

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: December 3, 2018
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Islands Planner
Robert Kojima, Regional Planning Manager
Colleen Doty, Minute-taker

Public Present: There were approximately (25) members of the public.

1. CALL TO ORDER

Chair Dan Rogers called the meeting to order at 12:30 p.m. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. Augie Sylvester, elder from Penelakut First Nation, welcomed the group with a prayer.

Chair Rogers reviewed the meeting decorum, respectful behaviour and expectations. He outlined how the Local Trust Committee (LTC) will provide an additional opportunity for participation by having papers around the room for input during the break. The Chair reviewed how the first town hall is for items on the agenda. The second town hall is for any item. The LTC could not hear any further submissions on post public hearing matters that are not on the agenda.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.2 Recording procedures under New Business.
- 13.3 Communications under New Business.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Elizabeth Latta thanked the Chair for the opening. With respect to the recent letter from Mr. Lockett regarding questions such as: Why can we now see two towers? Was the LTC notified of the erection of these towers? Industry Canada says that if a tower is to be 25% more than the current one, the community should have been notified. Furthermore, the towers are in a Development Permit Area (DPA). Having been on the Special Advisory Planning Committee (APC) on telecommunications, she is aware there should have been certain procedures followed.

Chair Rogers noted that Bylaw Enforcement is investigating the issue.

Stephen Rybak asked if there was a way for the LTC to publicly censure Capital Region Emergency Service Telecommunications (CREST), and if so, recommended that the LTC do so. He stated that CREST has willfully and arrogantly ignored the people of this island. No one knows what they've done with respect to the tower(s) now erected. CREST is a non-profit organization that has behaved in a non-transparent fashion. CREST is well aware of the issues on this island and how people feel about radio-communications. They should have been aware of the consultation process, yet, CREST has ignored this. He noted that the consultation and siting protocol doesn't say they have to go through a process, but that there are expectations as to how they are going to communicate.

Roger Pettit sits on the Emergency Planning Committee of the Capital Regional District (CRD) which receives some reports from CREST. As a commissioner, even he does not know what CREST is doing. Mr. Pettit is involved with upgrading radio communications and noted it is confusing dealing with CREST. The CRD considers themselves a senior government. The LTC might consider asking staff to follow up with CREST. With respect to the letter from Mr. Lockett, Mr. Pettit wanted to point out that water recharges at the bottom. On local Trust issues, he would like to see a qualified person such as Dan Moore, give advice before we talk about the water cycle.

Sheila Anderson spoke with regard to the proposed meeting schedule. She suggested the LTC consider the population distribution, proportionally, between north and south Galiano, in determining meeting location and schedule.

Kiyo Okuda would like to see a reading of the Islands Trust pre-amble at the beginning of every LTC meeting; doing so would give the meetings a direction and reminder of what the Islands Trust is for. He noted that the Islands Trust is not a municipality, and that the job of a Trustee is very specific.

Don Robson requested follow-up with regard to a matter raised at the LTC meeting of September 17, 2018, of replacing street lights on Sturdies Bay Road. He was concerned about the safety issue of not having those lights operating.

Trustee Rockafella stated she was following up with the Ministry of Transportation and Infrastructure (MOTI).

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated October 15, 2018

By general consent the Local Trust Committee meeting minutes of October 15, 2018 were adopted by Resolution Without Meeting (RWM).

6.2 Section 26 Resolutions Without Meeting Report Dated November 2018

Received for information.

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated November 2018

Information as provided.

8. DELEGATIONS

None

9. CORRESPONDENCE

9.1 Letter Re: DL12 Galiano Island / Towers - Brad Lockett

Staff reported that Bylaw Enforcement (BE) is investigating to determine the scope of the issue. Staff did not know whether the federal successor agency to Industry Canada has responded to Mr. Lockett's letter.

The LTC may want to communicate with the CRD Director.

Trustees do not get involved once BE is engaged.

Members of the public enquiring about the towers may be directed to BE for more information.

9.2 Pender Islands Trust Protection Society Letter Re: Watersheds, Groundwater & Ramifications of Climate Change

The public is invited to the Pender Island event scheduled for April 2019. Trustee Wolverton would like to do a similar event on Galiano, bringing together a number of people to discuss the best science to inform our practices moving forward. She would like to explore what our options are on private and public land. William Shulba, the Islands Trust fresh water specialist, is one resource.

The Sea Level Rise workshop scheduled for December 10th was noted. This is a collaborative project, in partnership with Ecology Action Centre and funded partially by Department of Fisheries and Oceans, the Real Estate Foundation of B.C. and the Islands Trust.

A break was called at 1:07 p.m.

The meeting reconvened at 1:15 p.m.

10. APPLICATIONS AND REFERRALS

10.1 GL-DVP-2018.4 (GL Health Care Society) - Staff Report

Planner Stockdill provided a summary of information.

Trustee Rockafella asked whether permission was granted from MOTI. Staff noted this application would involve a fairly routine approval from MOTI.

Trustee Wolverton noted a reference in documentation circulated to Trustees about a residential septic system, and questioned the characterization of it as “residential.” Staff clarified that the septic system should not have been described as a residential system and any reference to it as such is an error in the staff report. The system has been certified for use in a public health facility.

It was noted that the proposed septic system is away from the riparian area and sensitive ecosystem.

GL-2018-078

It was Moved and Seconded,

that the Galiano Island Local Trust Committee approve issuance of Development Variance Permit GL-DVP-2018.4 (Galiano Health Care Society).

CARRIED

10.2 Salt Spring Island Local Trust Committee Bylaw No. 512 Referral

GL-2018-079

It was Moved and Seconded,

that the Galiano Island Local Trust Committee considers it’s interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 512.

CARRIED

10.3 Salt Spring Island Local Trust Committee Bylaw No. 515 Referral

GL-2018-080

It was Moved and Seconded,

that the Galiano Island Local Trust Committee considers its interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 515.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Affordable Housing Project – Staff Report

Trustee Wolverton stated that affordable housing is a priority for her. Although the LTC has not discussed it, she would like to move ahead. She would like the community to take time to review the APC report and perhaps the LTC could facilitate a community session on the issue of affordable housing with respect to what is in the report.

Trustee Rockafella said she would like to hear what staff have to say about the report.

Chair Rogers stated he was impressed by the report.

Doug Latta spoke to the importance of affordable housing. He would like to see the LTC go ahead with action.

Kiyo Okuda thought that the policies of previous LTC were in error with respect to Short Term Vacation Rentals. He does not like the Temporary Use Permit system.

APC Chair Sheila Anderson, found their work on Affordable Housing very challenging because the issue is multi-faceted. There are other influences that contribute to losses of affordable rental and purchasable homes, and those things are going to take longer to address.

Roger Pettit has been involved with Affordable Housing since he first came to Galiano. He was on the Affordable Housing Committee when the Official Community Plan was being reviewed. He stated that the APC report lines up with what he wrote in 2010, although he disagrees with recommendations on groundwater. He stated that most water short areas use alternate means to get water. Less than 25% water is groundwater. A few smaller towns use groundwater, but most people use lake water, river, or ice berg. He disagrees with the assertion that the only potable water is groundwater. He felt the issue required further examination.

Louise Decario noted that affordable housing has been a longstanding issue and would like to see it stay on the top priorities list.

Sandy Pottle would like to have staff make comments on recommendations that might help the LTC make decisions.

GL-2018-081

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff to provide comments and recommendations on the Galiano Island APC's Affordable Housing Report dated September 2018, prioritizing those matters that can be done in the short term and mid-term.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated November 2018

Trustees noted they hope to schedule a strategic planning meeting for February 2nd, 2019.

With respect to dock review, Planner Stockdill noted that a project charter was put together, but nothing advanced. She had been hoping for a Penelakut contact to work on this.

12.1.2 Projects List Report Dated November 2018

There was discussion with respect to the soil removal and deposit bylaw. Staff noted it was a bylaw that, if approved by Ministry of Mines, would allow local government to have some authority over excavation. This would be another authority that the LTC could have to issue permits to manage soil excavation. The next LTC meeting could have some strategic planning, or, there could be a special meeting allocated for that. Staff could prepare something for the LTC.

With respect to archaeological sites, Regional Planning Manager (RPM) Kojima noted there is a provincial database accessible to staff. There are sensitivities and restrictions around publishing certain information.

Trustee Wolverton asked whether First Nations have been engaged to do a walk around certain sites on Galiano. Staff noted this has not happened on Galiano as far as they were aware. Their hope for the dock review was that there would be First Nations (FN) input.

12.2 Applications Report Dated November 2018

Staff reviewed the applications.

With respect to Crystal Mountain, a staff report is anticipated to come forward soon.

The Stevens rezoning application will appear on the next LTC agenda.

Staff will follow up and set up a meeting with Emergency Services providers to discuss emergency access.

12.3 Trustee and Local Expense Report September 2018

With respect to the Communications budget, the bottom line is what is important.

RPM Kojima noted, with respect to “Special Projects,” that money could be spent out of the budget by RWM. There is an Islands Trust wide budget for engagement and reconciliation.

12.4 Adopted Policies and Standing Resolutions

GL-2018-082

It was Moved and Seconded,

that the Galiano Island Local Trust Committee, in their Policies and Standing Resolutions No. 2, remove *Islands Tides Newspaper* as a place of notification.

CARRIED

12.5 Local Trust Committee Webpage

Requests for website publication goes to Maple Hung (Planning Team Assistant) for the Southern Team. Executive Committee will evaluate and decide whether to revise or redo the website over the next two years.

12.6 Chair's Report

Chair Rogers referred to the budget process, with the end of January being the time when the budget consultation process will be outlined. It will be an important time to give feedback on projects. He introduced other members of the executive.

12.7 Trustee Report

Trustee Wolverton appreciated the large voter turnout. She stated she is on a steep learning curve trying to assimilate a lot of material. She wants to be thorough, thoughtful and fair. She noted the process may be slow.

Trustee Rockafella did not have a report.

12.8 Islands Trust Conservation Report

Trustee Kate-Louise Stamford is now Chair of the Islands Trust Conservancy.

13. NEW BUSINESS

13.1 First Nations Engagement

Chair Rogers had asked for this item to be put on the agenda. There is infrastructure in the organization to bring in elders. Trustee Wolverton would like to see the Chief and Council of Penelakut come together with us to discuss mutual interests. She would like to build a stronger relationship.

Staff noted that the LTC in the past have met with members of the Penelakut. C-to-C (Community-to-Community) funding is available.

Trustee Wolverton noted the issue of sea level rise, which has particular impact on Penelakut.

13.2 **Recording proceedings**

Trustee Wolverton noted that some people have expressed an interest in having recordings of LTC meetings. She would like to see the LTC explore the possibility of having video and audio proceedings, with a possible trial run in February. The Trustees are considering YouTube as an option.

Chair Rogers stated he could enquire at the executive level and report back to Trustees about what has been done.

RPM Kojima noted, that for the Southern area, North Pender trialed it but discontinued the recordings. There were human and technical issues. Procedurally, the Chair has to remember to tell the public so they are aware they are being recorded. Once one starts doing this, there is an expectation that recordings will always be done. RPM Kojima noted that only a handful of people accessed the recording, with a small number of downloads. Saturna tried it last term; they had the technical expertise of a local person who had recently retired from the Industry.

13.3 **Communication**

Trustees would like to make themselves more available to people. Reference was made to the length of the URL's on the Islands Trust website as being an issue. The Trustees were considering whether Galiano could have it's own Trustee website.

Trustee Wolverton's office hours are Mondays 9-11 a.m.

Trustee Rockafella's office hours are Thursdays, 4-6 p.m.

14. **UPCOMING MEETINGS**

14.1 **2019 LTC Annual Meeting Schedule for adoption**

GL-2018-083

It was Moved and Seconded,

that the Galiano Island Local Trust Committee 2019 meeting schedule, as presented, be adopted.

CARRIED

15. TOWN HALL

Suzanne Fournier welcomed trustees and noted that north-enders comprise 30% of the Galiano population, many of whom are mobility challenged. She stated that Galiano has an undeserved reputation for lack of decorum, and that democracy is what is needed. She welcomed communications initiatives, stating that she would like the Islands Trust website to be more accessible. She noted that emergency access is a critical need for the north end. Road wash outs happened last two winters. She would like to see a firm precedent established in rezoning applications to create emergency access. With respect to the Crystal Mountain application, she was concerned about density and the integrity of the Road Network Plan. She noted that transfer of title has been discussed.

Roger Pettit asked how many campsites there are on the GCA campground. He noted a similar density to Crystal Mountain. We allow camping at GCA to non-permanent residents. He thinks equivalency is important.

Kiyo Okuda referred to the emergency road network. Staff in their presentations have not considered emergency road network plan. Would like to recommend that in future, all applications under consideration, be evaluated for emergency access.

Akasha Forest thanked the Trustees for bringing up the communications issue; we don't have a community newspaper. With respect to dock review and archaeological values, would like to encourage that it be said and noted that there are treaty rights, as well, to consider; she referred to what is happening on Booth Bay with respect to the rights of FNs; with climate change upon us, she acknowledged the previous Trust Executive for supporting Salish Sea Renewable Energy Co-op (SSREC) for advocating to BC Hydro and supporting renewable energy. She urged the LTC to look carefully at the huge amount of research coming out on groundwater protection; groundwater section of Affordable Housing was based on Waterline work done for the Islands Trust.

Sandy Pottle mentioned that the Salt Spring Island LTC and Thetis Island LTC are audio-taped.

Bowie Keefer expressed optimism about how this LTC will have a productive term. He referred to the following needs: an energetic approach to managing fire risks, a safe pathway along villages, support from senior governments, additional public roads on the island, support from provincial government about trail network, and a safe north-south bikeway.

Art Moses welcomed the new LTC. He stated the north end has 30% of the population. He supported the LTC's commitment to finding new ways of communicating and finding engagement.

Elizabeth Latta expressed concern about the removal of aggregate from Private Managed Forest Lands (PMFL)

Sheila Anderson congratulated the new LTC about efforts around communication, engagement and education. She stated that full size maps are important when there are Community Information Meetings and Public Hearings.

Kiyo Okuda wanted to remind everyone about the East Side Road being critical to risk mitigation. He stated that responsibility for that road should fall on this island, and to proponents of subdivision applications.

Trustee Wolverton stated she was heartened by the turnout in the last election and felt it was an encouraging sign.

Suzanne Fournier enquired as to whether there was a consultant hired for First Nation engagement. Penelakut have definite views about docks and roads. She referred to work done by archaeologist Colin Grier.

Chair Rogers noted that the previous Senior Intergovernmental Policy Advisor had been on staff for the last two years. The Islands Trust hasn't formally announced the new person.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:47 p.m.

Dan Rogers, Chair

Certified Correct:

Colleen Doty, Recorder