

# Adopted



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** March 2, 2020  
**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:** Brad Smith, Island Planner  
Carly Bilney, Recorder

**Public:** There were (5) members of the public.

#### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and reaffirmed the commitment that the Local Trust Committee (LTC) has to reconciliation efforts.

#### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 15.2 was added: Letter from LTC to local First Nations

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

#### 3. TRUSTEE REPORT

Trustee Rockafella reported on discussions regarding the installation of car stops on Galiano to increase road safety and to encourage car sharing.

Trustee Wolverton reported on discussions with the Penelakut Tribe.

Trustee Wolverton also commented on work being done to bring together scientists, loggers and Galiano residents to exchange ideas regarding climate change mitigation and adaptation.

#### 4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Trust Council is scheduled for the coming week and discussion will focus on the budget;
- Events to present the Dust & Bones documentary, similar to the one held on Galiano, have been approved on nearby islands; and
- Islands Trust has engaged with the Canadian Coast Guard in its efforts to create an oil spill response plan for this area.

#### 5. TOWN HALL AND QUESTIONS

The following comments were made:

- The APC Report on climate change is very impressive and now there's a need for analysis of practical next steps;
- Legal habitation of a trailer on Galiano requires a building permit from the Capital Regional District (CRD); and
- Trailer parks serve as affordable housing across the country why are they not allowed on Galiano?

#### 6. COMMUNITY INFORMATION MEETING

None

#### 7. PUBLIC HEARING

None

#### 8. MINUTES

##### 8.1 Local Trust Committee Minutes Dated February 3, 2020 (for Adoption)

The following amendments to the minutes were presented for consideration:

- On page 4 of the agenda package, the Trustee Report under item 3 should note: "Trustee Rockafella invited input on the Trust Council budget" not the Local Trust Committee budget.
- On page 5, under item 8.1.1, the minutes of November 23, 2019 were for a Special Meeting (not a Regular Meeting).
- On page 6, item 8.1.3, there is a typo where the Ministry of Transportation and Infrastructure is abbreviated. The abbreviation should read MoTI, not MpTI.

**By general consent** the Local Trust Committee meeting minutes of February 3, 2020 were adopted as amended.

##### 8.2 Section 26 Resolutions Without Meeting Report

None

##### 8.3 Advisory Planning Commission Referral Report Dated December 12, 2019 (for Receipt)

Chair Rogers confirmed that the APC report has been added to the Projects List and highlighted a recommendation from the report that relates to STVRs. Discussion followed regarding the circulation of the report to the Islands Trust.

**9. BUSINESS ARISING FROM MINUTES**

**9.1 Follow-up Action List Dated February 2020**

Planner Smith reviewed items on the Follow-Up Action List, reserving comment on GIGARHS until item 12.2.

**10. DELEGATIONS**

None

**11. CORRESPONDENCE**

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

**12. APPLICATIONS AND REFERRALS**

**12.1 GL-TUP-2020.2 (MacKinnon – renewal of GL-TUP-2016.10) - Staff Report**

Planner Smith reviewed the report regarding GL-TUP-2020.2.

**GL-2020-016**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee approve the issuance of a renewal for GL-TUP-2020.2 (Mackinnon) for a period of two years.

**CARRIED**

**12.2 GL-RZ-2019.1 (GIGARHS) - Staff Report**

Trustee Wolverton left the meeting at 1:10pm because of a conflict of interest with GL-RZ-2019.1 (GIGARHS).

Planner Smith commented on the item relating to GIGARHS on the Follow-Up Action List.

**GL-2020-017**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind resolution GL-2019-093 that directed staff to proceed with application GL-RZ-2019.1 (GIGARHS) and to prepare draft bylaws and a housing agreement.

**CARRIED**

**GL-2020-018**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind resolution GL-2019-094 that directed staff to refer application GL-RZ-2019.1 (GIGARHS) to the Galiano Island Advisory Planning Commission for comment.

**CARRIED**

**GL-2020-019**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind resolution GL-2019-095 to hold a Community Information Meeting (CIM) on application GL-RZ-2019.1 in late winter/early spring 2020.

**CARRIED**

**GL-2020-020**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee rescind resolution GL-2020-11 that directed staff to schedule a special meeting for March 7, 2020 for the purpose of holding a community information meeting for rezoning application GL-RZ-2019.1 (GIGARHS) and that staff undertake a mail-out to notify community members of the event.

**CARRIED**

Trustee Wolverton returned to the meeting at 1:17 p.m.

A break was held between 1:17 p.m. and 1:21 p.m.

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1 STVR Review Project – Consultation Summary - Staff**

Planner Smith reviewed the conclusions drawn from the results of the STVR Review Project survey. Discussion ensued in which the following comments were made:

- There is not a clear consensus on the issue;
- People seem to accept home-based STVRs, especially when the people who run the STVR live on Galiano;
- The issue is focused on whether STVRs impact affordable housing availability.
- STVRs are driving up property values on Galiano;
- We are losing the core of our community because of STVRs;
- Salt Spring Island prohibits all STVRs and they still have a healthy economy;
- The TUP system should be limited or prohibited to ensure that people who live on Galiano benefit from STVRs;
- The TUP process is a reasonable way of controlling STVRs on Galiano;
- Property owners have told the LTC that if their STVR is not allowed, their housing will not be made available for long-term rentals. People want to rent their properties out part-time so they can use themselves part-time;
- Housing needs need to be addressed in a broader way than limiting STVR's
- A second focused STVR survey could be beneficial; for instance, a survey could target STVR operators and ask if they would consider renting long-term; and
- Bylaw enforcement costs have increased and have been almost exclusively driven by STVRs.

**GL-2020-021**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee provide direction to staff to develop draft bylaw amendments that would remove STVRs as an allowable use under TUPs in the land use bylaw.

**CARRIED**

**14. REPORTS**

**14.1 Work Program Reports**

14.1.1 Top Priorities Report Dated February 2020

Received for information.

14.1.2 Projects List Report Dated February 2020

Received for information.

**14.2 Applications Report Dated February 2020**

Received for information.

**14.3 Trustee and Local Expense Report Dated December 2019**

Received for information.

**14.4 Adopted Policies and Standing Resolutions**

Received for information.

**14.5 Local Trust Committee Webpage**

Received for information.

**14.6 Islands Trust Conservancy Report – None**

**15. NEW BUSINESS**

**15.1 Galiano Island Advisory Planning Commission Minutes Dated December 11, 2019 – Discussion**

Discussion was held about whether the LTC should meet with MoTI to discuss the Galiano Road Network Plan.

**GL-2020-022**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee add a review of the Road Network Plan to the Project's List.

**CARRIED**

**15.2 Letter from LTC to local First Nations**

It was noted that Trustee Wolverton would work with the Islands Trust to draft a letter to First Nations.

**16. UPCOMING MEETINGS**

**16.1 Next Regular Meeting Scheduled for April 6, 2020 at the South Community Hall, Galiano Island**

**17. TOWN HALL - none**

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

**18.1 Motion to Close the Meeting**

**GL-2020-023**

**It was Moved and Seconded,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(d)(g) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated September 9, 2019 and February 3, 2020; and
- Legal Advice

AND that the recorder and staff attend the meeting.

**CARRIED**

The meeting was closed to the public at 3:15 p.m.

**18.2 Recall to Order**

Chair Rogers recalled the meeting to order at 3:35 p.m.

**18.3 Rise and Report**

The Chair reported that the in-camera minutes of the LTC meetings of September 9, 2019 and February 3, 2020 were adopted.

**19. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:35 p.m.

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Dan Rogers, Chair

Certified Correct:

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Carly Bilney, Recorder