

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: February 1, 2021
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Brad Smith, Island Planner
Robert Kojima, Regional Planning Manager
Maple Hung, Planning Team Assistant (host)
Carly Bilney, Recorder

Public: There were approximately 18 attendees in the Zoom Webinar.

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.

Trustee Wolverton added the following comments:

- Land acknowledgements do not exist in a past tense;
- Colonialism is an ongoing problem; and
- The mandate of the Islands Trust includes preserving the cultural heritage of this area.

2. APPROVAL OF AGENDA

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

3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Despite restrictions on non-essential travel, the Gulf Islands continue to receive an influx of visitors; and
- The Tourism Dashboard noted that there were almost 4,100,000 passengers travelling to the Gulf Islands (North and South) in 2020; this was compared to almost 3,600,000 to the Sunshine Coast, 6,210,000 to Victoria, Vancouver and Nanaimo; and
- In 2020 Gulf Islands traffic was down 24% and the main routes were down 47% over 2019.

Trustee Rockafella reported on the following:

- The 2021-2022 budget consultation is available online for comment.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Development of the Trust Policy Statement continues, led by the Trust Programs Committee;
- Residents are encouraged to comment on the proposed Islands Trust budget; and
- Islands Trust's Speaker Series webinars for 2021 will focus on indigenous perspectives.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Derelict cars, water tanks, stoves and other discarded metal are typically left on private properties where owners are rarely on the island and would be likely to do little about the matter without strong incentive; and
- A resident of Mayne Island has expressed interest in removing derelict vehicles for free and the CRD liaison will follow up.

6. COMMUNITY INFORMATION MEETING

6.1 Galiano Island Local Trust Committee Proposed Bylaw No. 275

Planner Smith reviewed proposed bylaw No. 275.

7. PUBLIC HEARING

7.1 Galiano Island Local Trust Committee Bylaw No. 275 - STVR Project

Public Hearing Binder under separate cover.

8. MINUTES

8.1 Local Trust Committee Minutes Dated November 28, 2020 & December 7, 2020 (for Adoption)

By general consent the Local Trust Committee meeting minutes of November 28, 2020 were adopted.

Discussion was held regarding the Local Trust Committee (LTC) December 7, 2020 minutes that state, "No red and blue listed species have been identified on the proposed affordable housing site, according to data available to staff."

It was noted that the environmental assessment for the affordable housing proposal (GL-RZ-2019.1) has been recently received by staff and the matter will be clarified.

By general consent the Local Trust Committee meeting minutes of December 7, 2020 were adopted.

8.2 Section 26 Resolutions Without Meeting Report

None

8.3 Advisory Planning Commission Minutes Dated December 11, 2019, October 1 & November 26, 2020, January 7, 2021 (for Receipt)

Received for information.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated January 2021

Received for information.

10. DELEGATIONS

None

11. CORRESPONDENCE

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

12. MEETING BREAK - COMMUNITY UPDATE

Item 12, Meeting Break - Community Update, was moved to follow Item 13.

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2020.1 (King) Preliminary Staff Report

Planner Smith reviewed the staff report related to GL-RZ-2020.1 (King) as included in the package.

Discussion was held and the following comments were made:

- There is potential for a bike network and public trail through the property, though no specific route has been identified;
- As the property is a managed forest under the Private Managed Forest Land Program, the LTC is limited in what bylaws may be applied to the property if they affect forestry;
- There is opportunity to potentially use covenants to achieve the goals of the existing Development Permit Areas on the property;
- There is an existing easement for Porlier Pass Road (a Section 42 Road that was never dedicated), and full width dedication of the road is one of the issues for consideration as a condition of rezoning; and
- The owners have potential to build three dwellings on the property, and/or take steps to subdivide the property into up to 3 parcels.

GL-2021-001

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2020.1 (King) and to prepare a draft bylaw.

CARRIED

A break was called at 2:35 p.m. followed by a Community Update.

The meeting reconvened at 3:00 p.m.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 STVR Review - Post Public Hearing - Staff Report

The following comments were made by LTC members:

- There is a wide variety of opinions on this issue within the community;
- There is clearly no consensus on this issue on Galiano, as in other communities;
- This bylaw strikes a fair balance between the range of sentiments expressed by community members;
- Other jurisdictions have arrived at a wide range of solutions and processes;
- Each community is working towards the equilibrium with which it feels comfortable;
- Longer term rentals (greater than 30 days) enable visitors to become more involved in the community;
- Research is beginning to show that when STVR use is restricted properties begin to open for long-term use;
- It is likely that a number of property owners who operate STVR will not rent out their space to long-term tenants; and
- Some additional housing stock may be made available to islanders.

GL-2021-002

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 275, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1", be read a third time.

CARRIED

GL-2021-003

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 275 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2021-004

It was Moved and Seconded,

that the Galiano Island Local Trust Committee proposed Bylaw No. 275 be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

14.2 Groundwater Sustainability Project

RPM Kojima described information related to the draft project charter for the implementation phase of the Groundwater Sustainability Project, as included in the package.

Chair Rogers introduced Planner Narissa Chadwick who commented on the development of a freshwater sustainability strategy and related implementation projects.

GL-2021-005

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve the project charter for the implementation phase of the Groundwater Sustainability Project.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated January 2021

Discussion was held about priorities identified over the past twelve months.

GL-2021-006

It was Moved and Seconded,

that the Advisory Planning Commission Report on affordable housing be brought to the Local Trust Committee agenda in March for consideration of Top Priorities.

CARRIED

15.1.2 Projects List Report Dated January 2021

Received for information.

15.2 Applications Report Dated January 2021

Planner Smith reviewed the Applications Report and made the following comments:

- The applicant for GL-RZ-2019.2 (Gauvreau) continues to work towards securing potable water supply; and
- Applicants for GL-RZ-2005.2 (Romagnoli-Smith) are engaged with the Galiano Conservancy Association regarding establishment of a covenant.

15.3 Trustee and Local Expense Report Dated October 2020

Discussion was held about how the LTC budget might be adjusted to more accurately reflect spending.

15.4 Adopted Policies and Standing Resolutions

It was noted that the annual letter to First Nations from all Southern Local Trust Committees is being drafted.

15.5 Local Trust Committee Webpage

None

15.6 Islands Trust Conservancy Report - November 24, 2020

None

16. NEW BUSINESS

16.1 Salt Spring Island STVR – Letter

Trustee Wolverton agreed to attend discussions related to STVRs with the Southern Gulf Island Local Trust Committees.

16.2 APC Members Update - Expression of Interest – Update

Planner Smith noted that an expression of interest has been distributed to fill the vacant APC position.

16.3 APC Referral - Communication Strategies for LTC Outputs

Discussion was held about communication strategies for LTC outputs and the following comments were made:

- The LTC has received several important reports relating to climate and the environment;
- The current pandemic restricts the ability of community members to come together in person to discuss reports;
- The LTC might seek recommendations from the APC as to how best to engage Galiano residents in reviewing and discussing these reports;
- While communication with community members is encouraged, hesitation was expressed in giving the APC more work than it currently has; and
- The LTC considered asking the APC to provide guidance on what LTC priorities should be going forward.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for March 1st, 2021 - Location: Zoom

18. TOWN HALL

None

19. CLOSED MEETING

None

20. ADJOURNMENT

By general consent the meeting was adjourned at 3:44 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder