# Galiano Island Local Trust Committee
## Regular Meeting Agenda

**Date:** Tuesday, November 17, 2026
**Start Time:** 01:00 PM
**Location:** Electronic Meeting
With a physical location to view the livestream of the meeting at:
Islands Trust Victoria Office
#200 - 1627 Fort Street Victoria, BC V8R 1H8

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**1. CALL TO ORDER**

(Please note the order of agenda items may be modified during the meeting.)

**2. TERRITORIAL ACKNOWLEDGEMENT**

**3. APPROVAL OF AGENDA**

**4. NEW BUSINESS: ORIENTATION PRESENTATION**

**5. REPORTS**

**5.1 Trustee Reports**

**5.2 Chair's Report**

**5.3 Electoral Area Director's Report**

**5.4 Islands Trust Conservancy Report**

**6. PUBLIC PARTICIPATION PERIOD**

**7. MINUTES**

**7.1 Adopted Local Trust Committee Meeting Minutes of August 25, 2026 (for information)** Page 4

**7.2 Section 26 - Resolutions-Without-Meeting Report** Page 12

**7.3 Advisory Planning Commission Minutes - None**

**8. FOLLOW-UP ACTION LIST** Page 14

**9. COMMUNITY INFORMATION MEETING - None**

**10. PUBLIC HEARING - None**

**11. DELEGATIONS - None**

**12. CORRESPONDENCE - None**

*(Correspondence received concerning current applications or projects is posted to the Local Trust Committee webpage.)*

**13. APPLICATIONS AND REFERRALS - None**

**14. LOCAL TRUST COMMITTEE PROJECTS - None**

**15. ADMINISTRATIVE REPORTS**

**15.1 Local Trust Committee Orientation - Memorandum** Page 17

**15.2 Applications Report** Page 25

**15.3 Adopted Policies and Standing Resolutions Report** Page 31

**15.4 Trustee and Local Expense Report** Page 36

**15.5 Indigenous Relations Report - None**

**15.6 Other Reports - None**

**16. WORK PROGRAM**

**16.1 Active Projects List** Page 37

**16.2 Future Projects List** Page 38

**17. CLOSED SESSION - None**

**18. UPCOMING MEETINGS**

**18.1 Next Regular Meeting Scheduled for December 15, 2026 at 1 p.m. to be held Galiano South Community Hall.**

**19. ADJOURNMENT**

# Galiano Island Local Trust Committee

## Minutes of Regular Meeting

**Date:** August 25, 2026
**Location:** North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

**Members Present:** Timothy Peterson, Chair
Ben Mabberley, Local Trustee
Lisa Gauvreau, Local Trustee

**Staff Present:** Mary Storzer, Regional Planning Manager (electronic)
Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

**Others Present:** There were approximately twenty (20) members of the public present.

### 1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:30 p.m.

### 2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

### 3. APPROVAL OF AGENDA

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

### 4. TRUSTEE REPORT

Trustee Gauvreau reported attendance at Governance Committee, Accessibility Committee, Trust Programs Committee and Islands Trust Conservancy meetings, and announced the recipients of the Islands Trust Community Stewardship Awards.

Trustee Mabberley recognized that the Galiano North Meeting Hall was built so that local First Nation's children did not have to attend residential schools and reported attendance at a recent Committee of the Whole meeting during which the Trust Policy Statement Amendment Project was deferred to next term.

### 5. CHAIR'S REPORT

Chair Peterson reported noted upcoming Trust Council to be held in September, work being done on Trustee onboarding packages, and reflected on the good work done by the Local Trust Committee in particular in First Nations relationship building with special recognition to Penelakut Tribe Council Member Ken Thomas for his involvement.

**6. ELECTORAL AREA DIRECTOR'S REPORT - None**

**7. FIRST NATION REPORT - None**

**8. PUBLIC PARTICIPATION PERIOD**

Three members of the public spoke to application GL-RZ-2014.1 (Crystal Mountain) and the following comments were recorded:

- The application does not provide a dedicated interest or activity in forestry
- A Trustee is involved in forestry and forestry lots and should recuse themselves from discussion of the application
    - Island Trust has essentially recused itself from decision by deferring to Penelakut Tribes, therefore, the application should be dismissed
- The Local Trust Committee requested the proponent consult with Penelakut Tribes regarding the land transfer and there is no information regarding said consultation
- The Planner recommended closing the file due to lack of communication and progress
    - The key element remaining on the application was consultation with Penelakut of transfer of land
    - The applicants have sent a letter asking that the file not be closed, and closing the file would mean the applicant would have to cease non-compliant activities on the land

Several members of the public spoke to the staff report outlining a business case submitted for a Galiano Official Community Plan Review project and the following comments, questions, and clarifications were noted:

- The Advisory Planning Commission previously provided a detailed report regarding a potential Official Community Plan review and the project was not funded
    - Why is the Local Trust Committee being asked, at the end of August, to submit a budget request in time for a September deadline?
    - Does a decision have to be made today to get into the budget cycle?
    - How does the community review of the draft Trust Policy Statement fit in with the Official Community Plan Review project?
    - The project did not get funding in the current budget because major projects go through the Regional Planning team and there was no staff capacity to work on the project in the current fiscal term
        - If a business case is not advanced then the earliest the project would get funding would be April 2028 and if a budget request is submitted then there is at least the possibility to have funding in place for April 2027
        - It is unknown if Trust Council will pick up the work on the draft Trust Policy Statement and the existing Policy Statement remains in effect
- It might be a good idea to wait until 2028 to start the project as it would give the incoming Local Trust Committee time to acclimatize to their roles and there is work to be done on the Trust Policy Statement
    - If a business case is not advanced then the incoming Local Trust Committee would have no ability to work on it even if they wanted to; advancing the business case provides options instead of constraint
- An Official Community Plan has to be consistent with the Trust Policy Statement and the Trust Policy Statement work should come first

- The last Official Community Plan did not cost anything, there were seven committees struck locally and a lot of public participation
    - It is important to have community involvement and not hand the work off to a third-party contractor
- The Local Trust Committee did not make a motion to ask staff to prepare a business case and this is not best practice and it is an unusual practice to take on new initiatives this close to an election
    - If funding is approved by Trust Council, the Local Trust Committee drives the project and determines the scope.
- The Advisory Planning Commission report identified guiding principles and one of them was that the project should be community driven, the individual islands within the Trust Area are different and standardization, nor urban planning, should be applied
- It is important that an Official Community Plan Review be community driven and founded in consultation with First Nations, this project will require an additional duty of care and the foundation of consultation needs to be in place; however, the speaker does not have confidence that consultation will be adequate
- What happens with funds if trustees determine they don't want to do the review?
    - Funds go into reserve and can be used for other projects

A member of the public thanked those that have worked on the Associated Island project and noted Wise Island community has been very engaged, Trustees have been very helpful and informative, and referral to the Advisory Planning Commission (APC) has been positive. They indicated an outstanding concern remains regarding the recommendation from the APC that structures built since 2000 not be grandfathered, or made legal non-conforming and they would therefore be subject to enforcement. The Wise Island community would like to see those structures grandfathered as well.

**9. COMMUNITY INFORMATION MEETING - None**

**10. PUBLIC HEARING - None**

**11. MINUTES**

**11.1 Local Trust Committee Minutes Dated June 9, 2026 (for Adoption)**

**By general consent** the Galiano Island Local Trust Committee meeting minutes of June 9, 2026 were adopted.

**11.2 Local Trust Committee Record of Public Hearing Dated June 9, 2026 - Bylaw No. 297 (for Receipt)**

Received for information.

**11.3 Section 26 Resolutions Without Meeting Report Dated Aug 2026**

Received for information.

**11.4 Advisory Planning Commission Minutes - None**

## 12. BUSINESS ARISING FROM MINUTES

### 12.1 Follow-up Action List Dated Aug 2026

The Planner provided an update on the status of items on the Follow-up Action List.

## 13. DELEGATIONS - None

## 14. CORRESPONDENCE

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

## 15. MEETING BREAK - COMMUNITY UPDATE - None

## 16. APPLICATIONS AND REFERRALS

### 16.1 GL-RZ-2014.1 (Crystal Mountain) – Staff Report

The Planner summarized the staff report. The application dates to 2014 and initially sought rezoning of two subject properties in order to permit a spiritual education land use and is being returned to the Local Trust Committee for consideration of proceeding no further as the application is now considered dormant.

Staff met with the applicant last week and applicant encouraged them to draft a letter to the Local Trust Committee providing a strong rationale explaining why the application should remain open. If the Local Trust Committee would like to keep the application open then a cost recovery plan would need to be undertaken and a second public hearing would need to be scheduled.

The applicant was in attendance and noted they have been moving forward, new board members are in place and noted a delay in striking a new committee to continue the work, they have not been given an appropriate amount of time to response fully to provide rationale for keeping the file open. They have not been made aware that they will have to undertake a cost recovery program and do not think it is fair. They request additional time.

Discussion ensued and the following comments were noted:

- There is opportunity to defer a decision to a future meeting
- Reach out to Penelakut and encourage discussions
- Applicant wrote a letter requesting additional time
- There is opportunity for reconciliation to occur should the file remain open

**GL-2026-033**
**It was MOVED and SECONDED,**
that Galiano Island Local Trust Committee defer decision on application closure for GL-RZ-2014.1 until the November, 2026 Local Trust Committee meeting.

**CARRIED**

**GL-2026-034**
**It was MOVED and SECONDED,**
that Galiano Local Trust Committee request staff to communicate with the Penelakut Tribe regarding their opinion on the land transfer for GL-RZ-2014.1 and the Galiano Local Trust Committee motion to defer the decision until the November, 2026 Local Trust Committee meeting.

**CARRIED**

## 17. LOCAL TRUST COMMITTEE PROJECTS

### 17.1 Associated Islands Regulations Review Project – Staff Report

The Planner noted the report provides a detailed analysis on the Galiano Advisory Planning Commission's recommendations as part of the Associated Islands Regulations Review Project and options to proceed with bylaw readings. They reviewed each recommendation and provided context from staff perspective.

Discussion ensued and the following comments were noted:

- Staff had not heard a strong rationale to permit a 30 $m^2$ structure, which are essentially private decks built in the foreshore area
- If the Local Trust Committee requires more information before making further amendments, then second reading is not advised
- One can apply for a variance to make their structure legal
- The Bylaw Enforcement staff report notes Wise Island has a total of 6 open files related to structures within the setback to the sea
- Each case should be looked at individually as staff do not believe there can be strong rationale provided to build a structure illegally

**GL-2026-035**
**It was MOVED and SECONDED**,
that the Galiano Local Trust Committee Bylaw No. 300, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be amended by:

a. Adding a new subsection after Subsection 2.4 that reads:
"Part 17 – Interpretation, by adding the following new definition:
"dock" means a structure or set of structures, accessory to the residential or agricultural use of an upland lot, and may consist of a pier, ramp, and float, constructed on or over the water that is connected to the shore, and that is used for the purpose of mooring private boats and for providing pedestrian access to and from the moored boats."
b. Deleting the following from Section 2.1:
"Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 $m^2$" and replacing it with:
"On a lot not serviced by BC Hydro, a solar panel array not exceeding 4 metres in height and a total solar array surface of 10 $m^2$ for the purpose of supplying power to the lot on which the structure is located.

**CARRIED**

**GL-2026-036**
**It was MOVED and SECONDED**,
that the Galiano Island Local Trust Committee Bylaw No. 300, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be read a second time as amended.

**CARRIED**

**GL-2026-037**
**It was MOVED and SECONDED**,
that the Galiano Island Local Trust Committee Bylaw No. 300, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be read a third time.

**CARRIED**

**GL-2026-038**
**It was MOVED and SECONDED**,
that the Galiano Island Local Trust Committee proposed Bylaw No. 300 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

**CARRIED**

### 17.2 Proposed Official Community Plan Review Project – Staff Report

The Regional Planning Manager summarized the staff report which presents a draft business case for the allocation of funding and staff resources for the proposed Official Community Plan Review project to commence next fiscal year. They noted the work would spread over three years with the first year spent understanding the perspective and priorities of First Nations, and a Freshwater Footprint component would be undertaken as part of the project.

Discussion ensued and the following comments were noted:

- It is important to launch the project while staff capacity is available
- The Penelakut Nation will be involved in the process and when engagement plans are drafted appropriate funds need to be allocated
- There is no guarantee the Trust Policy Statement work will move forward and an Official Community Plan review should not be put on hold waiting for the Trust Policy Statement work to be done
- Community members do not need permission from the Local Trust Committee to form a committee to provide feedback and input into the process

**GL-2026-039**
**It was MOVED and SECONDED**,
that Galiano Island Local Trust Committee amend the Galiano Official Community Plan Review project business case by amending First Nations capacity funding from $10000 to $35000 for fiscal year 2027/28

**CARRIED**

**GL-2026-040**
**It was MOVED and SECONDED**,
that Galiano Island Local Trust Committee endorse the attached business case as amended for the Official Community Plan Review Project and that staff forward the business case to the relevant committees and to Trust Council.

**CARRIED**

**18. REPORTS**

**18.1 Work Program Reports**

18.1.1 Active Projects Report Dated Aug 2026

Received for information.

18.1.2 Future Projects Report Dated Aug 2026

Received for information.

**18.2 Applications Report Dated Aug 2026**

Received for information.

**18.3 Trustee and Local Expense Report Dated June 2026**

Received for information.

**18.4 Adopted Policies and Standing Resolutions**

Received for information.

**18.5 Local Trust Committee Webpage - None**

**18.6 Islands Trust Conservancy Report**

Islands Trust Conservancy Board Chair Gauvreau provided a verbal report and noted the Provincial appointees to the Board have been reappointed.

**19. NEW BUSINESS - None**

**20. UPCOMING MEETINGS**

**20.1 Next Regular Meeting Scheduled for November 17, 2026, Electronic Meeting**

**21. PUBLIC PARTICIPATION PERIOD**

Members of the public spoke to the Crystal Mountain application and stated the following:

- If the application was closed, the current use would be subject to bylaw enforcement, but there are other properties that do not have applications and are not under bylaw enforcement; why would there be bylaw enforcement on one property and not another? Why are bylaws not being enforced?
    - Crystal Mountain has an open application and during an application process bylaw enforcement is put in abeyance, if the file is closed bylaw enforcement would be notified and would resume enforcement.

- It is bothersome that lack of compliance continues for a long time while an open application is delayed and this creates dissonance in the community

Members of the public provided the following comments about the Official Community Plan Review:

- It appears as if this is a staff driven process and not a community driven process and it is critical community is involved and that Penelakut Tribes are at the table throughout the process and not just consulted on certain components
- The last Official Community Plan Review was led by the Local Trust Committee and it remains important that the Local Trust Committee lead a future project
- The Trustees need to indicate that public involvement is wanted
- The Official Community Plan requires significant updating and when a new one is created it might not be amended for a number of years, community minds need to come together to create something that will be enduring

Cowichan Tribes provided a response to the Associated Islands project, were they satisfied with their concerns being addressed?

The Planner replied Cowichan Tribes were satisfied and correspondence regarding the project is attached to the staff report

The Advisory Planning Commission and Local Trust Committee were not provided with information regarding cumulative environmental impacts of what was being considered in regard to the Associated Island referral. This created a deficiency in the process and how the Advisory Planning Commission was asked to consider the matter. Referrals to the Advisory Planning Commission need to be more thoughtfully considered.

The Local Trust Committee was the only one that did not provide a response regarding the Trust Policy Statement referral even though a lot of feedback was provided.

Islands Trust was a different organization when the speaker was a trustee and it is the speaker's opinion that trustees rubber stamp everything.

**22. CLOSED MEETING - None**

**23. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:02 p.m.

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**Tim Peterson, Chair**

**Certified Correct:**

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**Lisa Millard, Meeting Administrator/Recorder**

Islands Trust

Print Date: Nov 3, 2026

# Resolution Report

## Galiano Island LTC

| Meeting Date | Resolution | Added By | Classification | Action |
|---|---|---|---|---|
| 29-Sep-2026 | GL-2026-008<br>**To adopt Bylaw No. 300**<br>**Item Description:** To Adopt Bylaw No. 300<br>That Galiano Island Local Trust Committee Bylaw No. 300, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be adopted.<br>Galiano Island LTC | **Unknown user** | Resolution Without Meeting | **Carried** |
| 21-Sep-2026 | GL-2026-007<br>**To adopt Operating Budge 27-28**<br>**Item Description:** To Adopt Operating 2027/28 Budget<br>That the Galiano Island Local Trust Committee submit the proposed draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.<br>Galiano Island LTC | **Unknown user** | Resolution Without Meeting | **Carried** |
| 08-Sep-2026 | GL-2026-006<br>**To adopt August 25, 2026 Minutes**<br>**Item Description:** To adopt August 25, 2026 Minutes<br>That the Galiano Island Local Trust Committee regular business meeting minutes of August 25, 2026 be adopted as presented.<br>Galiano Island LTC | **Unknown user** | Resolution Without Meeting | **Carried** |

| Meeting Date | Resolution | Added By | Classification | Action |
|---|---|---|---|---|
| 03-Sep-2026 | GL-2026-005<br>**To adopt Bylaw No. 297**<br><br>**Item Description:** To adopt Bylaw No. 297<br><br>That Galiano Island Local Trust Committee Bylaw No. 297, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024, be adopted.<br><br>Galiano Island LTC | **Unknown user** | Resolution Without Meeting | **Carried** |

Print Date: Nov 10, 2026

# Follow Up Action Report

## Galiano Island LTC

| Dates | Activity | Responsibility | Progress / Status |
|---|---|---|---|
| **Meeting:** 25-Aug-2026<br>**Target:** 11-Sep-2026 | **2026-08-25 – FUAL #21357**<br><br>17.1 Associated Island Regulations Review Project<br><br>1. Amendments made to Bylaw No. 300 (changed Subsection 2.4) and added definition for a dock. DONE<br><br>2. Bylaw given second reading (as amended) and third reading. Staff to update bylaw with reading dates and post to webpage. DONE<br><br>3. Staff to forward Bylaw No. 300 to EC for consideration of approval. (DONE) | Unassigned | **100%**<br>**Completed** |
| **Meeting:** 25-Aug-2026<br>**Target:** 25-Sep-2026 | **2026-08-25 – FUAL #21358**<br><br>19.1 GL OCP Business Case<br><br>1. GL LTC increased allocated for FN capacity funding from $10,000 to $35,000 for 2027/2028 fiscal.<br><br>2. GL LTC endorsed OCP Business Case as amended. | Unassigned | **0%**<br>**In Progress** |
| **Meeting:** 25-Aug-2026<br>**Target:** 23-Oct-2026 | **2026-08-25 – FUAL #21356**<br><br>16.1 GL-RZ-2014.1 Crystal Mountain Society<br><br>1. LTC deferred decision on file closure until the November 2026 LTC meeting. Staff to bring back staff report with any updates.<br><br>2. Staff to contact Penelakut Tribe to determine if they are still interested in the land transfer for this application and that the LTC is considering closing the application file in November 2026. | Unassigned | **0%**<br>**In Progress** |

| Dates | Activity | Responsibility | Progress / Status |
|---|---|---|---|
| **Meeting:** 25-Aug-2026<br>**Target:** 15-Jan-2027 | **2026-08-25 – FUAL #21355**<br><br>Staff to set up meeting with Penelakut Chief, Council and staff and the Galiano LTC for January/February 2027 to provide updates to Penelakut Tribe regarding current applications and projects. | Unassigned | **0%**<br>**In Progress** |
| **Meeting:** 25-Aug-2026<br>**Target:** 04-Sep-2026 | **2026-08-25 – FUAL #21341**<br><br>11.1 GL LTC minutes of June 9, 2026 adopted as is. One small change (Rojer to Roger) to PH record for Bylaw No. 297. | Unassigned | **100%**<br>**Completed** |
| **Meeting:** 09-Jun-2026<br>**Target:** - | **2026-06-09 – FUAL #21183**<br><br>16.7 GL-SUB-2023.2 (Hayes) - Covenant Discharge<br><br>Staff to ensure that the discharge of Section 219 covenant CB2533501 from 'Lot A, Plan 50163' is completed by the Chair of the Galiano Island Local Trust Committee signing the discharge of the covenant. | Unassigned | **100%**<br>**Completed** |
| **Meeting:** 10-Feb-2026<br>**Target:** 28-Aug-2026 | **2026-02-10 – FUAL #20874**<br><br>16.2 GL-RZ-2023.2 - Bylaws 294 and 295<br><br>1. Bylaw No. 294 was given third reading and amended. Staff to amend bylaw (DONE), update reading date and post to website. (DONE)<br><br>2. Bylaw No. 295 given third reading as amended. Staff to amend bylaw (DONE), update reading date and post to website. (DONE)<br><br>3. Bylaws to be forwarded to EC for approval. (DONE)<br><br>4. Bylaw No. 292 to be forwarded to the Minister for approval. (DONE)<br><br>5. Staff to work with the CRD and applicant on a draft SROW for emergency access. | Unassigned | **0%**<br>**In Progress** |
| **Meeting:** 14-Oct-2025<br>**Target:** 30-Jan-2026 | **2025-10-14 – FUAL #20643**<br><br>14.2 LTC request staff to contact the Galiano Island Parks and Recreation Commission for feedback on standing resolution on 2009-085. | Unassigned | **0%**<br>**In Progress** |

| Dates | Activity | Responsibility | Progress / Status |
|---|---|---|---|
| **Meeting:** 09-Sep-2025<br>**Target:** 28-Nov-2025 | **2025-09-09 – FUAL #20557**<br><br>16.5 GL-PL-DVP-2025-0264 - application deferred until issuance of provincial archaeological process is complete. | Unassigned | **0%**<br>**In Progress** |

Islands Trust

# MEMORANDUM

File No.: N/A

| | |
|---|---|
| DATE OF MEETING: | November 17, 2026 |
| TO: | Galiano Island Local Trust Committee |
| FROM: | Brad Smith, Island Planner<br>Southern Team |
| COPY: | Mary Storzer, Regional Planning Manager (South) |
| SUBJECT: | Galiano Island Local Trust Committee Orientation |

**PURPOSE**

This report provides a summary of the two main types of business of Local Trust Committees (LTCs):

- Its "Work Program" - composed of "active projects" and "future projects" (as currently identified), either of which can be a minor or a major project (Note: while referred to as Work Program, for many LTCs, this may form the least of their work).
- Its "Current Development Applications" underway (Note: these often form the bulk of work done by an LTC over their term).

**DISCUSSION**

**Work Program**

There are two components to the Local Trust Committee's initiated Work Program: Active Projects and Future Projects. These active and future projects can be either Major projects or Minor projects and this distinction is important (and will be explained below).

**Active Projects**

These are the current active planning projects that have been requested by the LTC and have been resourced (or are being requested to be resourced for 2027-28 as part of the Trust Council budget process). At each meeting, you will see that these are tracked in a report included in each agenda package.

| Project | Summary | Minor/Major | Current Status | Comments |
|---|---|---|---|---|
| ***Groundwater Sustainability*** | Update (Dec 2025): Bylaw No. 283 and 284 have been adopted. Final stage of the project is to update the Galiano LTC DAI Bylaw No. 148 | Minor | Completed | Staff recommend the LTC remove this project from the Active Project List as the project is now complete (Bylaw No. 283 & 284 are adopted). Any |

| | | | | |
|---|---|---|---|---|
| | | | | updates required to the DAI Bylaw may be incorporated into the future OCP Review Project. |
| ***Associated Islands Regulations Review*** | To review and amend regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 applicable to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA) | Minor | Completed | Staff recommend the LTC remove this project from the Active Project List as this project is complete (Bylaw No. 300 is adopted). |

As the two projects currently listed on the Active Project List are complete, staff are recommending the Galiano Island LTC add the "OCP-LUB Update Project" to the Active Project List. The purpose of this future project is to review and update the Galiano Island OCP as well as updating the Land Use Bylaw and any other associated administrative bylaws.

The project will start in April 2027 if the budget is approved for 2027-2028 fiscal by Trust Council. The LTC passed the following resolutions in relation to the future OCP Review Project at their August 25, 2026 meeting:

> **GL-2026-039**
> **It was MOVED and SECONDED**,
> that Galiano Island Local Trust Committee amend the Galiano Official Community Plan Review project business case by amending First Nations capacity funding from $10000 to $35000 for fiscal year 2027/28
> **CARRIED**
>
> **GL-2026-040**
> **It was MOVED and SECONDED**,
> that Galiano Island Local Trust Committee endorse the attached business case as amended for the Official Community Plan Review Project and that staff forward the business case to the relevant committees and to Trust Council.
>
> **CARRIED**

The project's business case summarizes the project work over the next three fiscal years as follows:

- Fiscal year 2027-28: Groundwork (First Nations Relations, Data/Analysis)
  - First Nations Interests framework with First Nations
  - Freshwater Footprint Yr 1 – Technical Assessment
- Fiscal year 2028-29: OCP Visioning and Drafting
  - Community Engagement and Communications includes: Project Launch and Awareness; targeted public engagement; draft policy engagement
  - Data/Analysis to support policy drafting
  - Drafting of policies and legal review
  - Freshwater Footprint Yr 2 – User Survey
  - Archaeological Overview Assessment
- Fiscal Year 2029-30: OCP Finalizing and LUB

- Community Engagement and Communications includes: bylaw public review; public hearing and adoption
- Drafting of bylaws and legal review

Anticipated completion date: March 31, 2030.

**Future Projects**

As land use or planning-related issues are identified, an LTC can add potential projects (via resolution) to the 'Future Projects' list. Likewise, the LTC can and should review the Future Projects List and remove any initiatives it considers out-of-date or that are no longer supported. Like Active Projects, these are tracked in a report included in each LTC meeting agenda package. The following table summarizes the items currently identified on the Future Projects List:

| Date Added | Project | Summary | Minor or Major | Comments |
|---|---|---|---|---|
| February 4, 2019 | ***Coastal Douglas-Fir Protection*** | Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands<br>Trust Tool Kit (2018)' and provide recommendations from toolkit.<br>- LPC is intending to develop a model bylaw in 2021-22.<br>Include review the Contiguous Forest Mapping in the Islands Trust Area Report. | Minor | The Local Planning Committee [now called the Regional Planning (Major Projects) Team] developed the CDF tool kit for protection of the sensitive ecosystem. The tool kit includes a number of recommendations that the LTC could implement; most specifically amendments to the OCP. Some of these recommendations could be incorporated into the future OCP Review Project. |
| April 2, 2019 | ***Emergency Access Planning*** | Follow-up from CRD emergency planning process - include consideration of developing driveway guidelines for emergency access within land use bylaw. | Minor | Staff recommend removing this from the Future Project List as this may be addressed as part of the OCP Review project. In addition, emergency planning is within the jurisdiction of the Capital Regional District. |
| March 2, 2020 | ***Review of Road Network Plan*** | Review of Road Network Plan - include December 11th APC memo in review process - meet with MOTI. | Minor | Staff recommend removing this from the Future Project List as this may be addressed as part of the OCP Review project. In addition, road network planning is within the jurisdiction of the Ministry of Transportation and Transit. |
| June 1, 2021 | ***Review of LUB tiny home/trailer regulations, maximum house sizes and lot coverage*** | N/A | Minor | The LTC may wish to retain this item on the Future Project List, although housing regulations may be able to be incorporated into the OCP Review Project. |

| | | | | |
|---|---|---|---|---|
| September 6, 2022 | ***Shoreline model protection bylaw*** | Review APC report in consideration of development of shoreline model protection bylaw. | Minor | This project is less of a priority as the Galiano OCP currently contains a Shoreline & Marine Development Permit Area to protect sensitive shoreline ecosystems. In addition, the Land Use Bylaw established a setback to the natural boundary of the sea. As part of the OCP Review project, the DPA and setbacks may be reviewed and updated to reflect provincial guidelines and policies. |
| September 5, 2025 | ***Target OCP Review*** | To include updates to Riparian DPA | Major | This should be removed from the Future Project List. The OCP Review Project is no longer a "targeted" review, but a full review of the OCP. |

**Major and Minor Project Criteria**

Understanding what constitutes a minor project and a major project is important for an LTC, as approvals for these projects and resourcing for each is distinct.

***Major projects*** are:

- Comprehensive OCP and LUB reviews (done concurrently) that produce:
  - Fully amended OCP and LUB bylaws that include:
    - Required legislative updates
    - Necessary technical amendments including for best practices in planning
    - Content updates based on community interests, needs and input
  - Best practice policy/process/strategies on one or more strategic area of focus, past examples of this type of work (that previously were done as a separate project) are the Housing Strategic Action Plan and the Freshwater Sustainability Strategy.

This work helps to meet the Islands Trusts' Best Management Practices for Delivery of Local Planning Services to Local Trust Committees (Policy 5.9.1) with the goal of having all OCPs across the federation updated by 2036 and ongoing. These comprehensive OCP and LUB updates take approximately 3 years to complete and a budget of approximately $200,000. Resources for major projects are limited and funding must be approved (through business cases which must be applied for/submitted each year) by Trust Council.

***Minor projects***:

- Cost less than $5,000 (estimated average cost for one newspaper print notification, one public hearing, and one non-complex legal review of a draft bylaw) and are relatively limited in scope, taking under 18 months to complete,
  - e.g., hosting an event, drafting a discussion paper, or drafting minor amendments to a specific section in a land use bylaw or an Official Community Plan. Trust Council has also approved the Housing Options Toolkit (as part of the Housing Strategic Action Plan) which was developed

such that LTCs could amend LUBs to address the housing crisis via a minor project - without having to wait for major project funding approval.

- Funds are drawn from a standing budget and approved for issuance by the Director of Planning Services.
- In approving the issuance of funding for this work, the Director evaluates staff availability (typically the 'assigned Island Planner to the LTC'), and whether the project meets the Minor Project Initiation Criteria (see attachment 1). As per Trust Council Policy 5.9.1, an LTC can have only one active minor project at any one time although Salt Spring Island Local Trust Committee can have up to three total active projects.

**Current Development Applications**

Staff process an average 530 applications and referrals a year Trust-wide. Complex applications are generally managed by the same (senior) planner (usually an Island Planner) who manages minor LTC projects, and overseen by the Regional Planning Manager of that geographic region. Regular applications are handled by a range of junior to senior planners. Last term, planning staff received and completed (note: completed shown only for 2025) Galiano Island LTC related referrals and applications:

Planning Applications Received per Year - GL-LTC

| | 2021 | 2022 | 2023 | 2024 | 2025 | Total | AVG |
|---|---|---|---|---|---|---|---|
| Agricultural Land Reserve | 1 | 0 | 1 | 0 | 0 | 2 | 0 |
| Board of Variance | 4 | 0 | 0 | 1 | 1 | 6 | 1 |
| Building Permit | 35 | 21 | 8 | 27 | 19 | 110 | 22 |
| Crown Lease Referral | 5 | 2 | 0 | 1 | 2 | 10 | 2 |
| Development Permit | 5 | 5 | 6 | 8 | 5 | 29 | 6 |
| Development Variance Permit | 11 | 6 | 6 | 1 | 3 | 27 | 5 |
| Rezoning | 2 | 2 | 3 | 1 | 0 | 8 | 2 |
| Subdivision | 1 | 1 | 2 | 1 | 1 | 6 | 1 |
| Temporary Use Permit | 1 | 1 | 3 | 0 | 3 | 8 | 2 |
| Total | 65 | 38 | 29 | 40 | 34 | 206 | 41 |

Summary reports with the current status of all applications are provided in each LTC meeting agenda package (and are generated through our internal CityView applications portal). In addition, as a regular course of business, staff reports on the specific development applications will be provided in agendas when an LTC decision or direction is required. These staff reports provide the details needed for decision making on the file, including links to any previous materials that are relevant for the decision (as some of the files have a long history).

The only current rezoning application is Crystal Mountain GL-RZ-2014.1. The LTC recently directed staff to re-engage with Penelakut First Nation regarding a potential land transfer. Staff have met with the referral coordinator of the Penelaktut First Nation to discuss the application and are awaiting a formal response.

While a rezoning application has not been submitted yet, staff are in discussion with the owner of District Lots 21, 22 and 49 regarding a potential land transfer to the Penelakut First Nation (DL 21) and the Galiano Island Conservancy (DL 22) in exchange for permitting visitor accommodation use on DL 49.

**Standing Policies and Resolutions**

The LTC has, over the years, adopted a number of policies in the form of standing resolutions. These resolutions direct how staff act in certain instances, and can provide guidance to the LTC itself. A report of standing resolutions is included in each Agenda and the LTC should review these policies early in the term and considering rescinding outdated policies.

**Other Items**

There may be regional committees that may be available for you to join. Your LTC will be informed by staff of opportunities (if forthcoming), and these are the ones that are known currently for your LTC:

- Southern Gulf Island Forum (however, please note as Financial Planning Committee has recommended that it not be funded in fiscal 2027-28 and Islands Trust is the only source of funding).

**NEXT STEPS**

The Local Trust Committee should review its 'Work Program' and prepare to ask for more information and/or provide direction for any changes to the Active and Future Projects at the next meeting.

Staff will present staff reports and/or memorandums to future local trust committee meetings as updates become available, milestones are achieved, or decisions are required.

| | | |
|---|---|---|
| Submitted By: | Brad Smith, Island Planner | November 9, 2026 |
| Concurrence: | Mary Storzer, Regional Planning Manager | November 9, 2026 |

**ATTACHMENTS**

1. Minor Project Initiation Criteria

**Attachment 1: Minor Project Initiation Criteria**

The Director should assess proposed new Minor Projects, and on-going Minor Projects that are extending into a new fiscal year, based on the following criteria:

4.1 The project should not be contrary to any Trust Council policy or resolution;

4.2 The project would be expected to result in minor amendments to an OCP, LUB, or administrative Bylaws, but usually contained to one bylaw;

4.3 There are adequate staff resources available to support the project;

4.4 The project should reasonably be expected to be substantially completed within one fiscal year (or 12 months) but up to 18 months;

4.5 Costs should not be expected to exceed the maximum amount identified in policy, i.e. less than $5,000;

4.6 Community engagement should not be proposed or anticipated to exceed that typical for a minor project (e.g. only one of the following: notification, Community Information Meeting, Public Hearing);

4.7 Work on an on-going Minor Project in the same local trust area has been completed, i.e. only one minor project should be underway in each local trust area at one time;

4.8 The project should address issues within the jurisdiction of the LTC and should not be intended to solely result in advocacy actions or policies (those are activities of Trust Area Services);

4.9 Amendments to administrative bylaws should be initiated or supported by Legislative and Information Services, be Trust-wide, and should not be considered for a local trust committee Minor Project unless drafting administrative bylaws implementing recent major OCP or LUB updates (e.g. DAI bylaw, Fees Bylaw);

4.10 Minor projects should not be relationship building initiatives, communications or educational initiatives, applications for a grant, or mapping products not related to bylaw amendments.

4.11 The project should not be substantively similar to a project already undertaken by the LTC in the current or previous term;

4.12 The project should not be a bylaw enforcement policy or initiative, these should be supported by Bylaw Compliance and Enforcement;

4.13 The project should not be an amendment for an individual property, these should be considered by application, including by sponsorship where appropriate;

4.14 The project should address one or more of the following, but only in so far as it is using existing data, methodologies and guidelines (if new ones are being created – this would belong within a major project):

4.14.1 A strategic plan priority (e.g. ecosystem protection, housing, reconciliation);

4.14.2 A broad land use issue that is not included, or not adequately addressed, in current bylaws (e.g. vacation rentals, a new provincial statutory requirement, implementation of Policy Statement directives);

4.14.3 Implementation of OCP policies through land use bylaw amendments, particularly for a recently completed Major Project;

4.14.4 A technical review or update that would address errors or omissions in the bylaw or changes to land tenure (e.g. new parkland);

4.14.5 A review of policies and regulations for a specific area (e.g. a village plan);

4.14.6 A review of policies and regulations for a specific land use (e.g. agriculture, home occupations);

4.14.7 A review of an out-of-date associated islands bylaw;

4.14.8 Implementation of model policies, toolkits, or regulations (e.g. new DPA, new subdivision regulations, TUP guidelines, DAI bylaw), (however, the models themselves would have been developed under the major project work).

4.15 The Director may consider not approving additional funding and resource allocation for on-going minor projects in the following circumstances:

4.15.1 Little substantive progress has been made and the project has substantively exceeded the timeline;

4.15.2 The scope of the project has expanded or altered substantially;

4.15.3 No significant or meaningful bylaw amendments are being considered;

4.16 Where the scope or timeline of an on-going Minor Project has exceeded that originally approved, the Director may recommend that a local trust committee submit a business case for a Major Project to complete the work.

# Galiano Local Trust Committee
# Open Applications
# Report

Print Date: November 10, 2026

Item 15.2

## Development Permit

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| GL-DP-2023.6 | Brian Gaudet | 9/14/2023 | 1656 STICKS ALLISON RD, GALIAN | 1656 sticks Allison Rd- Application for a tree cutting DP for restoration |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Bruce Belcher | Waiting for Submittals | Verify Submittal / Fees |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| PLDP20250266 | Chad Brealey | 7/10/2025 | 121 ARBUTUS POINT RD, GALIANO | Application for a delegated DP for Shoreline Stabilization |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Bruce Belcher | Under Review | Add Optional Referrals |

## Development Variance Permit

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| PLDVP20250264 | Chad Brealey | 7/7/2025 | 121 ARBUTUS POINT RD, GALIANO | Variance application for shoreline stabilization structures |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Bruce Belcher | Local Trust Committee | Email Applicant of LTC Meeting |

## Rezoning

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| GL-RZ-2023.2 | Flemming Larsen | 4/26/2023 | 5500 BODEGA BEACH DR, GALIAN | DL 85 - 5500 BODEGA BEACH DR: Application for rezoning from F1 |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Kim Stockdill | Local Trust Committee | Send to Minister (If OCP Bylaw) |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| GL-RZ-2021.2 | CORINNE A MATHE | 8/16/2021 | 0 COOK RD, GALIANO, BC V0N 1P | DL 86 - COOK RD - application for rezoning to emend the OCP and LUB to permit a rezoning from F1 to create an F3 zoned parcel, two 2.0 hectare Rural Residential-zoned parcels, and 12+ ha of parkland and road dedication. |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Kim Stockdill | Local Trust Committee | Send to Minister (If OCP Bylaw) |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| GL-RZ-2020.1 | Fred King | 10/27/2020 | 0 PORLIER PASS RD, GALIANO, B | 51 Galiano Way - Application for rezoning from F1 to F3 - Bylaw 279 (LUB) |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Kim Stockdill | Local Trust Committee | Verify Final Review Status |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| GL-RZ-2014.1 | CRYSTAL MOUNTA | 10/28/2014 | 0 PORLIER PASS RD, GALIANO, B | 20300 PORLIER PASS RD: Application for rezoning to amend the OCP and LUB to allow for a Forest Retreat Centre - Bylaws 256 (OCP) and 257 (LUB) |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Brad Smith | In Abeyance | Email Applicant of LTC Meeting |

## Subdivision

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| PLSUB20260286 | Tahirih Rockafella | 6/30/2026 | 267 PORLIER PASS RD, GALIANO | A referral of a subdivision application for 2 lots. |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Brad Smith | Under Review | Add Optional Referrals |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| PLSUB20260157 | Flemming Larsen | 4/16/2026 | 5500 BODEGA BEACH DR, GALIAN | A referral of a subdivision application for 8 lots. |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Kim Stockdill | Under Review | Generate Complete Application Letter |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| PLSUB20260129 | Corinne Ann Mathes | 3/24/2026 | 0 COOK RD, GALIANO, BC V0N 1P | A referral of a subdivision application for 5 lots. |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Kim Stockdill | Under Review | Generate Complete Application Letter |

| Application Number | Applicant Name | Date Received | Address | Purpose |
|---|---|---|---|---|
| GL-SUB-2024.1 | Danica Berginc | 4/4/2024 | 771 GEORGESON BAY RD, GALIA | BERGNIC - 771 GEORGESON BAY RD/1153 GEORGESON BAY RD: Referral of a boundary adjustment subdivision application. |

| Planner | Status | Most Recent Completed Activity |
|---|---|---|
| Bruce Belcher | In Abeyance | Record and File PLR |

Print Date: November 10, 2026

# Standing Resolutions Log

## Galiano Island

| Resolution Number | Action | Date |
|---|---|---|
| **2025-074 (Standing)** | **Carried** | **09-Sep-2025** |
| **Signing Authority**<br>that Galiano Island Local Trust Committee adopt the following standing resolution: "That the Chair or the person designated to act in the Chair's absence is authorized to sign documents on behalf of the Local Trust Committee." | | |
| **2023-015 (Standing)** | **Carried** | **14-Mar-2023** |
| **First Nations Reconciliation**<br>That the Galiano Island Local Trust Committee seek to engage in reconciliation with local First Nations, governments and island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, the United Nations Declaration on Rights of Indigenous Peoples, draft principles that guide the Province of British Columbia's relationship with Indigenous Peoples and Islands Trust First Nations engagement principles. The Galiano Island Local Trust Committee endeavour to:<br>a. Annually write a letter to all First Nations knowledge holders introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities;<br>b. For various Local Trust Committee meetings, invite local First Nations and knowledge holders to attend meetings, as well as provide a traditional welcome to the Territory if they would like;<br>c. Work with Local First Nations Governments and knowledge holders on cooperative initiatives, including but not limited to, language, place names, territorial acknowledgements and community education on Coast Salish and local First Nations cultural heritage and history;<br>d. Work with Local First Nation Governments and knowledge holders on engagement principles for inclusive land use, marine use and climate change planning advocacy, protection and stewardship and knowledge and information sharing protocols; and<br>e. Establish and maintain government to government dialogue with Local First Nations and knowledge holders now and into the future based on respect and recognition of Aboriginal Rights and Titles, Treaty Rights, and First Nations Traditional Territories within the Islands Trust Area. | | |

Islands Trust

## Standing Resolutions Log

## Galiano Island

| Resolution Number | Action | Date |
|---|---|---|
| **2020-042 (Standing)** | **Carried** | **08-Sep-2020** |
| **Use of Development Permits for Variances**<br>That the Galiano Island Local Trust Committee request that development permit applications where a variance is requested be processed as a combined application with both a development permit and a development variance permit. | | |
| **2020-041 (Standing)** | **Carried** | **06-Jul-2020** |
| **Unlawful Land Uses and Planning Applications**<br>that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:<br>a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased.<br>b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease.<br>c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue.<br>d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application. | | |

Islands Trust

## Standing Resolutions Log

## Galiano Island

| Resolution Number | Action | Date |
|---|---|---|
| **2020-013 (Standing)** | **Carried** | **03-Feb-2020** |
| **Advisory Planning Commission**<br>that the Galiano Island Local Trust Committee request that prior to expiration of Advisory Planning Commission members terms of office, staff write to commissioners asking if they wish to be reappointed and also advertise for expressions of interest for new commissioners. | | |
| **2019-014 (Standing)** | **Carried** | **04-Mar-2019** |
| **13.1 Cannabis Retail - Staff Report**<br>that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications:<br>- Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee.<br>- The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.<br>- The public consultation process shall be determined by the local trust committee after initial review of the proposal.<br>- However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:<br>o Name of the applicant and a description of the proposal in general terms<br>o The location of the proposed establishment and the subject site<br>o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.<br>o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application<br>o How public comments may be submitted to the local trust committee. | | |
| **2018-064 (Standing)** | **Carried** | **04-Jun-2018** |
| **11.1 Telecommunication Strategy Project - Staff Report**<br>that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016 | | |

Islands Trust

## Standing Resolutions Log

## Galiano Island

| Resolution Number | Action | Date |
|---|---|---|
| **2014-029 (Standing)** | **Carried** | **07-Apr-2014** |
| **Community Wells as a Community Benefit**<br>That the Galiano Island Local Trust Committee will consider as a community benefit for all rezoning applications where there is an increase in density, the establishment of an instrumented observation well. | | |
| **2014-000 (Standing)** | **Carried** | **03-Feb-2014** |
| On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist:<br>1. There have been significant delays or longer than typical timelines in the enforcement process<br>2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement<br>3. Litigation has been recommended<br>4. Legal counsel has been involved (beyond providing a basic interpretation)<br>5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.)<br>6. There has been, or is an expectation of, joint enforcement with other jurisdictions<br>7. There is potential for impact on other related enforcement files. | | |
| **2011-205 (Standing)** | **Carried** | **17-Oct-2011** |
| **Special Occasion Liquor Licenses**<br>That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years , staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration. | | |

Islands Trust

## Standing Resolutions Log

## Galiano Island

| Resolution Number | Action | Date |
|---|---|---|
| **2010-115 (Standing)** | **Carried** | **18-Oct-2010** |
| **Publishing Notices beyond legal requirements**<br>That the Galiano Island Local Trust Committee will advertise Public Hearing Notices in the Active Page Magazine in addition to the legally required advertising in the Driftwood Newspaper. | | |
| **2009-085 (Standing)** | **Carried** | **11-May-2009** |
| **Parks Commission Referral**<br>That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment | | |

# *Islands Trust*

LTC EXP SUMMARY REPORT F2027

Invoices posted to Month ending September 2026

Item 15.4

| 625 Galiano | Invoices posted to Month ending September 2026 | Budget | Spent | Balance |
|---|---|---|---|---|
| 65000-625 | LTC "Trustee Expenses" | 700.00 | 0.00 | 700.00 |
| LTC Local | | | | |
| 65050-625 | LTC "Executive Expense on LTC's" | 4,440.00 | 1,236.54 | 3,203.46 |
| 65200-625 | LTC - Local Exp - LTC Meeting Expenses | 4,470.00 | 591.99 | 3,878.01 |
| 65210-625 | LTC - Local Exp - APC Meeting Expenses | 0.00 | 625.65 | -625.65 |
| 65220-625 | LTC - Local Exp - Communications | 2,650.00 | 1,267.26 | 1,382.74 |
| TOTAL LTC Local Expense | | 11,560.00 | 3,721.44 | 7,838.56 |
| Projects | | | | |
| 73001-625-4144 | Galiano Small Islands LUB update | 2,000.00 | 0.00 | 2,000.00 |
| TOTAL Project Expenses | | 2,000.00 | 0.00 | 2,000.00 |

# Active Projects Report

## Galiano Island

| 1. *Minor Project - Groundwater Sustainability* | Responsible | Dates |
|---|---|---|
| **Activity:**<br>Update (Dec 2025): Bylaw No. 283 and 284 have been adopted. Final stage of the project is to update the Galiano LTC DAI Bylaw No. 148 | Kim Stockdill | Rec'd: 02-Apr-2019<br>Target: 31-Mar-2026 |

| 1. *Associated Islands Regulations Review* | Responsible | Dates |
|---|---|---|
| **Activity:**<br>To review and amend regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 applicable to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA). | Kim Stockdill | Rec'd: 11-Feb-2025<br>Target: 30-Oct-2026 |

# Future Projects Report

## Galiano Island

| 1. *Coastal Douglas-Fir Protection* | Responsible | Date Received |
|---|---|---|
| Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)' and provide recommendations from toolkit.<br>- LPC is intending to develop a model bylaw in 2021-22.<br>Include review the Contiguous Forest Mapping in the Islands Trust Area Report. | | 04-Feb-2019 |

| 2. *Emergency Access Planning* | Responsible | Date Received |
|---|---|---|
| Follow-up from CRD emergency planning process - include consideration of developing driveway guidelines for emergency access within land use bylaw | | 02-Apr-2019 |

| 3. *Review of Road Network Plan* | Responsible | Date Received |
|---|---|---|
| Review of Road Network Plan - include December 11th APC memo in review process - meet with MOTI | | 02-Mar-2020 |

| 4. *Review of LUB tiny home/trailer regulations, maximum house sizes and lot coverage* | Responsible | Date Received |
|---|---|---|
| | | 01-Jun-2021 |

| 5. *Shoreline model protection bylaw* | Responsible | Date Received |
|---|---|---|
| Review APC report in consideration of development of shoreline model protection bylaw | | 06-Sep-2022 |

# Future Projects Report

## Galiano Island

| 6. *Target OCP Reviw* | Responsible | Date Received |
|---|---|---|
| -Riparian DPA updates | | 09-Sep-2025 |