

# Adopted



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** October 15, 2018  
**Location:** North Community Hall  
22790 Porlier Pass Road, Galiano Island, BC

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

**Staff Present:** Kim Stockdill, Island Planner  
Colleen Doty, Recorder

**Public Present:** There were 25 members of the public present.

#### 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:

- GL-RZ-2016.2 (Conservancy) was added as Item 10.5.

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

#### 3. TOWN HALL AND QUESTIONS

**Andrew Loveridge**, speaking as secretary of the Galiano Housing Association, presented a brief slide show of Galiano Green, highlighting the recent fence that Galiano Green recently installed along the boundary of the property. He requested approval of GL-DP-2018.1 and GL-DVP-2018.1. He noted Galiano Green's emphasis on rain water harvesting and referred to support of the project in the OCP.

**Art Moses** acknowledged that this was the last meeting for Trustee Sandy Pottle. He thanked her for the work she has done.

**Suzanne Fournier** echoed sentiments expressed by Art Moses. She spoke about civil discourse and the need to be heard.

**Risa Smith** presented a gift to Sandy Pottle for her years of service.

**Andrew Loveridge** acknowledged the work that Laura Busheikin has done.

**Sheila Anderson** requested an amendment in the minutes of September 17, 2018. In the Town Hall section, she would like the phrase “question from Sheila Anderson” to replace the phrase “comment from the public.” With respect to the development permit for Galiano Green, she has concerns about rainwater collection being able to sufficiently meet water needs.

**Akasha Forest** raised points about groundwater needs. She thanked Sandy for her research work on the topic. She presented cautions for using rainwater catchment and requested the Local Trust Committee (LTC) to have the hydrogeologist come back and give a presentation.

Trustee Pottle noted she sent the APC report to the Islands Trust hydrogeologist.

**Chair Busheikin** reminded staff to bring up points to be actioned later on in the meeting.

**Kiyo Okuda** thanked Sandy Pottle for her work. He noted that the Short Term Vacation Rental issue is unresolved. He spoke in favour of the democratic process.

A question was presented as to how much a post-public hearing rezoning may be discussed by candidates currently campaigning. Chair Busheikin recommended consulting Chief Administrative Officer Russ Hotsenpiller for clarification.

**Tom Hennessy** noted the irony, how, after 10 years of a rezoning process, there are concerns now being expressed about rainwater collection for Galiano Green. Galiano has a water storage problem not a water-shortage problem.

**Suzanne Fournier** expressed concerns about emergency road access and referred to wash-outs at Saltery Bay. She stated it was important that Trustees obtain, through the rezoning process, emergency accesses as outlined in the Road Network Plan. She would like to see a continuous right-of-way along the eastern side of the island.

**4. COMMUNITY INFORMATION MEETING**

none

**5. PUBLIC HEARING**

none

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated September 17, 2018 (for Adoption)**

The following amendments to the minutes were presented for consideration:

- Page 1 change the wording from “In response to a comment from the public” to “In response to a question from Sheila Anderson”
- Page 1, add the word “protocol” after “post public hearing”
- Page 8, replace “Regional Conservation Strategy” with “Coastal Douglas Fir Conservation Partnership.”

**By general consent** the minutes of September 17, 2018 were adopted as amended.

6.1.1 Public Hearing Record Dated Sept 17, 2018 (for Receipt)

Adopted as present.

**6.2 Section 26 Resolutions Without Meeting Report**

none

**6.3 Advisory Planning Commission Adopted Minutes Dated May 28 & September 12, 2018 (for Receipt)**

Minutes were received.

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List Dated October 2018**

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 Salt Spring Island Local Trust Committee Bylaws No. 510 & 511 Referral (attached)**

**GL-2018-070**

**It was Moved and Seconded,**

that the interests of the Galiano Island Local Trust Committee are unaffected by Bylaws No. 510 and 511.

**CARRIED**

**10.2 GL-DVP-2018.3 (Ingram) - Staff Report (attached)**

The applicant was present.

**GL-2018-071**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2018.3 (Ingram).

**CARRIED**

**10.3 GL-DP-2018.1 (Galiano Green) - Staff Report (attached)**

Planner Kim Stockdill provided a summary, and noted that the application has been triggered due to the subdivision. Storm-water run-off has been addressed. The applicants were present.

**GL-2018-072**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2018.1 (Galiano Green).

**CARRIED**

**10.4 GL-DVP-2018.1 (Galiano Green) - Staff Report (attached)**

**GL-2018-073**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2018.1 (Galiano Green).

**CARRIED**

Chair Busheikin noted that she is familiar with situations, including her own, where people live off rainwater collection. She noted maintenance requirements. She has had discussions with the hydrogeologist about the feasibility of this approach.

**10.5 GL-RZ-2016.2 (Conservancy)**

Trustee Pottle thanked the Galiano Conservancy Association for following the rezoning process and conditions.

**GL-2018-074**

**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, 1995, Amendment No. 1, 2017,” be adopted.

**CARRIED**

**GL-2018-075**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee Bylaw No. 263, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2017”, be adopted.

**CARRIED**

Chair Busheikin thanked staff for their work on this rezoning.

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Affordable Housing - APC Referral Report (attached)**

Chair Busheikin acknowledged the APC’s great work on the referral and noted staff’s appreciation of the specific report. It was noted that the Hydrogeologist received the

report. A number of the recommendations were ideally directed to Executive Trust Committee.

**GL-2018-076**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee receive the report and bring it to the next Local Trust Committee.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports (attached)**

**12.1.1 Top Priorities Report Dated October 2018**

**GL-2018-077**

**It was Moved and Seconded,**

that the Telecommunications Strategy top priority 1 be removed from the Top Priorities List.

**CARRIED**

It was agreed that the new LTC should address dock review.

**12.1.2 Projects List Report Dated October 2018**

A moratorium was put on Short Term Vacation Rental approvals in March 2018. Staff noted that the moratorium was included in Policies and Standing Resolutions.

**12.2 Applications Report Dated October 2018 (attached)**

Information as provided.

**12.3 Trustee and Local Expense Report Dated July 2018 (attached)**

Information as provided.

**12.4 Adopted Policies and Standing Resolutions (attached)**

Information as provided.

**12.5 Local Trust Committee Webpage**

There will be forthcoming modifications to the website.

**12.6 Chair's Report**

A lot is going on at Executive Committee, with two meetings this month. Advocacy is ongoing with respect to the Trans Mountain pipeline. The Islands Trust is signed up to be a commenter in the process. The Province of BC is an intervenor and the Islands Trust is working with them. Advocacy is also happening on the \$33 million Connected Coast project. Chair Busheikin attended a two-day workshop on public participation, which

was about dealing with the expression of anger and how to create a safe space. It was noted at the conference that the level of anger is increasing across democracies.

## **12.7 Trustee Report**

Trustee Harris noted that his last four years as a Trustee have been some of the most rewarding in his life. There have been some incredible rezoning successes. He would like to see established, at the first meeting of the next Local Trust session, some work on civil discourse. He has been busy advocating for Galiano to be included in the Connected Coast project to bring fibre optic cable to the island. Adam Olson noted that Galiano wanted fibre optic, and that all trustees running for election support the “big pipe.” The Minister has agreed to bring a spur line to Retreat Cove. Then, we will have to figure out how to wire Galiano Island. There is some confusion as to how the Trust can support this. Our OCP states that broad band pipes are allowed. In November, Adam Olson, Elizabeth May, and whomever becomes the CRD Director are working on this. Everyone north of Galiano Way has issues with connectivity. We have the opportunity to create a non-profit and they will take the task on for wiring the community. He will continue to work on that file regardless of the results of the election.

Trustee Pottle attended the Local Planning Committee meeting on October 11 where they discussed the Coastal Douglas Fir tool kit. CDF Conservation Partnership, initiated by Forests, Lands, Natural Resource Operations and Rural Development, was disappointed to hear that there is no money for a secretariat role. People have been curious about the Road Network Plan, the result of seven years of work. She is concerned that there is little understanding about where that plan came from. She has concerns about the directions of Trust Council, and that over the past four years, the threat of SSI incorporation came to dominate the politics at the executive committee level, for at the beginning of the term. It was interpreted that this would be a yes vote. She feels that it would have had an enormous impact on the Islands Trust and it’s ability to function and could have turned the entire Southern Gulf Islands into a municipality. Some talk about a model Local Trust Committee agenda, and there’s a lot of emphasis on the fact that this is a business meeting, rather than a public meeting that encourages public participation. She expressed frustration that the rezoning guide isn’t being used and stated that some policies are completely ignored. She asked about having a Community Information Meeting before bylaws are drafted. The next LTC should look to those documents and understand the role that a Trustee plays. Trustee Pottle felt honoured to have served her community.

## **12.8 Islands Trust Conservancy Report**

none

## **13. NEW BUSINESS**

none

## **14. UPCOMING MEETINGS**

### **14.1 Next Regular Meeting Scheduled for December 3, 2018 at the North Community Hall, Galiano Island**

November 5, 2018 Regular Scheduled Meeting is cancelled.

**15. TOWN HALL**

**Stephen Rybak** provided a sincere thanks to everyone at the table. The Telecommunications Special Advisory Planning Committee recommended the LTC take an advocacy role. He would like to see the next LTC take a stronger role, as a committee, in advocating for greater connectivity.

**Tom Hennessy** thanked Laura Busheikin for coming to Galiano Island. He thanked George Harris for his service, noting that he is responsible for bringing Galiano Green this far.

**16. CLOSED MEETING**

none

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:15 p.m.

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Laura Busheikin, Chair

Certified Correct:

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Colleen Doty, Recorder