



ADOPTED

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: October 2, 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, Island Planner
Colleen Doty, Recorder

Others Present: There were 20 members of the public in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:31 p.m. and acknowledged it was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

For consideration:

- Item #13 would be moved to Item #11, and all items renumbered accordingly.

By general consent the agenda as amended was Approved.

3. TOWN HALL AND QUESTIONS

Louise Decario provided comment on the various applications before the LTC including GL-DVP-2017.3 on STVR compliance, GL-TUP-2017.3 on continued water catchment requirement and GL-DVP-2017.4 on the current septic and presence of livestock.

Sheila Anderson referred to the rezoning application GL-RZ-2017.1(Stevens) and correspondence she had submitted which spoke to concerns of industrial operations in a residential zone including increased truck traffic and requested the operation of an excavating company also be included in the bylaws.

Robin Stringer spoke to application GL-RZ-2017.1 with concern that the island would lose the services provided by Stevens' Excavating. He also commented on the Islands Trust Strategic Plan suggesting a review of its milestones and achievements to be presented in a more public forum. Too, he questioned the approval process of budgets between the overlapping jurisdictions and revenue generation via taxation calling for a better understanding of responsibilities and processes.

Tom Hennessy presented information about the dangers of cell-phones. He submitted documentation and articles to the LTC.

Akasha Forest gave a presentation recognizing missing Indigenous women and girls in BC. She also spoke on First Nation's reconciliation.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 11, 2017 (for Adoption)

The following amendments were presented:

- Page 8, first bullet: add "and industrial use" after the word "residential"
- Page 8, last paragraph: remove "industrial" uses from sentence beginning with Planner Milne.

By general consent the minutes as amended 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 September 2017

The following discussion points took place:

- Trustees should contact the CRD if they wish to receive reports.
- Trustee Harris would follow-up with Member of Parliament (MP) Elizabeth May and Member of the Legislative Assembly (MLA) Adam Olsen to enlist support for the letter re: Lot 9 transfer from Ministry of Finance to Parks BC.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

none

10. CLOSED MEETING (Distributed under Separate Cover)

10.1 Motion to Close Meeting

GL-2017-080

It was MOVED and SECONDED,

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(i) for the purpose of considering legal advice and that the recorder and staff attend the meeting.

CARRIED

A break was called at 1:25 p.m.

10.2 Recall to Order

The meeting reconvened at 1:45 p.m.

10.3 Rise and Report

Chair Busheikin stated the LTC heard legal advice.

11. REPORTS

11.1 Work Program Report

11.1.1 Top Priorities Report Dated September 2017

- Staff to arrange a meeting for the dock review;
- Senior Intergovernmental Policy Advisor, Fiona MacRaid has worked on a draft letter of agreement which has been reviewed with possible receipt via Resolution without Meeting.

11.1.2 Projects List Report Dated September 2017

Information as provided.

11.2 Applications Report Dated September 2017

Information as provided.

11.3 Trustee and Local Expense Report Dated August 2017

Information as provided.

11.4 Adopted Policies and Standing Resolutions

Information as provided.

11.5 Local Trust Committee Webpage

To be updated as required.

11.6 Chair's Report

Chair Busheikin and other members of the Executive Committee attended the Union of BC Municipalities (UBCM) last week. Her highlights from the meeting included:

- ferry service discussions with the new Minister of Transportation and Infrastructure, Claire Trevena,
- the attendance of MLA Adam Olsen and other ministers,
- a resolution put forward to better regulate plastic and hard foam in the ocean environment,
- a workshop on short-term vacation rentals.

11.7 Trustee Report

Trustee Harris noted that the reason Ministry of Highways put in parking at the Sturdies Bay ferry terminal was because the community gathered and created a strong voice. Trustee Harris thanked Highways for listening and asked whether Highways would do something about Montague Harbour. He felt it was a danger to safety, especially in case of an emergency. He has met with MLA Adam Olson a couple of times and felt he was keen and is listening. He supports the Trust, and is a friend of the islands. There was discussion around the legalization of marihuana distribution, as the Government of Canada favours large multi-nationals controlling the market.

Trustee Pottle referred to Trust Council on Denman, and noted the discussion about the impacts of aquaculture on the foreshore. Denman Island stewards took them on a tour of the foreshore, which had a powerful impact on participants. There was lots of discussion about how governance could be improved. Her office hours have been busy. She was impressed by the APC's first report on affordable housing. She referred to a briefing at Trust Council about possible amendments to the *Islands Trust Act*. Some Trustees want to revisit the possibility of creating a regional district for the Southern Gulf Islands. She anticipated interesting discussions ahead.

11.8 Trust Fund Board Report

none

12. LOCAL TRUST COMMITTEE PROJECTS

none

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2017.1 (Stevens) - Staff Report

Planner Milne reported that Phil O' Connor, Executive Director of Managed Forest Council, confirmed that the rezoning would be neutral to the PMFL status. It was noted the applicants are not supportive of a modified Forest Industrial approach and desired to stay with their original rezoning application.

Concerns about the traffic were acknowledged and discussed extensively.

The following points were discussed:

- whether Forest Industrial Zone (FI) current uses address the activities of the excavating company including the retailing of materials;
- examining the road network plan looking at road standards as defined by MOTI for industrial use;
- Canada Post's storage needs addressed under FI zoning;
- split-zoning approach creating a precedent;
- it was not considered good practice to rezone against an owner's wishes;
- possibly having two sets of draft bylaws prepared reflecting the two different rezoning options discussed;
- have legal counsel address special considerations that might flow from split-zoning.

GL-2017-081

It was MOVED and SECONDED

That staff contact the Ministry of Transportation and Infrastructure, BC Hydro, and the Capital Regional District, to see how the necessary upgrade to Georgia View road could allow for traffic up to and possibly beyond in the future DL37.

CARRIED

GL-2017-082

It was MOVED and SECONDED

That the Galiano Island Local Trust Committee directs staff to prepare draft bylaws for the review and consideration of the Local Trust Committee based upon the Forest Industrial (FI) Split zoning approach requested by the applicants in their application.

Trustee Pottle noted that she would vote against this motion, as she would like to have a comparison of both draft bylaws.

CARRIED

An amendment to the resolution was put forward:

GL-2017-083

It was MOVED and SECONDED

That the Galiano Island Local Trust Committee directs staff to prepare draft bylaws for the review and consideration of the Local Trust Committee based upon Forest Industrial zoning only, and the split-zoning approach.

Chair Busheikin noted she was not in favour of the amendment, that she considered the split zoning to be appropriate and that a precedent was not being set.

FAILED
Trustee Pottle in favour only¹

Planner Milne noted that the intent of bylaw enforcement was to regularize the current uses of property, not to add existing forest industrial zone uses onto the property. The applicant isn't asking for additional uses. There was consensus to direct staff to limit the uses. Three items at bottom of page 19 of the package are not to be included.

It was noted that the residential use that will be permitted is tied to the industrial use.

13.2 GL-DVP-2017.3 (White Pine Environmental) - Staff Report

Planner Milne reviewed the staff report. The applicant was in attendance.

GL-2017-084

It was MOVED and SECONDED

That the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2017.3 (White Pine Environmental).

CARRIED

13.3 GL-TUP-2017.3 (Meden) - Staff Report

Planner Milne reviewed the staff report. The applicant was in attendance.

Trustee Harris noted he would like to see a change in requirements for water catchment for all future TUPs.

¹ This motion was amended by resolution (GL-2017-087) at the November 6, 2017 meeting by adding “, and the split-zoning approach” at the end of the motion, after “only.”

GL-2017-085

It was MOVED and SECONDED

That the Galiano Island Local Trust Committee approve issuance of Temporary Use Permit GL-TUP-2017.3 (Meden).

CARRIED

13.4 GL-DVP-2017.4 (McMillan) - Staff Report

Planner Milne reviewed the staff report. The applicant was present.

GL-2017-086

It was MOVED and SECONDED

That the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2017.4 (McMillan)

CARRIED

14. NEW BUSINESS

none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for November 6, 2017, at the South Community Hall, Galiano Island

A Community Information Meeting on the Draft Antennae Siting Protocol is scheduled for Tuesday, October 17, 2017 at 1:00 p.m. at the South Community Hall, Galiano Island.

16. TOWN HALL

Tom Hennessy expressed concern about microwave radiation, especially cell-phones presenting information to the LTC.

Jenna Falk was concerned about the cumulative impacts of short-term vacation rentals (STVR's) and long-term impacts in terms of water management.

There was discussion around STVR's and LTC next steps which could include:

- reviewing overall impacts;
- bringing this to the community for input;
- water catchment for all STVR's;
- impact of Airbnb
- regulating STVR's i.e. located 500 meters away from another.

Sheila Anderson thanked the LTC for considering the traffic impacts with respect to DL 37 but was skeptical that MOTI would come through on the Galiano Way road motion. She commented on how the Islands Trust approach was to approve applications in order to bring them into compliance, regardless of how long an illegal land-use activity has been going on. There are gravel pits all over Galiano, in various stages. Right now,

without a soil-removal bylaw, we have no way of managing excavation activity. Soil removal has been on the LTC program for a long time.

Louise Decario commented on the following:

- parking congestion at Montague Harbour and Spanish Hills;
- applications being approved despite other illegal activities going on
- forward applications on to Island Health if there are concerns;
- having more discussion about the split-zoning, as it was a significant issue during OCP review.

Regional Planning Manager (RPM) Kojima commented that he did not recall those discussions rather; he recalled issues around the wording with respect to the subdivision requirements, with a loop-hole closed in 2002 respecting language drafted in the Land Use Bylaw. He referenced a survey of all split-zoned lots saying that in subdivision of split-zoned lots, interpretation issues can arise.

Planner Milne indicated that split-zoning is a tool that can be contextually appropriate. In the case of the Stevens application, subdivision is off the table.

Chair Busheikin noted her experience with split-zoning where it created some confusion.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:40 p.m.

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder