

ADOPTED

**Galiano Island
Advisory Planning Commission
Minutes of a Regular Meeting**



Date of Meeting: Monday, June 29, 2015, 2:00pm
Location: Galiano Island Local Trust Office
23 Madrona Road

COPIED TO

- PLANNER
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Members Present:

Sheila Anderson	Chair
Ursula Deshield	Member
Elizabeth Olson	Member
Dave Koster	Member
Akasha Forest	Member
Barry New	Member

Regrets: Karen Harris

Members of the Public: Five members of the public were present.

Staff Present: Colleen Doty Recording Secretary

Media and Others Present: None

1. CALL TO ORDER

Chair Anderson called the meeting to order at 2:00pm. The Chair welcomed the applicants representing Crystal Mountain and introductions were made.

2. APPROVAL OF THE AGENDA

Chair Anderson proposed the agenda include: 1) approval of previous draft minutes of June 9, 2015; 2); consideration of the application with respect to Crystal Mountain application; and 3) and consideration of the referral with respect to Contractors' Yard Temporary Use guidelines.

By general consent, the agenda was approved as presented.

3. PREVIOUS MINUTES

MOTION

It was moved and seconded that the Galiano Island Advisory Planning Commission draft minutes of June 9, 2015, be adopted.

CARRIED
(Unanimous)

4. DISCUSSION OF REFERRALS FROM LOCAL TRUST COMMITTEE

Stephen Foster, Libby McLelland, Janice Oakley and Kim Lenglet were present on behalf of the applicant Crystal Mountain Society. They provided an overview of the background and objectives of the Crystal Mountain Society.

Key points were referenced in Keith Erickson's report, entitled "Crystal Mountain Ecosystem-based Land-use Plan," revised April 2014. In particular, it was noted Crystal Mountain has some of the highest ecosystem diversity on Galiano. The Society's intention is one of restoration. Their proposal is to have a conservation covenant on 75% of their land. APC members were invited to see the land.

It was noted that the Islands Trust Fund has been approached to manage the covenant. Mr. Foster emphasized that Crystal Mountain is not interested in ownership. Their preference is for a strong covenant.

Ms. Oakley spoke to her experience at Crystal Mountain, indicating that it was very moving. She'd like the teaching to remain accessible to others.

Ms. Lenglet spoke to diversity. She stated that former forestry land going to Crystal Mountain provides a unique community interest and preserves biodiversity.

The applicants were asked the extent to which they might expect large group gatherings on the property.

The applicants indicated that there could be up to 25 people in the area "below" and five people "up top".

The Chair reminded everyone that the goal of the referral was to identify how the Crystal Mountain application fits within Galiano Island's Land Use Bylaw (LUB) and Official Community Plan (OCP) and what the APC thinks an approach might be and what might be considered.

It was noted by the applicants that the proposed retreat would be off-grid.

The APC then moved to deliberations with continued input from applicants as questions arose. The Chair noted that not enough information has been provided with respect to access to and from the property. She acknowledged the applicant's willingness to adhere to the Road Network Plan's (Schedule C of the OCP) proposed emergency route for the Devina Road residential area and noted there is flexibility in terms of route placement. With respect to the impact on surrounding residential lands, it was noted the neighbours will have an opportunity to comment. There was discussion about proposed density on the property being greater, compared to what it could be if developed area was 25 % Rural Residential (RR) with 75 % going to Heritage Forest (FH) . It was noted the Trust Fund Board policy allows them to hold title to Heritage Forest.

Covenant versus land title transfer was identified as a significant issue. Concern was expressed with respect to equity of approach to F1 re-zonings.

Commission members stressed the importance of access and maintaining a safe standard of access. Mr. Foster noted that it was important to the Society that the purpose of using the land be protected. He stated that Crystal Mountain is a non-profit and that zoning bylaws

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cannot control ownership. He indicated that the Society was open to being partners with a title holder if the land was transferred and perhaps the Society could lease-back land for the retreat use. It was also receptive to having a partnership arrangement that allows the organization to contribute to what the Trust Fund are trying to do.

APC members noted a lack of information about water storage and capacity. Mr. Foster indicated there are three wells on the property. A generator drives the well which is gravity fed.

The APC considered possible restraints around creating a forest retreat zone.

Commission members reviewed the Nov. 1, 2010 "Report of the Forest Policy Advisory Committee," part of the OCP review, noting the following paragraphs:

- There was also broad agreement that any dwelling use on forest zoned lands must be accessory to forest use, and the LTC must seek methods to require or encourage the practice of Ecosystem-Based Sustainable Forest Management. There was substantial agreement that dwelling use must adhere to a rigorous set of conditions that protect sensitive areas and ensure orderly development reflecting the broad public interest. We achieved substantial agreement on what those conditions should be, in several cases unanimously, with disagreements noted.
- We also agree that the LTC should require, whenever possible, maintenance of large forest areas, and discourage subdivision to less than 50 acres (20 hectares) We are in substantial agreement that subdivision of less than 50 acres (20 hectares) should only be permitted through a process of community benefit, with the benefit of greatest value being donation of land for community forest, wilderness preserve or park (p.4).

There was further discussion with respect to the easement access routes to the property. It was reported by the applicants that the easement route being used to access the proposed long term retreat area from Cook Road varies from the route surveyed in that easement agreement.

Another area requiring further information was with respect to watershed management.

There was discussion about needing more information on some areas, one in particular being the transfer of title.

It was suggested the APC look at examples for Retreat Zones in Denman and Salt Spring OCPs and LUBs.

The APC was interested in further exploration into the details of how the Trust Fund Board would treat the land. How would the Board ensure that the Society's management plan would carry on? Members agreed it would be helpful to get more information on all the possible ways as to how the land could be held. What are the policies of the Trust Fund Board and how easily could they be changed?

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MOTION

The Galiano Island Advisory Planning Committee recommends that the Local Trust Committee work with the Trust Fund Board to produce, in writing, options that can be considered to make the transfer of title to the trust fund board to provide the necessary privacy for the applicant that is integral for their project while providing the community benefit, as required in the OCP.

CARRIED
(Unanimous)

6. NEXT MEETING DATE


Friday morning, July 3, 11:30am.

7. ADJOURNMENT

Meeting adjourned at 1:15pm.



CHAIR



DATE

CERTIFIED CORRECT:



Colleen Doty, Recording Secretary