



# **Galiano Island Local Trust Committee**

## **Regular Meeting Agenda**

Date: December 12, 2023

Time: 1:00 pm

Location: Electronic Meeting

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|      |                                                                                |                   | <b>Pages</b> |
|------|--------------------------------------------------------------------------------|-------------------|--------------|
| 1.   | CALL TO ORDER                                                                  | 1:00 PM - 1:20 PM |              |
| 2.   | APPROVAL OF AGENDA                                                             |                   |              |
| 3.   | TRUSTEE REPORT                                                                 |                   |              |
| 4.   | CHAIR'S REPORT                                                                 |                   |              |
| 5.   | ELECTORAL AREA DIRECTOR'S REPORT                                               |                   |              |
| 6.   | FIRST NATION REPORT                                                            |                   |              |
| 7.   | TOWN HALL AND QUESTIONS                                                        | 1:20 PM - 1:50 PM |              |
| 8.   | COMMUNITY INFORMATION MEETING - None                                           |                   |              |
| 9.   | PUBLIC HEARING - None                                                          |                   |              |
| 10.  | MINUTES                                                                        | 1:50 PM - 2:00 PM |              |
| 10.1 | Local Trust Committee Minutes Dated November 14, 2023 (for Adoption)           |                   | 4 - 9        |
| 10.2 | Local Trust Committee Public Hearing Record of November 14, 2023 (for Receipt) |                   | 10 - 11      |
| 10.3 | Section 26 Resolutions Without Meeting Report Dated Dec 2023                   |                   | 12 - 12      |
| 10.4 | Advisory Planning Commission Minutes - None                                    |                   |              |
| 11.  | BUSINESS ARISING FROM MINUTES                                                  |                   |              |
| 11.1 | Follow-up Action List Dated Dec 2023                                           |                   | 13 - 15      |
| 12.  | DELEGATIONS                                                                    |                   |              |

**13. CORRESPONDENCE**

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

**14. MEETING BREAK - COMMUNITY UPDATE**

**15. APPLICATIONS AND REFERRALS** 2:00 PM - 2:40 PM

15.1 GL-RZ-2021.2 (Matheson-Bairstow) - Staff Report (attached) 16 - 20

15.2 GL-RZ-2023.2 (McElhanney) - Staff Report (attached) 21 - 33

**16. LOCAL TRUST COMMITTEE PROJECTS**

**17. REPORTS** 2:40 PM - 2:50 PM

**17.1 Work Program Reports (attached)**

17.1.1 Active Projects Report Dated Dec 2023 34 - 34

17.1.2 Future Projects Report Dated Dec 2023 35 - 36

**17.2 Applications Report Dated Dec 2023 (attached)** 37 - 41

**17.3 Trustee and Local Expense Report Dated Oct 2023 (attached)** 42 - 42

**17.4 Adopted Policies and Standing Resolutions (attached)** 43 - 47

**17.5 Local Trust Committee Webpage**

**17.6 Islands Trust Conservancy Report - None**

**18. NEW BUSINESS**

**19. UPCOMING MEETINGS**

19.1 Next Regular Meeting Scheduled for February 13, 2024 at the South Community Hall, Galiano Island

**20. TOWN HALL** 2:50 PM - 3:10 PM

**21. CLOSED MEETING (Distributed Under Separate Cover)**

**21.1 Motion to Close the Meeting**

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(f) for the purpose of considering:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

**21.2 Recall to Order**

**21.3 Rise and Report**

**22. ADJOURNMENT**

3:10 PM - 3:10 PM

## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** November 14, 2023  
**Location:** Galiano South Community Hall  
141 Sturdies Bay Road, Galiano Island, BC

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

**Staff Present:** Kim Stockdill, Island Planner

**Others Present:** Approximately twelve (12) members of the public were present.

### 1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 18.1 – Letter of Support

**By general consent**, the agenda was adopted as amended.

### 3. TRUSTEE REPORT

Trustee Mabberley commented on the celebration of life recently held for Rosemary Georgeson.

Trustee Gauvreau commented on recent work done to draft letters in response to the Provincial Government's Homes for People plan, and a recently held training session webinar for Trustees. She reminded islanders to take precautions to avoid spreading illnesses.

### 4. CHAIR'S REPORT

Chair Peterson commented on:

- Upcoming budget related discussions with the Financial Planning Committee in preparation for the December Trust Council
- A recently held meeting of the Governance Committee, which is working towards a new corporate planning process

- Housing legislation being drafted by the BC Government and how it will affect the Trust area

**5. ELECTORAL AREA DIRECTOR'S REPORT – none**

**6. FIRST NATION REPORT**

**7. TOWN HALL AND QUESTIONS**

Town hall was held and the following comments were made:

- Trustees were urged to focus on land use exemptions versus land user exemptions related to the Groundwater Sustainability Project
- The Galiano Parks and Recreation Commission is contacting the Ministry of Transportation and Infrastructure (MoTI) regarding the re-establishment of a safe pedestrian path to maintain continuity in the Sturdies Bay Trail
- Concern was expressed about safety issues created by bright headlights
- Concern was expressed about the faded road lines and Trustees were asked to request that MoTI have lines redrawn
- Support was expressed for the Galiano Affordable Living Initiative's application to the Community Housing Fund
- There should be more reporting about what goes on at Trust Council
- Trust Council is on the wrong track with its broad redefinition of 'unique amenities'

**8. COMMUNITY INFORMATION MEETING**

**8.1 GL-RZ-2022.2 (Hayes) - Proposed Bylaws 287 and 288**

Island Planner Stockdill reviewed GL-RZ-2022.2 (Hayes).

**9. PUBLIC HEARING**

**9.1 GL-RZ-2022.2 (Hayes) - Proposed Bylaws 287 and 288**

**9.1.1 Recess for Public Hearing**

The Galiano Local Trust Committee meeting closed at 1:24 p.m.

**9.1.2 Recall to order**

The Galiano Local Trust Committee meeting recalled at 1:31 p.m.

Public Hearing record under separate cover.

**10. MINUTES**

**10.1 Galiano Island Local Trust Committee Minutes Dated October 10, 2023 (for Adoption)**

**By general consent** the Galiano Island Local Trust Committee meeting minutes of October 10, 2023 were adopted.

**10.2 Section 26 Resolutions Without Meeting Report – None**

**10.3 Advisory Planning Commission Minutes – None**

**11. BUSINESS ARISING FROM MINUTES**

**11.1 Follow-up Action List Dated Nov 2023**

Received for information. Island Planner Stockdill noted that staff and Trustees have been invited to the Penelakut Council Meeting to be held either in late November or early December; she thanked those who helped facilitate the invitation.

**12. DELEGATIONS – None**

**13. CORRESPONDENCE**

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

**13.1 Cedar Moss Properties Limited re Safety on Sturdies Bay Road**

Discussion was held about how best to follow up with MoTI regarding safety concerns at the corner of Sturdies Bay Road and Murchison Cove. Trustee Mabberley noted he will inquire about the timeline to complete improvements in the area, and about repainting road lines.

**14. MEETING BREAK – COMMUNITY UPDATE**

**15. APPLICATIONS AND REFERRALS**

**15.1 GL-RZ-2022.2 (Hayes) - Proposed Bylaws 287 and 288 – Post Public Hearing Staff Report**

Island Planner Stockdill reviewed the legislative next steps regarding GL-RZ-2022.2 (Hayes) – post Public Hearing.

**GL-2023-57**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee Bylaw No. 287, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022” be read a second time.

**CARRIED**

**GL-2023-58**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee Bylaw No. 287, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022” be read a third time.

**CARRIED**

**GL-2023-59**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee Bylaw No. 288, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022” be read a second time.

**CARRIED**

**GL-2023-60**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee Bylaw No. 288, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022” be read a third time.

**CARRIED**

**GL-2023-61**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee proposed Bylaw Nos. 287 and No. 288 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

**CARRIED**

**GL-2023-62**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee proposed Bylaw No. 287 be forwarded to the Minister of Municipal Affairs for approval.

**CARRIED**

**16. LOCAL TRUST COMMITTEE PROJECTS**

**17. REPORTS**

**17.1 Work Program Reports**

**17.1.1 Active Projects Report Dated Nov 2023**

Received for information.

**17.1.2 Future Projects Report Dated Nov 2023**

Received for information.

**17.2 Applications Report Dated Nov 2023**

Received for information.

**17.3 Trustee and Local Expense Report – None**

**17.4 Adopted Policies and Standing Resolutions**

**17.5 Local Trust Committee Webpage**

**17.6 Islands Trust Conservancy Report – None**

## **18. NEW BUSINESS**

### **18.1 Letter of Support**

Trustee Gauvreau commented on the upcoming deadline to apply for BC Housing's Community Housing Fund.

#### **GL-2023-63**

##### **It was Moved and Seconded,**

that Galiano Island Local Trust Committee send a letter of support for the Galiano Affordable Living Initiative to be signed by the Local Trust Committee.

**CARRIED**

## **19. UPCOMING MEETINGS**

### **19.1 Next Regular Meeting Scheduled for December 12, 2023 at the South Community Hall, Galiano Island**

### **19.2 Draft 2024 LTC Meeting Schedule (for approval)**

Discussion was held and the following comments were made:

- Preference was expressed for holding meetings at the North Community Hall in the summer
- The location for the July 9 meeting should change to the North Community Hall
- The location for the October 8 meeting should change to the Lions Hall

#### **GL-2023-64**

##### **It was Moved and Seconded,**

that Galiano Island Local Trust Committee adopt the 2024 Local Trust Committee regular meeting schedule as proposed by staff.

**CARRIED**

## **20. TOWN HALL**

Town hall was held and the following comments were made:

- Comments were made that headlights will likely be a federal issue
- Transport Canada sets the national road safety standards, though the Province may have say in how they are applied in provincial jurisdictions
- Trustees were asked to reach out to MoTI about adding signage regarding high beams

**21. CLOSED MEETING (Distributed Under Separate Cover)**

**21.1 Motion to Close the Meeting**

**GL-2023-65**

**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) for the purpose of considering:

- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

AND that the recorder and staff attend the meeting.

**CARRIED**

**21.2 Recall to Order**

**21.3 Rise and Report**

**22. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:52 p.m.

\_\_\_\_\_  
Tim Peterson, Chair

Certified Correct:

\_\_\_\_\_  
Carly Bilney, Recorder

**Galiano Island Local Trust Committee  
Record of a Public Hearing  
Proposed Bylaws 287 and 288**

**Date:** November 14, 2023  
**Location:** Galiano South Community Hall  
141 Sturdies Bay Road, Galiano Island, BC

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

**Staff Present:** Kim Stockdill, Island Planner

**Others Present:** Approximately twelve (12) members of the public were present.

**9.1 GL-RZ-2022.2 (Hayes) - Proposed Bylaws 287 and 288**

Chair Peterson called the Public Hearing to order at 1:24 p.m. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations. He read a statement outlining the content, purpose, and process of the Public Hearing.

Island Planner Stockdill read a statement related to the purpose of proposed Bylaw Nos. 287 and 288 and their development to date.

The documents for review are in the public hearing binder and on the Islands Trust website. Written submissions must be submitted by the close of this hearing.

There were no submissions received. Chair Peterson gave a 3-minute period for each speaker attending in-person today. Galiano Island Local Trust Committee Proposed Bylaw No. 287 – cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2022” and Proposed Bylaw No. 288 – cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 2, 2022” public hearing is now open. It may be adjourned and reconvened.

Chair Peterson called three times for speakers.

The Chair explained that legislatively, the LTC cannot hear new information about this application following the public hearing.

There being no new further submissions, Chair Peterson closed the Public Hearing at 1:31 p.m.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS  
RESPECTING THE MEETING HELD.**

\_\_\_\_\_  
**RECORDER**

\_\_\_\_\_  
**DATE**



## Resolutions Without Meetings Log

### Galiano Island

| Resolution Number                                                                                                                    | Action         | Date               |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| <b>2023-001</b>                                                                                                                      | <b>Carried</b> | <b>01-Dec-2023</b> |
| <b>December 12, 2023 Meeting</b>                                                                                                     |                |                    |
| That the Galiano Island Local Trust Committee direct staff to change the December 12, 2023 regular meeting to an electronic meeting. |                |                    |

## Follow Up Action Report

### Galiano Island

#### 14-Mar-2023

| Activity                                                                                                   | Responsibility | Dates               | Status      |
|------------------------------------------------------------------------------------------------------------|----------------|---------------------|-------------|
| 1 17.1 Staff to request APC to investigate siting and use options in relation to Galiano Island. (ON HOLD) | Kim Stockdill  | Target: 07-Apr-2023 | In Progress |

#### 06-May-2023

| Activity                                                                                                            | Responsibility          | Dates               | Status      |
|---------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|-------------|
| 1 5.1 GL-RZ-2014.1 (Crystal Mountain) - staff to initiate and conduct further consultation with the Penelakut Tribe | Brad Smith<br>Jas Chonk | Target: 20-May-2023 | In Progress |

#### 09-May-2023

| Activity                                                                                                                                                           | Responsibility | Dates               | Status    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|-----------|
| 1 Groundwater Sustainability Project - Staff to further engage with Penelakut FN, Coast Salish Peoples of Galiano Society, and the Georgeson Family. (IN PROGRESS) | Kim Stockdill  | Target: 28-Jul-2023 | Completed |

#### 11-Jul-2023

| Activity                                                                                                                                                                                                                                   | Responsibility | Dates               | Status    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|-----------|
| 1 14.1 Staff to proceed with GL-RZ-2021.2 (DL 86). Early engagement letter to be sent to FN and staff to provide further information on road access, beach access, site layout, etc. Include comments from legal opinion on land transfer. | Kim Stockdill  | Target: 29-Sep-2023 | Completed |

## Follow Up Action Report

### Galiano Island

#### 11-Jul-2023

| Activity                                                                                                                                                                                                                                                     | Responsibility | Dates               | Status      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|-------------|
| 2 14.2 Staff to proceed with GL-RZ-2023.2 (DL 85). Early engagement letter to be sent to FN and staff to provide further information on road access, beach access, land transfer (Resource lot?), etc. Include comments from legal opinion on land transfer. | Kim Stockdill  | Target: 29-Sep-2023 | Completed   |
| 3 16.1 Staff to bring forward staff report for public participation options regarding the work program.                                                                                                                                                      | Kim Stockdill  | Target: 01-Sep-2023 | In Progress |

#### 10-Oct-2023

| Activity                                                                                                              | Responsibility | Dates               | Status      |
|-----------------------------------------------------------------------------------------------------------------------|----------------|---------------------|-------------|
| 1 16.1 Groundwater Sustainability Project - Staff to provide more data on land ownership and summary of FN referrals. | Kim Stockdill  | Target: 24-Nov-2023 | In Progress |

#### 14-Nov-2023

| Activity                                                        | Responsibility | Dates               | Status    |
|-----------------------------------------------------------------|----------------|---------------------|-----------|
| 1 10.1 GL LTC meeting minutes of October 10, 2023 were adopted. | Emily Bryant   | Target: 24-Nov-2023 | Completed |

## Follow Up Action Report

### Galiano Island

14-Nov-2023

| Activity                                                                                                                                                                                                                                                                         | Responsibility             | Dates               | Status      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------|-------------|
| <b>2</b> 15.1 GL-RZ-2022.2 (Hayes) - Proposed Bylaws 287 and 288<br>1. Bylaws given Second and Third Reading. Staff to update bylaws with reading date. (DONE)<br>2. Staff to send bylaws to EC for approval. (DONE)<br>3. Staff to send Bylaw No. 287 to Minister for approval. | Jas Chonk<br>Kim Stockdill | Target: 22-Dec-2023 | In Progress |
| <b>3</b> 18.1 Staff to request GL LTC Chair to sign the letter of support for the Galiano Affordable Living Initiative. Trustee Gauvreau will email drafted letter to Jas.                                                                                                       | Jas Chonk                  | Target: 24-Nov-2023 | Completed   |
| <b>4</b> 19.2 GL LTC adopted 2024 regular meeting schedule with changes to location of meeting on July 9th and October 8th.                                                                                                                                                      | Emily Bryant               | Target: 24-Nov-2023 | In Progress |
| <b>5</b> 3.1 & 3.2 - GL LTC approved in-camera minutes for March 14th and May 9, 2023.                                                                                                                                                                                           | Emily Bryant               | Target: 24-Nov-2023 | Completed   |
| <b>6</b> 4.1 GL LTC appointed Dennis Perch to the Galiano BOV commencing immediately for a term ending April 4, 2025.                                                                                                                                                            | Emily Bryant<br>Jas Chonk  | Target: 24-Nov-2023 | Completed   |

File No.: GL-RZ-2021.2  
(Matheson/Bairstow)

DATE OF MEETING: December 12, 2023  
TO: Galiano Island Local Trust Committee  
FROM: Kim Stockdill, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: District Lot 86 Rezoning Application – Staff Report  
Applicant: Corinne Matheson and Wayne and Ed Bairstow  
Location: District Lot 86 Galiano Island Cowichan District

## RECOMMENDATION

1. That the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2021.2 (Matheson/Bairstow).

## REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) with further information regarding the rezoning application and request the LTC to give direction to staff to proceed with draft bylaws.

## BACKGROUND

A rezoning application for the approximately 38 hectare subject property was received on August 23, 2021. The property owners seek to rezone the property from **Forest 1 (F1)** to a combination of **Forest 3 (F3)**, **Rural Residential (RR)**, **Small Lot Residential (SLR)** and **Nature Protection (NP) or Park (P)**.

The subject property is located at the north end of Galiano Island. There is one illegal dwelling on the property that is subject to bylaw enforcement file GL-BE-2019.16. Adjacent land uses include Dionisio Park to the north (DL 92), Therah Village Community to the east (DL 91), and F1 zoned lots to the south.

At the July 11, 2023 staff presented a preliminary staff report to the Galiano LTC. The LTC at the meeting passed the following resolution:

### GL-2023-48

#### It was Moved and Seconded,

that Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2021.2 (Matheson/Bairstow) including preliminary engagement with First Nations.

**CARRIED**

As part of the initial application, the applicants provided the LTC with two subdivision layout options. A third layout option was suggested by staff as the area of the proposed Forest 3 lot did not meet the minimum lot size in the first two layout options. The third layout option is below labelled Figure 1.

FIGURE 1 - PRELIMINARY LAYOUT PLAN (OPTION NO. 3)

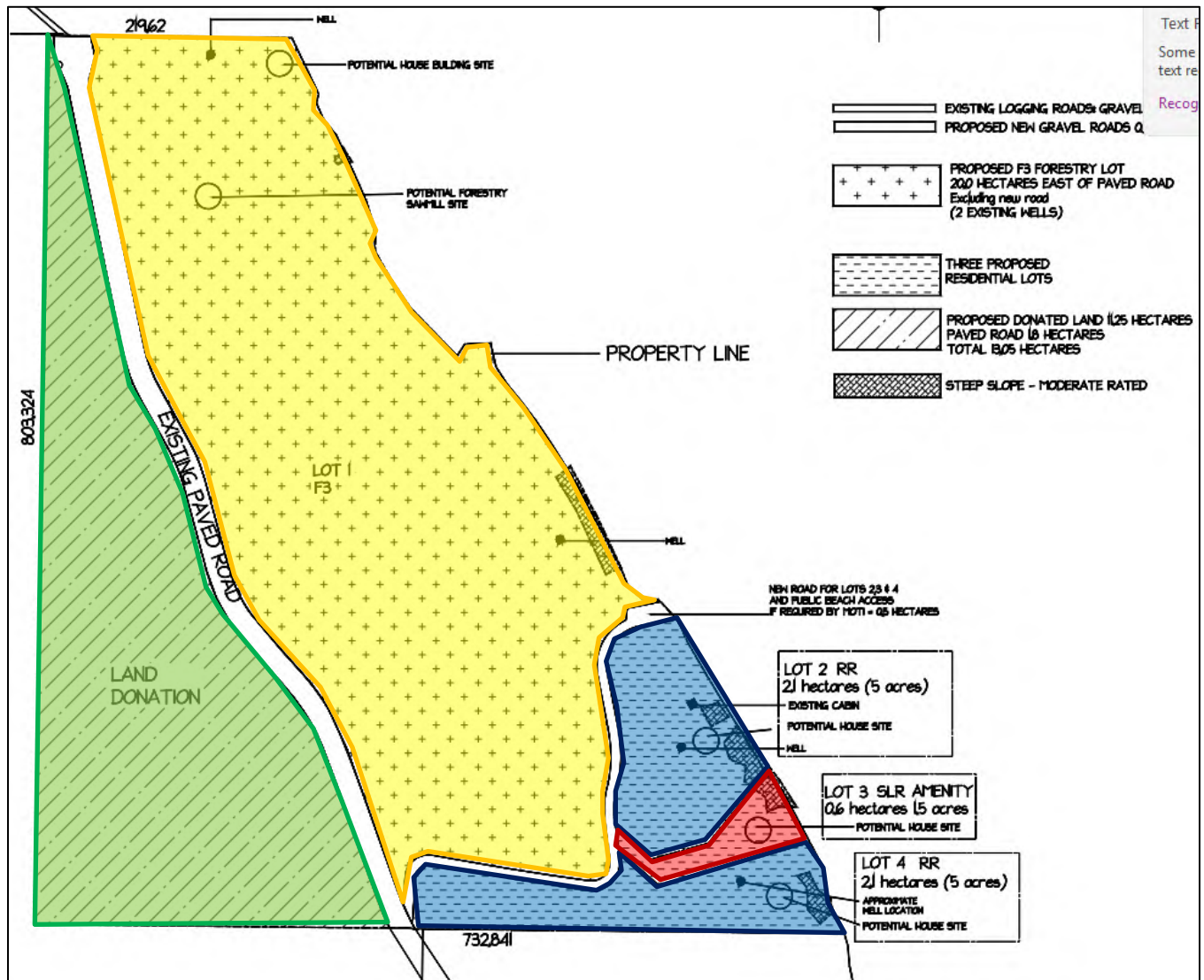


TABLE 1 - LEGEND

| COLOUR | PROPOSED ZONING        | COMMENTS                                                                                                |
|--------|------------------------|---------------------------------------------------------------------------------------------------------|
| Blue   | Rural Residential      | Lots 2 and 4; each 2.1 hectares in area.                                                                |
| Red    | Small Lot Residential  | Lot 3 (0.6 hectares in area). Lot or cash from sale of lot to be donated to affordable housing society. |
| Yellow | Forest 3               | Registration of a sustainable forestry covenant is required for this lot (Lot 1).                       |
| Green  | Nature Protection/Park | Applicant to determine who will receive Nature Protection lot.                                          |

## ANALYSIS

### *Application Proposal*

The applicants are proposing to create two new Rural Residential (RR) zoned properties, averaging 2.1 hectares, with the remainder of the subject property being zoned Nature Protection or Park, and public roads. The proposal also includes a 0.6 hectare amenity lot (proposed zoning to Small Lot Residential) for the purpose of affordable housing. Figure 2, as provided by the applicant, provides a breakdown of the approximate total area of land proposed to be included.

**Figure 2. Approximate Total Area Proposed per Zone Type (based on Figure 1)**

| <b>Proposed Zone</b>             | <b>Area (ha) *approximate</b> | <b>Community Benefit?</b> | <b>25%</b>                        | <b>75%</b>   |
|----------------------------------|-------------------------------|---------------------------|-----------------------------------|--------------|
| Rural Residential lots           | 4.2 ha                        | No                        | 22.9%                             |              |
| Small Lot Residential Lot        | 0.6 ha                        | Yes                       |                                   | 3.3%         |
| Nature Protection/Park Area      | 11.25 ha                      | Yes                       |                                   | 61.3%        |
| Road A (running south to north)  | 1.8 ha                        | Yes                       |                                   | 9.8%         |
| Road B (accessing Lots 2, 3, &4) | 0.5 ha                        | Yes                       |                                   | 2.7%         |
| <b>TOTAL</b>                     | <b>18.35 ha</b>               |                           | <b>22.9%</b>                      | <b>77.1%</b> |
| Forest 3                         | 20. ha                        | N/A                       | Not included in 75/25 calculation |              |
| <b>TOTAL AREA</b>                | <b>38.35 ha</b>               |                           | <b>22.9%</b>                      | <b>77.1%</b> |

### *Draft Bylaws*

The Galiano Island Official Community Plan (OCP) land use designation for the subject property is currently **Forest**. Rezoning as proposed would result in the proposed following changes to the OCP schedule B for the newly configured lots: **Small Lot Residential**, **Rural Residential**, **Forest**, **Nature Protection** and/or **Parks & Recreation** designations.

The subject property is also currently zoned **Forest 1** in the Galiano Island Land Use Bylaw (LUB). The following amendments to the LUB would be required:

- Rezoning a portion of property to **Forest 3**
- Rezoning five lots to **Rural Residential**
- Rezoning the amenity lot to **Small Lot Residential** with a restriction of only permitting one dwelling unit (a cottage would not be permitted).
- Rezoning portions of the land to **Nature Protection** and/or **Park**

If the LTC agrees with the proposed layout as shown in Figure 1, staff recommend the LTC gives direction to staff to draft bylaws for this rezoning application. Proceeding with the preparation of draft bylaws would allow for next steps in the process to proceed including early referrals First Nations and agencies, referrals to potentially affected agencies, and the consideration of further input from the public including adjacent property owners.

### **Road Access**

As stated in the applicant's letter dated June 26, 2023, the applicants have met with Penelakut First Nation Chief and Council regarding transfer land to the Nation. The letter states that the main issue discussed beyond their acquisition of the land is the creation of a public road that would access Dionisio Park and the possibility of restricting vehicle traffic by gating access to DL85 and DL86. Further discussions are required between the Ministry of Transportation and Infrastructure, BC Parks, First Nations, and future property owners regarding access restrictions.

### **Community Benefit – Amenity Lot & Nature Protection/Park Lot**

As a condition of rezoning an F1 lot to Rural Residential lots (25 percent of land) a community benefit is requested. This has been addressed by proposing to transfer at least 75 percent of the land to nature conservancy, park or to a First Nation, and also donating a residential lot for affordable housing. Due to the location of the subdivision at the north end of Galiano away from services and ferry access, a donation of the sale of a residential lot to an affordable housing society on Galiano Island would be recommended.

The applicant is also requesting that the LTC consider a portion of the funds to be donated to the following non-profit societies on Galiano:

- The North Galiano Fire Protection Society
- The Galiano Health Care Society
- One or more Galiano affordable housing organisation(s)

The LTC should decide if a portion of the proceeds from the sale of the amenity lot could go to a non-profit society that does not have an affordable housing mandate. For example, the LTC could decide that 90 percent of the sale go to an affordable housing society(ies), and the remaining 10 percent be donated to other non-profit societies. A decision on which agencies to receive the funds must be completed prior to zoning approval as a Section 219 covenant must be registered.

In regards to the proposed Nature Protection/Park lot, staff initially engaged with BC Parks to discuss the potential transfer of lands to BC Parks to expand Dionisio Park. At that time, BC Parks was reluctant to consider a land transfer given local First Nations (specifically Penelakut Tribe) interests.

Staff met with the Penelakut Tribe Chief and Council to introduce the application and propose the following questions:

- Are the lot lines as proposed reasonable and in line with the views of your Nation?
- Do you have capacity to receive the lands through a subdivision should it proceed to that point?
- The proposed zoning of a majority of the lands to be transferred is Nature Protection, are you comfortable with this zoning being retained on the 75% portion should land transfer occur?
- What is your understanding of other local First Nations views on a potential land transfer?
- Are there any other concerns, issues or information gaps that we should be aware of with respect to these two rezoning applications?

Penelakut Tribe Chief and Council received the questions and will discuss these questions internally. Staff hope to continue the discussion with Penelakut Tribe early in 2024.

As part of the initial step with this application, staff are now in the process of notifying other local First Nations and agencies of the application with early referral letters to be sent out prior to the LTC’s meeting on December 12, 2023. Staff are aware that discussions are required between Nations to determine which Nation(s) may receive the land for this application, and future potential applications.

**Terms of Reference**

A Terms of Reference (ToR) for this application has been provided to the applicant on October 5, 2021. As the application proceeds, the LTC has the authority to include additional conditions of rezoning that may not be obtained in the ToR sent to the application in 2021.

**Rationale for Recommendation**

Based on the foregoing, the recommendation on page 1 is supported as:

- The property owner has demonstrated a willingness to collect the additional information and amend their proposal to support LTC’s decision-making
- Directing staff to proceed with the application will enable staff to begin preliminary engagement with First Nations as a first step to determining the viability of the proposal or other potential options.

**ALTERNATIVES**

The LTC may consider the following alternatives to the staff recommendation:

**1. Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

*That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust*

\_\_\_\_\_.

**2. Deny the application**

The LTC may deny the application.

Resolution:

*That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2021.2 (Matheson-Bairstow).*

**NEXT STEPS**

If the LTC agrees with staff’s recommendation, staff will:

- Continue engagement with First Nations and First Nation agencies
- Proceed to draft bylaws

|               |                                          |                  |
|---------------|------------------------------------------|------------------|
| Submitted By: | Kim Stockdill, Island Planner            | December 1, 2023 |
| Concurrence:  | Robert Kojima, Regional Planning Manager | December 1, 2023 |

DATE OF MEETING: December 12, 2023  
TO: Galiano Island Local Trust Committee  
FROM: Kim Stockdill, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: District Lot 85 Rezoning Application – Preliminary Report  
Applicant: (McElhanney Ltd.) on behalf of DL 85 property owners  
Location: District Lot 85 Galiano Island Cowichan District

## RECOMMENDATION

1. That the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2023.2 (McElhanney).

## REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) with further information regarding the rezoning application, to present a draft Terms of Reference for the applicant, and request the LTC to give direction to staff to proceed with draft bylaws.

## BACKGROUND

The application as proposed would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the subject property from **Forest 1 (F1)** to a combination of **Forest 3 (F3)**, **Rural Residential (RR)**, **Small Lot Residential (SLR)**, **Resource (R)**, and **Nature Protection (NP) or Park (P)**. The proposal would also require an Official Community Plan (OCP) amendment for changes to land use designation.

At the July 11, 2023 staff presented a preliminary staff report to the Galiano LTC. The LTC at the meeting passed the following resolution:

### GL-2023-49

#### **It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to proceed with application GL-RZ-2023.2 (McElhanney) including preliminary engagement with First Nations.

**CARRIED**

Figure 1 - Preliminary Layout Plan

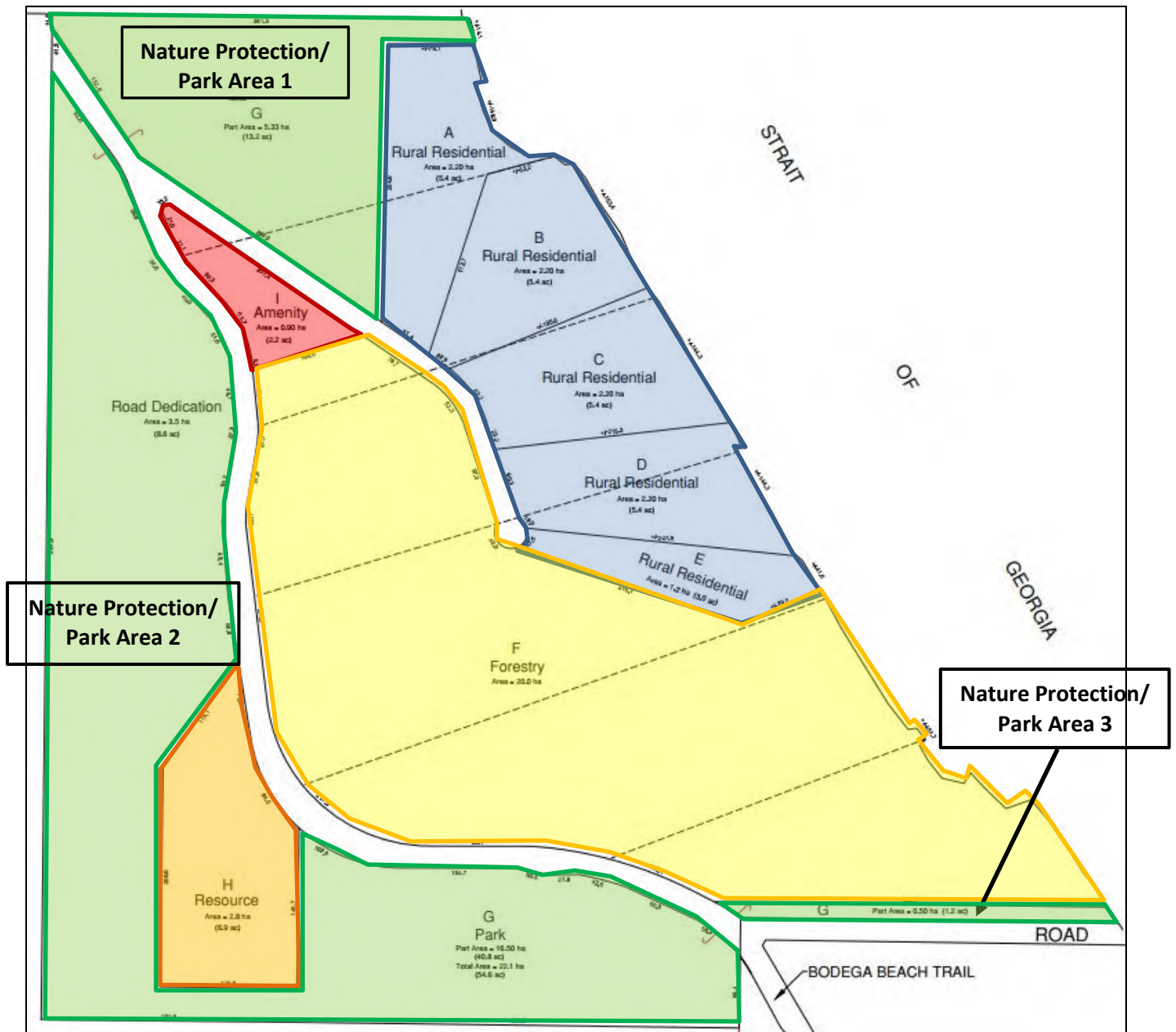


TABLE 1 - LEGEND

| COLOUR | PROPOSED ZONING       | COMMENTS                                                                                                                                                                                             |
|--------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Blue   | Rural Residential     | Lots A, B, C, D, and E                                                                                                                                                                               |
| Red    | Small Lot Residential | Lot or cash from sale of lot to be donated to affordable housing society. LTC could consider requesting applicants to amend the proposed layout for this amenity lot to be in a more desirable area. |

|        |                                                       |                                                                                                                                                                                                                                                                                    |
|--------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yellow | Forest 3                                              | Registration of a sustainable forestry covenant is required for this lot.                                                                                                                                                                                                          |
| Orange | Resource zone or site-specific Forest Industrial zone | Applicant to determine who will receive this land. Proposed zoning could be a new resource zone or a site-specific Forest Industrial zone that would only permit certain uses (quarry use).                                                                                        |
| Green  | Nature Protection/Park                                | Applicant to determine who will receive Nature Protection lot(s). Applicant should discuss with the Ministry of Transportation and Infrastructure (MOTI) if the 'Nature Protection/Park Area 3' should be transfer to MOTI to satisfy Section 75(d) of the <i>Land Title Act</i> . |

## ANALYSIS

### *Application Proposal*

The applicant is proposing the creation of five new Rural Residential (RR) zoned properties, averaging 2.0 hectares, with the remainder of the subject property being zoned Nature Protection or Park, and public roads. The proposal also includes a 0.9 hectare amenity lot (proposed zoning to Small Lot Residential) for the purpose of affordable housing, and a 2.3 hectare resource lot (ie. An existing gravel quarry). Figure 2, as provided by the applicant, provides a breakdown of the approximate total area of land proposed to be included.

**Figure 2. Approximate Total Area Proposed per Zone Type (from applicant)**

| <b>Proposed Zone</b>          | <b>Area (ha) *approximate</b> | <b>Community Benefit?</b> | <b>25%</b>                        | <b>75%</b>   |
|-------------------------------|-------------------------------|---------------------------|-----------------------------------|--------------|
| Rural Residential lots        | 10.0 ha                       | No                        | 25.3%                             |              |
| Small Lot Residential Lot     | 0.9 ha                        | Yes                       |                                   | 2.3%         |
| Resource                      | 2.8 ha                        | Yes                       |                                   | 7.1%         |
| Nature Protection/Park Area 1 | 5.33 ha                       | Yes                       |                                   | 13.5%        |
| Nature Protection/Park Area 2 | 16.5 ha                       | Yes                       |                                   | 41.7%        |
| Nature Protection/Park Area 3 | 0.5 ha                        | Yes                       |                                   | 1.3%         |
| Road                          | 3.5 ha                        | Yes                       |                                   | 8.8%         |
| <b>TOTAL</b>                  | <b>39.53 ha</b>               |                           | <b>25.3%</b>                      | <b>74.7%</b> |
| Forest 3                      | 20. ha                        | N/A                       | Not included in 75/25 calculation |              |
| <b>TOTAL AREA</b>             | <b>59.53 ha</b>               |                           | <b>25.3%</b>                      | <b>74.7%</b> |

## ***Draft Bylaws***

The Galiano Island Official Community Plan (OCP) land use designation for the subject property is currently **Forest**. Rezoning as proposed would result in the proposed following changes to the OCP schedule B for the newly configured lots: **Small Lot Residential**, **Rural Residential**, **Forest**, **Forest Industrial** or **Light Industrial**, **Nature Protection** and/or **Parks & Recreation** designations.

The subject property is also currently zoned **Forest 1** in the Galiano Island Land Use Bylaw (LUB). The following amendments to the LUB would be required:

- Rezoning a portion of **property to Forest 3**
- Rezoning five lots to **Rural Residential**
- Rezoning the amenity lot to **Small Lot Residential** with a restriction of only permitting one dwelling unit (a cottage would not be permitted).
- Rezoning portions of the land to **Nature Protection** and/or **Park**
- Rezoning a portion of the property to a new **Resource** zone or a site-specific **Forest Industrial** zone.

Staff recommends the LTC gives direction to staff to draft bylaws for this rezoning application. Proceeding with the preparation of draft bylaws would allow for next steps in the process to proceed including early referrals First Nations and agencies, referrals to potentially affected agencies, and the consideration of further input from the public including adjacent property owners.

## ***First Nations Considerations***

Staff engaged with BC Parks to discuss the potential transfer of lands to BC Parks to expand Dionisio Park and to provide public road access to the park, which is currently designated a marine access only park. At that time, BC Parks was reluctant to consider a land transfer given local First Nations (specifically Penelakut Tribe) interests.

Staff met with the Penelakut Tribe Chief and Council to introduce the application and propose the following questions:

- Are the lot lines as proposed reasonable and in line with the views of your Nation?
- Do you have capacity to receive the lands through a subdivision should it proceed to that point?
- The proposed zoning of a majority of the lands to be transferred is Nature Protection, are you comfortable with this zoning being retained on the 75% portion should land transfer occur?
- What is your understanding of other local First Nations views on a potential land transfer?
- Are there any other concerns, issues or information gaps that we should be aware of with respect to these two rezoning applications?

Penelakut Tribe Chief and Council received the questions and will discuss these questions internally. Staff hope to continue the discussion with Penelakut Tribe early in 2024.

As part of the initial step with this application, staff are now in the process of notifying other local First Nations and agencies of the application with early referral letters to be sent out prior to the LTC's meeting on December 12, 2023. Staff are aware that discussions are required between Nations to determine which Nation(s) may receive the land for this application, and future potential applications.

### ***Terms of Reference***

The terms of reference includes specific guidance on application requirements that are consistent with the Galiano Island Development Approval Information Bylaw No. 148 (DAI Bylaw). The terms of reference requests the following information from the applicant:

- Developable areas site plan
- Hydrogeologist Groundwater Assessment (to be determined by Senior Freshwater Specialist)
- Septic servicing information
- Details on land transfer recipients
- Ecological Overview Report (to be completed after land recipients are determined)
- Sustainable forestry covenant
- Road dedication

The terms of reference is attached to the staff report. The LTC has the ability to request further information or conditions to be included in the terms of reference.

### **Remaining Questions for Applicant**

The following information is still required from the applicant as identified in this staff report and the attached draft Terms of Reference:

1. Which agency/First Nation will receive the following portions of land:
  - a. Nature Protection/Park Area 1
  - b. Nature Protection/Park Area 2
  - c. Nature Protection/Park Area 3 – Applicant should contact MOTI to determine if this portion must be dedicated to comply with Section 75(d) of the *Land Title Act*.
  - d. Resource/Site-specific Forest Industrial Zone – MOTI or other agency/First Nation
  - e. Small Lot Residential Lot (Amenity Lot) – if the land will be donated or the proceeds of the sale of land.
2. Is there a more suitable location for the Small Lot Residential Lot? The applicant should provide a rationale to the proposed location. The LTC may wish to request the applicant prepare a new layout that locates the SLR lot in more desirable location.

The information above will be gathered as this application proceeds.

### **Rationale for Recommendation**

Based on the foregoing, the recommendation on page 1 is supported as:

- The proposal as written is consistent with Galiano Island Official Community Plan No. 108 (OCP) policies
- Directing staff to proceed with the application will enable staff to begin preliminary engagement with First Nations as a first step to determining the viability of the proposal or other potential options

**ALTERNATIVES**

The LTC may consider the following alternatives to the staff recommendation:

**1. Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

*That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust \_\_\_\_\_.*

**2. Deny the application**

The LTC may deny the application.

Resolution:

*That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2023.2 (McElhanney).*

**3. Hold the application in abeyance**

The LTC may choose to hold the application in abeyance pending completion of a significant study or OCP process, etc.

Resolution:

*That the Galiano Island Local Trust Committee hold application GL-RZ-2023.2 (McElhanney) in abeyance.*

**NEXT STEPS**

If the LTC agrees with staff’s recommendation, staff will:

- Issue a TOR to applicant
- Continue engagement with First Nations and First Nation agencies
- Proceed to draft bylaws

|               |                                          |                   |
|---------------|------------------------------------------|-------------------|
| Submitted By: | Kim Stockdill, Island Planner            | November 30, 2023 |
| Concurrence:  | Robert Kojima, Regional Planning Manager | November 30, 2023 |

**ATTACHMENTS**

1. Terms of Reference



200-1627 Fort Street, Victoria, BC V8R 1H8  
Telephone 250 405-5151 Fax 250 405-5155  
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC  
1.800.663.7867  
Email [information@islandstrust.bc.ca](mailto:information@islandstrust.bc.ca)  
Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

December 12, 2023

File Number: GL-RZ-2023.2 (McElhanney)

Attn: Makayla Berger, McElhanney Ltd.  
Via email: [mberger@mcelhanney.com](mailto:mberger@mcelhanney.com)

Dear Makayla Berger:

**Re:** Rezoning Application GL-RZ-2023.2 (McElhanney) - Terms of Reference - District Lot 85, Galiano Island, Cowichan District (PID 009-625-259).

The Islands Trust has completed a preliminary review of the rezoning application for District Lot 85 on Galiano Island submitted by you on behalf of your clients.

The purpose of this letter is to identify information that is required from the applicant pursuant to the Galiano Island Development Approval Information Bylaw No. 148 (DAI Bylaw). Under the DAI bylaw, a zoning amendment application uses a 'terms of reference' (TOR) approach to information collection. The objective of this TOR is to identify and request any anticipated information from the applicant in a timely manner, and as early as possible in the process.

The information received by Islands Trust in your application package includes:

1. Completed application form
2. Statement of Title Certificate & Charges
3. Statement of Intent dated March 22, 2022
4. Preliminary concept plan
5. Site Disclosure Statement
6. Preliminary on-site Groundwater Supply/Sewage Discharge Suitability Assessments dated February 4, 2022

As per this TOR, additional information that is required to proceed with your application for consideration by the Galiano Island Local Trust Committee (LTC) includes:

1) Site Plan – Developable Areas

A site plan professionally prepared at an appropriate scale, based on a legal survey, delineating all proposed lot lines along with the '**developable area**' and associated features for each of the six (6) proposed residential lots and the one (1) proposed Forest 3 lot, the applicable development permit area boundaries, existing buildings and structures, roads and driveways, topographic features, and any significant sensitive habitat features.

- a. The **developable area** for each residential lot includes the portion identified for the dwelling, accessory buildings and structures, along with the associated location of the well, septic field, driveways and parking areas.

## 2) Hydrologist's Report

*<Requirement to be reviewed by Islands Trust Senior Freshwater Specialist>*

## 3) Septic Servicing

A septic disposal report, prepared by a registered onsite wastewater practitioner, confirming septic viability and proposed siting for the seven (7) proposed lots (six residential lots and one Forest 3 lot).

## 4) Land Transfer

While the Galiano Island Official Community Plan No. 108 (OCP) does not have a specific policy enabling rezoning from Forest 1 to Rural Residential zoning (RR), the LTC has considered applications based on the approach that the applicant transfer title to at least 75% of their land base in exchange for the remaining 25% that would then allow for a house and accessory cottage per a minimum of each two hectares.

As a portion of the property (20.0 ha) is proposed to be rezoned to Forest 3, that portion of land is not included in the 75/25 calculation. The remainder of the property is approximately 39 has. Based on the 75/25 calculation, approximately 29.5 hectares must be transferred as a community benefit. In order to achieve this, the proposed park/conservation lots, amenity lot, resource lot and road must be transferred to applicable agencies or Nations.

An agreement between the property owner and a new title holder will be required based on terms amenable to all parties (including the LTC). While staff can provide some technical guidance, it is largely the responsibility of the applicant to negotiate this land transfer agreement.

Staff request the applicant identify the new title holder for the following lots:

- Road Dedication – See Item No. 8 below
- Park/Conservation Areas
- Resource Lot
- Amenity Lot – Staff suggest funds from sale of the property be donated to a local non-profit housing society.

Covenant(s) will be required as a condition of rezoning to ensure land is properly transferred to new title holder at time of registration of subdivision with the BC Land Title & Survey office. In addition, a Section 219 covenant will be required to restrict the density of the amenity lot.

## 5) Ecological Overview Report

To ensure that LTC and staff understand the entire scope and ecological significance of park/conservation lands proposed for transfer and those to be retained by the applicant, an **ecological overview report** is required that considers the entire property. The **ecological overview report** should include at a minimum:

- a. Property location and description including existing legal encumbrances and history of use
- b. Identification of existing structures, roadways and other development features
- c. A desktop GIS inventory that includes:
  - i. Identification of habitat by type and calculation of percentage of each type in relation to proposed 75/25% lot lines (e.g. of total parcel, XX % consists of YY habitat type, of which XX percentage is located within the 75% transfer portion)
  - ii. Identification of significant or sensitive terrestrial and aquatic ecosystem features
- d. Identification of development permit areas (DPAs) and an assessment of ecological impacts of any proposed **developable areas** within those DPAs
- e. Ground-truthing of desktop inventory findings as required
- f. Maps, Photos and other relevant materials

The Ecological Overview Report should only be initiated until the applicants have confirmed the agency or First Nation to receive the land, and the intended use of this land by the agency or First Nation.

#### 6) Forestry Covenant Baseline Report

The OCP policy enabling rezoning from F1 to F3 requires the granting of a sustainable forest management covenant with a 3<sup>rd</sup> party covenant holder. An agreement between the property owner and a 3<sup>rd</sup> party sustainable forestry covenant holder for the proposed F3 lot will be required based on terms amenable to all parties (including the LTC). Staff can provide a template for the sustainable forest management covenant.

While staff can provide some technical guidance, it is largely the responsibility of the applicant to negotiate this agreement with a 3<sup>rd</sup> party covenant holder. This typically involves providing a **baseline report** and an endowment for monitoring.

The covenant will restrict forest activities based on an approved Sustainable Forestry Management Plan that includes consideration of sensitive species and habitats identified in the **baseline report**.

The **baseline report** for the proposed F3 lot should include at a minimum:

- a. Biological Inventory by Ecosystem Type including:
  - i. Plant and Tree Inventory
  - ii. Wildlife and Wildlife Habitat
  - iii. Soil Type
  - iv. Disturbance History
  - v. Succession
  - vi. Restoration Recommendations
  - vii. Potential threats
- b. Maps, Photos and other relevant materials

A separate report can be prepared, or this baseline information specific to the F3 lot may be incorporated into the same **ecological overview report** as required in item #5 above.

#### 7) Development Permit Areas

*DPA 2 – Shoreline and Marine*

DPA 2 includes all land 15 m upland of the natural boundary of the sea. The OCP states that a development permit is required for all subdivision of land where DPA 2 is present (Attachment 1). This is dealt with through a separate application process (and separate fee). The application guide is located here: <https://islandstrust.bc.ca/document/schedule-b-development-permits-application-form/>

The preliminary concept plan identifies building sites that may be located within DPA 2. Any proposed development within DPA 2 would also need to be considered in a development permit.

The development permit may be issued at the same time as rezoning. It could also be deferred to subdivision stage.

#### *DPA 5 – Sensitive Ecosystems*

A small portion of District Lot 85 is located within the DPA 5 – Cliff Sensitive Ecosystems. This sensitive ecosystem should be identified in the Ecological Overview Report. The development permit may be issued at the same time as rezoning. It could also be deferred to subdivision stage.

#### *DPA 7 – Steep Slope (moderate)*

The preliminary concept plan identifies building sites that may be located within DPA 7 (Attachment 1). The applicant will need to either verify that the proposed **developable area** for each lot does not fall within DPA 7, or provide a **geotechnical assessment** confirming a suitable building site(s) for the proposed use within the proposed **developable areas** that contains DPA 7. The assessment should be undertaken by a certified Geotechnical Engineer (P.Eng.) and delineate:

- a. 'safe' buildable areas within the proposed developable area without mitigative measures;
- b. areas that could be built upon with mitigative measures (if applicable); and/or
- c. areas where building is unsafe (if applicable)

#### 8) Road Dedication

As a condition of rezoning, a covenant must be registered stating that the road portion will be transferred to the Ministry of Transportation and Infrastructure (MOTI) at time of subdivision registration. After subdivision approval, MOTI would require the land and be legally responsible for future road maintenance. It is the applicant's responsibility to work collaboratively with MOTI to determine the necessary road standards in order to transfer the land.

MOTI is the provincial agency that authorizes subdivision approval on Galiano Island. Staff direct the applicant to contact MOTI to determine if the proposed subdivision layout is viable. In addition, the applicant must determine if the subdivision proposal must comply with Section 75(d) of the *Land Title Act*.

The applicant will need to consider other sections of Part 13 of the LUB in relation to lot layout (Subdivision and Development Regulations). Islands Trust is a referral agency in the MOTI subdivision process. Once directed by MOTI, the applicant will need to apply again through a separate process (with a separate fee) for Islands Trust to review the proposed subdivision against Part 13 of the LUB. Islands Trust will then respond to MOTI and the applicant with proposed conditions of approval that MOTI typically includes in a preliminary layout review letter to the applicant.

#### 9)

## 10) Archaeological Material

Regarding the potential for archaeological material to be found on the property, Islands Trust reviews all applications/permits using Remote Access to Archaeological Data (RAAD) mapping to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. Further to that review, staff direct the applicant to contact the BC Archaeology Branch to determine if an archaeological permit would be required prior to commencing development.

### **Reporting Requirements**

With respect to any reporting requirements listed above, the applicant and/or professional must, in accordance with generally accepted impact assessment methodology, ensure the reports:

- (a) identify relevant baseline information and document the nature of the resource or other matter on which the proposed activity or development may have an impact;
- (b) identify and describe the potential and likely impacts of the activity or development including any cumulative effects when combined with other projects proposed or under development;
- (c) evaluate the impacts in terms of their significance and the extent to which and how they might be mitigated; and
- (d) make recommendations as to conditions of approval that may be appropriate to ensure that undesirable impacts are minimized or avoided, and
- (e) make recommendations as to measures that may restore or enhance natural functions or features that have been damaged or degraded prior to development or that would be impacted by the proposed development.

This information must be prepared by a professional or professionals in good standing with his/her professional organization within British Columbia, acting within his/her area of expertise, and with demonstrated and pertinent experience and/or training.

Please also note that the Islands Trust reserves the right to require additional information or clarification in response to the project reports. Any additional requirements will be provided in writing and will identify the additional information required in as clear and specific manner as possible.

If you have any questions concerning the application or TOR requirements stated above, please do not hesitate to contact me.

Sincerely,

Kim Stockdill  
Island Planner, Galiano Island Local Trust Area

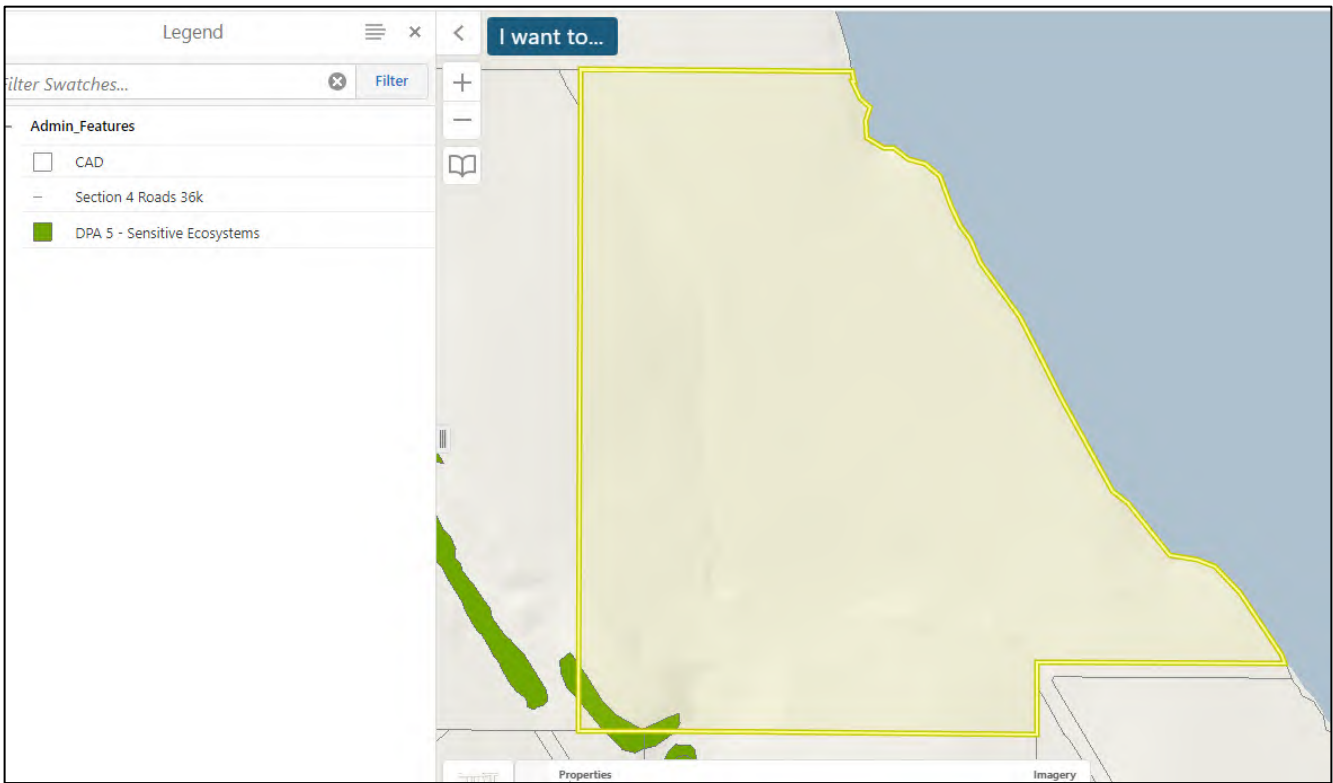
*pc: Robert Kojima, Regional Planning Manager  
Galiano Island Local Trust Committee*

Attachment 1: Development Permit Area Maps

DPA 2 Shoreline and Marine



DPA 5 – Sensitive Ecosystem (Cliff)



DPA 7 – Steep Slope (Moderate and High Hazard)



## Active Projects Report

### Galiano Island

#### 1. *Groundwater Sustainability*

Phase 1 and 2: mapping and data analysis - Completed  
 Phase 3: Implementation of mapping and data analysis

Responsible

Kim Stockdill

Dates

Rec'd: 02-Apr-2019  
 Target: 30-Sep-2023

## Future Projects Report

### Galiano Island

#### 1. *Parking Issues*

Responsible

Date Received

Issue for discussion with MoTI and public parking issues generated from associated islands.

23-Jul-2012

(see correspondence from P. Midgely on agenda of Apr/12)

#### 2. *Light Industrial Zoning*

Responsible

Date Received

A review and inventory assessment of existing and potential light industrial zones.

18-Nov-2013

#### 3. *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.

04-Feb-2019

- LPC is intending to develop a model bylaw in 2021-22.

Include review the Contiguous Forest Mapping in the Islands Trust Area Report.

#### 4. *Cannabis Retail and production*

Responsible

Date Received

Consider review of policies and regulations to address cannabis retail sales and production

05-Mar-2019

## Future Projects Report

### Galiano Island

#### 5. *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

#### 6. *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

#### 7. *Review of LUB tiny home/trailer regulations, maximum house sizes and lot coverage*

Responsible

Date Received

01-Jun-2021

#### 8. *Wise Island bylaw review*

Responsible

Date Received

Review of Wise Island bylaws and potentially other islands with water access only

06-Sep-2022

#### 9. *Shoreline model protection bylaw*

Responsible

Date Received

Review APC report in consideration of development of shoreline model protection bylaw

06-Sep-2022

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action  | Date        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <b>2023-015 (Standing)</b><br><br><b>First Nations Reconciliation</b><br><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: <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul> | Carried | 14-Mar-2023 |
| <b>2020-042 (Standing)</b><br><br><b>Use of Development Permits for Variances</b><br><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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Carried | 08-Sep-2020 |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action  | Date        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <p><b>2020-041 (Standing)</b></p> <p><b>Unlawful Land Uses and Planning Applications</b></p> <p>that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | Carried | 06-Jul-2020 |
| <p><b>2020-013 (Standing)</b></p> <p><b>Advisory Planning Commission</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Carried | 03-Feb-2020 |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action         | Date               |
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| <b>2019-014 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Carried</b> | <b>04-Mar-2019</b> |
| <b>13.1 Cannabis Retail - Staff Report</b><br>that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications: <ul style="list-style-type: none"> <li>- Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee.</li> <li>- 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.</li> <li>- The public consultation process shall be determined by the local trust committee after initial review of the proposal.</li> <li>- 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:               <ul style="list-style-type: none"> <li>o Name of the applicant and a description of the proposal in general terms</li> <li>o The location of the proposed establishment and the subject site</li> <li>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.</li> <li>o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application</li> <li>o How public comments may be submitted to the local trust committee.</li> </ul> </li> </ul> |                |                    |
| <b>2018-064 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Carried</b> | <b>04-Jun-2018</b> |
| <b>11.1 Telecommunication Strategy Project - Staff Report</b><br>that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                    |
| <b>2014-029 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Carried</b> | <b>07-Apr-2014</b> |
| <b>Community Wells as a Community Benefit</b><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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                    |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action         | Date               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| <b>2014-000 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Carried</b> | <b>03-Feb-2014</b> |
| <p>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:</p> <ol style="list-style-type: none"> <li>1. There have been significant delays or longer than typical timelines in the enforcement process</li> <li>2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement</li> <li>3. Litigation has been recommended</li> <li>4. Legal counsel has been involved (beyond providing a basic interpretation)</li> <li>5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.)</li> <li>6. There has been, or is an expectation of, joint enforcement with other jurisdictions</li> <li>7. There is potential for impact on other related enforcement files.</li> </ol> |                |                    |
| <b>2011-205 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Carried</b> | <b>17-Oct-2011</b> |
| <p><b>Special Occasion Liquor Licenses</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                        |                |                    |
| <b>2010-115 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Carried</b> | <b>18-Oct-2010</b> |
| <p><b>Publishing Notices beyond legal requirements</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                    |



## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                      | Action  | Date        |
|----------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| 2009-085 (Standing)                                                                                                                    | Carried | 11-May-2009 |
| <b>Parks Commission Referral</b>                                                                                                       |         |             |
| 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 F2024  
Invoices posted to Month ending October 2023

| 625 Galiano             | Invoices posted to Month ending October 2023 | <u>Budget</u>   | <u>Spent</u>    | <u>Balance</u>   |
|-------------------------|----------------------------------------------|-----------------|-----------------|------------------|
| 65000-625               | LTC "Trustee Expenses"                       | 284.00          | 0.00            | 284.00           |
| LTC Local               |                                              |                 |                 |                  |
| 65200-625               | LTC - Local Exp - LTC Meeting Expenses       | 1,723.00        | 2,058.75        | -335.75          |
| 65210-625               | LTC - Local Exp - APC Meeting Expenses       | 333.00          | 143.85          | 189.15           |
| 65220-625               | LTC - Local Exp - Communications             | 250.00          | 2,066.79        | -1,816.79        |
| 65230-625               | LTC - Local Exp - Special Projects           | 279.00          | 0.00            | 279.00           |
| TOTAL LTC Local Expense |                                              | <u>2,585.00</u> | <u>4,269.39</u> | <u>-1,684.39</u> |
| Projects                |                                              |                 |                 |                  |
| 73001-625-4114          | Galiano Groundwater Strategy Implementation  | 5,000.00        | 434.32          | 4,565.68         |
| TOTAL Project Expenses  |                                              | <u>5,000.00</u> | <u>434.32</u>   | <u>4,565.68</u>  |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action  | Date        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <b>2023-015 (Standing)</b><br><br><b>First Nations Reconciliation</b><br><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: <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul> | Carried | 14-Mar-2023 |
| <b>2020-042 (Standing)</b><br><br><b>Use of Development Permits for Variances</b><br><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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Carried | 08-Sep-2020 |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action  | Date        |
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| <b>2020-041 (Standing)</b><br><br><b>Unlawful Land Uses and Planning Applications</b><br><p>that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | Carried | 06-Jul-2020 |
| <b>2020-013 (Standing)</b><br><br><b>Advisory Planning Commission</b><br><p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Carried | 03-Feb-2020 |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action  | Date        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| <b>2019-014 (Standing)</b><br><br><b>13.1 Cannabis Retail - Staff Report</b><br>that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications: <ul style="list-style-type: none"> <li>- Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee.</li> <li>- 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.</li> <li>- The public consultation process shall be determined by the local trust committee after initial review of the proposal.</li> <li>- 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:               <ul style="list-style-type: none"> <li>o Name of the applicant and a description of the proposal in general terms</li> <li>o The location of the proposed establishment and the subject site</li> <li>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.</li> <li>o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application</li> <li>o How public comments may be submitted to the local trust committee.</li> </ul> </li> </ul> | Carried | 04-Mar-2019 |
| <b>2018-064 (Standing)</b><br><br><b>11.1 Telecommunication Strategy Project - Staff Report</b><br>that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Carried | 04-Jun-2018 |
| <b>2014-029 (Standing)</b><br><br><b>Community Wells as a Community Benefit</b><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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Carried | 07-Apr-2014 |

## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action         | Date               |
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| <b>2014-000 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Carried</b> | <b>03-Feb-2014</b> |
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| <b>2011-205 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Carried</b> | <b>17-Oct-2011</b> |
| <p><b>Special Occasion Liquor Licenses</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                        |                |                    |
| <b>2010-115 (Standing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Carried</b> | <b>18-Oct-2010</b> |
| <p><b>Publishing Notices beyond legal requirements</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                    |



## Standing Resolutions Log

### Galiano Island

| Resolution Number                                                                                                                      | Action  | Date        |
|----------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| 2009-085 (Standing)                                                                                                                    | Carried | 11-May-2009 |
| <b>Parks Commission Referral</b>                                                                                                       |         |             |
| That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment |         |             |