

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: October 7, 2019
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Members Present: Dan Rogers, Chair
Tahirih Rockafella, Local Trustee
Jane Wolverton, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Islands Planner
Yasemin Schnorr Von Carolsfeld, Recorder

Public: There were approximately (30) members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:32 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and particularly the Penelakut people.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Trustee Rockafella requested to add item 12.4 Fred Stevens, District Lot (DL) 37 under Section 12 APPLICATIONS AND REFERRALS.

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Rockafella reported that in September she attended the Trust Council quarterly meeting and strategic planning session on Bowen Island.

Trustee Wolverton provided a report on the following points:

- On September 30th, there was a world café style event regarding the Islands Trust policy review and approximately 60 people attended;
- The policy statement hasn't been amended in 25 years;
- There were several different projects discussed, including the Penelakut and the Victoria Friendship society; and
- The film Dust and Bones was viewed and is a movie that would be presented in the community.

4. CHAIR'S REPORT

Chair Rogers acknowledged that at the September 9th LTC meeting, a mistake was made in his choice of language with respect to the use of the word “purgatory” in comparative reference to the term “No Further Action”.

He provided a report on the following points:

- Attended the Union of BC Municipalities (UBCM) conference. It brought together elected officials from all across the province and was a great networking opportunity. Subjects were discussed such as forestry and potential amendments to the Private Managed Forest Land (PMFL) Act;
- The PMFL “What We Heard” document is due out shortly; and
- The September Trust Council meeting resulted in Trustees adopting a strategic plan which includes three major themes: Reconciliation, Climate Change and Housing.

5. TOWN HALL AND QUESTIONS

Members of the public made the following points:

- The Local Trust Council (LTC) was thanked for their contributions generally and specifically for opening up the F1 lot issue;
- Why do the minutes currently have no attributions;
- Driveway guidelines and potential ecological impacts;
- The letter re: improved internet service; and
- This community needs to work together, not fight amongst each other.

Chair Rogers replied to the attribution question with the following points:

- It is intended to avoid people feeling they’ve been misquoted;
- It’s more in line with the overarching organizational policy; and
- The meetings are being recorded and can be reviewed online, should there be any questions of attribution.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated September 9, 2019 (for Adoption)

By general consent the Local Trust Committee meeting minutes of September 9, 2019 were adopted as presented.

8.2 Section 26 Resolutions Without Meeting Report

None

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated September 2019

Planner Smith reported that all FUAL items are complete except close-out of the Stevens application and discharge of covenant as dialogue continues with the proponent and LTC

Received for information.

10. DELEGATIONS

10.1 Southern Gulf Islands Community Economic Sustainability Commission - CRD Representatives Mike Hoebel & Emma Davis:

Mike Hoebel spoke to a CRD project on connectivity to improve service for the broadband internet:

- It will benefit emergency response, health services, education etc.
- Rural/remote areas don't come anywhere near approaching the minimum broadband standard;
- There are government funds available that providers could tap in to; and
- Three quarters of people surveyed expressed dissatisfaction with current connectivity, especially with the lack of reliable cell phone/connectivity for emergency response.

Emma Davis from the CRD indicated that consultation with the community is planned to take place this fall/winter.

Consultation is focused on the following points:

1. To determine the current state of connectivity; and
2. To better understand any community concerns.

11. CORRESPONDENCE

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

None

11.1 Email from Fire Chief Harris Dated September 20, 2019 Re: Driveway Specifications

Received for information and discussion was held.

GL-2019-070

It was Moved and Seconded,

that the Galiano Island Local Trust Committee add driveway guidelines for emergency access to the LTC Projects List.

CARRIED

12. APPLICATIONS AND REFERRALS

12.1 GL-TUP-2019.9 (Harrison/Kramer) - Staff Report

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Planner Smith provided an overview and background information. Discussion was held with regards to the report recommendation.

GL-2019-071

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the issuance of a renewal for Temporary Use Permit GL-TUP-2019.9 (Harrison and Kramer) for a two (2) year period.

CARRIED

12.2 GL-DVP-2018.5 (Meden) - Staff Report

Planner Smith provided an overview and background information. Discussion was held in regards to the report recommendations.

GL-2019-072

It was Moved and Seconded,

that the Galiano Island Local Trust Committee amend Development Variance Permit GL-DVP-2018.2 (Meden) by: removing from section 2. a) the phrase from “the construction of shelter structure within 1.2 metres of an interior side lot line as shown on Schedule ‘A’” after “...interior side lot line.”; and, by removing section 2. b) in its entirety.

CARRIED

GL-2019-073

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve Development Variance Permit GL-DVP-2018.2 (Meden) as amended.

CARRIED

12.3 GL-TUP-2019.7 (Keating & Young) - Staff Report

Planner Smith provided an overview and background information. Discussion was held with regards to the report recommendation.

GL-2019-074

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the issuance of a renewal for Temporary Use Permit GL-TUP-2019.7 (Keating & Young) for a two (2) year period.

CARRIED

12.4 Fred Stevens, District Lot (DL) 37 (GL-RZ-2017.1)

Discussion was held on how to proceed.

GL-2019-075

It was Moved and Seconded,

that the Galiano Local Trust Committee rescind motion GL-2019-056.

CARRIED

GL-2019-076

It was Moved and Seconded,

that staff report back to the Local Trust Committee (LTC) at the November 4th LTC meeting, regarding new information and options on the Stevens application.

CARRIED

A break was held from 2:16 p.m. to 2:30 p.m.

13. LOCAL TRUST COMMITTEE PROJECTS – N/A

14. REPORTS

14.1 Work Program Reports

14.1 Top Priorities Report Dated September 2019

Planner Smith provided an update on STVR review noting that the discussion paper is complete and the next step is public engagement planned for November 2019.

A brief discussion was held.

14.1.2 Projects List Report Dated September 2019

Regional Planning Manager (RPM) Kojima reported that the Projects List will be reviewed prior to the next meeting.

It was requested that the Project List be revised by adding driveway access standards.

A brief discussion was held.

14.2 Applications Report Dated September 2019

Status of applications on the Applications Report was provided:

- Romagnoli Rezoning; - planner to follow-up with proponent
- the Crystal Mountain Society (CMS) – planner met with CMS planning committee – CMS finalizing details of new proposal;
- Galiano Club rezoning – planner met with proponent – preliminary report to be included on November 4 LTC agenda;
- Peter Thompson/Galiano Green – planner to follow-up to confirm status of application; and
- TUP application with highway encroachment issues – planner working with applicant.

14.3 Trustee and Local Expense Report Dated August, 2019

None

14.4 Adopted Policies and Standing Resolutions

None

14.5 Local Trust Committee Webpage

None

14.6 Islands Trust Conservancy Report

None

15. NEW BUSINESS

15.1 Road Network and Emergency Access - Discussion to Hold a Community Information Meeting

A discussion was held to determine whether to refer this issue to the Advisory Planning Commission (APC). It was decided to defer this and any related motions to the November meeting.

15.2 F1 Lot Rezoning Options and Community Benefit/Development Agreements - Staff Report

Planner Smith summarized an overview of provisions around community benefits and potential next steps. He spoke to the Amenity Zoning piece and F1 challenges.

Chair Rogers expressed that the issue should be part of a larger review.

15.3 Options for Improving Management of Public Comments for Land Use Applications - Staff Memo

A discussion was held on the matter.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for November 4, 2019, at the North Community Hall, Galiano Island

17. TOWN HALL

Members of the public made the following points:

- The report on the F1 properties & the 75%/25% rezoning options;
 - How many previous rezoning's have occurred under these scenarios;
- Satisfaction with LTC for continuing to keep open the DL 37 Stevens application:
 - A community meeting should be held prior to any public hearing and include maps;
 - The issue with the last rezoning was that too much was done, too quickly;
 - Maps alone are not enough. Visiting the property and having photographs of the land would help;
 - Disappointed that 3rd reading of bylaw wasn't rescinded;
 - Chair Rogers commented that it would be good to find a way forward with respect to the Stevens' application; but there are still questions on how to get there.

- All forest owners are welcome to attend meetings, but some opt not to attend or get involved with the community;
- Community action is required to properly address climate change and the impact on Coastal Douglas-fir ecosystems;
- The two amenity options in the OCP do not begin with allowing a residence on a parcel in the F1 zone;
- The F3 zone, watershed preservation, sustainable forestry covenant, statutory right of way, Road Network Plan and development agreements; and
- How F1 lot rezoning decisions could potentially create precedence for the future:
 - Chair Rogers provided the example of TUP applications, where LTC renewed the first one for two years and then the following renewal applications were approved for the same time period.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 4:00 p.m.

Dan Rogers, Chair

Certified Correct:

Yasemin Schnorr Von Carolsfeld, Recorder