violations), replacing the beach access stairs and topping danger trees at the Ruby Alton Nature Reserve. Activities to implement the McFadden Creek Nature Reserve Management Plan have begun.

## **Galiano Island**

- **Galiano Island Conservancy – Opportunity Fund grant**

The Trust Fund Board approved an Opportunity Fund grant of \$2,000 to the Galiano Conservancy Association for costs associated with legal review of a sustainable forestry covenant on Galiano Island. This grant will support the development of covenants as a tool to balance resource management and conservation objectives.

- **Property management activities**

Work has included invasive plant removal, native species plantings and a cormorant nesting survey at Trincomali Nature Sanctuary, trail maintenance at Vanilla Leaf Land Nature Reserve and invasive alien species control for Laughlin Lake Nature Reserve

## **Bowen Island**

- **NAPTEP**

The Islands Trust Fund is implementing an outreach plan to promote the Natural Area Protection Tax Exemption Program (NAPTEP) to property owners on Bowen Island. A briefing has been provided to Bowen Island Municipal Council on the communication program and addressing a concern about the distribution of any recapture charges. An information session was held on Bowen on March 2<sup>nd</sup>, and a webinar hosted March 8<sup>th</sup>.

- **Fairy Fen Nature Reserve**

Trail rerouting work has taken place to avoid disturbance of a sensitive area.

## **Property Management Activities on other Islands**

- **Lasqueti**

A survey and trespass restoration work was carried out at the Mount Trematon Nature Reserve. Boxes are being installed for hooded mergansers at the John Osland Nature Reserve.

- **Penders**  
Interpretive panels are being developed for the kiosk installed at Medicine Beach Nature Sanctuary.
- **Gabriola**  
Trail and driveway maintenance and invasive plant removal are being carried out at the Elder Cedar Nature Reserve.
- **Mayne**  
The revision of the Horton Bayviary Nature Reserve Management Plan has been completed and approved by all parties of the conservation covenant.

## **Trust Fund Board Membership**

Julie Glover, a provincially-appointed member of the Trust Fund Board since 2012, recently completed her second term. The second term of Dereck Atha, who has been a member since 2010, expires in June. The term of our other appointed member, Ron Bertrand, concludes in 2018.

The Trust Fund Board has up to three appointed members. Appointments are made by the Minister of Community Sport and Cultural Development. Interested individuals must apply to the Board Resourcing and Development Office (BRDO) online at <http://www.brdo.gov.bc.ca/apply.asp>. A vacancy is advertised for three weeks on the BRDO website. ITF will also post the vacancy on its own website, and has the option of running an ad in island newspapers. At the end of the advertising period, it is understood that the Trust Fund Board will be provided with a list of applicants and can provide its own recommendation to BRDO.

## **Species at Risk**

The Islands Trust Fund has provided input to the Ministry of Forests, Lands and Natural Resource Operations on the development of implementation plans for Northern Goshawks and Marbled Murrelets. We also provided input to the Canadian Wildlife Service for the management plan process for Band-tailed Pigeon and Great Blue Heron.

## **Coastal Douglas-fir and Associated Ecosystems Conservation Partnership**

The Trust Fund Board, as a partner agency of the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP), has agreed to submit a funding proposal to the Real Estate Foundation of BC and to hold funds on behalf of the CDFCP, and if the proposal is successful, to support its ongoing work to protect ecosystems. We are pleased to be in a position to offer this service.

*Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.*