



ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: July 5, 2021
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Brad Smith, Islands Planner
Robert Kojima, Regional Planning Manager
Phil Testemale, Islands Planner 2
Maple Hung, Planning Team (Host)
Carly Bilney, Recorder

Others Present: There were approximately 18 attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:33 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Trustee Wolverton made the following comments on the need to uphold a safe and respectful workplace for staff and Trustees at Local Trust Committee (LTC) meetings:

- Many residents have indicated that they are uncomfortable with the animosity and what they perceive as personal attacks displayed at LTC meetings;
- Discussions are more comprehensive and thoughtful when there is civil discourse; and
- Attendees are reminded to speak only during times allotted to them using language that is honest and accurate, and to address the Trustees rather than staff or community members.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 9.2 – Letter regarding James Island was added under Business Arising from Minutes;
- Item 13.4 – Deferred Motion re GALI was added to address deferred motion GL-2021-040 related to GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI);
- Item 13.5 – GIGARHS related to Grey Water was added; and
- Item 16.2 – DL Mining Application was added under New Business.

By general consent, the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- Robert Lewis-Manning, President of the Chamber of Shipping, heard concerns from islanders represented at the Southern Gulf Islands Forum and addressed issues related to shipping in the region; and
- There has been a great deal of correspondence with residents regarding the Trust Policy Statement.

Trustee Rockafella reported on the following:

- Residents are encouraged to read the Trust Policy Statement proposals and share their feedback with the LTC.

4. CHAIR'S REPORT

Chair Rogers reported on the following:

- Returning to in-person meetings will not be simple, and a hybrid system that allows meetings to be both in-person and broadcast is being explored;
- Updating the Trust Policy Statement has been a process that has been ongoing for a number of years, yet many residents have noted they have only just been made aware of the process; and
- The Trust Policy Statement is subject to change even if it receives First Reading.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Innovation will be required to reaffirm how the updated Trust Policy Statement is executed in the face of major issues such as climate emergency, biodiversity loss, Reconciliation, and affordable housing;
- Trustees can add items to the agenda at their discretion;
- Individual residents have hosted garage sales with the proceeds going to affordable housing;
- Equity is an essential part of solving the climate crisis;
- Support was expressed for a hybrid model for LTC meetings as remote meetings are more accessible, allow for better representation of the community, and provide an environmentally conscious option for attendees; and
- Information related to commercial water licenses under the First in Time, First in Right (FITFIR) provision of the Water Sustainability Act was shared.

Trustee Wolverton recused herself from the meeting at 1:21 p.m. due to conflict of interest with GL-RZ-2019.1 Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS).

The following comments were made:

- Islands Trust staff continues to collect information regarding fire risk assessment, fire risk response and particulars of the proposed location to provide to Trustees.

Trustee Wolverton returned to the meeting at 1:24 p.m.

Trustee Rockafella recused herself from the meeting at 1:24 p.m. due to conflict of interest with GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI).

The following comments were made:

- Trustees were encouraged to schedule a Community Information Meeting as soon as possible so the process can proceed; and
- Support was expressed for the GALI application on behalf of neighbours of the proposed property.

Trustee Rockafella returned to the meeting at 1:26 p.m.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated June 1, 2021 (for Adoption)

By general consent, the minutes of June 1, 2021 were adopted as presented.

8.2 Section 26 Resolutions Without Meeting Report - None

8.3 Advisory Planning Commission Minutes – None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated June 2021

9.2 Letter regarding James Island

(LTC discussed GL-2021-054, a motion from the June 1, 2021 LTC meeting regarding the drafting of a letter in support of the North Pender Island correspondence related to the James Island subdivision proposal. The motion was reaffirmed and Trustee Wolverton agreed to draft the letter.

10. DELEGATIONS – None

11. CORRESPONDENCE

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

12. MEETING BREAK - COMMUNITY UPDATE

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2019.2 (Gauvreau) – Staff Report

Planner Smith reviewed the staff report regarding GL-RZ-2019.2 (Gauvreau) and provided an update on the application. Discussion was held and the following comments were made:

- No correspondence has been received in opposition to this application; and
- The public hearing was originally waived due to the pandemic.

GL-2021-055

It was Moved and Seconded,

that the Galiano Island Local Trust Committee continues to waive the public hearing and schedules all the necessary processes to have a proposed Third Reading at the September 7, 2021 Local Trust Committee meeting.

CARRIED

13.2 GL-DP-2021.2 and GL-DVP-2021.3 (Hoole) – Combined Staff Report

Planner Testemale reviewed the staff report regarding GL-DP-2021.2 and GL-DVP-2021.3 (Hoole). Discussion was held and the following comments were made:

- A letter of concern was recently received regarding decommissioning of the well;
- The number of bedrooms in the house would impact the size of the septic field;
- It is the obligation of the licensed engineer to meet health guidelines;
- If Island Health decides a larger septic field is needed than what is included in the proposal, the application would return to the LTC; and
- Concern was expressed about potential damage to the roots and erosion to the bank when the system is put in.

GL-2021-056

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Permit GL-DP-2021.2 (Hoole).

CARRIED

GL-2021-057

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2021.3 (Hoole).

CARRIED

13.3 GL-DP-2021.1 (Orlitzky) - Staff Report (late item)

Planner Testemale reviewed the staff report regarding GL-DP-2021.1 (Orlitzky).

A break was held between 2:34 p.m. and 2:39 p.m. while the applicant joined the meeting via telephone.

Discussion was held and the following comments were made:

- Bylaw enforcement is on hold pending the resolution of this application;
- Removing a road can do more ecological harm than leaving it in place;
- A gate may be placed on the road so it is only used for emergency access; and
- The applicant has not established a timeline for when restoration work will take place.

GL-2021-058

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust an addendum to the environmental assessment that looks at the impacts of removing the road and recommendations of mitigation within the Development Permit Area 1.

CARRIED

13.4 Deferred Motion re GALI

Trustee Rockafella recused herself from the meeting at 3:04 pm due to conflict of interest with GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI).

Planner Smith provided an update on the GALI application and work being done by the applicants. Discussion was held about the deferred motion (GL-2021-040) and the following comments were made:

- The applicants noted they are working actively on recommendations from the planner, professional biologist, architect and consulting engineers and intend to get revisions to the LTC in advance of the September meeting.

GL-2021-059

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that staff schedule a Community Information Meeting for GL-RZ-2021.1 Galiano Affordable Living Initiative Society (GALI) for Saturday, October 2, 2021.

CARRIED

Trustee Rockafella returned to the meeting at 3:26 p.m.

13.5 GIGARHS related to Grey Water

Trustee Wolverton recused herself from the meeting at 3:26 p.m. due to conflict of interest with GIGARHS.

Discussion was held and the following comments were made:

- The Capital Regional District (CRD) does not recommend grey water for food crops; and
- The applicants propose to reduce the garden size to the volume that is proposed in their rainwater catchment system.

GL-2021-060

It was Moved and Seconded,

that the Galiano Island Local Trust Committee rescind GL-2021-043 that requests the applicants prepare a grey water recycling feasibility study.

CARRIED

GL-2021-061

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests staff to include in the section 219 covenant being prepared a restriction on the use of groundwater for irrigation purposes.

CARRIED

Trustee Wolverton returned to the meeting at 3:36 p.m.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Short-Term Vacation Rentals Project - Consideration of Adoption of Bylaw No. 275 - Staff Report

GL-2021-062

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 275, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2020”, be adopted.

CARRIED

GL-2021-063

It was Moved and Seconded,

that the Galiano Island Local Trust Committee rescind standing resolutions 2019-057 and 2016-000 and direct staff to remove them from the standing resolutions list.

CARRIED

14.2 Land Use Bylaw Technical Review Project - Consideration of Adoption of Bylaw No. 278 - Staff Report

GL-2021-064

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 278, cited as “Galiano Island Land Use Bylaw 127, 1999, Amendment No.1, 2021” be adopted.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated June 2021

15.1.2 Projects List Report Dated June 2021

Discussion was held about how to update the Top Priorities and Projects lists.

GL-2021-065

It was Moved and Seconded,

that the Galiano Island Local Trust Committee add Item 9 from the Projects List – Review of Land Use Bylaw tiny home/trailer regulations, maximum house sizes and lot coverage – to the Top Priorities list.

CARRIED

The LTC agreed to include Item 9 on the September 7 LTC agenda for discussion under Work Programs.

15.2 Applications Report Dated June 2021 - None

15.3 Trustee and Local Expense Report - None

15.4 Adopted Policies and Standing Resolutions - None

15.5 Local Trust Committee Webpage - None

15.6 Islands Trust Conservancy Report Dated May 25, 2021 – None

16. NEW BUSINESS

16.1 Business Licenses – Memo

Regional Planning Manager Robert Kojima reviewed the memo regarding a potential request to the CRD to explore the implementation of business licensing, specifically for short-term vacation rentals.

GL-2021-065

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests that the Capital Regional District explore the implementation of business licensing for tourist accommodation and specifically for short term vacation rentals.

CARRIED

16.2 DL12 Mining Application

Discussion was held about potential actions the LTC might take regarding the DL12 Mining Application.

GL-2021-066

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the statutory decision-maker refer the Notice of Work application for District Lot 12 to the Islands Trust and the Local Trust Committee for comment.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for September 7, 2021, Location: Electronic via Zoom

GL-2021-067

It was Moved and Seconded,

that the September 7, 2021 meeting of the Galiano Island Local Trust Committee be an electronic meeting at the usual time.

CARRIED

18. TOWN HALL

The following comments were made at the Town Hall meeting:

- An updated report on development density would be very helpful and could be included in the review of Land Use Bylaw tiny home/trailer regulations, maximum house sizes and lot coverage; and
- Staff will not be monitoring whether former Temporary Use Permit holders rent their spaces out for long-term use.

19. CLOSED MEETING - None

20. ADJOURNMENT

By general consent, the meeting was adjourned at 4:15 p.m.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder