



ADOPTED

Galiano Island Local Trust Committee Minutes of Special Meeting

Date: September 19, 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: Robert Kojima, Regional Planning Manager
Colleen Doty, Recorder

Others Present: Approximately 60 members of the public and no media

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:40pm. She acknowledged the meeting was taking place on un-ceded territory of Coast Salish First Nations.

2. APPROVAL OF AGENDA

By **general consent** the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING

3.1 Galiano Island Local Trust Committee Bylaw No. 233 & 234

Chair Busheikin explained that speakers would have four minutes. Regional Planning Manager (RPM) Robert Kojima reviewed the proposed bylaws.

Andrew Loveridge, Secretary of Galiano Land and Community Housing Trust (GLCHT), provided a summary.

Robert Barrs, Principal and Senior Planner with Modus, worked with GLCHT in developing a feasibility study and spoke in favour of the project. He summarized a number of different studies that have been done on subjects such as: agriculture, hydrology, architecture, sewage treatment, housing needs and demands. Two credit unions, VanCity and CCEC are willing to lend money to GLCHT to build infrastructure and lend money to leaseholders. The project is self-sufficient and will not require any taxes from community. Model can be exported to other communities. Proponents are determined not to affect aquifers of neighbours. Hydrologist concluded there would be “no impact” on neighbours.

Carolyn Jerome expressed concern for potential water shortages and asked whether Galiano Land Trust would pay for other people’s land or water studies.

Tom Hennessy, member of the board of GLCHT, indicated they could discuss this further.

Paul Leblond asked whether self-employed free-lancers were eligible to apply.

Jemma Lee, member of the GLCHT board, noted that artists and self-employed people are eligible, with proof of income.

There was a question as to whether rainwater catchment was individual or collected in common. RPM Kojima stated it would be individual. Hydrologist report noted there would be sufficient roof area to catch enough water for individual dwellings.

Diana Lilly asked when the well was drilled and what the measurement was.

Tom Hennessy noted it was drilled in the 1970s and provided details as to gallons-per-minute ratings; hydrologist thought it was feasible to meet their needs.

In response to questions from **Louise Decario**, RPM Kojima noted the following:

- Galiano Green, bare land strata, had not contacted CRD Housing Secretariat in the last year.
- The Housing Agreement (HA) will be held by LTC only as the CRD cannot hold the agreement.
- The Community Management Committee (CMC) would be administering the HA.
- The responsibility of the Islands Trust would be to receive annual declarations from the society, and individual declarations received by leaseholders. LTC would receive them, review, and file. As an aside, Trust Council is looking at housing agreements and how to manage and centralize them. If there were a breach, then like bylaw infractions, may be referred to LTC for consideration of legal action. Reports may be brought to LTC, but it would be fairly administrative in function.
- Section 15 of HA, LTC designate or assign management to a third party it *may* be referred in future to another larger group, perhaps, Capital Regional District (CRD) housing secretariat, or an island group if it decides it wants to take that over. RPM Kojima indicated management could be assigned at any time at the discretion of the LTC. It is up to LTC as to how the agreement is managed.

Trustee Pottle enquired as to where the LTC stood if CMC decides HA is too much to administer, or if the owner could not find five members to be part of this agreement.

RPM Kojima noted it was incumbent upon the owner to nominate people to CMC, up to five other individuals who have no financial interests in GLCHT. It was noted LTC is not liable for mortgage defaults.

Akasha Forest enquired about eligibility.

It was explained that up to 90% median income on southern Gulf islands amounts to approximately \$40,000. This amount is measured according to latest census and floats accordingly.

Allan Doty clarified whether sewage system would have CRD or Vancouver Island Health Authority (VIHA) inspections. RPM Kojima noted that provincial building codes apply; CRD administers building codes and has oversight on project.

Debbie Holmes understood that CRD will hold a HA but not under this model and questioned if this was correct. RPM Kojima noted CRD can have a function in housing agreements; they could get involved in areas of management, reviewing leaseholder applicants.

Trustee Pottle noted that CRD would work with proponents of Galiano Green (GG) and Islands Trust.

Diane Cragg asked for information about Section 11, page 21, HA, which refers to relationship with Canada Mortgage and Housing Corporation (CMHC) in case of default. RPM Kojima noted that if CMHC is required to insure any of the mortgages, the terms of the HA aren't binding on the CMHC. This is standard wording. Ms. Cragg recommended they change the wording of HA to remove "city."

In response to a question from **Brad Prevedoros** about the hydrologist survey not taking Galiano Estates' well into account RPM Kojima noted that the hydrologist's report reviewed the 10 closest wells to property.

