

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: October 5, 2020
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Brad Smith, Island Planner
Maple Hung, Planning Team Assistant (Host)
Carly Bilney, Recorder

Public: There were approximately (30) attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 p.m. He acknowledged the meeting was being held in traditional territory of the Coast Salish First Nations.

2. RISE AND REPORT – In-Camera Meeting September 8, 2020 re Adoption of Minutes and APC Appointment

Chair Rogers reported that the in-camera minutes of the Local Trust Committee (LTC) meeting of September 8, 2020 were adopted and the LTC appointed Robin Paterson to the Galiano Advisory Planning Commission (APC).

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Participation at the latest Trust Council meeting, meetings with residents, site visits and research conducted since the last LTC meeting; and
- A new virus on Galiano and other nearby islands that is killing deer.

Trustee Rockafella reported on the following:

- A letter from the LTC to the Galiano Conservancy Association (GCA) in support of the Ecological Footprint Project.

5. CHAIR'S REPORT

Chair Rogers reported on the following:

- Trust Council was held electronically with an increased number of delegations than usual – including presentations related to climate change, bylaw enforcement and expansion of the docks in Tsawwassen;
- Trust Council has been engaged in discussions regarding meeting logistics in response to COVID-19 in 2021;
- The meeting held by the Union of BC Municipalities included thought provoking presentations on racism; and
- The Islands Trust Climate Change Speaker Series has begun.

6. TOWN HALL AND QUESTIONS

The following comments were made regarding GL-RZ-2014.1 (Crystal Mountain):

- Neighbours of Crystal Mountain Society (CMS) expressed mixed views for the application;
- Opponents noted that the north end of Galiano already has two commercial zones and the proposed development would set precedent;
- The application would allow for the largest accommodation on the island;
- The current proposal differs from that of the 2017 agreement and is more ambitious than the proposal sent to neighbours in 2020;
- The application does not provide enough information for evidence-based decision making;
- Application GL-RZ-2014.1 requires:
 - comprehensive mapping to accurately reflect biological resources;
 - greater detail about tent pads, land use limits (density) and emergency access;
 - water and waste management plans; and
 - a plan for the removal of outhouses.
- The application poses environmental risks such as increased fire hazards (from cooking facilities), negative impact on the wetland, forest fragmentation, and reduced water availability to neighbouring residents on Porlier Pass Road;
- Mitigating climate change should be a priority and there is a need to exercise caution when developing land; and
- CMS has operated without bylaw approval.

7. COMMUNITY INFORMATION MEETING - None

8. PUBLIC HEARING - None

9. MINUTES

9.1 Local Trust Committee Minutes Dated September 8, 2020 (for Adoption)

By general consent the Local Trust Committee meeting minutes of September 8, 2020 were adopted.

9.2 Section 26 Resolutions Without Meeting (RWM) Report Dated September 2020

Received for information.

9.3 Advisory Planning Commission Minutes

None

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-up Action List Dated September 2020

Planner Smith informed LTC of the election of Patrick Ramsay as Chair and Karen Harris as Vice-Chair of the Galiano Advisory Planning Commission (APC).

11. DELEGATIONS

None

12. CORRESPONDENCE

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

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2014.1 (Crystal Mountain) – Staff Report

Planner Smith reviewed the Staff Report related to GL-RZ-2014.1 (Crystal Mountain). Discussion was held and the following comments were made:

- Subdivision approval will require that road access meets a certain standard on both hooked lots, access challenges exist with upper hooked portion;
- Huts may be limited to single-person occupancy via bylaw or covenant;
- Proposed environmental assessment update could include a review of proposed alternative driveway routing;
- Parking needs more detailed consideration;
- The hydrogeologist's report deems the water quantity of the wells sufficient to support land use;
- Applicants would need a commercial water license;
- Galiano has used site specific zoning in the past (ie the film school and eating disorder clinic);
- Greater definition of tent platforms, including their square footage, should be included in the bylaw; and
- Questions raised as to what constitutes food preparation facilities.

After discussion, the following motions were passed by LTC:

GL-2020-058

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to provide recommended amendments to draft bylaws 256 and 257 that reflect the updated 2020 Crystal Mountain Society rezoning proposal.

CARRIED

GL-2020-059

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct the applicant to develop a water management plan that considers the recommendations of the 2015 Kohut water report and includes a water catchment system designed to supplement groundwater supply for potable water in peak use/low flow periods.

CARRIED

GL-2020-060

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct the applicant to provide an updated environmental report once it is available.

CARRIED

GL-2020-061

It was Moved and Seconded,

that the Galiano Island Local Trust Committee ask staff to include previous language in draft bylaws 256 and 257 prohibiting cooking facilities in the huts.

CARRIED

13.2 GL-DP-2020.3 (Knight) - Staff Report

Planner Smith reviewed the staff report related to GL-DP-2020.3 (Knight).

GL-2020-062

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2020.3 (Knight).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Land Use Bylaw Technical Review – Staff Report

Planner Smith reviewed the staff report regarding the Land Use Bylaw (LUB) Technical Review.

By general consent the matter was deferred to the November 2, 2020 Local Trust Committee meeting.

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated September 2020

Received for information.

15.1.2 Projects List Report Dated September 2020

Received for information.

15.2 Applications Report Dated September 2020

Received for information.

15.3 Trustee and Local Expense Report - None

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

None

15.6 Islands Trust Conservancy Report

None

16. NEW BUSINESS

16.1 Contiguous Forest Mapping in the Islands Trust Area Report

GL-2020-063

It was Moved and Seconded,

that the Galiano Local Trust Committee amend Item 3 on the Projects List (Coastal Douglas-Fir Protection) to include in the review the Contiguous Forest Mapping in the Islands Trust Area Report.

CARRIED

Trustee Wolverton recused herself at 4:17 p.m. due to conflict of interest on the Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS) application discussion.

16.2 Advisory Planning Commission

None

16.3 LTC Reconciliation Grant – Discussion

Trustee Wolverton rejoined the meeting at 4:22 p.m. Discussion was held about potential uses for the excess money from the LTC Reconciliation Grant.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for November 2, 2020 at the South Community Hall, Galiano Island

18. TOWN HALL

The following comments were made:

- CMS should continue to consult with neighbours, the ITC and the Galiano Trails Society and consider mitigation of impacts

Trustee Wolverton left the meeting at 4:44 p.m.

- Renewals for Temporary Use Permits (TUP) are being accepted while the moratorium on new TUPs remains in effect;
- Funding formula's for affordable housing projects across the province are set by BC Housing
- GIGARHS intends to submit a funding application to the provincial Community Housing Fund – the next intake deadline is January 15, 2020.

19. CLOSED MEETING (Distributed Under Separate Cover)

19.1 Motion to Close the Meeting

GL-2020-064

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)(e)(f) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated September 8, 2020;
- Bylaw Enforcement;
- Affordable Housing;

AND that the recorder and staff attend the meeting.

CARRIED

The webinar electronic meeting was closed to public attendees at 5:00 p.m.

19.2 Recall to Order

Chair Rogers recalled the meeting to order at 5:30 p.m.

19.3 Rise and Report

If there are any items to be reported, it will be presented at the next November 2, 2020 Galiano Local Trust Committee regular business meeting.

20. ADJOURNMENT

By general consent the meeting was adjourned at 5:30 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder