

ADOPTED

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, OCTOBER 15, 2012 AT 1:00 PM
AT THE NORTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Ken Hancock	Chair
	Sandy Pottle	Local Trustee
	Louise Decario	Local Trustee
	Robert Kojima	Regional Planning Manager
	Kris Nichols	Island Planner
	David Millership	Recording Secretary

There were approximately six (6) members of the public present.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 1:05 p.m. Introductions were made and the meeting introduced.

Chair Hancock stated appreciation and acknowledgment that today's meeting is taking place on the traditional territories of the Coast Salish people.

2. APPROVAL OF AGENDA

Chair Hancock asked for any additions or changes to the agenda; amendments were as follows:

- *Added to Item 10.2* – Staff Report dated October 5, 2012 Re: Proposed Land Use Bylaw Amendments For Discussion
- *Added to Item 11.8* – Trustee Decario update regarding the triangle/road median
- *Added to Item 10.2.1* – Trustee Pottle update regarding George Loeppky meeting and sawmilling

The agenda was Approved as amended by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Hancock invited the public to make comment.

Ron Taylor stated that he is trying to satisfy the covenant between Stevens and Galiano Island Local Trust Committee (GLLTC) and requested that the Local Trust Committee (LTC) acknowledge receipt of the hydrologists report and “sign off” signature, once received via Resolution Without Meeting (RWM). Mr. Taylor stated support for an “appropriate professional” being given authority to “sign off” on water results/reports rather than specifically a hydrologist.

There was some discussion regarding subdivision, proving potable water, RWM and hydrologists versus engineers’ expertise.

Tom Hennessy stated concern that the Galiano Land And Community Housing Trust (GLCHT) lease agreement, housing agreement and general processes are being slowed due to Islands Trust lawyers. Mr. Hennessy stated that GLCHT has decided that no building will take place on the property until the zoning process has been completed. He stated concern with the GLCHT application process and misunderstandings that have resulted in a potential applicant trespassing on GLCHT property. Mr. Hennessy stated that GLCHT has contacted a hydrologist and is pursuing related LTC resolutions.

Planner Nichols responded that Islands Trust legal counsel is rather waiting for GLCHT to fulfill the Agricultural Land Commission (ALC) requested change(s) to the proposed covenant.

Doug Latta stated that the GLCHT lease agreement is being amended to prevent the possibility of affordable housing being used as a summer home by way of an already accepted applicant coming into wealth at a future date. He stated that the current lease agreement only states that an applicant cannot own other property.

Trustee Decario asked where the GLCHT lease and housing agreements are currently.

Planner Nichols responded that the GLCHT lease and housing agreements are currently with GLCHT.

Regional Planning Manager (RPM) Kojima stated concern that GLCHT is initiating the application process without proper legal work being confirmed first.

Chair Hancock stated that GLCHT applicant Melanie Beach, who has stated concern regarding Tom Hennessy and the GLCHT application process, is not here to represent herself and therefore any such discussion regarding Ms. Beach should not ensue.

Chair Hancock stated that the current situation between Ms. Beach and Mr. Hennessy/GLCHT could be a learning opportunity for GLCHT as well as a note of caution. Chair Hancock stated concern that GLCHT has been moving forward with processes prior to LTC approval.

There was some discussion regarding the Official Community Plan (OCP) definition of affordability.

There was some discussion regarding the GLCHT “point system” being used to help with the screening of applicants.

Chair Hancock stated that giving applicants negative points doesn't make sense. Chair Hancock stated for example that an applicant who is working three jobs in order to be able to afford housing and thus doesn't have time to volunteer in the community shouldn't be negatively penalized for not volunteering in the community - if the potential applicant were given some help and provided affordable housing then the potential applicant might not have to work three jobs and thus might then have time to volunteer in the community.

Ron Taylor asked why the GLCHT agreements are subject to LTC signature.

RPM Kojima responded that such is the way the documentation has been drafted.

There being no further comments from the public, Chair Hancock closed the Town Hall meeting.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of September 17, 2012 Local Trust Committee Business Meeting

Amendments:

- *Page 2 third paragraph* – replace “Mr. Dick” with “Mr. Dyck”

- *Page 5 Item 8.3* – add “and the letter will be entered into the STVR file.” after the word “advisement”.
- *Page 5 Item 8.4* – add “and the letter will be entered into the STVR file.” after the second instance of the word “referendum”.
- *Page 6 third paragraph* – replace “prints” with “footprints”.
- *Page 9 Item 11.7* – delete “he will be working with Islands Budget Committee next”.
- *Page 9 Item 11.8 first paragraph* – replace “She has been connecting with BC Parks regarding Trails development.” with “She attended a meeting with BC Parks regarding parks management”.
- *Page 9 Item 11.8 second paragraph* – replace “Conservancies” with “Parks”.

The Minutes of September 17, 2012 Local Trust Committee Business Meeting were Adopted as amended by consent.

5.2 Public Hearing Records and Community Information Meeting

None

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Nichols provided information and items were discussed with regards to status and action.

