



ADOPTED

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: May 1, 2017
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 Rob Milne, Islands Planner
Colleen Doty, Recorder

Others Present Approximately 13 members of the public and no media

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:37pm. She acknowledged the meeting was being held in territory of the Coast Salish First Nations. Members and staff were introduced.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Busheikin indicated that the first Town Hall would be dedicated to agenda items.

Doug Latta applauded the work that has gone into the Affordable Housing Toolkit and noted it would have been useful when they were developing Galiano Green. He was troubled by the trend toward community volunteers providing affordable housing, as it is expensive. He suggested the Islands Trust may wish to provide an affordable housing liaison or guide. He recognized that this would be expensive for the Islands Trust.

It was noted the Toolkit has been around since 2010.

Chair Busheikin noted that the Toolkit is helpful moving forward and that Trustees need to be hands-off.

Tom Hennessy spoke in favour of the GCA's application and referred to the need for fairness in the community.

Gary Moore, past director of GCA, spoke in favour of the application as it is a down-zoning.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated April 3, 2017 (for Adoption)

By general consent the Local Trust Committee meeting minutes of April 3, 2017 were adopted.

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 April 2017

Planner Milne provided an overview. With respect to the legalities and protocols into conducting electronic meetings, he referred to the Staff Report of March 5, 2014 by Carmen Thiel. For Advisory Planning Commissions (APC), it is possible to conduct electronic meetings, pending amendments to the protocol and other documents. Chair Busheikin suggested they digest the information and move forward via Resolution Without Meeting (RWM) or put it on next agenda. It was confirmed that the Staff Report of 2014 represents the current status.

The Chair noted that Lasqueti has also passed a bylaw to enable electronic meetings. Trustee Harris asked that the LTC receive a copy of the Lasqueti bylaw. With respect to APC electronic meetings, it was noted the general public must have opportunities to see and hear members of the APC.

Planner Milne would follow up on the status of the C2C ("Community to Community") application.

With respect to the Retreat Cove Farms covenant removal, Planner Milne reported that work is underway to resolve the wording of the covenant.

7.2 Affordable Housing Toolkit

There was extensive discussion about how to proceed, whether to review each recommendation, or strike an ad hoc committee. The following points were noted:

- The LUB and OCP fulfill many of the recommendations in the Toolkit.
- A committee could collect information about the acquisition of various lands with affordable housing potential.
- CRD has funds and expertise.
- An Ad Hoc group could build community consensus.
- LTC does the zoning.
- A housing committee would look at various recommendations and evaluate which of these tools would be useful to the LTC.
- A Housing Needs Assessment has been done in conjunction with CRD.
- A communications strategy might be considered to highlight that the Islands Trust encourages solutions.
- One recommendation in Affordable Housing Toolkit was that any affordable housing application goes to the top of the list, as a Standing Resolution. It would mean that staff would work on those applications before other applications.
- Chair Busheikin reported that out of the housing forum came some recommendations that were adopted. An Islands Trust staff member will spend time to look into the ability of the Islands Trust to hold housing agreements.
- The Trust Fund Board (TFB) was formally asked to look into the Trust Fund as a trust for housing. The TFB would report on whether it is legally, fiscally and politically possible.
- Being able to hold land is important. The chances of getting traction is far greater if land is available.
- Legislatively, the TFB is the conservancy of the Islands Trust, and has been trying to change its name for years. If the Province would change the mandate or name of TFB, people would be more likely to donate.

Planner Milne, having been involved in 3-4 affordable housing projects to date, observed that financing is the greatest impediment. All islands are suffering the same problems. There is little uptake on secondary suites and cottages because of the cost.

There was consensus in striking a Special Advisory Planning Commission that would gather information from interested community groups and individuals. There was discussion about what staff and the anticipatory SAPC would do to facilitate analysis.

It was noted it would be helpful to compare what is happening on other islands.

Former Chief Administrative Officer (CAO) Linda Adams on Salt Spring Island has looked into other projects that are working very well.

GL-2017-032

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee strike a Special Advisory Planning Commission on Affordable Housing and request that staff advertise for expressions of interest.

CARRIED

It was agreed that the number of SAPC members would not be specified.

Three documents were identified as being helpful to the anticipatory SAPC: The Affordable Housing Toolkit; the Final Report on Community Housing in the Trust Area (August 2016); and the OCP Housing Report.

GL-2017-033

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee request staff to compile a list of funding sources for Affordable Housing.

CARRIED

It was agreed this was not a time-sensitive task.

Planner Milne noted a budget would follow once other items were prepared.

GL-2017-034

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee request staff to prepare Terms of Reference for the Special Advisory Planning Commission on Affordable Housing.

CARRIED

GL-2017-035

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee request staff to prepare a Project Charter for the Affordable Housing Strategy Project.

CARRIED

GL-2017-036

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee request staff to: a) report on which recommendations in the Affordable Housing Toolkit have been carried out by Trust Council and/or which have been adopted in the Galiano LUB and OCP; b) provide recommendations for action; and c) report on the progress of recommendations that came out of the Islands Trust Housing Forum of 2016.

CARRIED

Reference was made to Trustee Pottle's work on comparing the Housing Toolkit recommendations to the LUB and OCP. It was also noted that Justine Stark is a good resource for information.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

None

10. APPLICATIONS AND REFERRALS

10.1 GL-RZ-2016.2 (Galiano Conservancy) - Staff Report

Planner Milne provided a summary. He circulated a letter from Executive Director Keith Erickson (present) to the Galiano Island Local Trust Committee re. "Galiano Conservancy Rezoning Application (RZ-GL-2016.2)".

Trustee Harris noted some community concern about the camping and whether the GCA application would open the door to commercial camping elsewhere. Planner Milne stated he did not consider the GCA's proposal as commercial camping because it is integrated with the GCA's educational programs. Trustee Harris asked whether this was a significant change of use. Chair Busheikin iterated that the GCA application involves site-specific zoning.

The applicant agreed with Planner Milne's explanation of the application. Mr. Erickson noted that overnight accommodation is accessory to the purpose of participating in environmental education programs. Planner Milne noted that when people come to the site, they are not paying for the camp site; they are paying for the program.

Louise Decario, a director on the GCA board, noted that the GCA application was in no way similar to commercial campgrounds. The educational program is the key component. A large portion of the land will be in nature protection. Water will also be protected.

Trustee Pottle noted there are lots of community benefits and liaison with universities.

Chair Busheikin noted that the issue of commercial camping was a bit of a 'red herring'. Land use is the focus with respect to this application. This re-zoning cannot be used by a future owner to just run a campground.

Suzanne Fournier, a director of the GCA, noted this was not a change of density, but the largest lateral or down-zoning in Galiano's history. The property also has the largest unbroken trail.

Stephen Rybak noted the Temporary Use Permit (TUP) has been in place for five years. They are regularizing what's already there.

There was discussion about sending this to the APC for review. The applicant was in favour of an expeditious review by the APC. Trustee Harris was concerned about public perception with respect to the camping. Chair Busheikin noted that the LTC wants to send the message that it is permissible to send in an application for rezoning that includes camping. It was noted that the regulations with respect to the GCA application are not changing the prohibition on commercial camping.

Planner Milne noted that, in the absence of a legal opinion, the APC would not be able to address the specific concern about whether this rezoning changes the prohibition on commercial camping. He noted the possibility of amending the LUB to include a definition of commercial camping that would clarify for the public what is acceptable, as there was not currently one in the bylaw. There is a need to clarify when camping is accessory to another use that has been specifically permitted by zoning.

GL-2017-037

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee request staff to research and bring back a draft definition of commercial campground.

CARRIED

There was discussion of whether a legal opinion was necessary. Planner Milne indicated that a definition could be crafted and, if there was a desire to incorporate the definition, one could amend second reading based on that preferred wording.

A break was called at 2:25pm. The meeting was reconvened at 2:45pm.

GL-2017-038

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee has reviewed the Directives Only Policy Checklist and determined that proposed Draft Bylaw Nos. 262 and 263 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2017-039

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee Bylaw No. 262, cited as "Galiano Island Official Community Plan Bylaw No. 108, 2017, Amendment No. 1, 2017", be read a first time.

CARRIED

GL-2017-040

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee Bylaw No. 263, cited as "Galiano Island Land Use Bylaw, 1999, Amendment No. 1, 2017", be read a first time.

CARRIED

GL-2017-041

It was MOVED and SECONDED

That the Galiano Island Local Trust Committee Bylaw No. 262, cited as “Galiano Island Official Community Plan Bylaw No. 108, 2017, Amendment No. 1, 2017”, be read a second time.

CARRIED

GL-2017-042

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee Bylaw No. 263, cited as “Galiano Island Land Use Bylaw, 1999, Amendment No. 1, 2017”, be read a second time.

CARRIED

GL-2017-043

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee Bylaws No. 262 and 263 be referred to the Galiano Island Advisory Planning Commission for review.

