



# ADOPTED

## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** April 4, 2016  
**Location:** North Community Hall  
20925 Porlier Pass Road, Galiano Island, BC

**Members Present** Laura Busheikin, Chair  
Sandy Pottle, Local Trustee  
George Harris, Local Trustee

**Staff Present** Robert Kojima, Regional Planning Manager  
David Millership, Recorder

### 1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:30 pm. Introductions were made and she acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. There were approximately 41 members of the public present and no media.

### 2. APPROVAL OF AGENDA

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

### 3. TOWN HALL AND QUESTIONS

Chair Busheikin outlined the Town Hall (TH) rules and guidelines, which included a two minute per speaker time limit. She stated that the intent of this TH, the first of the meeting, is to give the public the opportunity to speak to items on the agenda. She stated that the intent of the second TH, at the end of the meeting, is to give the public the opportunity to speak to items on the agenda or not.

**Louise Decario** stated concern with the limiting intent of this TH.

Chair Busheikin responded that the intent of this TH is a practise of the Trust.

There was some discussion regarding process.

**Debbie Holmes** spoke to a letter she sent the Island Tides newspaper editor regarding Galiano's forestlands and relating to GL-RZ-2014.1 (Crystal Mountain Society). She stated concern with potential changes to the use(s) of forestlands and that Chair Busheikin and Trustee Harris have so far favoured a covenant(s) approach.

**Debbie Holmes** commented that Margaret Griffiths is in palliative care and that she is able to pass messages from the public to her.

**Gary Moore** spoke to Galiano's history regarding forestlands and commented that the forestlands have to be saved.

Chair Busheikin asked Mr. Moore to speak to items on the agenda and reminded the public of the intent of this Town Hall.

Chair Busheikin recessed the meeting for a short break and then the meeting was reconvened.

There was some discussion regarding process, with many members of the public expressing opposition to the limiting intent of this Town Hall.

Regional Planning Manager (RPM) Kojima encouraged Chair Busheikin to move on with the agenda if the intent of this Town Hall is not being adhered to.

**Kiyo Okuda** requested that he be able to speak to the minutes of March 7, 2016.

Chair Busheikin and Mr. Okuda had some discussion regarding whether or not he would be speaking to the minutes themselves or about topics within the minutes.

Chair Busheikin closed the Town Hall and moved on to the next agenda item.

#### **4. COMMUNITY INFORMATION MEETING**

none

#### **5. PUBLIC HEARING**

none

#### **6. MINUTES**

##### **6.1 Local Trust Committee Minutes Dated March 7, 2016**

The following amendments to the minutes were presented for consideration:

- Page 2, fourth bullet point – add “is” after “(GCA)” and replace “Learning Centre” with “F1 zoned lands.”
- Page 10, under Kiyo Okuda, last sentence – replace “addresses” with “addressed”

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

##### **6.2 Section 26 Resolutions Without Meeting Report**

none

##### **6.3 Advisory Planning Commission Minutes**

none

## **7. BUSINESS ARISING FROM MINUTES**

### **7.1 Follow-up Action List Dated March 2016**

RPM Kojima summarized the report.

Regarding No. 3, this has been done.

Regarding No. 2, counsel comments pertaining to the housing agreement have been received.

## **8. DELEGATIONS**

none

Bowie Keefer stated that he was expecting to make a delegation today because he had asked Acting Planner 2 (A/Planner 2) Stockdill to put him on the agenda.

Chair Busheikin responded that staff will follow-up with A/Planner 2 Stockdill and that Mr. Keefer would be welcome to make a delegation at the next meeting instead.

## **9. CORRESPONDENCE**

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

none

## **10. APPLICATIONS AND REFERRALS**

none

## **11. LOCAL TRUST COMMITTEE PROJECTS**

### **11.1 Telecommunication Strategy - Project Charter - Staff Report**

RPM Kojima provided information from Staff Report dated March 30, 2016 (File No.: 6500-20-Telecommunication Strategy).

There was some discussion regarding:

- Whether or not the Local Trust Committee (LTC) wants to develop its own consultation process, and if so, then what the guidelines would be;
- Process, budget, timeline and project charter;
- Seeing what other islands are doing;
- The possibility of a Trust wide policy, using a template;
- The need for community input regarding the siting of infrastructure;
- Advisory Planning Commission (APC) not functioning as well as it could be;
- Desire to know provider services and to which parts of the island;
- Having a telecommunication strategy Special Advisory Planning Committee (Special APC), specific to Galiano;

- Process surrounding the formation of a Special APC;
- A Special APC being similar to advisory committees that were used during the Official Community Plan (OCP) review.

**GL-2016-019**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee appoint a Special Advisory Planning Committee to develop recommendations for consultation procedures.

**CARRIED**

**GL-2016-020**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee requests staff to report back with a draft project charter.

**CARRIED**

There was some discussion regarding:

- Process, scope and Terms of Reference (ToR);
- If the Special APC would look at siting;
- Needing an inventory of current internet and cell phone infrastructure, including coverage;
- Scope and ToR being broad;
- Jurisdiction and Galiano having been a de-facto decider in the past;
- ToR including Capital Region Emergency Service Telecommunications (CREST) and the east side of the island.

## **12. REPORTS**

### **12.1 Work Program Reports (attached)**

#### **12.1.1 Top Priorities Report Dated March 2016**

RPM Kojima asked for direction regarding No. 2 (Affordable Housing Strategy) and asked what does the LTC want to address.

There was some discussion regarding:

- The affordable housing crisis on Galiano;
- The need for short/long term strategies/solutions and advocacy/leadership;
- Not necessarily needing a Special APC because the objective is not to create more policy;
- Capital Regional District (CRD) mandate and funding;
- How to advance Galiano's affordable housing policies and liaise with the CRD;
- Maybe inviting the CRD Electoral Area Director to have a meeting.
- Next step being to consult the affordable housing toolkit;

RPM Kojima asked for direction regarding No. 3 (Dock Review) and asked what does the LTC want to address.

There was some discussion regarding:

- Development Permit Areas (DPAs) not being able to regulate the aesthetic/impact of docks;
- Whether or not docks should be permitted;
- First Nations not wanting more docks;
- Private docks being on public land (the ocean);
- Ministry of Forests, Lands and Natural Resource Operations (FLNRO) guidelines;
- LTC having spent a lot of time on this in its last term and the need to be clear on what it is the LTC is trying to solve;
- Whether or not docks should be permitted via rezoning;
- Next step being to find out what's permitted on other islands.

#### 12.1.2 Projects List Report Dated March 2016

Provided for information.

### **12.2 Applications Report Dated March 2016**

Provided for information.

RPM Kojima summarized the report.

Regarding GL-RZ-2011.1 (Galiano Green), staff is waiting to receive park dedication and layout plan information.

Regarding GL-RZ-2013.1 (Landworks), staff is waiting to receive the sustainable forestry covenant.

There was some discussion regarding:

- The Land Conservancy (TLC) having been added as a covenant holder, by the applicant;
- Costs associated with multiple legal reviews;
- Efficiency of process;
- Counsel comments having been received and needing to be reflected;
- Best practice guidelines.

Regarding GL-RZ-2014.1 (Crystal Mountain Society), draft bylaws will be available at the next meeting.

There was some discussion regarding:

- Private Managed Forest Land (PMFL) Act;
- Reviewing draft bylaws prior to deciding on the need for legal advice;
- Staff attaching a legal summary, based on past opinion(s)/experience(s), to the draft bylaws.

Regarding Temporary Use Permit (TUP) applications, two have been received (GL-TUP-2016.1 (Stettner) and GL-TUP-2016.2 (Axmann)).

There was some discussion regarding TUP process being with the decision to take place during one meeting and seeing how the process goes.

### **12.3 Trustee and Local Expense Report**

none

### **12.4 Adopted Policies and Standing Resolutions**

Provided for information.

### **12.5 Local Trust Committee Webpage**

The Galiano Island Local Trust Committee webpage can be found at the following URL: [www.islandstrust.bc.ca/galiano](http://www.islandstrust.bc.ca/galiano)

No specific updates were made; routine items will be updated as necessary.

### **12.6 Chair's Report**

Chair Busheikin had nothing to report.

### **12.7 Trustee Report**

Trustee Pottle reported that: she attended Trust Council (TC) on Hornby Island from March 22-24; she attended a Local Planning Committee (LPC) meeting via telephone; she's fielded lots of questions from the public regarding TUPs, Short Term Vacation Rentals (STVRs) and cottage sizes; and she plans to attend an upcoming meeting regarding affordable housing.

Trustee Harris reported that: he's a bit concerned that it's been five months since Galiano's bylaws (Re: STVRs, cottage sizes etc.) were sent to the Ministry for approval; he was away for three weeks; his office hours are Wednesday's from 4-6pm; and he enjoys email/telephone conversations and encourages people to share their thoughts/concerns with him.

RPM Kojima responded that if the Ministry had a problem with the referred bylaws, then the LTC would probably know by now.

### **12.8 Trust Fund Board Report Dated March 2016**

Provided for information.

## **13. NEW BUSINESS**

none

## **14. UPCOMING MEETINGS**

### **14.1 Next Regular Meeting Scheduled for May 2, 2016, at the North Community Hall, Galiano Island**

The meeting is scheduled as stated. There was some discussion regarding the location of the meeting and that it might be a mistake that it is to be held at the North Community Hall.

Trustee Harris stated that some community members would prefer LTC meetings to take place outside of regular business hours.

There was some discussion regarding:

- Saturday meetings being better than evening meetings;
- It being more expensive to hold meetings outside of regular business hours;
- Rescheduling logistics.

**GL-2016-021**

**It was MOVED and SECONDED,**

THAT, the Galiano Island Local Trust Committee requests staff to look into rescheduling a summer or fall Local Trust Committee meeting for a Saturday.

**CARRIED**

**15. TOWN HALL**

Chair Busheikin outlined the Town Hall rules and guidelines, which included a two minute per speaker time limit.

**Debbie Holmes** spoke to her recorded comments on Page 10 of the March 7, 2016 minutes.

**Gary Moore** spoke to Galiano's history regarding forestlands and stated support for rezoning(s) being achieved via community benefit.

**Diana Lilly** read a letter, which she had previously sent to the Trustees, regarding GL-RZ-2014.1 (Crystal Mountain Society). She stated support for meaningful community benefit and OCP compliance.

**Nadia Krebs** spoke to affordable housing and stated that she is willing to help try and solve the crisis.

**Art Moses** spoke to GL-RZ-2014.1 (Crystal Mountain Society). He stated: support for OCP and Land Use Bylaw (LUB) compliance; support for community benefit being achieved via land donation not covenant; and concern regarding PMFL implications. He commented that process is important.

**Suzanne Fournier** spoke to GL-RZ-2014.1 (Crystal Mountain Society) and stated: support for comments made by Art Moses; opposition to forest policies being revisited; and concern regarding PMFL implications.

**Suzanne Fournier** read a letter, which had previously been sent to the Trustees, on behalf of Carolyn Canfield. The letter spoke to: GL-RZ-2014.1 (Crystal Mountain Society); Ms. Canfield's concern regarding the commercialization of the forest; and Ms. Canfield's support for community benefit being achieved via land donation.

**Risa Smith** spoke to GL-RZ-2014.1 (Crystal Mountain Society). She stated: support for OCP compliance, which is a compromise; that the community wants an unfragmented forest; that the Trustees have a mandate to uphold the OCP; and that the Crystal Mountain Society (CMS) needs to follow process and respect Galiano's OCP and LUBs.

**Tom Munson** spoke to GL-RZ-2014.1 (Crystal Mountain Society) and stated support for comments made by Risa Smith. He commented that the community benefit land donation portion should include the treed lot.

**Bowie Keefer** commented that LTC meetings need to be run in an orderly and democratic way and that he supports the Chair's handling of the first Town Hall. He provided an update regarding GL-RZ-2013.1 (Landworks) and stated that he looks forward to the conclusion of process.

Chair Busheikin responded that the LTC will be able to continue with process once the revised draft covenant has been received.

**Carolyn Jerome** spoke to the Telecommunication Strategy and asked that the call for volunteers, to form a Special APC, be written in friendly layman's terms. She stated concern with the Chair's handling of the first Town Hall. She stated support for comments made by Diana Lilly, Art Moses, Suzanne Fournier and Risa Smith regarding CMS.

**Bill Russell** spoke to the Telecommunication Strategy and stated support for putting towers where the coverage is needed. He commented that he believes that Trustee Harris reflects the opinion(s) of a large segment of the community.

**Kiyo Okuda** spoke to GL-RZ-2014.1 (Crystal Mountain Society) and stated that the OCP, which gives voice to the birds, bees, trees etc, needs to be respected. He spoke to the Telecommunication Strategy and stated support for infrastructure being on and synonymous with power poles. He commented that Trustees hold a position of trust.

**Gary Coward** spoke to GL-RZ-2014.1 (Crystal Mountain Society) and stated support for OCP compliance and the Islands Trust Act. He encouraged CMS to trust the community.

**Akasha Forest** stated concern with the democratic process and the ability for the public to speak to their Trustees. She spoke to GL-RZ-2014.1 (Crystal Mountain Society) and stated concern with the LTC wanting to move the application forward. She stated support for community input and due diligence.

Chair Busheikin reminded the public of the Town Hall rules and guidelines, which include no clapping and/or booing.

**Steve Nemtin** spoke to GL-RZ-2014.1 (Crystal Mountain Society) and stated concern with Trustee Harris, integrity of process and OCP disregard. He stated concern with the limiting intent of the first Town Hall and the Chair's handling of it. He commented that he finds it hard to trust the 'engage then change' pattern of applicant GL-RZ-2013.1 (Landworks).

**Tom Hennessey** spoke to cell towers and stated support for a delay in any implementation of infrastructure until federal government Electromagnetic field (EMF)/radiation exposure safety guidelines are updated. He stated support for GL-RZ-2014.1 (Crystal Mountain Society) but concern regarding the community benefit portion.



**Roger Pettit** spoke to GL-RZ-2014.1 (Crystal Mountain Society). He stated that process shouldn't be bound to OCP guidelines that were limited by PMFL implications. He encouraged the LTC and community to work together to find solutions.

**Trish Flynn** stated: concern with boutique zoning in forestlands; support for F1 rezoning(s) being attached to an affordable housing community benefit; and opposition to GL-RZ-2014.1 (Crystal Mountain Society). She commented that gated waterfronts and big estates are not of public interest and that she supports village zoning.

**Chessi Miltner** spoke to GL-RZ-2014.1 (Crystal Mountain Society). He stated support for OCP compliance and asked the LTC to retract their decision to move forward with draft bylaws on the basis that 75 percent of the land be protected with a conservation covenant. He stated concern with process and the Chair's handling of the meeting.

**Louise Decario** asked the LTC to rethink the limiting intent of the first Town Hall. She provided an update regarding the Galiano Conservancy Association (GCA) Keefer covenant associated with GL-RZ-2013.1 (Landworks). She stated that, for the past six years, the LTC has had successful rezonings whilst following the OCP.

**Doug Latta** stated concern with Galiano's affordable housing crisis. He stated support for GL-RZ-2011.1 (Galiano Green).

**Teague Mulbair** stated that CMS is not for profit and that monies received are for the basic maintenance of the property.

**Stephen Rybak** spoke to the Telecommunication Strategy and stated concern that it will be difficult for the staff to balance the opinions of the community. He stated support for: industry providing a template for Galiano to fit into; a Special APC to be permanent; legal precedent being acknowledged; and open and transparent process.

**Kiyo Okuda** asked the LTC to rethink the limiting intent of the first Town Hall. He read a letter, which he had previously sent to the Trustees, regarding GL-RZ-2014.1 (Crystal Mountain Society). He stated concern regarding Resolution GL-2016-010 and support for meetings being recorded electronically. He stated concern regarding information available to Trustees and asked if Trustee Harris has read the OCP review Forest Advisory Committee report.

Trustee Harris responded yes, and the OCP itself.

**Suzanne Fournier** stated: support for democracy; concern with the limiting intent of the first Town Hall; that the OCP reflects the will of the community; and opposition to forest policies being revisited. She commented that she believes Margaret Griffiths would be opposed to GL-RZ-2014.1 (Crystal Mountain Society).

There was some discussion regarding Margaret Griffiths.

## 16. CLOSED MEETING

none

17. **ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:15 pm.

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Laura Busheikin, Chair

Certified Correct:

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David Millership, Recorder