Trustee Decario stated that with regards to item No. 1, applicant(s) representative Dora Fitzgerald contacted her to mention that the necessary documents are still with the applicant(s) lawyer and that the lawyer is waiting to hear from the applicant(s).

RPM Kojima stated that with regards to item No. 1, if the LTC has not heard from the applicant(s) by the next meeting then staff will send a follow-up letter.

RPM Kojima stated that with regards to item No. 4, staff is waiting to hear back from the Penelakut Tribe.

RPM Kojima stated that with regards to item No. 8, meeting dates are being discussed and are pending a BC Parks budget approval.

RPM Kojima stated that with regards to item No. 13, such should be deferred for the reason that the Ministry of Transportation and Infrastructure (MoTI) has undergone recent staff changes and is also currently subject to a hiring freeze.

RPM Kojima provided an update regarding potential Private Managed Forest Land (PMFL) meetings and stated that such may be addressed next year now as there have been ministry changes.

7. DELEGATIONS

None

8. CORRESPONDENCE

Correspondence items are received by virtue of being on the agenda.

Correspondence received concerning applications and/or projects is considered with the application/project.

8.1 M. Beach email dated September 17, 2012 re: Affordable Housing Project

Received by virtue of being on the agenda.

Resolution GL-LTC-102-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to draft a letter for signature by the Chair responding to Ms. Beach by explaining the Local Trust Committee's jurisdiction and inviting ongoing participation in the process.

CARRIED

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

None

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Land Use Bylaw No. 237, Amendment No. 2, 2012 (Amendments)

Kris Nichols provided information from *Staff Report dated October 3, 2012 (File No.: GL 6500-20 (LUB Review)) Re: Galiano Bylaw No. 237, Amendment No. 2, 2012 A Bylaw to Amend Galiano Island Land Use Bylaw No. 127, 1999.*

There was some discussion regarding process and Planner Nichols stated that animal husbandry would be addressed at a later date.

Attachment 1 item numbers 1 a) through tt) were each discussed by the LTC in relation to possible amendments and the LTC agreed by consent to revise the bylaw as follows.

h) *Discussion:* regarding clarification of permitted cottage.

Revision: none

i) *Revision:* replace “community garden” with “community gardens” and throughout where applicable.

Revision: replace “farmers markets” with “farmers’ markets” and throughout where applicable.

Revision: update section/subsection numbering in the bylaw.

j) *Discussion:* regarding Lions Hall designation/description and wording relating to setbacks and walkways.

Revision: Planner Nichols and Ron Taylor will discuss further and Planner Nichols will report back to the LTC with recommendations.

k) *Revision:* replace “must not exceed a height of 5 metres or one storey.” with “must not exceed one storey and a height of 5 metres.” and throughout where applicable.

r) *Revision:* delete r).

s) *Revision:* remove reference to “agricultural buildings”.

t) *Revision:* remove reference to “agricultural buildings”.

There was some discussion regarding the need for consistency throughout the forest zones regarding regulations and relating to accessory buildings and forestry buildings.

v) *Revision:* delete “, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.”

kk) *Discussion:* regarding Light Industrial (LI) accessory use and heights.

Revision: none

pp) *Discussion:* regarding Lot 46, OCP policy o), Statutory Right Of Way (SRW), Road Network Plan (RNP) and covenants.

Revision:

Resolution GL-LTC-103-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to strike pp) from Draft Bylaw No. 237.

CARRIED

Resolution GL-LTC-104-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to prepare a new bylaw section incorporating contents of pp) and to discuss with the Lot 46 landowner their willingness regarding granting a covenant reserving future road dedication.

CARRIED

There was some discussion regarding zoning and BC Parks and what might be permitted in the staging area for Bodega Ridge.

Resolution GL-LTC-105-12

It was Moved and Seconded that Galiano Island Local Trust Committee revised Draft Bylaw No. 237 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2012” be given First Reading.

CARRIED

Resolution GL-LTC-106-12

It was Moved and Seconded that the Galiano Island Local Trust Committee forward Proposed Bylaw No. 237 as amended to the Galiano Island Advisory Planning Commission for review and comment.

CARRIED

Note: there was a break at 3:30 p.m. and the meeting reconvened at 3:45 p.m.

10.2 Land Use Bylaw Amendments

10.2.1 Staff Report re: Options

Planner Nichols provided information from *Staff Report dated October 5, 2012 (File No.: GL-6500-20 (LUB Review)) Re: Proposed Land Use Bylaw Amendments for Discussion.*

Item numbers 1 through 8 of the staff report were each discussed by the LTC in relation to options and possible amendments.

1. Split Zoned Lots [22]

There was some discussion regarding different approaches to dealing with split-zoned lots with most islands opting to try and get rid of them.

Trustee Pottle stated concern with landowner's losing density if the LTC were to "down-zone" property titles.

Trustee Decario stated support for moving ahead and trying to amend the Land Use Bylaw (LUB).

Chair Hancock stated support for further exploration of options and possible amendments before making a decision.

Resolution GL-LTC-107-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to prepare a draft bylaw to amend section 2.20 to only permit additional dwellings to the extent that the respective zone permits lots to be created by subdivision.

CARRIED

2. *Eagle Nests Identification and Protection [18]*

There was some discussion regarding what timeframe is used to determine/designate a nest(s) as “vacant” and Development Permit Area (DPA).

Resolution GL-LTC-108-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to develop a draft Official Community Plan amendment for Eagle Nests Development Permit Area.

CARRIED

3. *Possible Waste Transfer Site Zoning [24]*

There was some discussion regarding an existing site on Galiano and the desire to give it a legal designation with some basic regulations.

There was some discussion regarding Temporary Use Permit (TUP), LI zone and uses and waste management plans.

Resolution GL-LTC-109-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with amending bylaws for both the Official Community Plan and Land Use Bylaw to permit the operation of a waste transfer use on the selected site.

CARRIED

The LTC directed staff to consult with the owner of the existing site in question in order to discuss preferences and options including TUP.

4. *Permitting Stairs within Setbacks for Public Bodies [21]*

There was some discussion regarding trail(s) width, setbacks and safety.

The LTC felt that setbacks from the side yards did not need to be addressed.

Resolution GL-LTC-110-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Section 2.14 Setbacks from Watercourses so that the setback to the sea does not apply to public bodies constructing of public accesses on public land owned or operated by that body on a dedicated highway or other public access.

CARRIED

Resolution GL-LTC-111-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend Section 2.18 Siting Exceptions stating that the siting regulation setback to the sea does not apply to foreshore accesses constructed by a public body on a dedicated highway or other public access.

CARRIED

5. *Measurement of Building Size (Floor Area) [29]*

Resolution GL-LTC-112-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to establish a floor area measurement definition for green building energy efficient construction alternatives (environmentally friendly buildings) that permits measurement to the inner surface of the outside walls.

CARRIED

6. *Small Lot Sawmilling [34]*

Trustee Pottle provided an update regarding her meeting with George Loepky pertaining to sawmilling. Trustee Pottle stated that Mr. Loepky told her that his neighbor is milling his own timber as well as some for other properties and is installing footings for constructing a storage building.

There was some discussion regarding the fact that Mr. Loepky's neighbor might not be doing sawmilling solely for his own use and is perhaps already conducting activities beyond what the scope of the current bylaw intended.

Resolution GL-LTC-113-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to amend the bylaw to state that sawmilling is to be for the use of the landowner unless otherwise permitted in the zone.

CARRIED

7. *Marine Geo-Thermal [19, 21]*

There was some discussion regarding the excellent carbon benefits of marine geo-thermal as well as marine environmental concerns relating to infrastructure impacts and the need to maintain protection of species such as eelgrass.

Resolution GL-LTC-114-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to draft bylaws amending Development Permit Area 2 and Land Use Bylaw to permit ocean loop geo exchange and include Development Permit Area guidelines.

CARRIED

8. *Accessory Building Allowances [28]*

There was some discussion regarding permitted square footage for accessory buildings and what is needed.

Resolution GL-LTC-115-12

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to draft a bylaw to remove maximum floor area from accessory buildings and apply lot coverage provisions.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated October 2012

Provided for information purposes only.

11.1.2 Islands Trust Council Strategic Plan 2011 – 2014

Provided for information purposes only.

11.2 Applications Report

11.2.1 Galiano Island Applications Report – October 2012

Planner Nichols provided information and applications were discussed with regards to status and action.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report

Provided for information purposes only.

11.3.2 LTC Budget 2012-2013

Provided for information purposes only.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Provided for information purposes only.

11.6 Galiano Island LTC Web Page for Review

Chair Hancock asked for any additions or changes to the LTC web page; amendments were as follows:

- *Add* – Resolution(s) and staff report relating to Bylaw 237.

11.7 Chair's Report

Chair Hancock stated that he recently attended the 2012 Union of British Columbia Municipalities (UBCM) Convention in Victoria and will be attending an upcoming final consultation meeting regarding a feasibility study relating to the Southern Strait of Georgia National Marine Conservation Area (NMCA).

11.8 Trustee Report

Trustee Decario stated that Lony Rockafella, has been looking after the triangle/road median and has already lowered the shrubbery height(s). She stated that she attended an excellent GLCHT meeting regarding rainwater harvesting.

Trustee Pottle stated that she has had a lot of contact with people regarding affordable housing and sawmilling. She stated that she will be attending the October 26, 2012, NMCA consultation meeting.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, November 19, 2012, South Community Hall, Galiano Island

The meeting is scheduled as stated.

13. TOWN HALL MEETING

Chair Hancock invited the public to make comment.

There being no comments from the public, Chair Hancock closed the Town Hall meeting.

14. ADJOURNMENT

Resolution GL-LTC-116-12

It was Moved and Seconded that the Galiano Island Local Trust Committee meeting be adjourned at approximately 5:05 p.m.

CARRIED

RECORDER

CHAIR