CARRIED

10.2 GL-TUP-2017.2 (Worthington) - Staff Report

Planner Milne noted this application was not related to an enforcement file. The applicant’s representative was present and was thanked for presenting a well-prepared and complete application.

GL-2017-044

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee approve issuance of Temporary Use Permit GL-TUP-2017.2 (Worthington).

CARRIED

10.3 GL-DP-2017.2 (Koster) -Staff Report

Planner Milne provided an overview. The applicant was present and was thanked for the thoroughness of the application.

GL-2017-045

It was MOVED and SECONDED

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DVP-2017.2 (Koster).

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

None

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated April 2017

Planner Milne noted the Telecommunication Strategy report will be on the next agenda.

12.1.2 Projects List Report Dated April 2017

Provided for information

12.2 Applications Report Dated April 2017 (attached)

It was noted that GL-RZ-2011.1 (Galiano Green) has been approved by the Minister. Some related housekeeping items are required.

With respect to Section 7 Water Works, the applicants' lawyers are working on meeting the requirements.

The Rosnick application (GL-TUP-2016.10) has been approved.

12.3 Trustee and Local Expense Report Dated February 2017 (attached)

With reference to the Dock Review Project, there was discussion about what happens to unspent funds and whether they may be allocated to the following year. Planner Milne indicated that unspent funds would have to be requested to be carried over.

12.4 Adopted Policies and Standing Resolutions (attached)

Information provided.

12.5 Local Trust Committee Webpage

N/A

12.6 Chair's Report

Chair Busheikin reported that Executive Committee (EC) has asked the CAO to look into the issue of unspent project budgets and report on what may be done, noting the tendency for organizations to want to spend the surplus. The ability to spend project budgets is affected by staffing. Planners are in high demand and the Islands Trust, constrained by the provincial government, cannot pay as well as they'd like.

September 9, 2017 is the Salt Spring Island incorporation vote. There have been transition-planning discussions. Trust Council will be meeting in June on Lasqueti. They will have a session on: 1) species at risk, and 2) working with regional districts. EC will look at investing in some technology to improve e-meetings for council committees. This is an expensive, complicated issue.

12.7 Trustee Report

Trustee Harris is on the CRD Southern Gulf Islands Electoral Area Community Economic Sustainability Commission (CESC) and reported their concerns with electronic meetings, because they have no budget for transportation. CRD and the Islands Trust are looking into this. One also needs a public forum where the public can go to attend the meeting. As a hearing impaired individual, he is challenged by the available technology.

The Minister signed the Galiano Green bylaws before the current government's dissolution.

Trustee Harris commended Planner Milne for his work.

Trustee Pottle congratulated Tom Hennessy on Galiano Green. With respect to docks, she's been trying to keep abreast of changes with First Nations. She noted the upcoming event on Friday, June 2, *Reconnecting: A Feast for the Salish Sea*. With respect to affordable housing, she has been analyzing the recommendations that have been done, the recommendations that should go forward, and those for which she has some severe reservations.

12.8 Trust Fund Board Report - April 2017

As reported, there are now 100 protected reserves and covenants within the Islands Trust Fund. The Crystal Mountain Society Rezoning committee is considering the possibility of donating land to the Trust Fund Board (TFB) as a nature reserve, with the TFB willing to hold a covenant on approximately 18 hectares of land.

13. NEW BUSINESS

None

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 5, 2017, at the South Community Hall, Galiano Island

15. TOWN HALL

Louise Decario was relieved to see the TFB is willing to accept land transfers from Crystal Mountain Society (CMS), contrary to what was said in a previous Staff Report, since a proposal had never previously been taken to the TFB. She supported CMS transferring land as part of its application.

Stephen Rybak noted the presence of pop-up illegal campsites on Galiano that were the subject of enforcement actions last year. He urged that illegal campsites be reported to the enforcement officers.

Tom Hennessy supported the GCA application, since the campground is accessory to the education programmes. With respect to the Affordable Housing Toolkit, he suggested their specific project experience be used as an example of how it could be done – without requiring grants or taxation in the community. Their project was of interest to the credit unions.

Trustee Harris shared his experience of wanting to build a cabin and being told he had to write an exam before building his home. This was noted as a significant barrier to affordable housing.

Chair Busheikin noted the Islands Trust voted in favour of advocating to the Province to improve this process. They voted for a request to release sample tests and a study guide. The Chair suggested Trustee Harris bring forward a proposal to Trust Council to have a test that could be written once a month online. She noted the importance of speaking with a united voice.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:32 pm.

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder