



Galiano Island Local Trust Committee Record of Public Hearing

Date: July 4, 2016
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
Colleen Doty, Recorder

There were approximately 50 members of the public present.

Chair Busheikin called the Public Hearing (PH) to order at 3:04pm. She gave notice and stated and stated Public Hearing meeting rules and guidelines.

5.1.1 Galiano Island Local Trust Committee Bylaws 259 & 260

A/Planner 2 Kim Stockdill provided a summary of the proposed bylaws. Information was provided in package.

Stockdill noted that the Ministry of Transportation had no objections to the application and no additional comments with respect to the draft bylaws. Island Health provided comments, and recommended approval with conditions with respect to BC Food and Drinking Water and Sewage regulations. CRD stated that approval is recommended but the facility is required to have a hydro supply line.

There was a written speakers list, with speakers having four minutes each.

Simon Crawley, located immediately north of Woodstone, is not against the application but is affected by operations and requested mitigation strategies for the following: overhead lights in the parking lot require sensors or other efforts to shroud lights; concerns about the amount of water drawn from the aquifer, Woodstone's septic system and potential algae blooms; and noted that Woodstone experienced a problem with the septic system and it has become a cycle of nutrients. In community discussion earlier, staff stated that its previous use as VA has no bearing on current application, but the documents, in stating its previous use, imply otherwise.

Sheila Anderson, noted the CIM has influenced her and she has no problem about the rezoning but requested that bylaws should not proceed until the LTC has thoroughly explored means of reducing water consumption and can provide reassurance to other users of the aquifer as some of the upland recharge areas have been dramatically changed in last few years.

Debbie Holmes supports the Woodstone application if it resembles the original application. She suggested that the original zoning should be part of Public Hearing record. Bylaw 65 (passed October 20, 1988) might be of interest to the LTC and public; it restricted max floor area, restricted retail uses, and had a restrictive covenant. There was an appreciation of the public benefit provided by access to bird sanctuary and wetland, but this promise was reverted. She requested that access to the bird sanctuary for public benefit be a condition.

A copy of Bylaw 65 was submitted to the LTC. A/Planner 2 Stockdill received it.

Sidney Brannan supported a return to original zoning, with some conditions to reduce noise and light pollution. Water is a huge concern. This is an opportunity to look at development.

Elizabeth Latta is on the same water aquifer that has been severely impacted because land above the valley is in the PMFL and they have control over land. She requested that water usage be a condition of rezoning.

Tom Hennessy noted that water use needs to be controlled. If Galiano Green runs out of water, a 4000 gallon truck from off island will bring in water.

Mike Hoebel went through this process 25 years ago, and lives across from property. He supports the rezoning and noted it would benefit local employment. He observed a change in land use above the valley: logging has impacted residents. He requested that water conditions are explored.

Kio Okuda stated this should be treated as a rezoning, and subject to water regulation issues. He noted concerns about higher commercial demands on island and would like to see equity across commercial lines. Woodstone and forestry have impacted the area. He requested that water be regulated in this application and sees implications for other applications. He suggested change of use should trigger a water test and demonstration of volume relative to the number of people being sustained.

Louise Decario was sad to see the eating disorder clinic leave as it was a good fit for the community. She supports the application and thinks the LTC should address water concerns, light pollution, and noise.

Akasha Forest noted the importance of impacts on neighbours, specifically around water concerns. She supported planning at the watershed level, with consideration paid to past and cumulative impacts on water sheds and felt it should be the priority. Wetlands need to be maintained by a certain flow of water and cannot compete with flushing toilets, etc.

There was some discussion about benefits and limitations of water catchment.

There being no further comments from the public, Chair Busheikin closed the Public Hearing at 3:32pm.

The Chair explained that legislatively, the LTC cannot hear new information about this application, unless it is technical information.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder