



## Galiano Island Local Trust Committee Record of Public Hearing

**Date:** September 17, 2018  
**Location:** South Community Hall  
141 Sturdies Bay Road, Galiano Island, BC

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Colleen Doty, Minute-taker

**Others Present:** 35 members of the public

### 6.1 Recess for Public Hearing

#### 6.1.1 Galiano Island Local Trust Committee Bylaws No. 267 & 268 (Mignault)

Chair Busheikin called the Public Hearing to order at 2:06 p.m. and acknowledged the meeting was being held on territory of Coast Salish First Nations. She gave notice and stated procedure and rules for the Hearing, explaining that this was a quasi-judicial meeting. She explained that written submissions could be given until the close of this meeting. Once the Public Hearing is concluded, the LTC is not permitted to receive more input on the bylaws.

**Mike Hoebel**, 798 Georgeson Bay Road, supported the proposed rezoning.

**Bowie Keefer**, 120 Manastee Road, spoke in favour of the application, noting that the applicants have managed it in a beautiful, safe manner. They have donated lands to BC Parks, for the trail, and he supports a logical resolution of the situation.

**Joanne Rundle**, 1506 Ellis Road, supported the application. Years ago, she joined the fight to protect Mount Galiano and is proud of the community that protected Galiano from development. However, she noted the island is still divided. The applicants bought here to build a home for their family, but have been caught in the cross-fire. She stated that the applicants need some security. Each rezoning application is unique. She stated it was time to put the MacBlo' years behind.

**Jeff Inverarity**, 1506 Ellis Road, spoke in support of Mignault's application. He had been disheartened to attend the LTC meeting of July 9<sup>th</sup>, and to witness what he described as delay tactics. He urged the LTC to move on. Every application should be approached with its unique merits. The applicants have suffered from a radical re-shifting of the goal posts. He urged the Trustees to approach the Mignault application with compassion and common sense so that one family would find some closure and peace.

**Dave Cochrane**, Montague Harbour Road, spoke in support of the application.

**A member of the public** read a letter in support of the applicant.

**Paul Leblond**, 110 Eagle Lane, referred to a previous support letter and congratulated the LTC staff for suggesting a fair-minded solution.

A member of the applicant's family read out six different letters of support from individuals, some of whom were unable to attend. Community members writing in support were identified as: **Kris Krug, Krista Thornhill, Bernie and Marlene Angelopoulos, Celeste Howell, Don Robson, and Deborah McKechnie.**

**Claude Latour**, 391 Cain Road, referred to a previous letter of support. He supported the application.

**Tom Hennessy**, 637 Southwind, spoke in support of the application. He was at the meeting where the Trust decided to change the zoning of the lots because of concerns about sub-divisions, changing them from acres to hectares.

**Roger Pettit**, 222 Vineyard Way, supported the application. He stated he didn't understand the objections. He referred to the presence of overwhelming support from members of the community.

**Diana Lilly**, 174 Morgan Road, agreed with many of the comments. However, she was in favour of keeping the F2 zoning designation to protect the forest canopy in the face of climate change.

**Louise Decario** spoke in support of the change in uses, but did not support the change to the Rural Residential zone. She felt strongly that we should keep the property zoned as Forestry.

**Sheila Anderson**, 176 Gustin Road, wrote a submission and wanted it on record that she opposed the bylaws because she would like to keep it in Forestry 2. She didn't think that doing an STVR is enough to keep it out of F2; the better solution would have been to add a cottage provision to F2. She agreed with other speakers about what a wonderful job the applicants have done. She stated that land zoning is forever. She was not concerned about the forest in the hands of the present owners. R2 allows farm use and overrides protections on

the forest. She was not opposed to a cottage provision, but was opposed to it leaving the Forest designation and expressed concern of the option [adding a cottage provision to F2], as it didn't get explored thoroughly. The applicants don't want farming.

**Tamara Nile**, Montague Harbour Road, spoke in favour of the application. She expressed concern about the costs, at a community level, of the long-standing divisions, and hoped that the issue would be resolved. She stated that the applicants have been excellent stewards of the land.

**Brigitte Finnie**, 2851 Montague Harbour Road, supported the application.

**Doug Latta**, 1029 Montague Harbour Road, reminded Trustees that each application is judged on its own merits. He supported the rezoning.

**Avis Seads**, 172 Ellis Road, supported having a cottage but did not support the rezoning.

**Roger Pettit** noted that there are more ways to protecting forest than through zoning. He added that there's nothing permanent to zoning. Further, he stated, the parcel is too small and protected; nor is it a flat piece of land. He reiterated that he doesn't understand the objections.

**Nan Vernon**, Ganner Drive, spoke in support of the rezoning.

**Don Robson** noted that the whole area was logged off in the 1950s. The trees have now all grown back.

There being no further comments, Chair Busheikin closed the Public Hearing at 2:36 p.m.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD**

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Laura Busheikin, Chair

Certified Correct:

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Colleen Doty, Recorder