Brad Prevedoros asked whether there had been any consideration of gardens, wells, or hot tubs.

Robert Barrs acknowledged concerns. GG aims to save water and only use well-water as a back-up in times of extreme drought. Housing units are so small. Most of the land is common land that will stay as forest.

Janice Prevedoros asked why there would be another dense subdivision beside an existing one (Galiano Estates) and if there was a regulation within LTC about not placing subdivisions side by side. RPM Kojima indicated there was not.

Members of the public asked about a second source of water needing to be in every dwelling; and heating systems in each home.

Tom Hennessy indicated they would not be pumping well water into every home and that rainwater can be engineered as a primary source; he also indicated that leaseholders must have an alternative system and must have a low emissions woodstove

Geoff Gaylor asked about size of houses and clarified accessory buildings.

There was discussion about the number of gallons per day of water that could be drawn from the well in case rainwater catchment systems are insufficient. It was noted that, at building inspection stage, there will need to be a source of storage capacity for potable water. 420 gallons per day will be max draw down.

Tom Hennessy indicated that GLCHT wanted to ensure there would be a mixture of different housing sizes, depending on lot sizes.

RPM Kojima referred to the covenant attached to the plan which shows the layout of the subdivision but does not prescribe specific house sizes. Cost of construction is related to dwelling size.

Louise Decario asked about whether there was enough capacity on small houses to catch enough rain to last through the year. Has a study been done on whether there is enough catchment on a small roof?

Robert Barrs noted hydrology study looked at this, assuming that smaller houses have fewer occupants. It should be entirely feasible to meet rainwater catchments. Storage can also be under the building.

Louise Decario noted the covenant outlines that there will be an evaluation after the first 6 houses are built and if the professional cannot certify the rainwater catchment is adequate, then, they may connect to a community system.

Tom Hennessy noted they were not in favour of going to a water system and would rather increase water collection surface to increase capacity. RPM Kojima noted that such a change to language could be made to the covenant.

In response to a question about timelines if the LTC approved the application today, RPM Kojima outlined the next steps may be another year assuming everything proceeds expeditiously: ministerial approval of OCP, bylaws adopted, proponents apply for bare-land subdivision, , plan is registered, individual lots are leased, leases are drafted and signed, building permits applied for. It was noted there was no alternative proposal before the LTC.

Debbie Holmes asked how LTC arrived at a density of 20 houses on 10 acres.

RPM Kojima indicated proponents have always proposed this. During the application process, there were a number of decision points that were considered. The question of density was considered by the LTC.

Akasha Forest referred to page 17 of Leasehold report and asked about the reference to “extras” and whether that included septic tanks that would be distributed into common wetland system. It was noted by staff that individual tanks are on individual lots.

Keith Carlson asked about the visual impact of having water tanks.

Robert Barrs noted that tanks could be under the buildings.

There was a question about whether proponents were in favour of phasing. RPM Kojima noted phasing plan was removed from covenant but could be added in.

Carolyn Jerome asked what size of tank a family of 4-5 needed.

Tom Hennessy noted that Galiano Green would be a model of conservation.

Carolyn Jerome asked about rights of people to have quiet.

RPM Kojima noted that owner could establish rules about construction timing.

Tom Hennessy noted that GLCHT wanted 10 applicants the first year. Phasing would happen in actuality. Septic system must be ready for first house.

There was a question as to whether there were restrictions as to how long someone could take to build. RPM Kojima indicated that, while there is no restriction on length of time, building permits only last 18 months, and after that, the permit lapses, so there is an incentive to build expeditiously.

Doug Latta noted one cannot get a mortgage until you have occupancy.

Michael Sharp enquired if there was a separate water supply for firefighting.

Tom Hennessy noted a requirement for 25,000 gallons. GG will maintain 5000 gallons in storage. **Doug Latta** noted GG will require homeowners have an extension at bottom of tanks to access water for fire protection. RPM Kojima noted that firefighting processes are integral to building.

Allan Doty asked whether the common building would have water catchment and storage, and if the common building would be built first as a means of ensuring adequate supply of water from rain catchment.

It was noted that every unit was required to have own bathing facilities.

There being no other questions, Chair Busheikin called the meeting to a close at 2:23 for a brief recess.

4. PUBLIC HEARING

4.1 Recess for Public Hearing

The Public Hearing was called to order at 2:35pm. See separate Public Hearing (PH) record dated September 19, 2016.

4.2 Recall to order

Chair Busheikin recalled the meeting to order at 5:35pm.

6. ADJOURNMENT

Chair Busheikin adjourned the meeting at 5:37pm and stated the Public Hearing would be reconvened 1st Oct., 2016 at 12:30pm, South Community Hall.

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder