

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: November 2, 2020

Location: Electronic Meeting

Members: Tahirih Rockafella, Local Trustee

Present: Jane Wolverton, Local Trustee

Dan Rogers, Chair

Staff: Phil Testemale, Planner 2

Brad Smith, Island Planner

Shayla Burnham, Administrative Assistant, Host

Carly Bilney, Recorder

Present: There were approximately (10) attendees at the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:32 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add 15.2, Cultural Journey Project;
- Add 15.3, Referrals to the APC; and
- Under Item 11, include correspondence received from Shaw Communications.

By general consent the agenda was approved as amended.

Chair Rogers reported that at the October 5, 2020 in-camera LTC meeting the minutes of the September 8, 2020 in-camera LTC meeting were adopted.

3. TRUSTEE REPORT

Trustee Rockafella reported on the following:

- Three thousand Douglas Fir saplings were planted in Galiano's Heritage Forest through the Trees 4 Tomorrow project.

Trustee Wolverton reported on the following:

- Recent discussions have been held with potential property owners that are contacting trustees for information; and

- The Southern Gulf Islands forum, including federal and provincial elected officials, has met to discuss ways to achieve better coordination in serving local communities.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Climate Change webinars put on by the Trust Programs Committee have been very well received;
- The Trust Programs Committee has discussed ways to update the Trust Policy Statement including changes to reconciliation and First Nations issues, climate change, and housing;
- The Islands Trust Executive Committee has taken steps to respond to Calls for Justice for Murdered and Missing Indigenous Women and Girls; and
- The next Trust Council Meeting will be held December 1-3, 2020.

5. TOWN HALL AND QUESTIONS

Trustee Wolverton recused herself at 12:50 p.m. due to a conflict of interest regarding the Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS) application. No comments were made related to the application and Trustee Wolverton returned to the meeting at 2:52pm.

Town Hall continued and the following comments were made:

- There is a need for a regulatory instrument to ensure neighbourhoods can be protected from a proliferation of short-term vacation rentals (STVR) if Temporary Use Permits (TUP) are taken away;
- The TUP process is flawed and should not continue; and
- There is a need to better track existing STVRs.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated October 5, 2020 (for Adoption)

The following amendments to the minutes were presented for consideration:

- On page 2 of the October 5, 2020 minutes (page 4 of the November 2, 2020 agenda package) under the Chair's Report, "expansion of the docks in Tsawwassen" should be changed to "expansion of the Port of Roberts Bank."

By general consent the minutes of October 5, 2020 were adopted as amended.

8.2 Section 26 Resolutions Without Meeting Report

None

8.3 Advisory Planning Commission Minutes Dated October 1, 2020 (for Receipt)

Received for information.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated October 2020

Received for information.

10. DELEGATIONS

None

11. CORRESPONDENCE

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

Comments were made regarding correspondence received from Shaw Communications about improving infrastructure on the islands.

12. APPLICATIONS AND REFERRALS

12.1 GL-DVP-2020.3/GL-DP-2020.1 (Koster) - Staff Report

Planner Testemale reviewed the staff report related to GL-DVP-2020.3/GL-DP-2020.1 (Koster). Discussion was held and the following comments were made:

- The applicant noted he was advised to include variances on all three structures to bring them all into compliance at the same time; and
- The environmental report and thoroughness of the application was helpful in making decisions regarding the application.

GL-2020-065

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2020.1 (Koster).

CARRIED

GL-2020-066

It was Moved and Seconded,

that the Galiano Island Local Trust Committee amend Development Variance Permit GL-DVP-2020.3 (Koster) by removing wooden platform 'C' from 2. a) iii), 2. b) in its entirety, and making changes to Schedule 'A' accordingly.

CARRIED

GL-2020-067

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2020.3 as amended.

CARRIED

12.2 GL-TUP-2020.6 (Meden) – Staff Report

Planner Testemale reviewed the staff report related to GL-TUP-2020.6 (Meden) and confirmed that the applicant's name and address are Erik Meden at 4121 Porlier Pass Road.

GL-2020-068

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the issuance of a renewal Temporary Use Permit GL-TUP-2020.6 (Meden) for a period of two (2) years.

CARRIED

GL-2020-069

It was Moved and Seconded,

that the Galiano Island Local Trust Committee require that the applicant submit well meter records from the date of issuance to the date of expiration for GL-TUP-2020.6 (Meden) for any new Temporary Use Permit application.

CARRIED

12.3 GL-RZ-2019.1 (GIGARHS) – Staff Report

Trustee Wolverton recused herself from the meeting at 1:44pm.

A break was held between 1:44 p.m and 1:48 p.m.

Planner Smith reviewed the staff report related to GL—RZ-2019.1 (GIGARHS). Discussion was held and the following comments were made:

- The updated definition of affordable housing by BC Housing aligns with the Galiano Official Community Plan (OCP) and meets the requirements of the application;
- The property does not currently include a Development Permit Area (DPA) designation;
- A DPA could serve to ensure environmental protection, results of ecological assessment will help to further determine necessity for a DPA;
- The applicant supports the recommendations in the staff report;
- The proposal is viewed as generally consistent with the OCP;

- The applicants look forward to a Community Information Meeting (CIM) and encourage people to visit the GIGARHS website;
- An initial CIM provides the first opportunity for applicants to share information about the application;
- The application should include a wastewater management plan and ecological assessment;
- The ecological assessment should include a comparison of current siting versus potential impacts on other areas identified within the forest management plan affordable housing zone.
- Applicants are currently working on a water management plan; and
- A wide range of covenant conditions could be considered for approval as part of a final rezoning package.

GL-2020-070

It was Moved and Seconded,

that the Galiano Island Local Trust Committee receive draft Bylaws No. 276 and No. 277 for information and for use in public engagement on application GL-RZ-2019.1 (GIGARHS).

CARRIED

GL-2020-071

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to refer draft Bylaws No. 276 and 277 to the Galiano Island Advisory Planning Commission for comment.

CARRIED

GL-2020-072

It was Moved and Seconded,

that the Galiano Island Local Trust Committee authorize staff to enter into a cost recovery agreement, if necessary, with the applicant/agent allowing Islands Trust legal counsel to prepare a draft housing agreement for application GL-RZ-2019.1 (GIGARHS).

CARRIED

GL-2020-073

It was Moved and Seconded,

that the Galiano Island Local Trust Committee schedule a Community Information Meeting for Saturday, November 28, 2020 at 1:00pm on application GL-RZ-2019.1 (GIGARHS), to be held electronically.

CARRIED

GL-2020-074

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to investigate the amendment to the definition of affordable housing and to investigate the draft bylaws at the Gabriola Local Trust Committee and report back with analysis of those two pieces of information.

CARRIED

Discussion was held about who determines how to define affordable housing.

GL-2020-075

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request the applicant provide an ecological impact assessment of the affordable housing site and include a comparison of impacts on other areas identified within the forest management plan affordable housing zone.

CARRIED

A break was held between 2:55 p.m. and 3:00 p.m.

Trustee Wolverton joined the meeting.

12.4 Mayne Island Local Trust Committee Bylaws 177 and 178 Referral

GL-2020-076

It was Moved and Seconded,

that the Galiano Island Local Trust Committee notes its interests are unaffected by Bylaws 177 and 178 Mayne Island Referral.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Short Term Vacation Rentals Review project – Staff Report

Planner Smith reviewed the staff report regarding the Short Term Vacation Rentals (STVR) Review project.

Discussion was held and the following comments were made:

- Proposed bylaws balance the needs and desires of the community and still allow STVR to operate on the island;
- Proposed bylaws may result in housing being freed up for community needs;
- TUPS are not an appropriate avenue for STVR; and

- Proposed bylaws provide a balanced approach to diverging opinions within the community.

GL-2020-077

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Public Hearing for Bylaw No.275.

CARRIED

GL-2020-078

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Community Information Meeting in conjunction with the Public Hearing for Bylaw No. 275.

CARRIED

GL-2020-079

It was Moved and Seconded,

that the Galiano Island Local Trust Committee schedule a Community Information Meeting and Public Hearing in conjunction with the February 1, 2021 regular Local Trust Committee meeting.

CARRIED

GL-2020-080

It was Moved and Seconded,

that the Galiano Island Local Trust Committee bylaw 275, a bylaw to amend Galiano Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2020, be read for a second time.

CARRIED

13.2 Land Use Bylaw Technical Review – Staff Report

Planner Smith reviewed the report regarding the Land Use Bylaw Technical Review.

GL-2020-081

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to remove 2.3.1 (RVs) from the Land Use Bylaw Technical Amendment and Recommendations List and add tiny homes and RVs to the Projects List.

CARRIED

GL-2020-082

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to add water management and cistern provisions in land use bylaw to the Projects List.

CARRIED

GL-2020-083

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to prepare a draft bylaw that incorporates the recommended technical amendments to Galiano Island Land Use Bylaw No. 127, 1999 as directed by the Local Trust Committee on November 2, 2020.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report Dated October 2020

Received for information.

14.1.2 Projects List Report Dated October 2020

Received for information.

14.2 Applications Report Dated October 2020

Received for information.

14.3 Trustee and Local Expense Report Dated September 2020

Received for information.

14.4 Adopted Policies and Standing Resolutions

Received for information.

14.5 Local Trust Committee Webpage

None

14.6 Islands Trust Conservancy Report

None

15. NEW BUSINESS

15.1 Options for enforcement of variance issues encountered in unrelated land use applications - Staff Memo

Discussion was held regarding variance issues encountered in unrelated land use applications. It was noted that current policy allows staff some discretion when visiting sites and processing applications

15.2 Cultural Journey Projects

GL-2020-084

It was Moved and Seconded,

that the project, "*A Cultural Journey – Connecting Penelakut and Galiano Islands,*" be concluded and that any unexpended funds be returned to the Union of British Columbia Municipalities (UBCM).

CARRIED

15.3 Referrals to the APC

Discussion was held about current LTC referrals to the APC.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for December 7, 2020

GL-2020-085

It was Moved and Seconded,

that the Galiano Local Trust Committee meeting of December 7, 2020 be held electronically.

CARRIED

17. TOWN HALL

None

18. CLOSED MEETING

18.1 Motion to Close the Meeting

GL-2020-086

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)(g) for the purpose of considering:

- Legal Advice; and
- Litigation;

AND that the recorder and staff attend the meeting.

CARRIED

18.2 Recall to Order

None

18.3 Rise and Report

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 4:35 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder