

# ADOPTED



## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** March 1, 2021  
**Location:** Electronic Meeting

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

**Staff Present:** Brad Smith, Island Planner  
Robert Kojima, Regional Planning Manager  
Shayla Burnham, Planning Assistant (Host)  
Carly Bilney, Recorder

**Public:** There were approximately 28 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.

#### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

#### 3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Many emails and inquiries have been received over the past month from community members regarding rezoning, forest lot proposals and other issues;
- A recent planning meeting was held for the Southern Gulf Island forum that aims to share information across jurisdictions to increase collaboration and advocacy efforts; and
- BC Ferries requested that Trustee Wolverton act as stakeholder for community engagement efforts that seek to determine how islanders are affected by the ferry in various ways (e.g. scheduling, cost, etc).

Trustee Rockafella reported on the following:

- Islanders are encouraged to attend the upcoming Trust Council meeting which will focus on the development of potential amendments to the Islands Trust Policy Statement.

#### **4. CHAIR'S REPORT**

Chair Rogers reported on the following:

- The upcoming Trust Council meeting will include several delegations, a budget discussion and debate about Trust priorities;
- The Islands Trust has received a number of grants which are reflected in the budget; and
- It is recommended that islanders read the summary from Islands Trust Senior Intergovernmental Policy Advisor, Lisa Wilcox, related to Reconciliation.

#### **5. TOWN HALL AND QUESTIONS**

Trustee Wolverton recused herself from the meeting at 12:58 p.m.

The following comments related to application GL-RZ-2019.1 (GIGARHS) were made:

- It was suggested that moving ahead with the housing agreement at this time would be premature;
- Support for further information from the applicants, including a more detailed transportation assessment, a more comprehensive environmental report, as well as water, septic and facility management plans that include costs associated with the ongoing management of the property;
- Some suggested that the community forest contains ideal conditions for extreme fire behaviour;
- It was suggested that the definition of affordable housing used by BC Housing is inconsistent with that which is in the Official Community Plan (OCP);
- Comments were made that the format of the Community Information Meeting (CIM) did not allow for fulsome discussion;
- More needs to be known about costs of the development and whether funding could be better used in an alternate location;
- Support was expressed for the project;
- Comments were made that Georgia View is not far from amenities relative to the rural context; and
- It was noted that the lack of affordable housing on Galiano has a human cost.

Trustee Wolverton returned to the meeting at 1:42 p.m.

#### **6. COMMUNITY INFORMATION MEETING**

None

#### **7. PUBLIC HEARING**

None

#### **8. MINUTES**

##### **8.1 Local Trust Committee Minutes Dated February 1, 2021 (for Adoption)**

The following amendments to the minutes were presented for consideration:

- Page 6 of the February 1, 2021 Local Trust Committee (LTC) Meeting Minutes (page 9 in the agenda package) notes "Discussion was held about how the LTC expenses might be adjusted to more accurately reflect spending." This should say: "Discussion was held about how the LTC *budget* might be adjusted..."

**By general consent** the minutes were adopted as amended.

**8.2 Section 26 Resolutions Without Meeting Report Dated February 2021**

Received for information.

**8.3 Advisory Planning Commission Minutes - None**

**9. BUSINESS ARISING FROM MINUTES**

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

A Meeting Break was called between 1:47pm – 2:00pm. Trustee Wolverton recused herself from the meeting at 2:00pm.

**13. APPLICATIONS AND REFERRALS**

**13.1 GL-RZ-2019.2 (GIGARHS) – Staff Memo**

Planner Smith reviewed the report related to GL-RZ-2019.2 (GIGARHS).

The following comments were made in discussion between staff, the applicant and LTC:

- The Community Information Meeting (CIM) was well attended with approximately 53 people in attendance;
- The application is generally consistent with the OCP;
- Agency referrals have been sent and several responses have been received, including one from the Galiano Island Fire Rescue – South Department who has no issues with the application but suggests storage tanks for fire protection be on site to mitigate risk during construction;
- The province’s technical water report notes the importance of ensuring the implementation of best practices to minimize the risk of salt water intrusion;
- The LTC could establish covenant conditions that ensure best practices to minimize the risk of salt water intrusion and include a 30-meter vegetation buffer zone and recommendations from ecological assessment report;
- Water management in the water management plan focuses on storage rather than on reducing water demand, well management and water use monitoring;
- A housing agreement is usually drafted as a covenant;

- While definitions of affordable housing by both BC Housing and in the OCP have the same aim, there are distinctions between them;
- The draft agreement will receive input from staff and go through legal review;
- The applicants requested that the bylaws be given first and second readings and a public hearing be scheduled;
- GIGARHS has not yet filed a funding application with BC Housing

Chair Rogers made the following comments:

- The LTC will continue to gather information to determine if there are obstacles to approval that cannot be overcome; so far the LTC has not encountered anything where there is no way forward; One affordable housing project will not solve housing issues on Galiano;
- The Trust has a legislative obligation to the environment and therefore treads carefully on issues that relate to increased density;
- Many things have been asked of the applicant, some of which would not have been asked for an individual landowner who did not require rezoning; and
- The intention of the OCP is to create affordable housing on the island, which is what this project is doing.

Discussion was held about the various assessments and reports received related to the application.

A motion was moved to direct staff to draft a s. 219 covenant to cover off the recommendations from the biologist's environment assessment report, the water management plan, the proposed 30-metre buffer zone, and the salt water intrusion issue identified in the provincial technical memo with an attached site plan and elevation drawings.

Discussion followed and a friendly amendment to the motion was made.

**GL-2021-007**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to draft a s. 219 covenant that considers the recommendations of the ecological assessment, a 30-metre tree buffer as shown on the site plan submitted by applicant, the water management plan and hydrogeological assessment recommendations, along with a site plan layout and elevation drawings.

**CARRIED**

Discussion was held about referrals received by First Nations.

**GL-2021-008**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to refer First Nations referral responses to the senior intergovernmental policy advisor for advice on how to respond.

**CARRIED**

A motion was moved to direct staff to amend the OCP Section 1.6 (b)(i) to note “all additional density greater than that permitted by current zoning shall be in the form of units reserved primarily for occupancy as affordable for seniors or special needs housing.”

Discussion was held and the following comments were made:

- “Primarily” is too loose a term;
- The clause should include reference to an affordable housing association or formula specified by a housing association or a non-profit; and
- The wording should not be overly restrictive as to limit options for capital funding.

A friendly amendment to the motion was made.

**GL-2021-009**

**It was Moved and Seconded,**

that the Official Community Plan Bylaw 276 be amended by adding a change to Section 1.6 (b) (i) to read “all additional density greater than that permitted by current zoning shall be in the form of units reserved primarily for occupancy as affordable, seniors or special needs housing as operated on a not for profit basis.

**CARRIED**

**GL-2021-010**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to draft a bylaw authorizing the Local Trust Committee to enter into a housing agreement with the applicant that is based on the proposed terms and conditions described in the March 1, 2021 staff report on application GL-RZ-2019.1 (GIGARHS).

**CARRIED**

**GL-2021-011**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee give first reading to bylaw 276, a bylaw to amend Galiano OCP, bylaw 108 1995, as amended.

**CARRIED**

**GL-2021-012**

**It was Moved and Seconded,**

that the Galiano Local Trust Committee give first reading to bylaw 277, a bylaw to amend Galiano Land Use Bylaw 127 1999.

**CARRIED**

**14. LOCAL TRUST COMMITTEE PROJECTS**

Trustee Wolverton returned to the meeting at 3:44 p.m.

**14.1 LUB Technical Amendments – Staff Report**

Planner Smith reviewed the staff report related to the Land Use Bylaw Technical Amendments.

**GL-2021-013**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee Bylaw No. 278, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2021", be read a first time.

**CARRIED**

**GL-2021-014**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directive Policies Checklist and determined that proposed Bylaw No. 278 is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**GL-2021-015**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to schedule a Public Hearing for Bylaw No. 278 following the completion of agency and First Nations referrals.

**CARRIED**

**GL-2021-016**

**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. 278.

**CARRIED**

**15. REPORTS**

**15.1 Work Program Reports**

15.1.1 Top Priorities Report Dated February 2021

15.1.2 Projects List Report Dated February 2021

Item 16.1 (2018 APC Affordable Housing Report Review) was considered next as part of a discussion about which project(s) the LTC should pursue. The following comments were made:

- It is important to keep housing on the priority list; and
- Support was expressed for considering an OCP amendment to forestry zoning that would allow for nature protection through a covenant while permitting a dwelling.

**GL-2021-017**

**It was Moved and Seconded,**

that the Galiano Island Local Trust Committee direct staff to develop a project charter regarding a proposal for adding conservation covenants as an alternative to F1 rezoning and add this item to the Projects List.

**CARRIED**

**15.2 Applications Report Dated February 2021**

Received for information.

**15.3 Trustee and Local Expense Report Dated December 2020**

Received for information.

**15.4 Adopted Policies and Standing Resolutions**

Received for information.

**15.5 Local Trust Committee Webpage**

None

**15.6 Islands Trust Conservancy Report Dated January 2021**

Received for information.

**16. NEW BUSINESS**

**16.1 2018 APC Affordable Housing Report Review**

**17. UPCOMING MEETINGS**

**17.1 Next Regular Meeting Scheduled for April 12, 2021, Location: Zoom**

**18. TOWN HALL**

Trustee Wolverton recused herself from the meeting at 4:24 p.m.

Town hall was held and the following comments were made regarding GL-RZ-2019.1 (GIGARHS):

- The applicants have applied for subdivision and if rezoning is approved, subdivision would be subsequent to rezoning;
- The location of the proposed affordable housing site is bad because of the increased traffic it will create; and

- The following measures should be taken before the application progresses: installing data loggers to assess fluctuation in water levels in the area, completing an aquifer test during the dry season, retaining a qualified wastewater practitioner, and completing an aquifer test during the dry season.

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

Trustee Wolverton returned to the meeting at 4:42 p.m.

**19.1 Motion to Close the Meeting**

**GL-2021-019**

**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)(i) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated October 5 and November 2, 2020
- Legal Advice

AND that the recorder and staff attend the meeting.

**CARRIED**

Chair Rogers closed the meeting to the public at 4:43 p.m.

**19.2 Recall to Order**

None

**19.3 Rise and Report**

Any reporting will be held at the next LTC meeting.

**20. ADJOURNMENT**

**By general consent** the meeting was adjourned at 5:11 p.m.

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Dan Rogers, Chair

Certified Correct:

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Carly Bilney, Recorder