

Adopted



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: June 1, 2020
Location: Electronic Meeting (via Zoom Webinar)

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

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
William Shulba, Senior Freshwater Specialist
Warren Dingman, Bylaw Enforcement and Compliance Manager
Carly Bilney, Recorder
Maple Hung, Planning Team Assistant, Host

Public: There were approximately 10 attendees via the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:36 p.m. He acknowledged the meeting was being held across the traditional territories of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- Item 18 was added to close the meeting to the public.

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Meetings with local elected officials regarding the impact of COVID-19 and future related plans;
- The creation of a daily information sheet to keep islanders up-to-date about what is happening on Galiano with regards to COVID-19;
- Participation in regular meetings on emergency response planning;
- Participation in a meeting on water issues;
- Participation in an interview with a representative of the Penelakut Tribe; and
- Local Trustees are no longer visiting the office, but are taking calls at home.

Trustee Rockafella reported on the car stop program and budgetary discussions related to COVID-19.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Work done by trustees in response to the current pandemic;
- Regular meetings by the Executive Committee in response to COVID-19 related concerns , such as travel to the islands;
- Discussions focused on how to carefully reopen local economies;
- The virtual Trust Council scheduled for June 16-17;
- Meetings with Adam Olsen, MLA for Saanich North and the Islands; and
- Work done by Islands Trust senior staff to manage the changes caused by the pandemic.

5. TOWN HALL AND QUESTIONS

The following comments were made:

- The Islands Trust should not be evicting people during the pandemic;
- Bylaw enforcement should work with residents in a cooperative manner and not take action on where people live;
- LTC was asked to what extent Trustees set the direction of bylaw enforcement. Chair Rogers responded by stating:
 - The Local Trust Committee can provide direction to bylaw enforcement, but may not be aware of enforcement actions being taken;
 - Bylaw enforcement generally responds to complaints, while proactive enforcement is occasional; and
 - Bylaw enforcement has its own processes and focuses on compliance.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated March 2, 2020 (for information)

Received for information.

8.2 Section 26 Resolutions Without Meeting Report Dated May 2020

Chair Rogers commented on new APC members being appointed by RWM, but APC has been unable to meet due to Covid-19 and the legislative obligation to meet in a public place.

8.3 Advisory Planning Commission Minutes – None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated May 2020

Planner Smith reported that all actions on the follow-up list have been completed, and staff is awaiting a response from the Minister’s office regarding GL-RZ-2017.1 (Stevens).

10. DELEGATIONS

None

11. CORRESPONDENCE

None

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

12. APPLICATIONS AND REFERRALS

12.1 GL-RZ-2019.2 (Gauvreau) - Staff Report

Planner Smith reviewed the staff report regarding Bylaw No. 271 (Gauvreau).

Discussion was held and the following comments were made:

- There are pros and cons to waiving a public hearing;
- The application has received a great deal of community support;
- Water availability on the property may be an issue; and
- It is important to allow the public to provide input.

GL-2020-024

It was Moved and Seconded,

that the Galiano Island Local Trust Committee rescind resolution GL-2020-006 that directed staff to schedule a Community Information Meeting in conjunction with the Public Hearing for Bylaw No 271.

CARRIED

GL-2020-025

It was Moved and Seconded,

that the Galiano Island Local Trust Committee waive the holding of a Public Hearing for Bylaw No. 271, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2019”.

CARRIED

GL-2020-026

It was Moved and Seconded,

that the Galiano Island Local Trust Committee rescind resolution GL-2020-05 that directed staff to schedule a Public Hearing for Bylaw No. 271.

CARRIED

12.2 GL-TUP-2020.4 (Pankratz) TUP Renewal Application - Staff Report

Planner Smith reviewed the staff report regarding GL-TUP-2020.4 (Pankratz).

Discussion was held regarding water supply. The following points were raised:

- The owner should demonstrate an adequate water supply;
- Difficult to compare guest capacity and impacts versus residential uses or other STVR TUPs on the island;
- The property is serviced by a community water system managed by the Capital Regional District (CRD);
- A referral for the original TUP was made in 2017 to the CRD, with no concerns raised;
- A cistern with 16,000L of capacity has recently been installed which was a condition of the original TUP;
- Given water concerns in the neighbourhood, referring to CRD again may be appropriate; and
- Sticks Allison also has community advisory board for water system, referral should just go to CRD.

After discussion, LTC passed the following motion:

GL-2020-027

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests that the applicant submit to the Islands Trust further information including a letter from the CRD staff water management branch indicating that there is sufficient water to support a short term vacation rental.

CARRIED

12.3 GL-TUP-2020.3 (Orr) TUP Renewal Application - Staff Report

Planner Smith reviewed the staff report regarding GL-TUP-2020.3 (Orr).

Discussion was held regarding water supply. The following points were raised:

- The property is located in a Water Management Area and many wells in the area are known to be poor functioning;
- The presence of a shallow well at the property raises additional concerns;

- An additional 8,000 litres of cistern capacity and a water meter has recently been installed which was a condition of the original TUP;
- Information from a hydrologist should be requested to report on the quality and quantity of the water at the property.

A motion was proposed and deferred later in the meeting on page 7:

‘that the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust further information including a letter from a professional hydrologist with experience with groundwater assessing a recent pump test for adequate quantity for use and no impacts on neighbouring properties.’

12.4 Salt Spring Island Local Trust Committee Bylaw No. 520 Referral

GL-2020-028

It was Moved and Seconded,

that the Galiano Local Trust Committee respond to Bylaw No. 520 referral that its interests are unaffected.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 STVR Review Project – Draft Bylaw Amendment (Staff Report)

Planner Smith reported on the STVR Review Project.

GL-2020-029

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 275, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2020”, be read a first time.

CARRIED

Discussion took place and the following comments and questions were raised:

- Giving the motion a first reading is a signal of intent to the community;
- How can this motion be best communicated to the community; and
- This does not affect home occupation short term vacation rentals.

GL-2020-030

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to prepare a pamphlet for distribution on Galiano setting out proposed bylaw 275 and explaining temporary use permits, commercial vacation rentals and the impact of the bylaw, and make arrangements for a mail-out of the pamphlet.

CARRIED

GL-2020-031

It was Moved and Seconded,

that Galiano Island Local Trust Committee direct staff to update the Short Term Vacation Rentals Review Project charter with revised timelines.

CARRIED

13.2 Land Use Bylaw Technical Amendments Project – Draft Project Charter (Staff Report)

GL-2020-032

It was Moved and Seconded,

that the Galiano Island Local Trust Committee:

- a) Endorse the attached Land Use Bylaw Technical Review project charter and associated scope of work, timelines and budget
- b) Direct staff to begin working on Land Use Bylaw Technical Review project deliverables.

CARRIED

The LTC brought up discussion again on application GL-TUP-2020.3 (Orr) with William Shulba, Islands Trust Senior Freshwater Specialist, who suggested a change in wording to the motion to request a letter from a “professional engineer” or “geoscientist”.

The deferred motion made under 12.3 GL-TUP-2020.3 (Orr) was amended and adopted as follows:

GL-2020-033

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust further information including a letter from a professional engineer or geoscientist with experience with groundwater assessing a recent pump test for adequate quantity for use and no impacts on neighbouring properties.

CARRIED

13.3 SGI Groundwater Sustainability Strategy - Project Update (Verbal - William Shulba)

William Shulba reported on the Southern Gulf Islands Groundwater Sustainability project to update the LTC on initial findings. He described various elements that impact groundwater recharge potential in the Southern Gulf Islands, and noted the report should be complete by July.

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report Dated May 2020

Received for information.

14.1.2 Projects List Report Dated May 2020

Received for information.

14.2 Applications Report Dated May 2020

Received for information.

14.3 Trustee and Local Expense Report Dated February 2020

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 Dated February 2020

Received for information.

15. NEW BUSINESS

15.1 Bylaw Enforcement - Verbal Update (Warren Dingman)

Bylaw Enforcement Manager Warren Dingman updated the LTC on bylaw enforcement files currently active on Galiano.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for July 6, 2020 - Electronic Meeting

17. TOWN HALL

No comments were made.

18. CLOSED MEETING

GL-2020-034

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)(f) for the purpose of receiving bylaw enforcement report;

AND that the recorder and staff attend the meeting.

CARRIED

The webinar electronic meeting was closed to the public attendees at 3:57 p.m.

18.1 Recall to Order

None

18.2 Rise and Report

Deferred to next LTC meeting on July 6, 2020.

19. ADJOURNMENT

By general consent the meeting was adjourned at 3:57 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder