

Adopted



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date:	April 12, 2021
Location:	Electronic Meeting (Zoom Webinar)
Members Present:	Jane Wolverton, Local Trustee Tahirih Rockafella, Local Trustee Dan Rogers, Chair
Staff Present:	Brad Smith, Island Planner Robert Kojima, Regional Planning Manager Phil Testemale, Planner 2 Maple Hung, Planning Assistant (Host) Carly Bilney, Recorder
Public:	There were approximately 46 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. RISE AND REPORT – In-Camera Meeting March 1, 2021

Chair Rogers read out the two motions (GL-2021-002 and GL-2021-003) arising from the In-Camera Meeting of March 1, 2021 including:

- Whereas the majority of the members of the Galiano Advisory Planning Commission (APC) have a conflict of interest, the Local Trust Committee (LTC) does not require the APC to meet and respond further to the referral request with respect to resolution GL-2020-071; and
- That the Galiano Island Advisory Planning Commission (APC) members be forwarded the legal opinion on a confidential basis.

3. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- 17.3 New Business – “Special APC Discussion”

By general consent the agenda was approved as amended.

4. TRUSTEE REPORT

Trustee Rockafella reported on the following:

- Trustees Rockafella and Wolverton attended the first meeting of the Southern Gulf Island Forum, which aims to address issues of common interest; participants included elected officials representing First Nations, the provincial government, the federal government, the Capital Regional District (CRD) and the Southern Gulf Islands.

Trustee Wolverton reported on the following:

- Work has been significantly busy with feedback on various issues, bylaw complaints, site visits and virtual meetings;
- Galiano resident Dr. Risa Smith recently gave an online presentation titled "Using Nature's Way to Fight the Climate Crisis" which was co-sponsored by the Salt Spring Island Conservancy and Transition Salt Spring; and
- A community-wide vaccine roll-out is scheduled for April 20th and 21st on Galiano.

5. CHAIR'S REPORT

Chair Rogers reported on the following:

- The last Trust Council meeting included detailed debate and discussion related to the scope and nature of the Trust Policy Statement;
- A number of motions were passed at the last Trust Council meeting and a budget was adopted that includes funding for ambitious projects including environmental education and housing; and
- The mandate of the Island Trusts to protect and preserve the unique amenities of the Trust area has been in place since the organization was created in 1974.

6. TOWN HALL AND QUESTIONS

The following comments related to application GL-RZ-2014.1 (Crystal Mountain) were made:

- Support was expressed for holding a Community Information Meeting (CIM);
- The proposed development allows for too much density;
- Concern was expressed about forest fragmentation;
- The proposal poses adverse effects on the natural environment and infringes upon ecological sensitive areas;
- The proposal disconnects a potential future walking trail;
- The applicant has not negotiated in good faith;
- Support was expressed for creating a special APC with expertise in forest ecology;
- The development is inappropriately sized for the area and does not have enough community benefit to warrant approval;

- Concern was expressed about how food waste and garbage will be handled by the applicants;
- Concern was expressed about fire safety in a forested area, especially when using propane;
- Opposition to the proposal was expressed given the need to prioritize the protection of the Coastal Douglas Fir;
- The proposal includes challenging topography where sustainable development is not possible;
- The proposal fails to mention climate change and energy conservation;
- Concern was expressed about the impact of the development on wells in neighbouring properties;
- Opposition for the proposal was expressed because the proposed density has increased since the original application;
- Crystal Mountain Society (CMS) are good neighbours and support was expressed for the proposal; and
- It is unclear how the proposed project relates to the Galiano OCP or benefits the community.

The following comments related to items other than application GL-RZ-2014.1 (Crystal Mountain) were made:

- Support was expressed for GL-DVP-2021.1 (Allen and Norgang);
- The LTC was asked to address enforcement of STVR rules; and
- Comments were made to clarify the discussion from the March LTC meeting about conservation covenants and alternatives to F1 zoning.

7. COMMUNITY INFORMATION MEETING

None

8. PUBLIC HEARING

None

9. MINUTES

9.1 Local Trust Committee Minutes Dated March 1, 2021 (for Adoption)

By general consent the Local Trust Committee meeting minutes of March 1, 2021 were adopted.

9.2 Local Trust Committee Bylaw No. 275 Public Hearing Record Dated February 1, 2021

Received for information.

9.3 Section 26 Resolutions Without Meeting Report - None

9.4 Advisory Planning Commission Minutes – None

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-up Action List Dated April 2021

Received for information.

11. DELEGATIONS

11.1 Galiano Affordable Living Initiative Society (GALI) re Rezoning Application

Trustee Rockafella recused herself from the meeting at 2:09 pm noting she lives adjacent to the Galiano Green property included in the rezoning application.

A delegation presented on the rezoning application submitted to the LTC by the Galiano Affordable Living Initiative Society (GALI) to develop 20 affordable rental houses in four multi-unit buildings. The delegation described steps taken to advance the Galiano Green vision and proposal to create affordable rental housing.

The delegation noted:

- Hydrogeological tests paid particular attention to the well at Page Drive next door; and
- More information on the initiative is available online at www.gali.ca.

12. CORRESPONDENCE

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

13. MEETING BREAK - COMMUNITY UPDATE

A break was held between 2:30 p.m. and 2:40 p.m.
Trustee Rockafella returned to the meeting at 2:40 pm.

14. APPLICATIONS AND REFERRALS

14.1 GL-RZ-2014.1 (Crystal Mountain) - Staff Report

Planner Smith presented the Staff Report related to GL-RZ-2014.1 (Crystal Mountain) and made the following comments:

- The applicant is working on a water management and catchment plan to be provided to the LTC;
- The Islands Trust Conservancy (ITC) will receive an update on the application at its May meeting;
- CMS has hired Registered Professional Biologist Keith Erickson to provide project management support; and
- CMS has received approved septic siting from Island Health.

Discussion was held and the following comments were made:

- The sleeping huts and tent platforms seem out of scale for a simple structure;
- The trial huts were found to be too confining for their intended use;
- The tent platforms have been researched and are a standard size to properly pitch a tent;
- Sleeping huts would be heated by small propane heaters designed for boats;
- The water report accounts for the use of flush toilets in the lower portion of development;
- The main buildings in lower portion of the development would be tied into BC Hydro while the upper ridge area and all sleeping huts would need to have an off-the-grid power source;
- Applicants noted that the aim of protecting the land from the vulnerability of logging is central to their goals;
- Applicants are supportive of the proposed bylaws proposed by Planner Smith and would find a CIM beneficial;
- Proposed development is focused on flatter areas that have previously been logged;
- The proposed hook area that extends to the ridge would address the applicant's desire to have access to a view and would be accessible by pedestrians only;
- The LTC could consider seeking public access across the ridge as a community amenity;
- The feasibility of creating a trail that traverses the proposed development was discussed as there is community interest in the trail network;
- The ITC acknowledges the benefit of gaining 75 percent of the area included in the proposal; and
- The number of structures being proposed has not changed significantly since the original proposal;

GL-2021-020

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to amend draft bylaw 257 to include maximum hut size, maximum tent platform size and maximum lot coverage area that reflects the application proposal.

CARRIED

GL-2021-021

It was Moved and Seconded,

that the Galiano Island Local Trust Committee require that the applicant implements the biologists' ecological recommendations in a section 219 covenant.

CARRIED

Discussion continued and the following comments were made:

- The issue is complex and has divergent views within the community;
- A CIM will provide the community with an opportunity to evaluate the proposal with accurate information;
- 'Commercial' activity that would be permitted under the bylaw is restricted to spiritual education activity as opposed to tourist activity; and
- CMS is a registered society in British Columbia and would not be permitted to carry out for-profit activities.

GL-2021-022

It was Moved and Seconded,

that the Galiano Island Local Trust Committee receive draft Bylaws No. 256 and No. 257 for information and for use in public engagement on application GL-RZ-2014.1 (Crystal Mountain).

CARRIED

GL-2021-023

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a Community Information Meeting electronically on application GL-RZ-2014.1 (Crystal Mountain).

CARRIED

GL-2021-024

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to refer application GL-RZ-2014.1 (Crystal Mountain) and draft Bylaws No. 256 and 257 to the Galiano Island Advisory Planning Commission for comment.

CARRIED

Discussion was held about Bylaw No. 256 and its inclusion of a new subsection 4.4 1) that defines the objective of spiritual education in the Galiano OCP.

GL-2021-025

It was Moved and Seconded,

that the Galiano Island Local Trust Committee move that Draft Bylaw No. 256 be amended in subsection 1 to replace the word “encourage” with the word “allow for.”

CARRIED

A break was held between 4:20 p.m. and 4:25 p.m.

