



# ADOPTED

## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** December 4, 2017  
**Location:** North Community Hall  
20925 Porlier Pass Road, Galiano Island, BC

**Members Present;** Laura Busheikin, Chair  
Sandy Pottle, Local Trustee  
George Harris, Local Trustee

**Staff Present:** Robert Kojima, Regional Planning Manager  
Heather Martin, Recorder

**Public Present:** There were approximately 20 members of the public in attendance.

### 1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:32 p.m. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

#### 12.2.1 Crystal Mountain GL-RZ-2014.1 Trust Fund Board Memorandum

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

### 3. TOWN HALL AND QUESTIONS

**Kiyo Okuda**, Special Advisory Planning Commission (SAPC) member, commented on the following:

- his name was spelled incorrectly on page 57 of today's agenda package;
- he felt that notification was inadequate for the Telecommunications community information meeting resulting in low attendance and feedback;
- he endorsed the "precautionary principle" and that it be reinstated;
- that B.C. Hydro be investigated as to whether or not it can be regarded as a telecommunications carrier;
- recent studies on how microwaves affect plants and trees could trigger Industry Canada's mandate to promote environmental health.

**Stephen Rybak**, Chair of the SAPC commented on the following aspects of the telecommunication strategy:

- that the first line of page 70 should read "BC Centre for Disease Control";
- he felt the consultation and information process leading up to the October 17th community information meeting was inadequate; and

- that public consultation requirements proposed by the SAPC were removed by staff.

Trustee Harris suggested it should be addressed.

Chair Busheikin noted that Islands Trust, through its Local Planning Committee (LPC), is currently working on a model telecommunications strategy that would be adopted for all the islands.

**Stephen Rybak**, Chair SAPC, said that the SAPC and the LPC consultant covered much of the same ground and he hopes the LTC will look at it.

**Joan Robertson** noted that the issue of preferred locations is still unresolved, and that Galiano should be able to recommend locations.

**Louise Decario** suggested delaying adoption of the Telecommunications Protocol until the LPC presents its findings.

Trustee Pottle spoke to the complexity of the issue on Galiano.

Chair Busheikin noted that this issue will be discussed later in the agenda.

#### 4. **COMMUNITY INFORMATION MEETING**

none

#### 5. **PUBLIC HEARING**

none

#### 6. **MINUTES**

##### 6.1 **Local Trust Committee Minutes Dated November 6, 2017 (for Adoption)**

The following amendments to the minutes were presented for consideration:

page 8, second paragraph, change “top priorities list” to “list of potential changes to the *Islands Trust Act*”.

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

##### 6.2 **Section 26 Resolutions Without Meeting Report**

none

##### 6.3 **Advisory Planning Commission Minutes Dated September 25, October 16 & November 13, 2017**

The LTC thanked the APC for its work to date.

#### 7. **BUSINESS ARISING FROM MINUTES**

##### 7.1 **Follow-up Action List Dated November 2017**

The issue of the tree in the middle of Georgeson Bay Road, which was recently taken down, was discussed, as was the issue of parking at the end of Montague Road.

Regional Planning Manager (RPM) Kojima stated Planners would bring these issues up with MOTI in their meeting next week.

**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-2016.2 (Galiano Conservancy) - Staff Report**

Louise Decario and Keith Erickson were present representing the Galiano Conservancy.

RPM Kojima reported on the status and development of the application since the September business meeting.

Keith Erickson confirmed that draft statutory right-of-way agreements for both trails between the Conservancy, the CRD and the Galiano Parks and Recreation Commission were now in place.

RPM Kojima said the next step would be a public hearing.

The LTC thanked the Conservancy and staff for their work, and agreed that the proposal was now stronger because of it.

**GL-2017-095**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw Nos. 262 and 263.

**CARRIED**

**GL-2017-096**

**It was MOVED and SECONDED,**

That the Public Hearing be preceded by a short open house to allow for viewing and discussion of the right-of-way documentation.

**CARRIED**

**10.2 Executive Committee Briefing re: Japanese Canadian Historic Places Report**

Received for information.

**10.3 Salt Spring Island Local Trust Committee Bylaws No. 504 & 505 Referral**

**GL-2017-097**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee confirms that its interests are unaffected by Salt Spring Island Local Trust Committee Bylaws No. 504 & 504.

**CARRIED**

**10.4 Salt Spring Island Local Trust Committee Bylaw 508 Referral**

**GL-2017-098**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee confirms that its interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 508.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Telecommunications Strategy Project**

Chair Busheikin noted this item was discussed during the Town Hall, and asked RMP Kojima to introduce the discussion.

Regional Planning Manager (RPM) Kojima noted that a public information meeting was held on October 17. He said that staff did not identify any requests for changes at the meeting, and said it was up to the LTC to adopt the draft protocol or to request it be brought back with further changes.

Trustee Harris suggested considering the wording which was in the original SAPC report.

Trustee Pottle noted that both she and Chair Busheikin are on the LPC, she suggested delaying a decision on this topic until the LPC final report is available.

Chair Busheikin asked that the minutes show Stephen Rybak's, (Chair SAPC) request that section 4.6.6 of the SAPC Final Report be reinstated.

**GL-2017-098**

**It was MOVED and SECONDED,**

that the Telecommunications Strategy Project be brought back to the Galiano Island Local Trust Committee after the Local Planning Committee brings forward its Model Telecommunications Strategy.

**CARRIED**

## **12. REPORTS**

### **12.1 Work Program Reports**

#### **12.1.1 Top Priorities Report Dated November 2017**

There was some discussion on the dock review and the participation of First Nations for the first time.

#### **12.1.2 Projects List Report Dated November 2017**

Information as presented.

### **12.2 Applications Report Dated November 2017**

Information as presented.

#### **12.2.1 Crystal Mountain GL-RZ-2014.1 Trust Fund Board Memorandum**

RPM Kojima gave an update regarding the Conservation Proposal.

### **12.3 Trustee and Local Expense Report Dated October 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 mentioned the upcoming Trust Council meeting, during which possible amendments to the *Islands Trust Act* will be discussed. She encouraged everyone to study the meeting package, and suggested that if an item is not mentioned in the package, it can still be added to the list for discussion. She noted that the Minister of Municipal Affairs and Housing has expressed an interest in meeting with us, but that the meeting will not take place until the New Year.

## 12.7 Trustee Report

Trustee Harris reported that islanders constantly confuse the roles of the LTC and the CRD.

Trustee Harris reported that the Liquefied Natural Gas (LNG) project with the Malahat First Nations had been cancelled.

He is on the Financial Planning Committee and noted that the CFO, who has done an excellent job, has now retired.

Chair Busheikin clarified that she will stay on in a consulting role, and reported there are over thirty applicants for the position; staff will make sure the replacement comes up to speed quickly.

Trustee Harris also reported on the decision not to move Islands Trust offices; the office on Fort Street will instead be renovated to make it a more functional space to work in.

Trustee Pottle noted that the Local Planning Committee (LPC) and the LTC are studying many of the same issues, including affordable housing. She reported that Galiano is now listed on the title documents as a signatory to Coastal Douglas-fir Conservation Partnership. She spoke with Member of the Legislative Assembly (MLA), Adam Olsen regarding the *Private Managed Forest Lands Act* and other forestry issues as they relate to Galiano.

Trustee Pottle said she was very interested in many of the amendments that are coming forward at the upcoming Trust Council meeting and urged anyone who is interested to attend.

## 12.8 Trust Fund Board Report

none

## 13. NEW BUSINESS

none

## 14. UPCOMING MEETINGS

### 14.1 Next Regular Meeting Scheduled for February 5, 2018, at the North Hall, Galiano Island

There was a brief recess at 1:50 p.m.

The meeting resumed at 2:10 p.m.

## 15. TOWN HALL

**Art Moses** asked about specific issues coming up at Trust Council, including subdivision authority and business licensing.

Trustee Pottle noted her concerns over a vision statement and the possibility that it may supersede the Islands Trust Policy Statement, which in her view would not be a good thing.

**Art Moses** commented that all the islands have different aspirations and what is needed are broad policy statements.

Trustee Harris stated that he wanted to wait and see what would be proposed at the meeting.

Trustee Pottle referred to the potential amendments to the *Islands Trust Act* and gave a brief rundown of the ones she's most interested in and why. While she doesn't want the Islands Trust mandate changed substantially, she suggested it would be a good thing to add First Nations to the list of "agencies and stakeholders" to be cooperated with.

**Patricia Joyce** asked for clarification on the changes being proposed.

Trustee Harris noted the Trust Fund Board has been trying to change its name for years.

Trustee Pottle said the idea of changing to a Regional District has been floated before, and is back again.

**Kiyo Okuda** asked to hear Trustee Harris's view on the *Islands Trust Act* and the coming changes.

Trustee Harris commented on his hope that the Islands Trust and the Provincial Government will meet more and communicate better.

**Art Moses** spoke to the issue of regional districts providing services and Islands Trust concentrating on its mandate to Preserve and Protect land.

**Kiyo Okuda** commented about Short Term Vacation Rentals (STVR's).

**Louise Decario** expressed her pleasure that the larger issues coming up at Trust Council are being discussed, and asked if any decisions on proposed amendments will be made. She asked about staff turnover and vacancies.

**Akasha Forest** commented on the following:

- that Trust Council is an opportunity to acknowledge the significance and uniqueness of the Islands Trust as a government model;
- if issues of affordable housing and job creation become pressing a shift in focus to economic issues could result in forgetting the mandate to Preserve and Protect and to educate our communities about that mandate;
- living on unceded First Nations territory, educating the community and a First Nations potluck on December 9<sup>th</sup>.

**Kiyo Okuda** stated that he has found profound meaning in the preserve and protect mandate in the Islands Trust Act, which he considers more congruent with an aboriginal idea of the environment.

**16. CLOSED MEETING (Distributed Under Separate Cover)**

**16.1 Motion to Close the Meeting**

**GL-2017-099**

**It was MOVED and SECONDED,**

That the Galiano Island Local Trust Committee meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (a&d) for the purpose of considering: Adoption of In-Camera Meeting Minutes Dated October 2, 2017; APC Membership Terms, AND that the recorded and staff attend the meeting.

**CARRIED**

The meeting was closed to the public at 2:58 p.m.

**16.2 Recall to Order**

The Galiano Island Local Trust Committee meeting was recalled to order at 3:06 p.m.

**16.3 Rise and Report**

Chair Busheikin reported that the LTC adopted minutes and discussed Advisory Planning Commission membership.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:07 p.m.

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Laura Busheikin, Chair

Certified Correct:

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Heather C. Martin, Recorder