

ADOPTED



Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: February 7, 2022
Location: Electronic Meeting

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

Staff Present: Brad Smith, Island Planner
Robin Ellchuk, Staff
Carly Bilney, Recorder

Public Present: There were approximately 44 members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 12:30 pm. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 16.2 – Support letter for the Galiano Health Centre and a proposal for an urgent primary care facility; and
- Under item 16.1, (Shoreline Protection Model Bylaw Report – Briefing) a heritage commission or Advisory Planning Commission (APC) that comes out of the Shoreline Protection Model Bylaw.

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Wolverton reported on the following:

- There has been a lot of correspondence, meetings and inquiries since the Local Trust Committee (LTC) last met;
- The ecofootprint project led by the Galiano Conservancy Association was supposed to have been reported on in March, but will be delayed until May or June when a presentation will be made at the Yellow House; and

- The level of intolerance for opposing views including personal attacks on social media, stolen signs, etc. is troubling.

Trustee Rockafella reported on the following:

- The deadline for the budget survey has passed and results will be shared at the March Trust Council.

4. CHAIR'S REPORT

Chair Rogers reported on three main issues the Trust is currently dealing with including:

- The budget, including fixed expenses related to staffing, administration and insurance;
- Trust Council's Governance Review to come out in March; and
- The new engagement plan related to the Trust Policy Statement review that is receiving lots of attention and will include both digital and in-person engagement.

5. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Opposition was expressed for GL-RZ-2014.1 (Crystal Mountain) and the LTC was requested to withdraw the proposed bylaw amendment;
- It was noted that a variance would be needed to put water tanks within setbacks;
- A question was raised about what innovation David Marlor, Director of Local Planning Services at the Islands Trust, was recently awarded for;
- Support was expressed for proposed changes to the Trust Policy Statement;
- The 2018 housing needs assessment is the most recent for the Trust area as a whole and an updated one should be completed in the next two years;
- Support was expressed for both affordable housing projects and for any effort put toward providing long-term rental stock on the island;
- Trustees pay attention to the changing demographics on the island as represented in the census;
- A lack of affordable housing on Galiano has impacted every family and organization;
- It is difficult to set up a rent structure for affordable housing developments before confirming the kind of funding that will drive the project;
- Timelines for the affordable housing projects are often determined by where the LTC is at in the process and what is left to do;
- Both affordable housing agreements can be achieved within the remaining term of the current LTC and when outstanding items are complete the LTC can direct staff to schedule a Community Information Meeting (CIM) and a Public Hearing;
- It is important to ensure that rents are a combination of the lower end of market rents and rent geared to income; and

- Community members can contribute to the progress of the affordable housing proposals by working with the proponents and sharing their views with the LTC.

Trustee Rockafella recused herself from the meeting at 1:39 pm due to conflict of interest with GL-RZ-2021.1 (GALI). The following comments were made:

- Support was expressed for the GALI application and the LTC was urged to move it forward as soon as possible.

Trustee Rockafella returned to the meeting at 1:46 pm. Trustee Wolverton recused herself from the meeting at 1:46 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS).

- Trustees should not feel responsible for the time and money spent by applicants;
- We are in a crisis and need bold leadership from the Trustees; and
- Support was expressed for an expedient approach to the GIGARHS application.

Trustee Wolverton returned to the meeting at 1:59 pm.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated December 6, 2021 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Item 13.3 GL-RZ-2014.1 (Crystal Mountain) Staff Report (in the Minutes of the Galiano LTC meeting on December 6, 2021 and on page 8 of the current agenda package) notes *The LTC has received commentary from people who say that because the CMS application cannot be restricted to a non-profit it should not fall under the "Economic Activity" section of the OCP.* The commentary should instead note that it "should fall" under the Economic Activity section of the OCP; and
- Item 13.4 GIGARHS Update, (in the Minutes of the Galiano LTC meeting on December 6, 2021 and on page 9 of the current agenda package) the third bullet from the bottom should note: A "conditional" water license has been issued by the Province.

Discussion was held about the accuracy of the statement, "The Province has allocated less water than GIGARHS requested."

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions Without Meeting Report Dated Jan 2022

Received for information.

8.3 Advisory Planning Commission Minutes - None

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-up Action List Dated Jan 2022

Received for information.

10. DELEGATIONS - None

11. CORRESPONDENCE

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

Discussion was held about the letter sent by the LTC to Rogers Corporation to which a response has not yet been received.

12. MEETING BREAK - COMMUNITY UPDATE

A meeting break was held between 2:13 and 2:20 pm.

13. APPLICATIONS AND REFERRALS

13.1 GL-RZ-2019.1 (GIGARHS) – Staff Report

Trustee Wolverton recused herself from the meeting at 2:20 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS).

Planner Smith reviewed the Staff Report related to the GIGARHS application. A presentation was given by Eleni Gibson of Wiser Projects. Discussion was held and the following comments were made:

- The proposed rent structure does not specify a maximum income permitted for residents of the proposed development;
- Technical studies have been completed and various funding options are being explored;
- The increasing cost of construction makes it hard to predict capital costs of the project;
- The rent structure is difficult to specify in a housing agreement as it could change based on the funding context as different funders stipulate different rental requirements;
- A housing agreement requires flexibility;
- Funders view approved rezoning as a major step forward;
- The LTC needs to ensure that residents can live on Galiano within their means; and
- The applicants need to ensure affordability is included in the proposed rent structure.

GL-2022-009

It was Moved and Seconded,

that the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directive Policies Checklist and determined that proposed Bylaw No. 276 and 277 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2022-010

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to enter a new cost recovery agreement with the applicant for the legal costs to review and complete the section 219 covenant and housing agreement for application GL-RZ-2019.1 (GIGARHS).

CARRIED

GL-2022-011

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to include recommendations of the professional arborist report in the section 219 covenant for application GL-RZ-2019.1 (GIGARHS).

CARRIED

GL-2022-012

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request that the GL-RZ-2019.1 (GIGARHS) applicants make amendments to their draft housing agreement to reflect concerns around affordability raised by the Local Trust Committee.

CARRIED

GL-2022-013

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a separate Community Information Meeting and Public Hearing conditional upon receipt of an affordable housing agreement, a Section 219 Covenant, and a water management plan, to the satisfaction of staff.

CARRIED

Trustee Wolverton returned to the meeting at 4:09 pm.

13.2 GL-RZ-2021.1 (GALI) – Staff Report

Trustee Rockafella recused herself from the meeting at 4:09 pm due to conflict of interest with GL-RZ-2021.1 (GALI).

Planner Smith reviewed the Staff Report related to the GALI application. Discussion was held and the following comments were made:

- The applicants are looking for flexibility in the proposed housing agreement;
- It is the primary goal and purpose of the Galiano Affordable Living Initiative Society to provide affordable housing;
- The engineer designing the septic system must complete test excavations on site before confirming the adjusted design; and
- Residents of Page Drive are supportive of the application.

GL-2022-014

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 280, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2021," be read a first time.

CARRIED

GL-2022-015

It was Moved and Seconded,

that the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directive Policies Checklist and determined that draft Bylaw No. 280 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2022-016

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to seek a legal opinion on the updated rent structure proposal as provided by the applicant for consistency with the Galiano Island Official Community Plan No. 108. 1995.

CARRIED

GL-2022-017

It was Moved and Seconded,

that the Galiano Island Local Trust Committee direct staff to schedule a separate Community Information Meeting and Public Hearing conditional upon receipt of an affordable housing agreement, a septic report and a Section 219 Covenant, to the satisfaction of staff.

CARRIED

Trustee Rockafella returned to the meeting at 5:00 pm.

13.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 521 (for response)

GL-2022-018

It was Moved and Seconded,

that the interests of the Galiano Island Local Trust Committee are unaffected by Bylaw No. 521 (Salt Spring Islands Trust Area).

CARRIED

13.4 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 526 (for response)

GL-2022-019

It was Moved and Seconded,

that the interests of the Galiano Island Local Trust Committee are unaffected by Bylaw No. 526 (Salt Spring Islands Trust Area).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Galiano Island Local Trust Committee Fees Bylaw No. 281 (for consideration)

GL-2022-020

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 281, cited as "Galiano Island Local Trust Committee Fees Bylaw, 2021," be given First Reading.

CARRIED

GL-2022-021

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 281, cited as "Galiano Island Local Trust Committee Fees Bylaw, 2021," be given Second Reading.

CARRIED

GL-2022-022

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 281, cited as "Galiano Island Local Trust Committee Fees Bylaw, 2021," be given Third Reading.

CARRIED

GL-2022-023

It was Moved and Seconded,

that the Galiano Island Local Trust Committee Bylaw No. 281, cited as “Galiano Island Local Trust Committee Fees Bylaw, 2021”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

14.2 DL 62, 68, 72, 87 Rezoning Project – Staff Report w Project Charter

GL-2022-024

It was Moved and Seconded,

that the Galiano Island Local Trust Committee:

- a) Endorse the attached District Lot (DL) 64, 68, 72 and 87 rezoning project charter and associated scope of work, timelines and budget; and
- b) Direct staff to begin working on District Lot (DL) 64, 68, 72 and 87 rezoning project deliverables.

CARRIED

15. REPORTS

15.1 Work Program Reports

15.1.1 Top Priorities Report Dated Jan 2022

Received for information.

15.1.2 Projects List Report Dated Jan 2022

Received for information.

15.2 Applications Report Dated Jan 2022

Received for information.

15.3 Trustee and Local Expense Report Dated Nov 2021

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

15.6 Islands Trust Conservancy Report Dated November 2021

Received for information.

16. NEW BUSINESS

16.1 Shoreline Protection Model Bylaw Report – Briefing

GL-2022-025

It was Moved and Seconded,

that the Galiano Island Local Trust Committee request staff that the Shoreline Protection Model Bylaw be received and brought back to the next Local Trust Committee meeting.

CARRIED

16.2 Support letter for the Galiano Health Centre and proposal for an urgent primary care facility

GL-2022-026

It was Moved and Seconded,

that the Galiano Local Trust Committee write a letter of support regarding the Galiano Health Care Centre's application for designation as a community health centre urgent primary care site.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for March 7, 2022 at the South Community Hall, Galiano Island

18. TOWN HALL

Town hall was held and the following comments were made:

- Rogers Corporation already installed an antenna on the tower and may therefore not respond to the letter sent by the LTC.

Trustee Wolverton recused herself from the meeting at 5:16 pm due to conflict of interest with GL-RZ-2019.1 (GIGARHS). The following comments were made:

- The LTC is under so much pressure to rush the GIGARHS housing proposal and this is not good;
- The LTC has worked through the GIGARHS application in a deliberate and considerate manner; and
- Disappointment was expressed that affordable housing has not been built on Galiano in twenty years.

Trustee Wolverton returned to the meeting at 5:27 pm.

19. CLOSED MEETING (Distributed Under Separate Cover)

19.1 Motion to Close the Meeting

GL-2022-027

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) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated April 12, 2021 and June 14, 2021;
- Appointment of APC Members;

AND that the recorder and staff attend the meeting.

CARRIED

19.2 Recall to Order

19.3 Rise and Report - None

20. ADJOURNMENT

By general consent the meeting was adjourned at 5:40 pm.

Dan Rogers, Chair

Certified Correct:

Carly Bilney, Recorder