14.2 GL-ALR-2021.1 (Falk) - Staff Report

Planner Testemale reviewed the Staff Report related to GL-ALR-2021.1 (Falk) and commented that it is the view of staff that inclusion of the property in the Agricultural Land Reserve (ALR) is supported by policies in the Galiano OCP.

GL-2021-026

It was Moved and Seconded,

that the Galiano Island Local Trust Committee supports application GL-ALR-2021.1 (Falk) for inclusion of land in the Agricultural Land Reserve and directs staff to forward the application to Agricultural Land Commission for further consideration.

CARRIED

14.3 GL-DVP-2021.1 (Allen and Norgang) - Staff Report

Planner Testemale reviewed the staff report related to GL-DVP-2021.1 (Allen and Norgang) and noted the variance will bring the subject property into partial compliance with the land-use bylaw. He commented on omissions to the variances that the applicants intend to address with a subsequent application.

GL-2021-027

It was Moved and Seconded,

that the Galiano Island Local Trust Committee amend Development Variance Permit application GL-DVP-2021.1, (Allen & Norgang) that is Attachment 4 to this report by removing from section 2 the text “...and an existing accessory building...”, and removing section 2(c) in its entirety.

CARRIED

Discussion followed and the following comments were made:

- A condition cannot be placed on a Development Variance Permit (DVP); and
- A Building Permit will not be granted if the second part of this application is not applied for.

GL-2021-028

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit application GL-DVP-2021.1 (Allen & Norgang) as amended.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Ground Water Sustainability Project: Phase 3 - Staff Report

Received for information.

15.2 STVR Review Project – Staff Memo

Received for information.

16. REPORTS

16.1 Work Program Reports

16.1.1 Top Priorities Report Dated April 2021

16.1.2 Projects List Report Dated April 2021

Discussion was held about re-examining the application related to DL 87 which is currently in abeyance.

GL-2021-029

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that staff reactivate the LTC project related to DL 87 and related properties.

CARRIED

GL-2021-029

It was Moved and Seconded,

that the Galiano Island Local Trust Committee remove F1 conservation covenant rezoning option (number 12) from the Projects List.

CARRIED

16.2 Applications Report Dated April 2021

Received for information.

16.3 Trustee and Local Expense Report Dated February 2021

Received for information.

16.4 Adopted Policies and Standing Resolutions

Received for information.

16.5 Local Trust Committee Webpage - None

16.6 Islands Trust Conservancy Report - None

17. NEW BUSINESS

17.1 Southern Gulf Islands Schedule Enhancement

Received for information.

17.2 Community Mailout from Richard Dewinetz

Chair Rogers noted that this item is not currently on the LTC agenda as no application has yet been received.

17.3 Special APC Discussion

The LTC agreed to defer item 17.3, Special APC Discussion, to the LTC Meeting on June 1, 2021.

18. UPCOMING MEETINGS

18.1 Next Regular Meeting Scheduled for June 1, 2021, Location: TBD

19. TOWN HALL

A second Town Hall was held and the following comments were made:

- A “spiritual education land use” designation is too broad for GL-RZ-2014.1 (Crystal Mountain) and should be more specific (e.g. “Crystal Mountain Education zone”);
- Zoning for GL-RZ-2014.1 (Crystal Mountain) should be on the condition that all permanent structures be dismantled before turning land over to a future owner; and
- Trustees should review the legal opinion about zoning and non-profits provided by Island Planner Kim Stockdill.

Trustee Wolverton recused herself from the meeting at 5:38 p.m. and community members provided the following comments related to GL-RZ-2019.1 (GIGARHS):

- Recommendations from the water line report commissioned by the Sticks Allison neighbourhood strata were emphasized;
- A wildfire assessment by a qualified forester was requested in relation to GL-RZ-2019.1 (GIGARHS); and
- A build out map was requested in relation to GL-RZ-2019.1 (GIGARHS) to address concerns about potential water issues arising from the proposed development.

20. CLOSED MEETING (Distributed Under Separate Cover)

20.1 Motion to Close the Meeting

GL-2021-030

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)(a)(d)(f) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated March 1, 2021
- Appointment of APC Members
- Bylaw Enforcement

AND that the recorder and staff attend the meeting.

CARRIED

20.2 Recall to Order - None

20.3 Rise and Report

If there is any reporting from the in-camera meeting, this will be informed to the public at the next LTC meeting.

21. ADJOURNMENT

By general consent the meeting was adjourned at 6:18 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder