



# ADOPTED

## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** November 6, 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:** Robert Kojima, Regional Planning Manager  
Colleen Doty, Recorder

**Public Present:** Approximately 10 members of the public were in attendance.

### 1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:30 p.m. and acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

### 3. TOWN HALL AND QUESTIONS

**Sheila Anderson** expressed concerns about the Staff Report on the rezoning application for a portion of District Lot 37 (DL37). Her comments pertained to: traffic, route-planning, scale of operations of the business, details around contractors' yard(s), noise, dust, off-hours usage, and split-zoning. She urged the LTC to reject the current application and seek other options.

**Louise Decario** commented that the DL37 rezoning application was not ready to proceed to first reading. She stated that some relevant policies from the Official Community Plan (OCP) were not in the Staff Report. Referring to Land Transportation Policies, she noted the following needed to be addressed: sections c) ii), d), i), j), u), w) iv) and w) vi). She expressed concerns about split-zoning as it is right in the middle of a forest lot, and asked why we would allow through rezoning what is prohibited through subdivision? She would like to see further consultation with neighbours; she suggested a notation about burning and incineration and thought the draft bylaws, as presented, were confusing.

Trustee Pottle noted that one of the staff reports indicated a willingness to discuss trails.

**Keith Erickson**, Executive Director of the Galiano Conservancy Association (GCA), provided an update on their rezoning application. GCA has been working on securing legal public access across the property for a cycling path and shoreline access for foot

travellers. An agreement has been reached with the Capital Regional District (CRD) and the Parks and Recreation Commission, for a statutory right-of-way (ROW), with sign-off by the Minister of Transportation and Infrastructure (MOTI). The agreement is anticipated to be included on the agenda of the December meeting. The path to the water access has been identified, but it has not been fully constructed yet. GCA and Parks will jointly work on the trail. They will enter into an agreement outside of the statutory ROW. Mr. Erickson outlined further details.

**Sheila Anderson** added that she has spoken to both Trustees with respect to assessing the DL37 proposal in terms of greenhouse gas emissions. Having more direct routes will reduce distances and overall emissions.

**4. COMMUNITY INFORMATION MEETING**

none

**5. PUBLIC HEARING**

none

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated October 2 & 17**

The following amendments to the minutes of October 2, 2017 were presented for consideration:

- p. 1, add to the end of Sheila Anderson's comments, "and requested the operation of an excavating company also be included in the bylaws."
- p. 6:

**GL-2017-087**

**It was MOVED and SECONDED**

That resolution **GL-2017-083** be amended to read "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."

**CARRIED**

- p. 8, after "...noted her experience with split-zoning," add "where it created some confusion" (period) and remove the whole clause following to the end of the sentence.

**By general consent** the minutes were adopted as amended.

**By general consent** the minutes of October 17, 2017 from the Special Meeting about the Telecommunications Consultation Protocol were adopted.

**6.2 Section 26 Resolutions Without Meeting Report**  
none

**6.3 Advisory Planning Commission Minutes Dated September 25 & October 16, 2017**

Chair Busheikin commended the APC on all their hard work. She encouraged knowledge reuse, referring to work being done by Trust Council on housing agreements, and to the CRD Southern Gulf Islands Housing Needs Assessment.

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List Dated October 2017**

Information as presented.

**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-RZ-2017.1 (Stevens) - Staff Report**

Regional Planning Manager (RPM) Kojima stated that neither the Forest Industrial zone, nor the Forest zone, on its own, could be subdivided. Any subdivision proposal would require subsequent rezoning.

Comments were provided on the following:

- the locations of proposed highways and emergency evacuations;
- bicycle and pedestrian pathways;
- consulting neighbours and documenting those discussions;
- having a definition of contractor's work-yards include an excavating company;
- having building heights, combined floor space of buildings, and number of vehicles identified;
- amending the light industrial zone to include the amount of equipment;
- identifying how many contractors workshops would be allowed on the lot.

With respect to p. 53 Permitted Uses in 9.6(B), suggestions were made to add:

- excavating company;
- sale of materials not manufactured on the lot;
- stock-piling/storage of building materials;
- provision of space for contractors, their equipment and tools;

- storage of fuels
- providing more detail as to what the buildings are being used for;
- having a prohibition on the incineration and burning of materials;
- addressing ground vibration(s) related to the business;
- addressing early hours of operation outside of standard noise bylaws.

A break was called at 2:04 p.m.

The meeting reconvened at 2:21 p.m.

Trustee Harris asked about the timing required to work out the road and trail plan, to ensure access.

RPM Kojima noted that it should be determined prior to Public Hearing.

Staff explained that definitions become generally applicable; a new definition for contractors' yards will apply to all contractors' yards.

RPM Kojima noted discussions are planned with the CRD and MOTI.

Concern was expressed about the possible implications of permitting a residence that was accessory to a use.

RPM Kojima explained that the permitted principal uses were broad enough to include many activities.

Applicant Fred Stevens noted that they have been called out in the middle of night for emergencies related to hydro, fire department, highway issues, and snow-plowing.

In general, the following discussion points around the definition of contractor were heard:

- the excavation business is a form of contractor, so it falls under that definition; however, if listed as a separate use, it would suggest that excavation activities are not included under "contractor" activities;
- Trustees expressed discomfort in adding the sale of building materials and supplies not manufactured on the lot meaning a building supply business could be permitted;
- staff noted that if the sales of supplies or materials are for the Stevens' business, then the sale of such materials falls under the definition of contractor yards;
- from a planning and zoning perspective, the contractor yard definition seemed to encapsulate all potential activities.

**GL-2017-088**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee requests staff to report back, with:

- suggested regulatory mechanisms for mitigation of traffic impacts; and
- proposed mechanisms to address the road network plan; and
- to undertake consultation with neighbours who live on or use Betty Ann Road and Gustin Road.

**CARRIED**

**10.2 Islands Trust Fund 5-Year Plan - RFD & Referral**

Kate Emmings, Ecosystem Protection Specialist, presented information about the plan.

**GL-2017-089**

**It was MOVED and SECONDED**

That the Galiano Island Local Trust Committee receive the draft Islands Trust Fund Five-Year Plan for information.

**CARRIED**

**10.3 Islands Trust Fund Regional Conservation Plan (2018-2027) - Briefing & Referral**

Information as presented.

**10.4 Pender Island Local Trust Committee Bylaws No. 211 & 212 Referral**

**GL-2017-090**

**It was MOVED and SECONDED**

That the Galiano Island Local Trust Committee affirms that its interests are unaffected by North Pender Island Local Trust Committee Bylaws Nos. 211 and No. 212.

**CARRIED**

**10.5 North Pender Island Local Trust Committee Bylaws No. 214 & 215 Referral**

**GL-2017-091**

**It was MOVED and SECONDED**

That the Galiano Island Local Trust Committee's interests are unaffected by North Pender Island Local Trust Committee Bylaws Nos. 214 and 215.

**CARRIED**

**10.6 Salt Spring Island Local Trust Committee Bylaw No. 507 Referral**

**GL-2017-092**

**It was MOVED and SECONDED**

That the Galiano Island Local Trust Committee's interests are unaffected by Salt Spring Island's Local Trust Committee Bylaw No. 507.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Galiano Island Local Trust Committee Meeting Procedures Bylaw No. 264**

**GL-2017-093**

**It was MOVED and SECONDED**

That the Galiano Island Local Trust Committee Meeting Procedures Bylaw No. 264 be Adopted.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports**

**12.1.1 Top Priorities Report Dated October 2017**

Information as presented.

**12.1.2 Projects List Report Dated October 2017**

Information as presented.

**12.2 Applications Report Dated October 2017**

Information as presented.

**12.3 Trustee and Local Expense Report Dated September 2017**

Information as presented.

**12.4 Adopted Policies and Standing Resolutions**

Information as presented.

**12.5 Local Trust Committee Webpage**

none

**12.6 Chair's Report**

Chair Busheikin reported that the Executive Committee met last week. Preparations are underway for Trust Council in Victoria in December. There is an

upcoming workshop on possible amendments to the *Islands Trust Act*. Next year's budget preparations are in progress. Staffing requirements are also being evaluated.

### **12.7 Trustee Report**

Trustee Harris noted ongoing concerns with Short Term Vacation Rentals (STVR's), Temporary Use Permits (TUP's), and the impacts of tourism. He is looking forward to the December Trust Council meeting, the first in a while that will not be dominated by Salt Spring Island incorporation vote.

Trustee Pottle noted her office hours have been quiet, and concurred that STVR's and TUP's are a concern for people. With respect to the SGI 2020 Listening Tour, she noted the different points of view on tourism and economic development. She will be attending, via webcam, a meeting of the local planning committee.

### **12.8 Trust Fund Board Report Dated October 2017**

Information as provided.

### **13. NEW BUSINESS**

none

### **14. UPCOMING MEETINGS**

#### **14.1 Next Regular Meeting Scheduled for December 4, 2017, at the North Community Hall, Galiano Island**

#### **14.2 Draft 2018 LTC Meeting Schedule - Memo**

**GL-2017-094**

**It was MOVED and SECONDED**

That the Galiano Island Local Trust Committee adopt the Local Trust Committee Meeting Schedule for 2018.

**CARRIED**

RPM Kojima noted that the motion applied to the dates of the meetings; concern was noted about the locations, especially for the winter dates. He would see whether the South Hall was available for the upcoming December 4, 2017 meeting.

### **15. TOWN HALL**

**Louise Decario** asked whether the LTC could put a stop on any future TUP's for areas that are overloaded with STVR's.

RPM Kojima indicated that the LTC could, by policy, decide to limit applications for TUP's, noting that it becomes an enforcement issue because most of the applications are for STVR's already operating.

Chair Busheikin noted the possibility of the Islands Trust Areas obtaining the ability to grant business licenses. She would like to see it on the list of potential changes to the *Islands Trust Act*.

**Sheila Anderson** noted that the APC was considering making a resolution prompting review of STVR's sooner rather than later.

Trustee Pottle noted that a review was not done for those who are having STVR's as home occupations, so cumulative impacts are not considered.

**Akasha Forest** would like to see a monthly CRD budget report and CRD minutes beyond March. She noted that the Salt Spring Island (SSI) LTC receives CRD reports.

**Louise Decario** asked whether the LTC could write a letter on behalf of constituents requesting the CRD provide a budget report.

RPM Kojima noted that they have passed the request on to CRD staff and there was not support for it.

Chair Busheikin stated that SSI is the only island that receives such a report. It would be viewed as extraordinary if Galiano were to receive such a report. She recommended that interested citizens approach the CRD electoral area director and request it.

**16. CLOSED MEETING**  
none

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:24pm.

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Laura Busheikin, Chair

Certified Correct:

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Colleen Doty Recorder