



Galiano Island Local Trust Committee

Regular Meeting Agenda

Date: September 9, 2025
Time: 1:00 pm
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

			Pages
1.	CALL TO ORDER	1:00 PM - 1:15 PM	
“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”			
2.	TERRITORIAL ACKNOWLEDGEMENT		
3.	APPROVAL OF AGENDA		
4.	TRUSTEE REPORT		
5.	CHAIR'S REPORT		
6.	ELECTORAL AREA DIRECTOR'S REPORT		
7.	FIRST NATION REPORT		
8.	TOWN HALL AND QUESTIONS	1:15 PM - 1:45 PM	
9.	COMMUNITY INFORMATION MEETING - None		
10.	PUBLIC HEARING - None		
11.	MINUTES	1:45 PM - 1:55 PM	
11.1	Local Trust Committee Minutes Dated July 8, 2025 (for Adoption)		4 - 18
11.2	Local Trust Committee Record of Public Hearing Dated July 8, 2025 (for Receipt)		19 - 20
11.3	Section 26 Resolutions Without Meeting Report - None		
11.4	Advisory Planning Commission Minutes Dated July 30, 2025 (for Receipt)		21 - 24
11.5	Advisory Planning Commission Minutes Dated August 22, 2025 (for Receipt)		25 - 30
11.6	Advisory Planning Commission Minutes Dated August 29, 2025 (for Receipt)		31 - 34

12.	BUSINESS ARISING FROM MINUTES	
12.1	Follow-up Action List Dated Sept 2025	35 - 39
13.	DELEGATIONS	
14.	CORRESPONDENCE	
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
15.	MEETING BREAK - COMMUNITY UPDATE	
16.	APPLICATIONS AND REFERRALS	1:55 PM - 2:45 PM
16.1	Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 546 (for Response) (attached)	40 - 45
16.2	Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 549 (for Response) (attached)	46 - 53
16.3	Trust Council Bylaw No. 183 Policy Statement Bylaw Referral - For Response	54 - 96
16.4	GL-RZ-2023.1 (Rockafella) – Staff Report (attached)	97 - 110
16.5	GL-PL-DVP-2025-0264 (Brealey) - Staff Report (Attached)	111 - 129
17.	LOCAL TRUST COMMITTEE PROJECTS	2:45 PM - 2:55 PM
17.1	Groundwater Sustainability Project – Proposed Bylaws 283 and 284 - Consideration of Adoption - Staff Report (attached)	130 - 148
18.	REPORTS	2:55 PM - 3:10 PM
18.1	Work Program Reports (attached)	
18.1.1	<u>Active Projects Report Dated Sept 2025</u>	149 - 149
18.1.2	<u>Future Projects Report Dated Sept 2025</u>	150 - 150
	That the Galiano Island Local Trust Committee request staff to add ‘Riparian DPA Updates’ to the Future Project List.	
18.2	Applications Report Dated Sept 2025 (attached)	151 - 156
18.3	Trustee and Local Expense Report Dated June 2025 (attached)	157 - 157
18.4	Adopted Policies and Standing Resolutions (attached)	158 - 162
18.5	Local Trust Committee Webpage	
18.6	Islands Trust Conservancy Report - None	

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|------|---|-------------------|-----------|
| 19. | NEW BUSINESS | 3:10 PM - 3:30 PM | |
| 19.1 | Galiano Island LTC Meeting Procedures Repeal Bylaw No. 298 - Request for Decision (attached) | | 163 - 166 |
| 19.2 | Galiano Island LTC Public Notification Bylaw No. 299 - Request for Decision (attached) | | 167 - 171 |
| 20. | UPCOMING MEETINGS | | |
| 20.1 | November 4, 2025 Meeting Change | | |
| | That the Galiano Island Local Trust Committee direct staff to change the November 4, 2025 regular meeting to an electronic meeting on October 31, 2025. | | |
| 20.2 | Next Regular Meeting Scheduled for October 14, 2025 at the Galiano South Community Hall, Galiano Island | | |
| 21. | TOWN HALL | 3:30 PM - 4:00 PM | |
| 22. | CLOSED MEETING - None | | |
| 23. | ADJOURNMENT | 4:00 PM - 4:00 PM | |

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: July 8, 2025
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Bruce Belcher, Planner 2
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately thirty (30) members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson recognized that the meeting was being held in territory of the Coast Salish First Nations and acknowledged the Penelakut Tribe as stewards of the land and waters since time immemorial.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Attended Trust Council and highlighted Jared “Qwustenuxun” William’s presentation
- Has been providing Islands Trust Conservancy updates at Local Trust Committee meetings within the Trust Area
- Provided a presentation at Trust Council on the work of the Island Trust Conservancy at which time she announced the receipt of a \$1,150,000 donation with the majority of it designated to the Conservancy’s Opportunity Fund
- Attended Emergency Preparedness Day and suggested community members subscribe to the Capital Regional District’s emergency notification program
- Wrote a letter to the Minister of Health and Minister of Mental Health and Addictions to raise concerns about the loss of funding for Galiano’s community based social worker

Trustee Mabberley reported the following:

- Parking upgrades at Montague have been completed
- Land has been cleared for the housing project with construction scheduled to begin in the fall when worker accommodations are more readily available
- Acknowledged the passing of Tom Darby and recognized his contributions to the community

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Southern Gulf Islands Forum
- Will attend upcoming Committee of the Whole meeting to review draft Policy Statement amendments in preparation of forwarding the document to Trust Council for consideration of First Reading which will trigger a six-month public engagement and referral period

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT

Penelakut Council Member Ken Thomas introduced Chief Pam Jack, Council Members, and staff in attendance and acknowledged and welcomed continued and ongoing communications between the Local Trust Committee and the Penelakut Council.

8. TOWN HALL AND QUESTIONS

A member of the public noted draft Bylaws No. 292, 293, 294, and 295 do not provide any shoreline access in the rezoned lands and the proponent of the rezoning application replied that the Local Trust Committee requested that an amenity lot be established which will likely include water access and parkland.

A member of the public spoke to rezoning applications GL-RZ-2021.2 and GL-RZ-2023.2 and made the following comments:

- The configuration of the lot layout does not reflect the original policy that the rezoning was based on which required at least two-thirds waterfront be part of the land transfer and kept within a residential zone
- There is no specific reference to the lands being transferred to the Penelakut Tribe and the Penelakut Tribe is listed as one of several agencies that the land could be transferred to
- There is no mention in the staff report that the sustainable forestry covenant must be held by a third party

Island Planner Stockdill provided the following clarifications:

- The Local Trust Committee, applicant, and staff are aware that a sustainable forestry covenant must be held by a third party and it is up to the applicants to determine who the third party will be
- A number of transferees have been listed with the Penelakut Tribe identified as receiving the lands, the Ministry of Transit and Transportation identified as potential recipients of the roads, and the Province and Capital Regional District identified a possible recipients of the park land

A member of the public stated that a staff report indicated that prior to a Community Information Meeting and Public Hearing regarding proposed Bylaw No. 297 a water management report was required but no mention was made about a requirement for an ecological report, septic disposal report, or a waste water management plan and the interim report containing the Directive Policy Statement Checklist indicated policy related to groundwater, sensitive areas, and riparian areas were marked not applicable.

Island Planner Stockdill replied that the requirement for reports were included in the Terms of Reference letter sent to the applicant outlining all of the documents and information that the Local Trust Committee is requiring before they move forward to a Public Hearing and a Trustee stated that the comments related to the Directive Policy Checklist were covered at the last meeting to the satisfaction of the Local Trust Committee.

A member of the public noted they previously asked about the items marked not applicable in the Directive Policy Checklist and Island Planner Stockdill had replied that the Local Trust Committee could change those items from non-applicable and although an answer was provided, they continue to not understand how groundwater, sensitive areas, and riparian areas are not applicable to the application.

A Trustee replied that the Local Trust Committee had already addressed the concern about the checklist and were not going to re-visit the discussion.

A member of the public urged the Local Trust Committee not to move beyond the Community Information Meeting on proposed Bylaw No. 296 due to a lack of information provided on the merits of amending the Official Community Plan for the purpose of the rezoning application. They stated community awareness and conversation is required for any changes to the Official Community Plan that affect more than one property to ensure the integrity of transparent governance and they requested the application be referred to the Advisory Planning Commission.

9. COMMUNITY INFORMATION MEETING

9.1 GL-PL-RZ-2024-0003 (Palmberg) - Proposed Bylaw No. 296

Island Planner Stockdill summarized Proposed Bylaw No. 296 and highlighted the following:

- The property is currently zoned Rural 2 and the applicant seeks rezoning to allow additional, site specific, uses including a contractor's workshop and yard, storage and sale of gravel and aggregate, milling and planning in the manufacture of wood products, and production and sales of cider and wine
- The rural designation policies (a) and (e) in the Official Community Plan state, in part, (a) that principal uses shall be residential and agriculture, and (e) within this designation a number of zones can have differing accessory uses to residential use
- Policy (e) does not mention agricultural use and prior to 2011 policy (a) only referred to residential use
- After 2011 policy (a) was amended to include agricultural use and it was staff's opinion that policy (e) should have also been amended to reference the principal use to include agriculture

- It is proposed that policy (e) be amended to allow different accessory uses accessory to residential and agricultural uses
- The Rural 2 zone permits dwelling and farm use, the property is currently used for farming only, and the applicant has indicated they do not plan to construct a dwelling on the property
- Ministry approval of an amendment to an Official Community Plan can take time and if proposed Bylaw No. 296 is moved forward, it would allow time for the applicant to continue working on their application and provide all of the documents outlined in the terms of reference at which time the Local Trust Committee could consider scheduling a Community Information Meeting and Public Hearing regarding proposed Bylaw No. 297

Members of the public were provided an opportunity to ask questions about the proposed bylaw which were recorded as follows:

Further time should be given for community discussion following the Community Information Meeting and prior to a Public Hearing. The premise that an amendment is required to section (e) due to an oversight is an oversimplification and implications of adding agricultural to (e) have not been discussed and potential risks of the amendment have not been considered. The Rural 2 zoning resides within the residential section of the Official Community Plan which does not permit light industrial use and that principal use should be residential and agricultural and accessory uses should be accessory to residential and the amendments should be referred to the Advisory Planning Commission to look at potential implications.

- Is the wording change in (e) adding “and agricultural uses” necessary to allow the contractor’s yard?
 - Island Planner Stockdill responded that it was necessary, as the property currently does not have a residential use
- There is currently a property with a contractor’s yard and aggregate sales operating on a residential property using a Temporary Use Permit, why would the subject property require their residential zoning be changed to include agricultural use for the same business operations?
 - The Planner responded that this is a rezoning application to legalize the proposed use on an ongoing basis whereas a Temporary Use Permit allows temporary uses only
- Isn’t a contractor yard already a permitted use in a residential zone?
 - The Planner responded that a home occupation can only operate if there is a dwelling on the property and the subject property does not have a dwelling
- Why are Trustees preceding to enable uses that would only be permitted as a home occupation on a property with a dwelling on a property that has no dwelling?

- The Planner responded that the Land Use Bylaw would need to be reviewed to determine if a contractor yard is a permitted home occupation
- The intended uses are light industrial and agriculture compared to residential and this is a residential zone; therefore, the application should request rezoning the property to agricultural
 - The Planner responded that Rural 2 zone does allow farm use as a principal use
- The rezoning should go to the Advisory Planning Commission to enable a report to be produced to assist in understanding the process
 - The Planner reminded members of the public that the Community Information Meeting is for the purpose of asking questions specifically related the proposed bylaw
- Why does section (a) state principal uses can be residential and agricultural instead of residential or agriculture?
 - The Planner responded that they are both included in Rural 2 zoning and the Official Community Plan is a guiding document which does not state what one is permitted to do in that zone, but states what principal uses are permitted in the zone
- On what basis is the planner drawing the conclusion that it was an oversight to not include agriculture in section (e)?
 - The Planner responded that the Regional Planning Manager, who was a Planner as part of the process in 2011, has indicated they believed it was an oversight at that time
- Has the Planner spoken to any individuals who were Trustees or members of the Agricultural Advisory Planning Commission in 2011 to determine if they thought it was an oversight?
 - The Planner stated that if the details were not caught specifically in the minutes of the time, one would be relying on memory only which is somewhat speculative
- Has staff done any analysis of how many other Rural 2 properties would be affected and potential consequences that might arise by any additional subsequent rezoning applications as a result of a change to the Official Community Plan?
 - The Planner responded that there are 107 properties designated as rural and any future rezoning application would be looked at in terms of the addition of the policy within the Official Community Plan
- Is there any good reason not to move ahead with this from the Planners perspective?

- The Planner responded that there was not good reason not to go move ahead, as this is a change in a policy that guides future applications
- Is this type of change appropriate to examine as part of the Official Community Plan Review?
 - The Planner responded that it is being contemplated as part of a specific application before the Local Trust Committee for a site-specific rezoning

The agenda was reordered and items 16.6 and 16.7 were discussed before item 10.

The meeting was recessed for a break at 2: 51p.m. and reconvened 3:05 p.m.

10. PUBLIC HEARING

10.1 GL-PL-RZ-2024-0003 (Palmberg) - Proposed Bylaw No. 296

10.1.1 Recess for Public Hearing

The regular meeting was recessed at 3:05 p.m. to go into a Public Hearing

10.1.2 Recall to order

The meeting was recalled to order at 3:35 p.m.

11. MINUTES

11.1 Local Trust Committee Minutes Dated June 3, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of June 3, 2025 were adopted.

11.2 Section 26 Resolutions Without Meeting Report - None

11.3 Advisory Planning Commission Minutes - None

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated June 2025

The Planner provided a verbal update to the Follow-Up Action List.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

15. MEETING BREAK - COMMUNITY UPDATE - None

16. APPLICATIONS AND REFERRALS

16.1 Mayne Island Local Trust Committee Referral for Proposed Bylaws 194 and 195 (for Response)

GL-2025-037

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee interests are unaffected by the Mayne Island Local Trust Committee Draft Bylaw Nos. 194 and 195.

CARRIED

16.2 GL-PL-DVP-2025-0216 (Koster) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Development Variance Permit to vary the natural boundary from the sea and interior lot line setback requirements to permit the construction of a roof addition to an existing dwelling and legalize multiple non-conforming structures
- The natural boundary setback from the sea variance requested is from 7.5 metres to 4.78 metres for the construction of the roof and an existing deck structure, 3.43 metres for an existing lower deck with hot tub, and 0.0 metres for an existing upper landing structure
- The interior lot line setback variance requested is from 6 metres to 4.23 metres for an existing cabin, 1.14 metres for an existing wood storage structure, .99 metres for an existing storage container, and .75 metres for existing water storage tanks
- No correspondence was received in support or in opposition of the application following the statutory notice period

The applicant was in attendance and Trustees had no questions for the applicant or Planner.

GL-2025-038

It was MOVED and SECONDED

that Galiano Island Local Trust Committee approve issuance of PL-DVP-2025-0216.

CARRIED

16.3 GL-PL-DVP-2025-0226 (Engh) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Development Variance Permit to vary the natural boundary to the sea setback to permit an addition of an accessible ramp built with the correct slope to meet wheel chair code to allow community members with mobility issues to safely use the community dock
- A development permit is not required as the structure will be built on existing infrastructure
- Based on the location of the structure there are no issues with neighbours and no correspondence has been received regarding the application

The applicant was in attendance and Trustees had no questions for the applicant or Planner.

GL-2025-039

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve issuance of PL-DVP-2025-0226.

CARRIED

Trustee Mabberley declared conflict of interest, recused himself, and left the meeting at 3:57 p.m.

16.4 GL-PL-TUP-2025-0206 (Berginc) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a renewal of Temporary Use Permit to operate a contractor yard
- A three-year temporary use permit was issued in 2022 and the renewal would allow contractor yard use for another three-year period with the same operational conditions originally approved which are consistent with the Official Community Plan guidelines
- Staff conducted a site visit and confirmed the operation is operating in compliance within the Temporary Use Permit conditions
- There have been no complaints about the contractor yard since the Temporary Use Permit was issued

The applicant was in attendance and Trustee Gauvreau had no questions for the applicant or Planner.

GL-2025-040

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve issuance of PL-TUP-2025-0206.

CARRIED

Trustee Mabberley returned to the meeting at 4:01 p.m.

The agenda was reordered and item 16.5 will be heard following item 18.

16.5 GL-PL-RZ-2024-0003 (Palmberg) - Proposed Bylaw No. 296 - Staff Report

Island Planner Stockdill summarized the staff report post Public Hearing.

Discussion ensued and the following comments were noted:

- A Trustee reviewed a 2010 discussion paper on the Official Community Plan amendments under consideration at that time
- The Official Community Plan amendment does not give automatic permission for someone to do something as that is a function of the Land Use Bylaw
- The application has been in the public realm for over three years and there has been a lot of time for the community to provide input and delve into the process

GL-2025-041

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a second time.

CARRIED

GL-2025-042

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a third time.

CARRIED

GL-2025-043

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2025-044

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

16.6 GL-RZ-2021.2 (Matheson/Bairstow) – Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- The report presents a draft bylaw to amend the Official Community Plan and another to amend the Land Use Bylaw and includes a requirement for covenant as a condition prior to bylaw adoption consideration
- The rezoning application re-designates portions of the property from Forest 1 to Forest 3, Rural Residential, Nature Protection and Park with the Nature Protection portion of the land transferred to Penelakut Tribes and the park transferred to the Capital Regional District and these requirements will be included in the draft covenant ensuring the transfer occurs at time of subdivision
- The applicants have provided an updated site plan, are working on groundwater and septic disposal reports, and a baseline ecological report has been completed and will be attached to the covenant
- Following First Reading referrals will be sent to First Nations and required agencies followed by a Community Information Meeting and Public Hearing

The applicant was in attendance.

Discussion ensued and the following comments and clarifications were noted:

- The opportunity to receive park land will be referred to the Capital Regional District and their comments will be provided to the Local Trust Committee prior to final determination of how the amenity lot will be designated
- The Local Trust Committee can give direction to staff to rezone the portion in front of the property to include marine protection and the Planner will report back on proposed Marine Protection zoning options
- The foreshore area is currently zoned Marine which allows certain structures and if it is rezoned to Marine Protection the only permitted use is marine navigation

Penelakut Chief Jack spoke to receiving direction from Council, Elders, and youth and said the partnerships being created and paths forged will sustain the youth and ecosystems and the parties need to work together and accept one another's help. She expressed gratitude for the Trustees, landowners, and Council.

GL-2025-045

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 292, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024" be read a first time.

CARRIED

GL-2025-046

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 293, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024", be read a first time.

CARRIED

GL-2025-047

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw Nos. 292 and 293 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-048

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request covenants under Section 219 of the Land Title Act from the applicant for GL-RZ-2021.2 (Matheson-Bairstow) for sustainable forestry and development control and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application prior to final adoption consideration.

CARRIED

GL-2025-049

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw Nos. 292 and 293 upon receipt of draft covenants and a groundwater assessment report.

CARRIED

16.7 GL-RZ-2023.2 (Larsen) – Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- The report presents a draft bylaw to amend the Official Community Plan and another to amend the Land Use Bylaw
- The rezoning application re-designates portions of the property from Forest 1 to Forest 3, Rural Residential D, Forest Industrial C to allow quarry use, Nature Protection, and Park
- Applicants are working on providing the documents required as per the terms of reference and have provided a site plan and groundwater report to date
- First Reading will trigger the referral process to First Nations and agencies
- There has been a lot of community input regarding the waterfront on this property and referral to the Advisory Planning Commission might be considered
- A Trustee noted a lot of work has been done with the Penelakut Tribe Chief and Council and referral was brought up a number of meetings ago and the Penelakut have a right to the application moving forward in a timely manner
- The Planner noted the Local Trust Committee will be receiving comments back from Penelakut and applicant on the Marine Protection zoning and the Advisory Planning Commission will be receiving referrals on two other items and might not have the capacity to comment on the water aspect of the rezoning as well

GL-2025-050

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” be read a first time.

CARRIED

GL-2025-051

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be read a first time.

CARRIED

GL-2025-052

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 294 and 295 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-053

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request covenants under Section 219 of the Land Title Act from the applicant for GL-RZ-2023.2 (Larsen) for sustainable forestry and development control and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application prior to final adoption consideration.

CARRIED

GL-2025-054

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw Nos. 294 and 295 upon receipt of draft covenants and an environmental baseline report.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Project – (Staff Report will be posted as addendum)

Island Planner Stockdill noted that the staff report provides options for targeted engagement for property owners and occupants as part of the Associated Islands Regulations Review Project and noted staff are recommending the project be referred to the Advisory Planning Commission.

Trustees had no questions for the Planner.

GL-2025-055

It was MOVED and SECONDED

that Galiano Island Local Trust Committee request staff to schedule an electronic special meeting to hold a Community Information Meeting to gather comments from Associated Island and boat access only property owners and occupants.

CARRIED

GL-2025-056

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to mail all property owners and occupants on the associated islands and boat access only properties notifying them of the Associated Islands Regulations Review Project and the electronic special meeting.

CARRIED

GL-2025-057

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to send a referral to the Galiano Island Advisory Planning Commission to identify issues and concerns related to the current zoning and regulations for the associated islands, with a target response date of September 30, 2025.

CARRIED

17.2 Official Community Plan Review – Staff Report

Island Planner Stockdill summarized the staff report and noted it contains a draft business case for the allocation of funding for the proposed Official Community Plan Review project for the next fiscal year.

Discussion ensued and the following comments were noted:

- The amount allocated for First Nations capacity funding is likely inadequate and input from Penelakut Tribes should be sought on an amount that is considered fair and reasonable

GL-2025-058

It was MOVED and SECONDED,

That Galiano Island Local Trust Committee amend the Official Community Plan Review business case by changing the First Nations engagement section to \$15,000.

CARRIED

GL-2025-059

It was MOVED and SECONDED,

That Galiano Island Local Trust Committee endorse the amended attached business case for the Official Community Plan Review project and that staff forward the business case to the relevant committees and to Trust Council.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated June 2025

Received for information.

18.1.2 Future Projects Report Dated June 2025

Received for information.

18.2 Applications Report Dated June 2025

Received for information.

18.3 Trustee and Local Expense Report Dated April 2025

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage

No updates required.

18.6 Islands Trust Conservancy Report Dated June 2025

Received for information.

The agenda was reordered and item 16.5 was discussed following item 18

19. NEW BUSINESS - None

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for September 9, 2025 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

A member of the public asked if the Map-It application will be available soon and Trustees noted there is not a specific date.

A member of the public referenced a Sunshine Coast Regional District order that was issued to restrict brewery use of water during a period of draught in 2022 and asked if the Local Trust Committee or the Capital Regional District has authority to issue a similar order should water for residential use needs to be prioritized over water used at a cidery for commercial use.

Island Planner Stockdill replied the applicant is required to apply to the province for a water license and in the event of a drought the province would be responsible for this type of action.

A member of the public noted they would like a report made available on items of discussion that are held with Penelakut representatives in September and hopes that the Local Trust Committee would find an appropriate time and venue for the Penelakut to attend a meeting to advise how they would apply their Land Code to any properties that are transferred to them.

A Trustee noted the Land Code is available online and they will ask Penelakut staff if there is a time they can present further information.

A member of the public asked if Penelakut Tribes had agreed that a covenant will be placed on the lots being received.

Island Planner Stockdill indicated that should Penelakut wish to have covenants discharged it would occur at time of subdivision and the land that is to be transferred back to the Nation will be rezoned to Nature Protection.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:45 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

DRAFT

Galiano Island Local Trust Committee Record of a Public Hearing Proposed Bylaw 296

Date: July 8, 2025
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Bruce Belcher, Planner 2

Others Present: There were approximately 30 members of the public present.

10.1 GL-PL-RZ-2024-0003 (Palmberg) - Proposed Bylaw No. 296

Chair Peterson called the Public Hearing to order at 3:08 p.m. 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 No. 296 and developments to date.

Members of the community were invited to speak and the following comments were made:

- Stephen Ryback stated opposition to the proposed bylaw citing insufficient community dialogue and input
 - The speaker was concerned that the public notification was published in a newspaper not distributed on the island
 - The speaker stated that the physical Public Hearing binder was only made available during the meeting and should have been provided at time of notice and in a public location
 - The speaker believed that the Trustees have not debated or considered if an alternative should be considered, and the matter should have been referred to the Advisory Planning Commission
 - The Chair noted that the Public Hearing binder was open for submission up to 4:00 p.m. the day prior.
- Carmita de Menyhart stated opposition to the proposed bylaw and indicated the Official Community Plan should not be changed for one application
 - There are unknown implications of changing the Official Community Plan

- The Public Hearing should not immediately follow a Community Information Meeting as it does not allow those that attended the Community Information Meeting time to inform other residents of discussion, and members of the community can no longer provide input following the Public Hearing
- Staff, rather than Trustees, answered questions asked during the Community Information Meeting
- Memory of what happened years ago should be solicited, and the Planner should have sought information from those involved in amending the Official Community Plan eleven years previous
- Jennifer Margison stated opposition to the proposed bylaw due to lack of public engagement
 - No consideration given to possible ramifications resulting from making amendments to the Official Community Plan
 - A transparent and informed process needs to be undertaken for any amendments to the Official Community Plan
 - Amendments are not innocuous and require further scrutiny
 - Further discussion or referral to the Advisory Planning Commission should be considered.
- Stephen Ryback spoke a second time stating support for the application and benefits it might bring to the community but noted that relevant information needs to be provided to the community in a manner that allows time to review it
 - Having a Public Hearing immediately following a Community Information Meeting does not allow time for effective consideration.
- Jennifer Margison spoke a second time and asked the Local Trust Committee to consider how the public feels about a time frame of fifteen minutes scheduled for a Community Information Meeting followed immediately by a Public Hearing as the process does not allow sufficient dialogue and time to consider matters
- Dave Koster spoke in support of the application and indicated he has not heard any opposition from community members

Chair Peterson called three times for speakers and no comments were made. There being no further submissions, Chair Peterson closed the Public Hearing at 3:35 p.m.

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

Lisa Millard, RECORDER

DATE



ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: July 30, 2025
Location: Galiano Island Community Library

Members Present: Gilian Dusting, Chair
Art Moses, Vice-Chair
Danica Berginc
Karen Harris
Jann Helssen
Gerald Longson
Jennifer Margison

Staff Present: Kim Stockdill, Island Planner
Carly Bilney, APC Secretary (electronic)

Members of the Public: There were no members of the public present.

1. CALL TO ORDER

Planner Stockdill called the meeting to order at 10:36 a.m. She acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. SELECTION OF APC CHAIR

Comments were made that the referral response timeline requested by the Local Trust Committee is unrealistic and an extension may be needed. Planner Stockdill outlined the role of the Advisory Planning Commission (the Commission) and noted its primary purpose is to provide recommendations to the Local Trust Committee. The following comments were made:

- The current referral's deadline is at the end of August but that may be pushed into September if the Commission deems it necessary
- The Commission will also be receiving a referral regarding the Associated Islands Project with a deadline in September
- Minutes of Advisory Planning Commission meetings will be made available to the public
- This referral is a high-level review of topics included or missing in the Official Community Plan

- Commission members may seek feedback from individuals who were involved with drafting and reviewing the Official Community Plan previously

By general consent, Gilian Dusting was selected as Galiano Island Advisory Planning Commission Chair.

4. SELECTION OF APC VICE-CHAIR

By general consent, Art Moses was selected as Galiano Island Advisory Planning Commission Vice Chair.

5. DISCUSSION OF THE GALIANO ISLAND OCP REVIEW

Planner Stockdill reviewed the staff report drafted by Regional Planning Manager Kojima. The following comments were made:

- The Local Trust Committee wants to focus on specific aspects of the Official Community Plan in a targeted review
- While the project will not start until next year, the Local Trust Committee is laying the foundation now to ensure early engagement with First Nations and that there is sufficient funding in place
- The Local Trust Committee has identified a list of topics (included in the referral letter) and is asking the Advisory Planning Commission for input

Planner Stockdill noted she would advise the Commission on what the project budget was for the Official Community Plan review in 2009. She explained that the referral asks the Advisory Planning Commission to determine which high-level topics the Local Trust Committee should include in the Official Community Plan review and, if time permits, prioritize the topics without detailing policy recommendations. She made the following comments:

- The Official Community Plan will need to comply with the Islands Trust Policy Statement that recently received First Reading
- If time permits, it would be helpful if the Commission provided comment on which development permit areas should receive the most attention
- The Commission should identify anything in the list of Official Community Plan topics that Commissioners think is missing, and what Trustees should prioritize
- The referral contains more details related to technical issues than the initial business case to give Commissioners an idea of what technical details might be included, such as fixing spelling errors, ensuring legislation updates are correct, etc.

Discussion ensued and the following comments were made:

- The relation of the Official Community Plan to associated islands should be considered as part of the review

- The Commission could also mention that it would be useful to have information from land suitability mapping and a build out report as part of the review
- Commercial use of residentially zoned land should be examined as there is demand for the use of residential land for light industrial activity
- Compliance with the Official Community Plan occurs when bylaw amendments are made, which are generally initiated through rezoning applications or projects
- The Official Community Plan is a visionary policy document with guidelines that are enforced through land use bylaws
- If amendments are made to the Official Community Plan, property owners must still abide by land use bylaws
- The Advisory Planning Commission could recommend the Local Trust Committee focus on creating strong and specific land use policy

Planner Stockdill agreed to provide Commission members with a list of amendments that have been made to the Official Community Plan since its last review. A list of people who participated on committees organized for the previous Official Community Plan review was also requested by some Commissioners.

Discussion ensued about how the Official Community Plan review was conducted in 2011. Comments were made that it may be helpful to have Regional Planning Manager Kojima join the next meeting of the Advisory Planning Commission to provide a staff perspective on the previous review.

Planner Stockdill left the meeting at 11:58 a.m. Discussion continued about what topics Commissioners felt were important to assess as part of the review. The following comments were made:

- Health care and accessibility on the island
- Consideration of associated islands
- Alternate forms of energy

Brief discussion was held about the differences between the land use bylaws and the Official Community Plan.

6. NEXT MEETING

August 22 and August 29 at 10am at the Galiano Community Library

At the next meeting, Commissioners agreed to:

- Invite Regional Planning Manager Kojima
- Review the list of topics provided in the referral and the list in the Official Community Plan
- Determine what questions to ask of people who previously participated in a review of the Official Community Plan (e.g. Are there gaps in the Official Community Plan? Are there areas that were not addressed in the previous review?) and to invite them to a future meeting

7. ADJOURNMENT

By general consent the meeting was adjourned at 12:21 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: August 22, 2025
Location: Galiano Island Community Library

Members Present: Gilian Disting, Chair
Art Moses, Vice-Chair
Karen Harris, Member
Jann Helssen, Member
Jennifer Margison, Member

Regrets: Danica Berginc, Member
Gerald Longson, Member

Staff Present: Kim Stockdill, Island Planner (electronic)
Robert Kojima, Regional Planning Manager (electronic)
Carly Bilney, APC Secretary (electronic)

Members of the Public: There were no members of the public present.

1. CALL TO ORDER

Chair Disting called the meeting to order at 10:07 a.m.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. GALIANO JULY 30, 2025 APC MINUTES (FOR ADOPTION)

On page 2 of the minutes under Item 5, change “development permit applications” to “development permit areas.”

GL-APC-2025-01

It was Moved and Seconded,

that the Galiano Island Advisory Planning Commission approve the minutes as amended.

CARRIED

4. DISCUSSION OF THE GALIANO OFFICIAL COMMUNITY PLAN REVIEW

4.1 REGIONAL PLANNING MANAGER KOJIMA

Regional Planning Manager Kojima described the previous official community plan review on Galiano (2009-2012) and how the approach to reviews have changed since then. He made the following comments:

- The previous review of the Galiano official community plan began with staff analysis to create background materials (e.g. discussion papers and mapping)
- The second phase involved community consultation with meetings to gather input and share knowledge about the project
- Community consultation included the creation of topic based advisory committees, whose members were appointed by Trustees, and a steering committee
- Topics included: housing, agriculture, community economic development (businesses), ecosystem protection, groundwater, transportation, and forest policy which was the most involved
- The third phase involved drafting amendments to the official community plan and multiple rounds of reviews and revisions; this phase also included public comment
- In the final phase the bylaws went through readings, public hearings, and referral to the minister's office for approval and back for adoption
- The most significant proposed changes that came out of the review was about forest policy though they never proceeded because they required provincial approval
- Other significant changes included new and revised development permit areas, policies related to affordable housing for community projects and changes to encourage more food production

Regional Planning Manager Kojima highlighted changes that have occurred in how reviews are now conducted. The following comments were made:

- Engagement with First Nations is expected to be much more fulsome now; the proposed budget for this review includes a more significant amount for capacity funding to enable First Nations to provide input
- The Islands Trust now has a team of policy planners from each region that is dedicated to reviewing official community plans, land use bylaws and other major projects
- The aim is to build expertise among Islands Trust planners and to bring consistency in how official community plan reviews are approached
- The Islands Trust is also seeking to develop consistency through an engagement framework, the Housing Toolkit, a common approach to build-out analyses, and standardized wording for development permit areas

Discussion ensued and the following comments were made:

- Proposed changes to the forest policy in the previous official community plan review did not proceed because the provincial government would not change the Private Managed Forest Land Act

- Forest policy is still a major topic on the island and it would be a missed opportunity not to revisit it; however, if the province does not wish to change the legislation the Local Trust Committee could choose not to proceed with it as a topic area
- The planner identifies policies that have not been implemented or are out of date for the Local Trust Committee to act upon

Regional Planning Manager Kojima defined official community plans and made the following comments:

- An official community plan is a statement of objectives or policies to guide decisions on planning or land use; it has forward looking policies that give direction to the Local Trust Committee on how it should make land use decisions in the future
- The policies of an official community plan do not directly affect a landowner, and there is no compulsion on a local government to implement the policies
- Amending the official community plan sets the stage for future changes
- Mandatory content that must be in an official community plan is outlined in the Local Government Act
- The official community plan is adopted as a bylaw so it cannot be contrary to the Islands Trust Policy Statement that is currently under review
- Development permit areas are a tool that local governments can adopt to manage how development occurs for specific purposes in identified locations
- Development permit areas have to be designated in the official community plan, and they have a direct impact on the land user
- Regional Planning Manager Kojima confirmed that Islands Trust staff wrote the referral, as staff was asked to report to the Local Trust Committee with suggested topics; the Local Trust Committee did not add any topics, but opted to send the list to the Advisory Planning Commission unchanged

Discussion continued and the following comments were made:

- Reviewing the topic of associated islands as part of the official community plan review will occur in parallel to the Associated Islands Project that is just beginning
- The creation of separate bylaws for the associated islands is not supported at the Trust Council level; it is rather encouraged to include associated islands in the bylaws of the larger island
- Associated islands could be addressed through creating different zones, such as a policy section in the official community plan for the smaller islands that have specific policies that apply just to them
- It is important to devote a portion in the early part of the project to community engagement and communicating with people about governance and what an official community plan is and its history on Galiano

Regional Planning Manager Kojima outlined what is included in the project's proposed budget and explained that the Project Charter will have a more detailed scope, timeline and community engagement plan that is fleshed out at the beginning of the project by the Local Trust Committee.

Discussion was held about the timing of getting a report from the Advisory Planning Commission back to the Local Trust Committee. Regional Planning Manager Kojima noted that a report included in the October 14 meeting of the Local Trust Committee should be submitted in early October. He commented that land transfers (a component of forest policy) are an emerging opportunity for which Galiano is a trailblazer.

4.2 FEEDBACK FROM DISCUSSIONS WITH COMMUNITY MEMBERS

Three Commissioners met with former Advisory Planning Commission Chair Sheila Anderson to gather insight into the previous official community plan review. They shared the following suggestions from Ms. Anderson:

- It is important to be disciplined, to stay within the scope of the work, and to get fulsome community engagement
- Galiano is unique because of its forest designation lands
- Consideration should be given as to whether there is sufficient budget in the project to achieve robust community engagement on all the topics, or if some topics should be dropped
- The idea of carrying capacity from an environmental perspective and the projected build-out and development of Galiano and associated islands should be used to guide other components of the official community plan
- Content in the draft Trust Policy Statement related to First Nations has had a lot of community engagement and involvement and would be a good guide to integrating First Nations content into the official community plan
- Caution should be given to reopening discussion on forest lands given the challenge of changing the provincial Private Managed Forest Land legislation
- Recommended community orientation/workshops on how governance works on the Southern Gulf Islands as part of community engagement in advance of the official community plan review

Other suggestions from Ms. Anderson were also shared such as limiting the size of a main dwelling, encouraging density exchange to facilitate housing opportunities, water monitoring, and reviewing a housing report produced by a past Advisory Planning Commission in 2018.

Planner Stockdill left the meeting at 11:26 a.m. Discussion ensued and the following comments were made:

- Transportation should be kept on the list of topics to discuss

- Some model development permit areas might be better than the current development permit areas and some might not properly address what is needed on Galiano
- Model development permit areas are like a toolkit from which to draw guidelines; there is a model development permit area for sensitive ecosystems because they are throughout the Trust Area, but none for Commercial Form and Character because that is more subjective
- There should be a review of agricultural policies in the official community plan

Regional Planning Manager Kojima left the meeting at 11:31 a.m. Discussion continued:

- There is a development permit area for sensitive ecosystems, but not for natural environment
- Forestry policy should be included in the review; perhaps there are ways of approaching changes to forest policy without invoking provincial legislation
- We are losing control of our forests because we are afraid of triggering the Private Managed Forest Land Act
- The official community plan should be looked at in light of recent rezonings

The following updated list of topics that Commissioners suggested for consideration was itemized:

- Health care
- Accessibility on the island
- Consideration of associated islands
- Alternate forms of energy (e.g. solar and wind power)
- Agriculture policy/food security
- Groundwater
- Ecosystem protection/climate change
- The Shoreline and Marine Development Permit Area needs particular attention
- The Elevated Groundwater Catchment Development Permit Area should be reviewed
- Review residential policies to see if they support primary residences versus recreational residences
- Review build-out as a distinct topic
- Topics should be prioritized with First Nations first followed by build-out
- Review policies/development permit areas regarding house size

5. NEXT MEETING

Next meeting: August 29 at 10am at the Galiano Community Library

At the next meeting, Commissioners agreed to:

- Review and prioritize development permit areas
- Discuss the impact of the Groundwater Sustainability Project on the official community plan

Jennifer Margison left the meeting at 12:00 p.m. Discussion continued and the following comments were made:

- First Nations engagement is a big topic that needs to be addressed as much as possible
- The Commission could aim to complete the referral by mid-September
- Model development permit areas can be useful when appropriate but they do not supersede the island's self governance

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:03 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

Minutes of the Galiano Island Advisory Planning Commission

Date: August 29, 2025
Location: Galiano Island Community Library

Members Present: Gilian Dusting, Chair
Art Moses, Vice-Chair
Danica Berginc, Member
Karen Harris, Member
Jann Helssen, Member
Jennifer Margison, Member

Regrets: Gerald Longson, Member

Staff Present: Carly Bilney, APC Secretary (electronic)

Members of the Public: There were no members of the public present.

1. CALL TO ORDER

Chair Dusting called the meeting to order at 10:04 a.m. Commissioner Harris acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. GALIANO AUGUST 22, 2025 APC MINUTES (FOR ADOPTION)

The importance of the work done by the Advisory Planning Commission on this referral was emphasized as the Trustees have not yet discussed which topics to include in the Official Community Plan review. Comments were made that it is important to keep in mind that this is future focused work. The following change to the minutes of August 22, 2025 was suggested:

- In the paragraph on the top of page 4, change “Comments were made that land transfers...” to “He commented that land transfers...”

By general consent, the minutes were approved as amended.

4. DISCUSSION OF THE GALIANO OFFICIAL COMMUNITY PLAN REVIEW

Discussion began about the associated islands that include Ballingal Islets, Charles Island, Gossip Island, Julia Island, Lion Islets, Parker Island, Retreat Island, Sphinx Island, and

Wise Island. Concern was expressed that information sent by the Islands Trust to property owners might not reach the people who actually live on the islands.

Commissioners requested that the meeting be recorded, and recording began at 10:22 a.m. Discussion continued and the following comments were made:

- The proposed funding for the Official Community Plan review might not be enough to complete a fulsome targeted review
- There is need for more education in the community at large about how local governance works and the importance of the official community plan for the future development of the island (e.g. orientation package or online workshop offered by the Islands Trust that focuses on governance)

Discussion was held about whether the land use section of the official community plan should be included in the review, particularly the residential section, to consider restrictions on the size of primary dwellings, zoning for manufactured home parks, and limiting split zones. General discussion about the review continued and the following comments were made:

- The agriculture section should be included because it is difficult to run a farm economically on the island, and some existing limitations unnecessarily restrict farmers who need to be better equipped to respond to climate change
- The residential section of the official community plan would potentially be a good place to refer to land transfers
- The climate change section is small and possibly outdated, and there is a lot more information now than a decade ago; this section is important because it guides agriculture and island security (e.g. fire, drought, heat domes, invasive species, etc.)

4.1 FEEDBACK FROM COMMUNITY MEMBERS -none

4.2 REVIEW OF DEVELOPMENT PERMIT AREAS

Discussion ensued about development permit areas and comments were made that they are important as they require people to protect, or at least consider, essential natural resources. A suggestion was made to divide analysis of the development permit areas among Commissioners as follows to determine the extent to which each one should be examined in the review:

- DPA 1 Riparian Areas (Karen)
- DPA 2 Shoreline and Marine (Jann) - Jann to also look at Section IV(2) Shoreline and Marine Protection
- DPA 3 Tree Cutting and Removal (Art)
- DPA 4 Elevated Groundwater Catchment Areas (Jennifer)
- DPA 5 Sensitive Ecosystems (Gilian)
- DPA 6 Commercial and Industrial Form and Character (Danica) - Danica to also look at Section II(5) Economic Activity
- DPA 7 Steep Slope Hazard Areas (Gerald)

Caution was expressed that the Advisory Planning Commission stay within the scope of its referral rather than taking on the substance of the official community plan review. As discussion continued, the following comments were made:

- Shoreline policies should include a requirement that a considerable percentage of shoreline be included in land transfers across Galiano
- The Tree Cutting and Removal development permit area is quite a restrictive guideline and unique among the Gulf Islands as it applies to the entire island
- Climate change policies should be updated
- The official community plan should be reviewed in light of new information coming from the Associated Islands and Water Sustainability Projects (specifically, sections III(2) Water Supply, IV(1) Fresh Water, and IV(6) Climate Change Mitigation and Adaptation)

5. NEXT MEETING

Next meetings were scheduled at the library for:

- Tuesday, September 9 at 10am, and
- Friday, September 19 at 10am

The list of topics in the referral was reordered based on priority as follows:

- First Nations
- Islands Trust Policy Statement implementation
- Reviewing build-out potential
- Housing
- Review and update development permit areas
- Forest policies
- Transportation
- Other policies

Discussion continued and the following comments were made:

- Section II Land Use should be included in the review, and could encompass policies related to land transfers
- It is easy to have split zones in agricultural policy
- “Large subdivision” should be defined

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:00 p.m.

Gilian Dusing, Chair

Certified Correct:

Carly Bilney, Recorder

DRAFT

Follow Up Action Report

Galiano Island

08-Oct-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 17.1 GL-BP-2024.10 (Florianova) - LTC approved release of covenant and LTC Chair to sign covenant release. Chair to sign covenant on July 10, 2025	Kim Stockdill	Target: 29-Nov-2024	Completed

10-Dec-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Land Transfer Applications: 1. LTC directs staff to engage with the Islands Trust Conservancy and the Galiano Conservancy Association to consider the role of facilitator in land transfer applications. 2. LTC directs staff to investigate, report back on the process, feasibility and implications of transferring lands associated with rezoning applications to be governed under Penelakut Tribe land codes.	Brad Smith Kim Stockdill	Target: 30-May-2025	In Progress
0%	2 16.2 GL-RZ-2014.1 (Crystal Mountain) 1. LTC requests applicant to engage with Penelakut Tribe to determine feasibility of land transfer, including agreement on proposed lot layout, future uses, and subdivision mechanism acceptable to the LTC. Staff to report back once applicant has completed engagement. - DEFERRED BY APPLICANT	Brad Smith	Target: 31-Jul-2025	In Progress

Follow Up Action Report

Galiano Island

08-Apr-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to set up meeting with Penelakut Chief, Council and staff and the Galiano LTC for September/October 2025 to provide updates to Penelakut Tribe regarding current applications and projects.	Joe Elliott Kim Stockdill	Target: 03-Oct-2025	In Progress
0%	2 17.1 Associated Islands Regulations Review Project 1. Project charter endorsed as amended. (DONE) 2. Staff to send early engagement letters to FN (DONE) and associated island/boat access only property owners. (to be completed in July)	Kim Stockdill	Target: 31-Jul-2025	Completed

03-Jun-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 16.4 - Bylaw 291 (Rockafella): - Read a First Time - Read a Second Time - Read a Third Time - LTC resolves not contrary or at variance to Policy Statement - Referred to EC (DONE) - LTC accepts covenant and authorizes Chair to execute	Jas Chonk Kim Stockdill	Target: 04-Jul-2025	Completed
0%	2 17.1 OCP Review - Staff to report back with a draft Business Case (DONE) - Staff to refer to APC and request that the APC provide the LTC with recommendations on topic areas for inclusion\nin an OCP Review.	Emily Bryant Robert Kojima	Target: 27-Jun-2025	Completed

Follow Up Action Report

Galiano Island

08-Jul-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 11.1 GL LTC minutes of June 3, 2025 adopted as is.	Emily Bryant	Target: 11-Jul-2025	Completed
0%	2 16.1 Mayne LTC Bylaw Nos. 194 & 195 - GL LTC interests unaffected	Jas Chonk	Target: 18-Jul-2025	Completed
0%	3 16.2 GL-PL-DVP-2025-0216 (Koster) - Approved. Staff to update CityView, issue permit, and upload permit to CityView.	Bruce Belcher Jas Chonk	Target: 25-Jul-2025	Completed
0%	4 16.3 GL-PL-DVP-2025-0226 (Engh) - Approved. Staff to update CityView, issue permit, and upload permit to CityView.	Bruce Belcher Jas Chonk	Target: 25-Jul-2025	Completed
0%	5 16.3 GL-PL-TUP-2025-0206 (Berginc) - TUP renewal for 3 years approved. Staff to update CityView, issue permit, and upload permit to CityView.	Bruce Belcher Jas Chonk	Target: 25-Jul-2025	Completed
0%	6 16.5 GL-PL-RZ-2024-0003 (Palmberg) 1. Bylaw No. 296 given second and third reading. Staff to update bylaw with reading dates and post to website. (DONE) 2. Staff to send Bylaw No. 296 to EC meeting (Aug 6). (DONE) 3. Staff to send Bylaw No. 296 to Minister. (DONE)	Jas Chonk Kim Stockdill	Target: 29-Aug-2025	Completed

Follow Up Action Report

Galiano Island

08-Jul-2025

Progress	Activity	Responsibility	Dates	Status
0%	7 GL-RZ-2021.2 (Matheson/Bairstow) - DL 86 1. Bylaw Nos. 292 and 293 given first reading. Staff to add reading date to bylaws and upload to webpage (DONE) 2. Bylaw Nos. 292 and 293 - not contrary to or at variance with the ITPS 3. Staff to schedule CIM and PH for bylaws once draft covenants and a groundwater report is received 4. Staff to contact applicants and Penelakut regarding rezoning and redesignating from Marine to Marine Protection	Jas Chonk Kim Stockdill	Target: 31-Oct-2025	In Progress
0%	8 GL-RZ-2023.2 (Larsen) - DL 85 1. Bylaw Nos. 294 and 295 given first reading. Staff to add reading date to bylaws and upload to webpage (DONE) 2. Bylaw Nos. 294 and 295 - not contrary to or at variance with the ITPS 3. Staff to schedule CIM and PH for bylaws once draft covenants and a groundwater report is received 4. Staff to contact applicants and Penelakut regarding rezoning and redesignating from Marine to Marine Protection 5. Staff to review easement/SRoW from Cook Road to DL 85 (emergency access) - in process	Jas Chonk Kim Stockdill	Target: 31-Oct-2025	In Progress
38%	9 17.1 Associated Islands Regulations Review Project 1. Staff to schedule an electronic GL LTC Special Meeting with a community information meeting in September 2025 - DONE 2. Staff to mail letter to property owners of the Associated Islands and boat access only properties notifying of project and special meeting - DONE 3. Staff to send referral to APC for the Associated Islands Regulations Review project with a response date of September 30, 2025.	Emily Bryant Jas Chonk Kim Stockdill Lisa Millard	Target: 26-Sep-2025	Completed

Follow Up Action Report

Galiano Island

08-Jul-2025

Progress	Activity	Responsibility	Dates	Status
0%	10 17.2 GL OCP Target Review 1. Staff to amend business case to increase First Nations capacity funding support to \$15,000 for April 2026 to March 2027 fiscal 2. GL LTC endorsed business case as amended. Staff to forward business case to RPC, FPC, and TC	Robert Kojima	Target: 26-Sep-2025	Completed
0%	11 18.1.2 Staff to provide LTC at the September meeting with a draft motion to add "Riparian DPA Updates" to the Future Projects Report.	Kim Stockdill	Target: 29-Aug-2025	Completed

11-Jul-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 GL BOV adopted minutes of February 18, 2025 as is.	Emily Bryant	Target: 18-Jul-2025	Completed
0%	2 PL-BOV-2025-0162 - appeal approved.	Emily Bryant Jas Chonk	Target: 25-Jul-2025	Completed

From: Rob Pingle
Sent: Wednesday, July 23, 2025 11:39 AM
To: 'mtippett@cvrd.bc.ca'; Jas Chonk; Nadine Mourao;
'realestate@crd.bc.ca'; 'amanda.vanderkloof@bcas.ca';
'cathie.mcintyre@bcassessment.ca'; 'FrontCounterBC@gov.bc.ca';
'saltspring@rcmp-grc.gc.ca'; 'jholmes@saltspringfire.com';
'alc.referrals@gov.bc.ca'
Cc: Oluwashogo Garuba
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 546 - For Response
Attachments: SS-BL-546_2025-07-24_ReferralForm.pdf; SS-BL-546_LUB_AMD_Draft.pdf

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw No. 546 (attached), which proposes to amend the Land Use Bylaw (LUB) to bring existing use into compliance at the expiration of existing Land Use Contract Bylaw 195 on the property at 355 Blackburn Road, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as PLRZ20240021.

A reply is respectfully requested by **September 23, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or

ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səlilwətaŁ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, Ła?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁELP, WSIKEM, XeláŁtxw, Xwémalhkwu, Xwsepsum, and x'wəŁθk'əy'əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



BYLAW REFERRAL FORM

4-121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 546 Date: July 24, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Darryl Janyk

PURPOSE OF BYLAW:

Land Use Bylaw amendment to bring existing use into compliance at the expiration of existing Land Use Contract Bylaw 195

GENERAL LOCATION:

355 Blackburn Road, Salt Spring Island

LEGAL DESCRIPTION:

THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855

SIZE OF PROPERTY AFFECTED:

26.8 ha (66.23 ac)

ALR STATUS:

ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Watershed Agriculture (WA)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLR20240021 the application number for this rezoning bylaw

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Penelakut Tribe
Stz'uminus First Nation
Malahat First Nation
Pauquachin First Nation
Semiahmoo First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Ts'uubaa-Asatx (Lake Cowichan) First Nation

Salt Spring Island Coast Salish Society

Provincial Agencies

Agricultural Land Commission
BC Assessment Authority
Front Counter BC

Regional Agencies

CRD – All Referrals
SSI Advisory Planning Commission
SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Fire-Rescue

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Please note: items in **BLUE** are mandatory in each bylaw referral.

Items in **GREEN** are in relation to OCP policy B.4.4.2.4:

The Local Trust Committee will continue to ask emergency response organizations to comment on emergency access and safety issues when the Committee is considering rezoning applications and applications for development permits or subdivision.

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

546
(Bylaw Number)

(Title)

(Agency)

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 546

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

The Salt Spring Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2025”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Section 1.1 – Definitions is amended by adding the following new definition:

“**Artisan studio**” means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone.

“**Assembly hall**” means a use of a *building* or *structure* for the assembly, gathering, or meeting of persons for religious, charitable, philanthropic, cultural or educational purpose.

2.2 Schedule “A” – Zoning Map, is amended by changing the zoning classification for THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855 from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

2.3 Section 9.1 – Agricultural Zones, Subsection 9.1.5 is amended by inserting the following “**Zone Variation – A2 (c)**”

(13) Despite all other regulations of this bylaw the following additional principal uses are permitted:

- a) Artisan Studio
- b) Schools, pre-schools and *child day care* centres
- c) Religious retreat
- d) Meditation halls
- e) Assembly hall

(14) The following accessory uses are permitted:

- a) Non-commercial accessory recreational uses
- b) *Dwelling units* for resident staff
- c) *Dwelling units* accessory to another permitted principal use

- (15) Surface and road drainage ditches which intercept or concentrate subsurface effluent in a surface water system which flows into Blackburn Creek or Blackburn Lake must not be permitted.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

*[public hearing date should be consistent with chronology and can be after first or second reading;
If two public hearings, only indicate the date of the last one]*

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20____

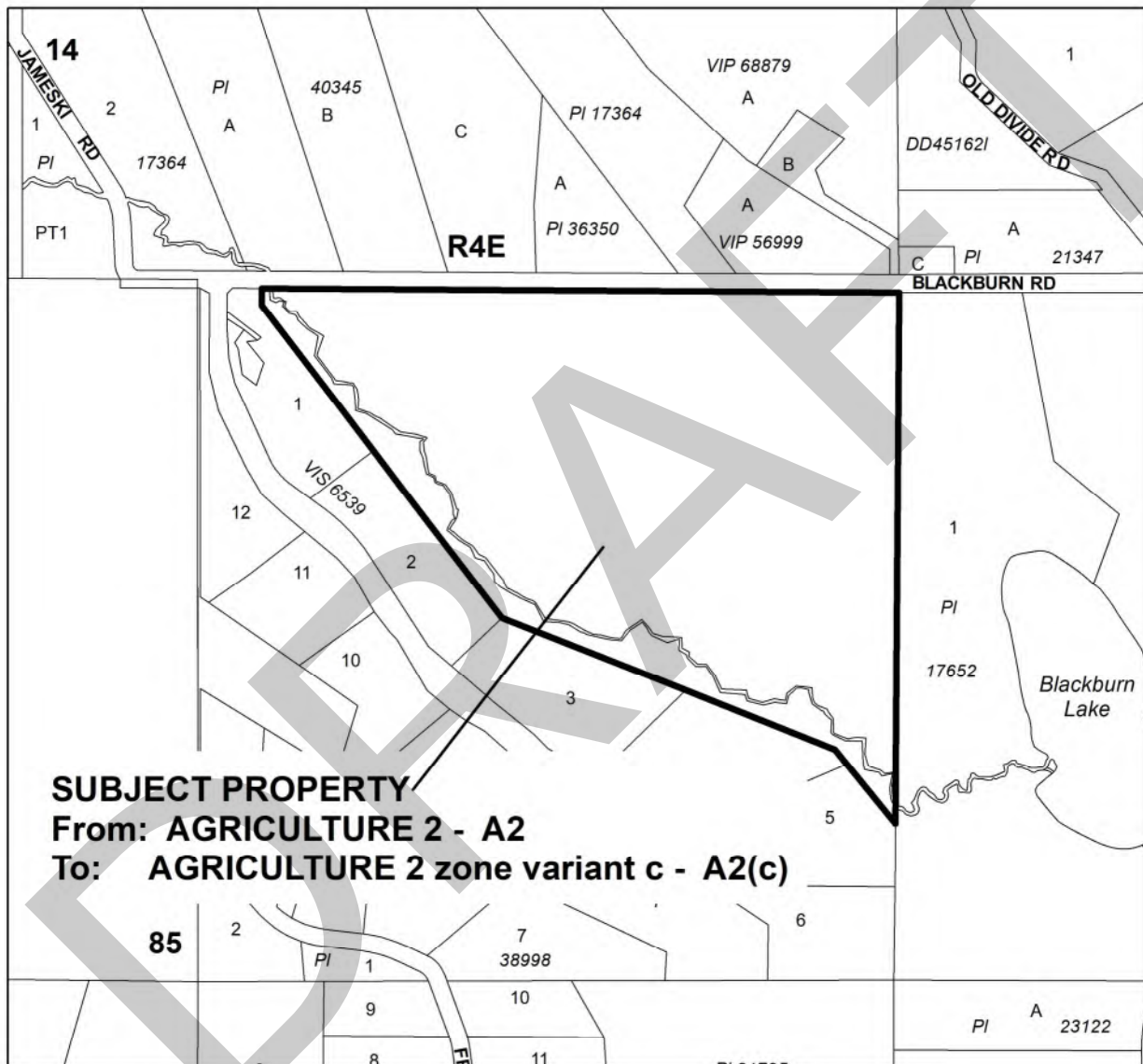
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 546

Plan No. 1



From: Rob Pingle
Sent: Wednesday, July 23, 2025 4:05 PM
To: 'mtippett@cvrd.bc.ca'; Jas Chonk; Nadine Mourao;
'realestate@crd.bc.ca'; 'amanda.vanderkloof@bcas.ca';
'cathie.mcintyre@bcassessment.ca'; 'FrontCounterBC@gov.bc.ca';
'saltspring@rcmp-grc.gc.ca'; 'jholmes@saltspringfire.com';
'alc.referrals@gov.bc.ca'; 'Reed.Bailey@gov.bc.ca';
'Jeffrey.Weightman@gov.bc.ca'; 'HBE@islandhealth.ca'
Cc: Oluwashogo Garuba
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - For Response
Attachments: SS-BL-549_2025-07-24_ReferralForm.pdf; SS-BL-549_LUB_AMD_Draft.pdf

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw No. 549 (attached), which proposes to amend the Land Use Bylaw to change the zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision of the property at 154 Kings Lane, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as PLRZ20250220.

A reply is respectfully requested by **September 23, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or

ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

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Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliwətaŁ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SŤÁUTW, Stz'umínus, ŁaŁəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, XeláŁtxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



BYLAW REFERRAL FORM

4-121 McPhillips Ave
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 549 Date: July 24, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Janis Gauthier

PURPOSE OF BYLAW:

To change subject property zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision.

GENERAL LOCATION:

154 Kings Lane Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha (3.55 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper (GVU)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLR20250220 the application number for this rezoning bylaw

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Penelakut Tribe
Stz'uminus First Nation
Malahat First Nation
Pauquachin First Nation
Semiahmoo First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Ts'uubaa-Asatx (Lake Cowichan) First Nation

Salt Spring Island Coast Salish Society

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
BC Assessment Authority
Ministry of Transportation & Infrastructure
Front Counter BC

Regional Agencies

CRD – All Referrals
CRD – SSI Building Inspection
CRD – Ganges Sewer Commission
Vancouver Island Health Authority
SSI Advisory Planning Commission
SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
RCMP
SSI Fire-Rescue

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Please note: items in **BLUE** are mandatory in each bylaw referral.

Items in **GREEN** are in relation to OCP policy B.4.4.2.4:

The Local Trust Committee will continue to ask emergency response organizations to comment on emergency access and safety issues when the Committee is considering rezoning applications and applications for development permits or subdivision.

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area

(Island)

549

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 549

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

The Salt Spring Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2025”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Schedule “A” – Zoning Map, is amended by changing the zoning classification for LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507 from Residential 12 variant A (R12 (a)) to Residential 13 (R13), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

2.2 **Section 9.9 – RESIDENTIAL ZONES**, is amended by deleting the word “and” and adding the words “and Residential 13” as follows:

The regulations in the tables in this Section apply to land in the Residential 1 (R1), Residential 2 (R2), Residential 3 (R3), Residential 4 (R4), Residential 5 (R5), Residential 6 (R6), Residential 7 (R7), Residential 8 (R8), Residential 9 (R9), Residential 10 (R10), Residential 11 (R11), Residential 12 (R12) and Residential 13 (R13) Zones as indicated by the column headings.

2.3 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.1 – Permitted Uses of Land, Buildings and Structures, is amended by inserting column R13 in the table as follows:

	R13
Principal Uses, Buildings and Structures	
<i>Single-family dwellings</i>	●
<i>Duplexes</i>	
<i>Duplexes constructed before July 31, 1990</i>	
<i>Multi-family dwellings</i>	●
Dental and medical office services for a maximum of two medical practitioners	
Elementary schools, pre-schools and <i>child day care</i> centres	
Hospitals and <i>public</i> health care facilities	

<i>Community halls</i>	
<i>Non-commercial outdoor active recreation</i>	
<i>Churches</i>	
<i>Agriculture, excluding intensive agriculture</i>	
<i>Public service uses</i>	
<i>Seniors' supportive housing complex</i>	
<i>Affordable housing dwelling units</i>	●
<i>Office</i>	●
<i>Child day care centre</i>	●
<i>Dental and medical offices</i>	●
Accessory Uses	
<i>Home-based businesses, subject to Section 3.13</i>	
<i>Seasonal cottages subject to Section 3.14</i>	
<i>Service club</i>	●

- 2.4 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.2 – Size, Siting and Density of Permitted Uses, Buildings and Structures is amended by inserting column R13 in the table as follows:

	R13
Lot Coverage and Floor Area	
Maximum combined per cent <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i>	33
Maximum <i>floor space ratio</i>	0.6
Maximum <i>floor area</i> of a <i>building</i> used for a <i>community hall</i> , <i>church</i> , <i>preschool</i> , or <i>day care centre</i> (square metres)	N/A
Maximum total <i>floor area</i> of <i>farm buildings</i> and <i>farm structures</i> (square metres)	N/A
Maximum average <i>floor area</i> of all units in a <i>seniors' supportive housing complex</i> or in any phase of a <i>seniors' housing complex</i> (square metres)	N/A
Maximum <i>floor area</i> of a <i>dwelling unit</i> (square metres)	165
Height	
Maximum <i>height</i> of a <i>dwelling unit</i> (metres)	13
Setbacks	
Minimum <i>exterior side lot line setback</i> (metres)	N/A
Minimum <i>rear lot line setback</i> (metres)	3.5
Number of Units and Minimum Site Areas	
Maximum number of <i>dwelling units</i> per ha, provided community sewage collection service is provided	N/A
Maximum number of <i>dwelling units</i> per lot	N/A
Maximum number of <i>dwelling units</i> per ha, provided housing agreement is provided	38
Minimum <i>lot area</i> required for more than one <i>dwelling unit</i> (ha) with the exception of <i>secondary suites</i> , where permitted	N/A
Minimum <i>lot area</i> required for a <i>child day care centre</i> (ha)	N/A

- 2.5 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.3 – Subdivision and Servicing Requirements is amended by inserting column R13 in the table as follows:

	R13
Minimum Lot Areas and Servicing Requirements	
Minimum water service required for subdivision:	
Adequate supply of <i>potable water</i>	●
<i>Community water system</i>	●
Minimum sewage service required for subdivision:	
Individual on-site sewage treatment system per <i>lot</i>	N/A
<i>Community sewage collection system</i>	●
Minimum area of an individual lot that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual onsite sewage treatment system and an adequate supply of <i>potable water</i> (ha)	N/A
Minimum area of an individual lot that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual onsite sewage treatment system and connection to a <i>community water supply</i> (ha)	N/A
Minimum area of an individual lot that may be created through <i>subdivision</i> provided each lot has connection to a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	0.11
Minimum average area of lots in a <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable water</i> (ha)	N/A
Minimum average area of lots in a <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and connection to a <i>community water system</i> (ha)	N/A
Minimum average area of lots in a subdivision , provided each lot has connection to a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	0.6

- 2.6 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.5 Special Provisions is amended by adding the following:

- (4) The following special provisions apply to the Residential 13 (R13) zone:
- (a) No *lot* in the Residential 13 zone may be subdivided unless each lot is connected to a *community sewage collection system* and a *community water system* except if the applicant grants a covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that requires connection to a *community water system* prior to further development.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

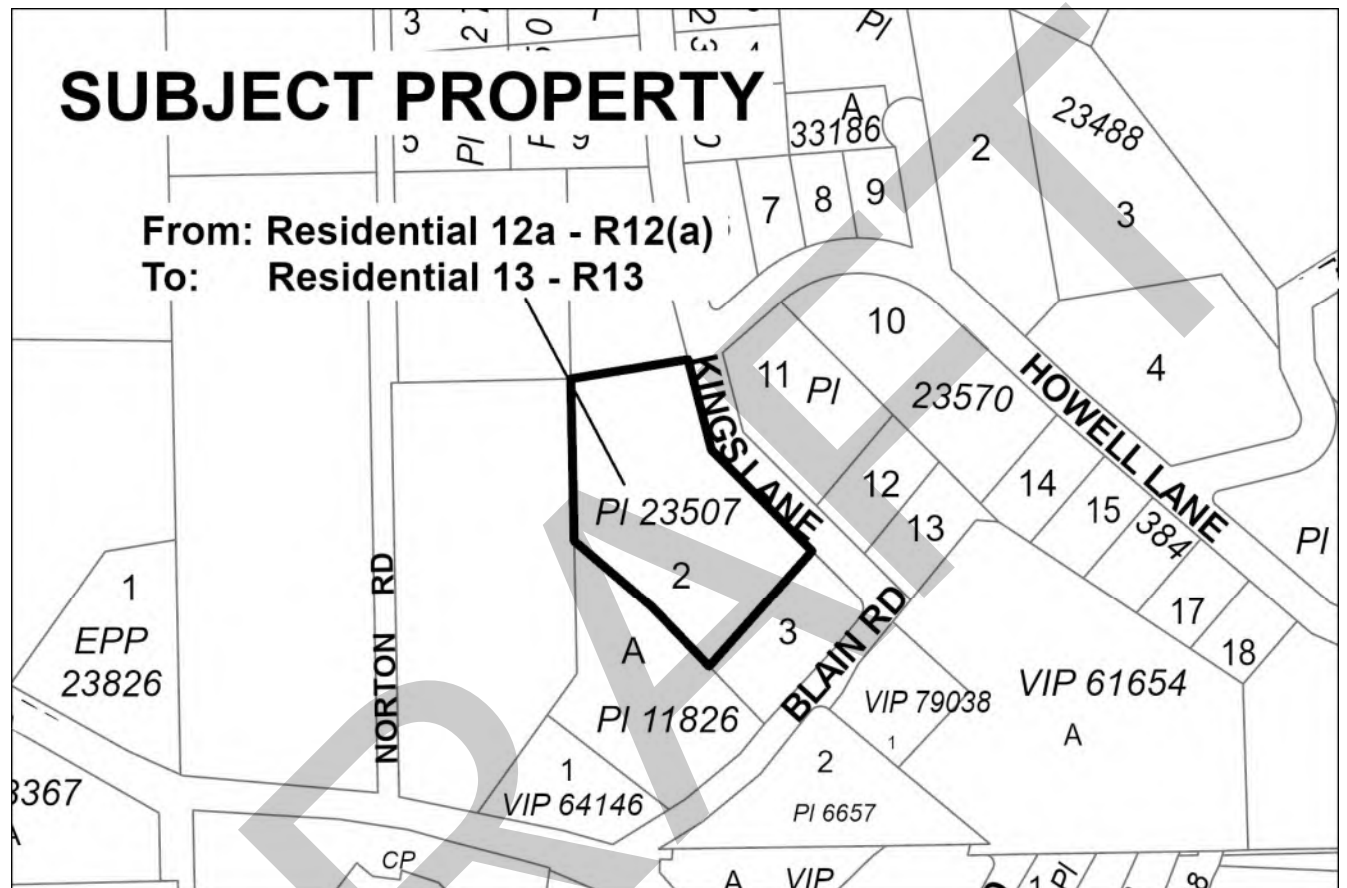
CHAIR

SECRETARY

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 549

Plan No. 1



From: Islands2050
Sent: Friday, August 8, 2025 10:33 AM
To: Nadine Mourao; Jason Youmans
Subject: Bylaw Referral - Trust Council Bylaw 183 Policy Statement - For Response by October 10, 2025
Attachments: 2025_TC_BL183-FRM-Agency-Referral.pdf; TC_2025-07-29
_BL183PolicyStatement_Schedule-A_First-Reading.pdf

Dear Referral Coordinator(s),

We are reaching out to seek feedback from provincial and federal government agencies, Indigenous Governing Bodies, local trust committees and Bowen Island Municipality, school districts, regional districts, and improvement districts on the proposed Islands Trust Policy Statement, which was given first reading by Islands Trust Council on July 29, 2025.

The Islands Trust Policy Statement is a document required by Provincial legislation to be a general statement of the policies of the Islands Trust Council to carry out the [object](#) (mandate) of the Islands Trust. The proposed Policy Statement sets out Islands Trust Council's proposed principles and policy framework for planning and land use management within the lands and waters of the Island Trust Area. The Policy Statement guides the development of the official community plans and land use bylaws of local trust committees and Bowen Island Municipality, and the development of Trust Council's Strategic Plan. It is not a set of regulations that apply to land in the Islands Trust Area.

First reading of the Policy Statement bylaw followed a year of meetings by Islands Trust Council's Committee of the Whole and Trust Programs Committee, where the draft bylaw was reviewed and revised to address feedback received from Indigenous Governing Bodies, island residents, Islands Trust staff, legal counsel, and government agencies over the course of the project. Work on a new Islands Trust Policy Statement has been ongoing since 2019.

Please visit the Islands [2050 project webpage](#) for full project background information, including frequently asked questions.

Your organization may have provided a response when a previous draft of the new Policy Statement was referred out for comment in 2021. Since then, the document has been substantially revised and is now being referred out anew. If you would like to review a copy of your organization's response to the 2021 referral, please see the agency referral section of the project library on the [Islands 2050 project webpage](#).

Your informed response is important to this process and will support the Islands Trust Council in delivering the Islands Trust's provincially-mandated object "to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia."

Agencies Information Session Webinars

Islands Trust will host two Zoom webinars for referral agencies to provide information about the proposed Policy Statement bylaw and to offer an opportunity for questions and answers.

Please register in advance for one of the two sessions:

- **Friday, September 5, 2025**, from 9:30 a.m. to 10:30 a.m. – [Register here](#)
- **Monday, September 8, 2025**, from 1:30 p.m. to 2:30 p.m. – [Register here](#)

After registering, you will receive a confirmation email with details on how to join the webinar.

Your response to this referral is respectfully requested:

Attached to this email is a bylaw referral package that includes our referral form and the proposed Policy Statement bylaw. Project information can be found on our website here:

<https://islandstrust.bc.ca/programs/islands-2050/>.

We understand that there are numerous demands on your time, however, we genuinely welcome any comments you may have. Your referral response to this proposed bylaw is respectfully requested by **October 10, 2025**. Referral responses will be provided to Islands Trust Council for its consideration, and publicly posted to the project webpage.

Should you have any questions or require further information, please contact Jason Youmans at jyoumans@islandstrust.bc.ca or at 250-405-5177.

Please direct referral responses to islands2050@islandstrust.bc.ca

or by mail to:

Islands Trust - Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8

Thank you for your time and attention to this matter.

Respectfully,

Nadine Mourao

Legislative Clerk / Deputy Secretary (she, her, hers)

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2206 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilwətał, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune 'luxutth', STAUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁP, WSIKEM, Xeláltxw, Xwémalkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



ISLANDS TRUST POLICY STATEMENT BYLAW REFERRAL FORM

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8
islands2050@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Islands Trust Area Bylaw No.: TC 183 Date: August 6, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The Islands Trust Act requires that Islands Trust Council adopt a Policy Statement. The current Policy Statement has not been substantively updated in over 30 years. The purpose of this bylaw is to update the Policy Statement through the lenses of reconciliation, climate change, and affordable housing.

GENERAL LOCATION:

The Islands Trust Policy Statement is a general policy that applies to all of the Islands Trust Area, including Bowen Island. For a map of the Islands Trust Area, please visit: <https://islandstrust.bc.ca/mapping-resources/mapping/>

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

Your response to this referral will help to ensure that the Policy Statement advances the mandate of the Islands Trust, in cooperation with the Province, other agencies and Indigenous Governing Bodies. The Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs and Housing if it is to be used by Islands Trust Executive Committee and Trust Council to evaluate and approve bylaws submitted by local trust committees and island municipalities.

The proposed new Policy Statement contains policies that may affect your agency's interests. We would encourage you to review the [Islands 2050 project webpage](#) for additional information about the Policy Statement Amendment Project, including an FAQ. Please return the response form to islands2050@islandstrust.bc.ca

OTHER INFORMATION:

For more information on the Islands 2050 Policy Statement Amendment Project, including the draft Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your response and, if necessary, outline any conditions related to that response. Please note any legislation or official government policy that would affect our consideration of this Bylaw.

(Signature)

Name: David Marlor

Title: Secretary, Islands Trust

This referral has been sent to the following agencies:

Federal Agencies

Environment and Climate Change Canada
Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region)
Transport Canada
Parks Canada

Regional Agencies

Capital Regional District
Comox Valley Regional District
Cowichan Valley Regional District
Metro Vancouver Regional District
Nanaimo Regional District
qathet Regional District
Sunshine Coast Regional District

School District Boards

School District No. 45 (West Vancouver – Gambier)
School District No. 46 (Gambier)
School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna)
School District No. 68 (Gabriola/Ballenas Winchelsea)
School District No. 69 (Lasqueti/Ballenas Winchelsea)
School District No. 71 (Denman/Hornby)
School District No. 79 (Thetis)

Improvement District Boards

Gabriola Fire Protection District
Graham Lake Improvement District
Schmidt Improvement District
Galiano Estates Improvement District
Gossip Island Improvement District
Montague Improvement District
Spanish Hills Improvement District
Wise Island Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District
Lighthouse Point Waterworks District
Mayne Island Improvement District
Village Point Improvement District
Georgina Improvement District
Razor Point Improvement District
Trincomali Improvement District
Harbour View Improvement District
Mount Belcher Improvement District
North Salt Spring Waterworks District
Piers Island Improvement District
Salt Spring Island Fire Protection District
Scott Point Waterworks District
Saturna Shores Improvement District
Thetis Island Improvement District
Vaucroft Improvement District

Adjacent Local Trust Committees and Municipalities

Ballenas-Winchelsea Islands Local Trust Committee
Bowen Island Municipality
Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Islands Trust Conservancy Board

Provincial Agencies

Agricultural Land Commission
Attorney General (Housing Policy Branch)
BC Ferries
Ministry of Agriculture and Food
Ministry of Energy and Climate Solutions
Ministry of Energy and Climate Solutions (Climate Action Secretariat)
Ministry of Mining and Critical Minerals
Ministry of Environment and Parks
Ministry of Environment and Parks (BC Parks and Conservation Officer Service Division)
Ministry of Forests
Ministry of Water, Land and Resource Stewardship (South Coast Office, Crown Lands, Water Licensing (Watershed Stewardship & Security Branch, Ecosystems, Archaeology)
Ministry of Health
Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office)
Ministry of Housing and Municipal Affairs (Governance and Structure Branch and Land Use Planning and Regional Impacts Branch)
Ministry of Transportation and Transit on Vancouver Island and South Coast (via electronic Development Approvals System)

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Islands Trust Area (Islands 2050)
(Island)

(Signature)

(Date)

TC 183
(Bylaw Number)

(Printed Name and Title)

(Agency)

ISLANDS TRUST COUNCIL

BYLAW NO. 183

A BYLAW TO ADOPT A POLICY STATEMENT FOR THE TRUST AREA

The Islands Trust Council, having jurisdiction in respect of the Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act* S.B.C. 1996 c.239, enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as “Islands Trust Policy Statement Bylaw, 2025”.

APPLICATION

2. This Bylaw applies to the Trust Area, as defined in Schedule A of the *Islands Trust Act* S.B.C. 1996 c.239.

ORGANIZATION

3. Schedule A (Islands Trust Policy Statement) attached to and forming part of the bylaw is hereby adopted as the trust policy statement pursuant to S.15(1) of the *Islands Trust Act*.

SEVERABILITY

4. If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

REPEAL

5. “Islands Trust Policy Statement, 1993” is hereby repealed upon adoption of this bylaw.

READINGS

READ A FIRST TIME THIS 29TH DAY OF JULY, 2025

READ A SECOND TIME THIS DAY OF ,2025

READ A THIRD TIME THIS DAY OF ,2025

APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS PURSUANT TO SECTION 15(2)(c) OF THE ISLANDS TRUST ACT THIS DAY OF ,2025

RECONSIDERED AND FINALLY ADOPTED THIS DAY OF ,2025

Secretary

Chairperson



Islands Trust

Islands Trust Policy Statement

Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions on Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights. Islands Trust Council is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located within Coast Salish Territory, in the treaty lands and territories of:

BOKEĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

Quw'utsun Nation (comprised of **Cowichan Tribes**, **Xeláltxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation)

scəwəθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

łəʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOŁEŁP (Tsartlip) First Nation

WSIKEM (Tseycum) First Nation

Xwémalhkwa (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

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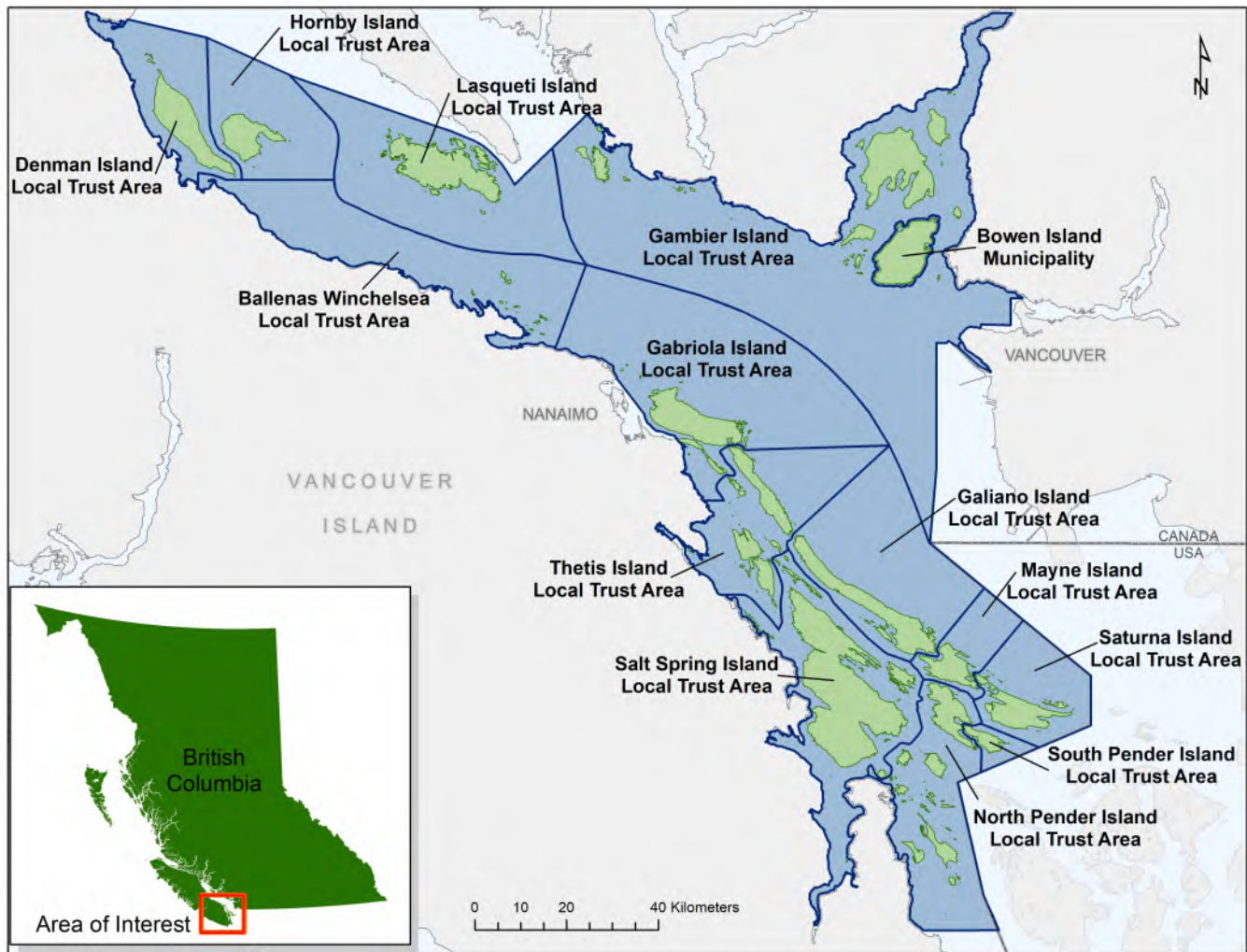
Part 1: The *Islands Trust Act*

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and, through the Islands Trust Conservancy, protects places of natural or cultural significance. This unique governmental mandate is defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object.”

1.1 — The Islands Trust Object

“**The object of the trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

1.2 – Map of the Islands Trust Area



1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the *Constitution Act, 1982*. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area. Islands Trust Council is committed to advancing reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, the Policy Statement serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

1.4 – Purpose and Structure of the Policy Statement

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust Act* specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The *Act* stipulates that official community plans and bylaws required to be submitted to Executive Committee or Trust Council under the *Act* must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council’s vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Three Types of Policies in the Policy Statement:

Guiding Principles

(Part 2 of the Policy Statement) establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities.

Directive Policies

(Part 3 of the Policy Statement) are integral to carrying out the Islands Trust Object. They are policies with which official community plans and regulatory bylaws of a local trust committee or island municipality should be consistent to avoid rejection or objection when presented by the local trust committee or island municipality for consideration or approval by Executive Committee or Trust Council. They are also policies that should be directly addressed, where possible, in all official community plans and bylaws of a local trust committee or island municipality.

Advisory Policies

(also in Part 3 of the Policy Statement) are policies expressing select objectives of Trust Council, that local trust committees and island municipalities are advised to consider in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

Part 2: Guiding Principles

2.1 – General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles to guide daily planning and decision making by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities:

Trust Council's Guiding Principles	
2.1.1	Acknowledge and Respect Indigenous Rights To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.
2.1.2	Prioritize Environmental and Indigenous Cultural Heritage Protection To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.
2.1.3	Limit the Rate and Scale of Development To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.
2.1.4	Foster Sustainable, Inclusive, and Resilient Communities To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.
2.1.5	Take Guidance from the Precautionary Principle To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.
2.1.6	Account for Cumulative Effects To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.
2.1.7	Foster Informed and Balanced Decision Making To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.

2.2 – Reconciliation Principles

Islands Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship-building process and is a commitment to be informed by these reconciliation principles to the extent that they engage the object of the trust.

Trust Council's Reconciliation Principles	
2.2.1	Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).
2.2.2	Guidance from <u>United Nations Declaration on the Rights of Indigenous Peoples</u> Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).
2.2.3	Guidance from <u>Missing and Murdered Indigenous Women and Girls Calls for Justice</u> Be informed by the Principles for Change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.
2.2.4	Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.

2.3 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region. Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

Trust Council's Cooperation Principles	
2.3.1	Collaborate with the Islands Trust Conservancy Board To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.
2.3.2	Collaborate with Island Municipalities To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.
2.3.3	Work Towards Collaborative Governance with Indigenous Governing Bodies Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i> .
2.3.4	Work Towards Strategic Inter-Agency Coordination To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.
2.3.5	Work Towards Accessible and Inclusive Public Communications and Engagement To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.
2.3.6	Provide Public Education Opportunities To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

Islands Trust Council is committed to reconciliation and to long-term relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Directive Policies – Reconciliation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.1.1 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.

Advisory Policies – Reconciliation

Local trust committees and island municipalities should...

3.1.2 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.

3.1.3 Land Back

Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.

3.1.4 Information Sharing

Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.

3.1.5 Respect Indigenous Protocols for Information and Data Provided

Respect Indigenous Governing Bodies' and Indigenous Knowledge Holders' protocols about how their data and information should be collected, protected, used and shared.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites and species, including places that are the resting places of ancestors, which are of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Directive Policies — Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.2.1	Indigenous Cultural Heritage Sites Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.
3.2.2	Indigenous Marine Harvesting Areas Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.
3.2.3	Indigenous Harvesting and Hunting Areas Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	Indigenous Cultural Heritage Sites Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.
3.2.5	Indigenous Harvesting Areas Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.
3.2.6	Indigenous Harvesting and Hunting Area Access Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.
3.2.7	Other Culturally Significant Areas for Indigenous Peoples Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.
3.2.8	Culturally Significant Species and Medicinal Plants Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.
3.2.9	Cultural Monitors Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Directive Policies – Ecosystem Integrity

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.
3.3.11	Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural, and resilient island communities.

Directive Policies – Managing Growth and Development

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
3.4.2	Growth Management Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.
3.4.6	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.
3.4.10	Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.
3.4.12	Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.
3.4.13	Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.
3.4.14	Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.
3.4.15	Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.
3.4.16	Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.
3.4.18	Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.
3.4.19	Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.
3.4.21	Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.23	Transportation Network Vulnerabilities Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.
3.4.25	Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.
3.4.26	Wastewater Disposal Systems Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.
3.4.28	Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.
3.4.29	Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.
3.4.30	Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.
3.4.31	Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.4.32	Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.
3.4.33	Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.
3.4.34	Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Directive Policies – Freshwater

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.
3.5.9	Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.
3.5.10	Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.

Directive Policies – Agricultural Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.11	Protection of Agricultural Lands Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.
3.5.12	Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.
3.5.13	Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.
3.5.14	Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

3.5.15	Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.
3.5.16	Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17	Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.
3.5.18	Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	Aquaculture Tenures Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.
3.5.20	Setbacks from the Sea Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.
3.5.21	Soft Shoreline Protections Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.
3.5.22	Vessel Moorage Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.
3.5.23	Marinas Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.
3.5.24	Sharing of Coastal Facilities Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.
3.5.25	Marine Docks Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.
3.5.26	Marine Structures Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.

Part 4: Implementation

4.1 — Policy Statement Implementation

Organizational Policy Alignment

Section 15 of the *Islands Trust Act* requires Islands Trust Council to adopt, by bylaw, a trust policy statement that applies to the Islands Trust Area. The Policy Statement must be a general statement of the policies of Islands Trust Council to carry out the object of the Trust.

Section 4(1) of the *Islands Trust Act* confirms that the Trust Council, Executive Committee, local trust committees and Islands Trust Conservancy are continued for the purpose of carrying out the object of the Trust.

Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities are expected to take general policy direction from the Policy Statement to ensure that decisions and activities of the organization are for the purpose of carrying out the Islands Trust Object. The Policy Statement should form the basis of Islands Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

Statutory Bylaw Approval Process

The main mechanism for implementing the Policy Statement in local planning and land use management decisions is the bylaw referral process under the *Islands Trust Act* and any referral process under the letters patent of an island municipality.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Islands Trust Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

Local Trust Committees: Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Islands Trust Council for approval. A bylaw has no effect until it is approved by Islands Trust Executive Committee or Islands Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

Island Municipalities: Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns an official community plan bylaw with requested changes or refuses to approve an official community plan bylaw, the municipality may refer it to Islands Trust Council for approval. If Islands Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. These bylaws have no effect until they are approved by Islands Trust Executive Committee, Islands Trust Council, or the Minister responsible for Islands Trust. Although not required under the *Islands Trust Act*, the letters patent for Bowen Island also require referral of bylaws other than official community plan bylaws.

Implementing Reconciliation

The main mechanism by which Islands Trust Council's commitment to Reconciliation will be implemented through the Policy Statement is the requirement for local trust committees and island municipalities to engage Indigenous Governing Bodies on official community plan and land use bylaw amendments set out in Directive Policy 3.1.1.

Additionally, the Policy Statement advises local trust committees and island municipalities to engage with Indigenous Governing Bodies on discretionary planning and land use management decisions, and on topics that need engagement with Indigenous Governing Bodies in order to be effectively addressed.

Policy Statement Implementation Plan

Prior to, or following the adoption of, a new Policy Statement, or amendments to it, Islands Trust Council should develop a plan to implement the Policy Statement. Execution of the Implementation Plan may inform the content of, or revisions to, the following documents:

- The Islands Trust Council Strategic Plan
- The Islands Trust Council Annual Budget
- The Policy Statement Implementation Policy
- Local trust committee and island municipality workplans
- Other documents as applicable

The Policy Statement Implementation Plan may guide the development of:

- A timeline to bring official community plans and land use bylaws into alignment with the Policy Statement
- A revised assessment tool that Islands Trust Executive Committee and Islands Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement
- Targets and indicators with which Islands Trust Council can monitor and evaluate implementation of the Policy Statement
- Annual monitoring and reporting activities
- Changes to existing Islands Trust Council policies, or new policies, to implement the Policy Statement
- Changes to existing Islands Trust Council agreements, or new agreements, with other levels of government, agencies, and Indigenous Governing Bodies, to implement the Policy Statement
- Communications regarding Policy Statement implementation
- Other implementation actions as applicable

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

At the beginning of each term, in conjunction with its strategic planning process, Islands Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Islands Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that cannot be addressed in a particular term could be noted on a “Policy Statement Amendment Topic Review Inventory” for consideration by Islands Trust Council at a later date. Once an amendment project is initiated, Islands Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Islands Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

Communications, Engagement, and Referrals

As soon as practicable after the initiation of a Policy Statement amendment process, Islands Trust Council should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project.

Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies.

While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations that would be interested and affected by the proposed Policy Statement amendments.

Legislative Process

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust. Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive.

Glossary of Terms

Active Recreation

Active recreation means recreation that is of a formal nature, often performed with specific people or teams, requires specialized equipment or prescribed places, sites or fields, but excludes recreation that primarily involves the use of a power-driven conveyance.

Archaeological Sites

Archaeological sites consist of the physical remains of past human activity.

All archaeological sites in British Columbia are protected under the [Heritage Conservation Act](#). This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC's Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)

Biodiversity

Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered:

- composition (describes the parts of each biodiversity component in that area — e.g. habitat types, species present, genetic diversity within species);
- structure (refers to the physical characteristics supporting that composition — e.g. size of habitats, forest canopy structure, etc.);
- function (means the ecological and evolutionary processes affecting life within that structure — e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)

Colonialism

Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform to the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)

Community Heritage Site

A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)

Conservation	Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of heritage value or character.
Critical Habitat	Under the federal <i>Species at Risk Act</i> , critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)
Land Use Density and Intensity	Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR). Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa. Of note, density and intensity of use can combine to increase cumulative impacts of the land use.
Ecosystem	An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)
Ecosystem Integrity	Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)
Equity / Equitable	Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity & Inclusion Glossary, UBC)

First Nations	First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the <i>Indian Act</i> , and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)
Groundwater Recharge Areas	Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources. Groundwater recharge areas can be <i>diffuse</i> where widespread precipitation on the landscape infiltrates into groundwater sources or <i>localized</i> where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as <i>Critical Aquifer Recharge Areas</i>.
Groundwater Region	A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.
Heritage Site	Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people. (Source: BC Heritage Conservation Act)
Housing Diversity	Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time, and at all stages of life.
Inclusive / Inclusion	Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)

Indigenous Cultural Heritage

Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)

Indigenous Governing Body

Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the *Constitution Act, 1982*.

Indigenous Knowledge / Knowledge Holders

There is no single definition of Indigenous Knowledge. For the purposes of this document, "Indigenous Knowledge" refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous Peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)

Indigenous Peoples

Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the *Constitution Act, 1982*. The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)

Indigenous Rights

The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.

Middens

Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world. (Source: McLay et al (2008) *A'lhut tu tet Sul'hweentst Respecting the Ancestors*)

Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains.

Natural Heritage Sites

Natural heritage sites are natural areas that:

- Furnish outstanding examples of Earth's record of life or its geologic processes;
- Provide excellent examples of ongoing ecological and biological evolutionary processes;
- Contain natural phenomena that are rare, unique, superlative, or of outstanding beauty; or
- Furnish habitats for rare or endangered animals or plants or are sites of exceptional biodiversity.

Nature-based solutions

Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.

Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development. (Source: International Union for Conservation of Nature (IUCN))

Precautionary Principle

Principle 15 of the Rio Declaration, known as the precautionary principle, states: "In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation." Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: *The Precautionary Principle in Environmental Science*, Kriebel et al., 2001)

Preservation

To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

Protection	To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.
Reconciliation	Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)
Restrict	To confine, bound or limit, not necessarily prohibit.
Sensitive Ecosystems	Sensitive ecosystems are classified as 'sensitive' because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including: • Cliff: Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds. • Freshwater: all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation. • Herbaceous: Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils. • Old and Mature Forest: Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years. • Riparian: Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage. • Wetland: Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types. • Woodland: Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

Species At Risk	An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal <i>Species at Risk Act</i>)
Stewardship	Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area. For Indigenous Peoples, stewardship may be mandatory under Indigenous law.
Sustainable	Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.
Treaties / Treaty Nations	Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)
Watershed	A watershed is a topographically-defined area where all precipitation – rainfall and snowmelt – flows downslope via surface or subsurface pathways to a common receiving water body such as a stream, wetland, lake, or the ocean. Due to the islands' high shoreline-to-area ratio, many watersheds in the Islands Trust Area are non-basin watersheds the ephemeral flows and no defined channels or permanent receiving water bodies.

File No.: GL-RZ-2023.1 (Rockafella)
Proposed Bylaw No. 291

DATE OF MEETING: September 9, 2025

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: District Lot 14 Rezoning Application – Staff Report

Applicant: Tahirih Rockafella

Location: STRATA LOTS 1, 2, 3, 4, and 5, DISTRICT LOT 14 GALIANO ISLAND COWICHAN DISTRICT STRATA PLAN VIS4887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee accept a groundwater assessment covenant under section 219 of the Land Title Act from the registered owner of Strata Lots 1, 2, 3, 4, and 5, District Lot 14, and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application GL-RZ-2023.1 prior to final adoption consideration.

REPORT SUMMARY

The purpose of this staff report is to provide an update to the Galiano Island Local Trust Committee (LTC) regarding the rezoning application for District Lot 14, and to provide draft copies of two covenants for the LTC's review.

BACKGROUND

The application as proposed would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the 85-hectare subject property from Forest 1 (F1) to two split-zones: 82.5 hectare to be a site-specific Forest 3 a (F3(a)) zone and 2.7 hectares to a site-specific Forest Industrial b (FI(b)) zone.

At the June 3, 2025 meeting the LTC passed the following resolutions:

GL-2025-029

that Galiano Island Local Trust Committee Bylaw No. 291, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023" be read a first time.

CARRIED

GL-2025-030

that Galiano Island Local Trust Committee Bylaw No. 291, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023" be read a second time.

CARRIED

GL-2025-031

that Galiano Island Local Trust Committee Bylaw No. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” be read a third time.

CARRIED

GL-2025-032

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-033

that Galiano Island Local Trust Committee proposed Bylaw No. 291 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

CARRIED

GL-2025-034

that Galiano Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owner of Strata Lots 1, 2, 3, 4, and 5, District Lot 14, and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application GL-RZ-2023.1 prior to final adoption consideration.

CARRIED

The Executive Committee approved Bylaw No. 291 on July 2, 2025.

ANALYSIS

Terms of Reference

The [terms of reference](#) (attached to the staff report dated October 10, 2023) 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 – completed
- Hydrogeologist Groundwater Assessment - completed
- Septic servicing information - completed
- [Sustainable forestry management covenant](#) – draft completed
- Statutory Right of Way (SRoW) for emergency access– not required as per LTC discussion during the June 3, 2025 regular LTC meeting
- Groundwater Assessment covenant – draft completed

Sustainable forestry management covenant

The applicant has hired a R.P.Bio to complete a [baseline report](#) that identifies significant sensitive terrestrial and aquatic ecosystem features and provides a biological inventory. The baseline report is included as an appendix in the sustainable forestry covenant and serves as an objective information baseline for monitoring compliance.

The baseline report and draft covenant are available for public viewing on the Galiano Applications webpage. The Galiano Conservancy Association has agreed to act as the third-party covenant holder.

Groundwater assessment covenant

The groundwater assessment covenant requires a Hydrogeologist’s Report before a dwelling on Strata Lots 2, 3, and 4 can be used for residential purposes. In addition, similar restrictions apply to the portion of land proposed for rezoning to Forest Industrial.

This covenant is currently in draft form, and the wording may be amended by the applicant’s legal counsel prior to signature by the LTC Chair. If significant changes are requested by the applicant, the draft covenant will come back to the LTC for review.

As a condition of bylaw adoption, the LTC Chair must sign both covenants prior to their registration by the applicant. Once the covenants are registered, the LTC may proceed with consideration of bylaw adoption.

Direction has already been given to the LTC Chair to sign the sustainable forestry covenant, by resolution (see above).

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 for GL-RZ-2023.1 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-2023.1 (Rockafella).

NEXT STEPS

Applicant to register both covenants after the LTC Chair has signed the documents.

Submitted By:	Kim Stockdill, Island Planner	August 29, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	August 29, 2025

ATTACHMENTS

- 1. Proposed Bylaw No. 291
- 2. Draft GW covenant

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 291

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

The Galiano Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 By adding the following new Subsection under Section 7.3 ‘Forest 3 Zone’:

“Site-Specific Regulations

7.3.8 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	F3(a)	A Portion of District Lot 14, Galiano Island, Cowichan District	1) Despite Subsection 7.3.2, one single non-residential building or structure for timber production and harvesting uses with a floor area not exceeding 93 square metres is permitted per dwelling, and every such buildings or structure must be screened by a landscape screen not less than 9 metres in height and complying with Subsection 15.1.1 of this bylaw. 2) Despite Subsection 7.3.3, four dwellings accessory to timber production and harvesting uses with a maximum floor area of 93 square metres per dwelling.

”

2.2 By adding the following new Section 9.6(C):

“9.6(C) Forest Industrial Zone B – FI(B)

The intent of the FI(B) zone is to permit limited industrial uses within a prescribed area of a forest lot.

Permitted Uses

- 9.6(C).1 In the Forest Industrial FI(B) zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.
- 9.6(C).1.1 timber production and harvesting
 - 9.6(C).1.2 aggregate processing and storage
 - 9.6(C).1.3 storage and repair of forestry equipment and vehicles
 - 9.6(C).1.4 accessory sawmilling and planing of timber and the growing of seedlings in nurseries
 - 9.6(C).1.5 accessory contractors' workshops and yards
 - 9.6(C).1.6 accessory sale of building materials and supplies manufactured on the lot

Permitted Density

- 9.6(C).2 Lot coverage must not exceed 20% of any lot.

Permitted Height

- 9.6(C).3 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres.

Minimum Setbacks

- 9.6(C).4 Buildings and structures must be sited
- 9.6(C).4.1 at least 7.5 metres from a front or rear lot line;
 - 9.6(C).4.2 at least 6 metres from each interior side lot line, except where the lot line is common to a lot in a commercial or industrial zone, in which case the required distance is 3 metres; and
 - 9.6(C).4.3 at least 4.5 metres from any exterior side lot line.

Minimum Lot Size

- 9.6(C).5 No lot having an area less than 2.7 hectares may be created by subdivision.

Screening

9.6(C).6 Lots on which light industrial uses are carried on must be screened by a landscape screen not less than 2 metres in height and complying with the requirements of Part 15 of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of a portion of District Lot 14, Galiano Island, Cowichan District from Forest 1 to Forest 3(a) and from Forest 1 to Forest Industrial (B), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

2.4 Schedule “D” is amended by inserting ‘Plan No. 2’ attached to and forming part of this bylaw as Schedule D as a new “Plan 6”.

3. SEVERABILITY

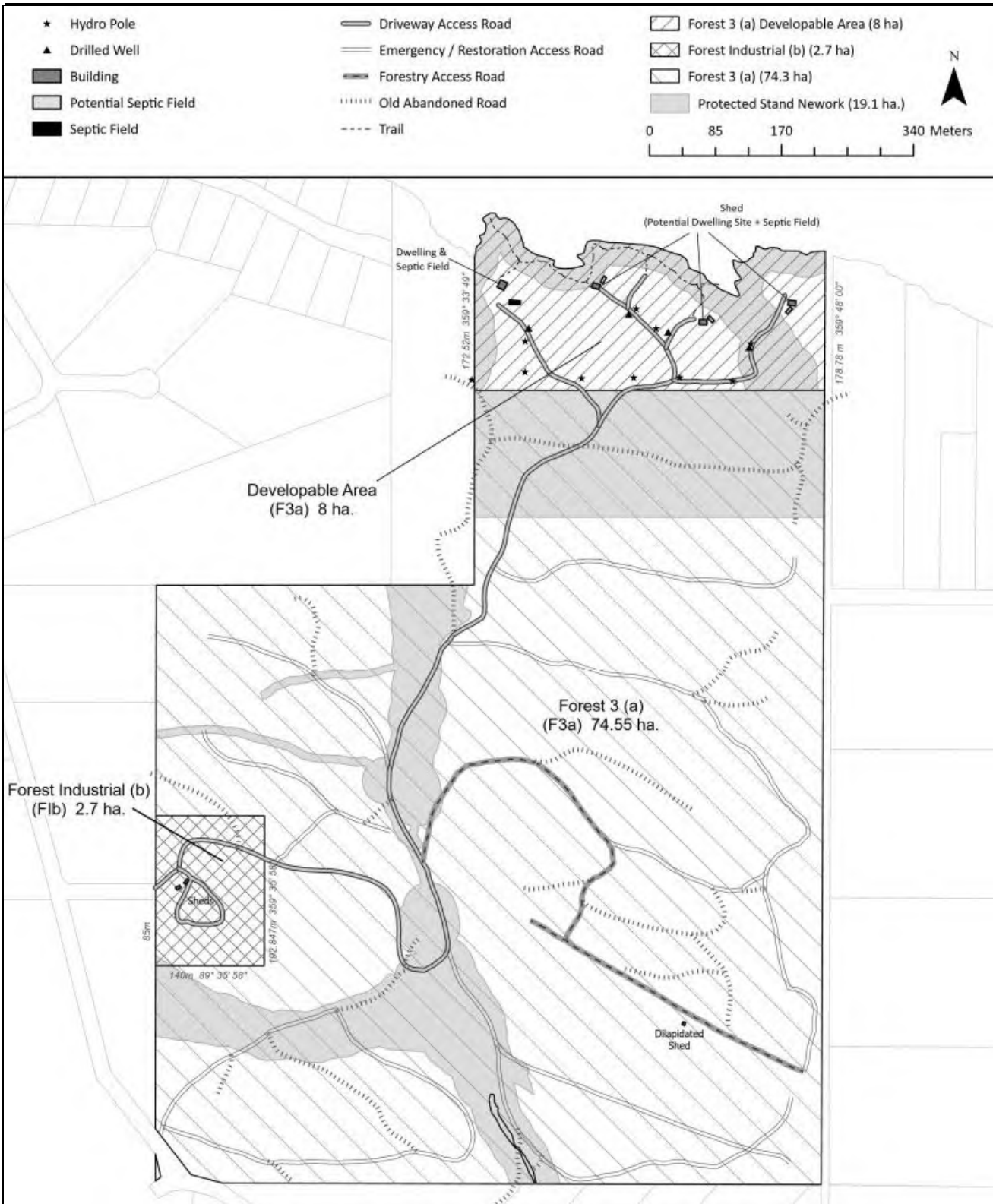
If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	3 RD	DAY OF	JUNE	2025.
READ A SECOND TIME THIS	3 RD	DAY OF	JUNE	2025.
READ A THIRD TIME THIS	3 RD	DAY OF	JUNE	2025.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	2 ND	DAY OF	JULY	2025.
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 291
Plan No. 2



PART 2 – TERMS OF INSTRUMENT

SECTION 219 COVENANT

This Agreement dated for reference the ____ day of _____, _____ is

AMONG:

[INSERT NAME AND ADDRESS OF OWNER]

(the “Owner”)

AND:

GALIANO ISLAND LOCAL TRUST COMMITTEE, a Corporation under the *Islands Trust Act*, R.S.B.C. 1996, c.239, with an office at Suite 200, 1627 Fort Street, Victoria, British Columbia, V8R 1H8

(the “Trust Committee”)

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of that parcel of land located on _____ Island, British Columbia which is legally described as:

Parcel Identification Number:

Legal Description:

(the “Land”) Also “**Strata Lot**”;

- B. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land, the building on land, the subdivision of land and the preservation of land or a specified amenity on the land;
- C. The Owner has requested that the Trust Committee rezone a portion of the Lands to the Forest 3 (F3) zone, and a portion of the Land to the Forest Industrial (FI) zone, and the Owner has granted the Trust Committee this covenant in order to induce the Trust Committee to rezone the Lands;
- D. The Owner wishes to grant and the Trust Committee wishes to accept this Covenant over the Land, restricting the use of the Land in the manner specified;

This Agreement is evidence that in consideration of the premises and covenants herein contained, the payment of two dollars (\$2.00) by the Trust Committee to the Owner, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 219 Covenant

The Owner shall not use or permit the use of the Land or any building on the Land for any purpose, construct any buildings on the Land, or subdivide the Land except in strict accordance with this Agreement.

Approvals

1. Where this Agreement requires the approval of the Local Trust Committee, approval may be given by the Islands Trust's Regional Planning Manager, Southern Team and must, if given, be in writing.

Restriction on Use

2. Strata Lot 2, Strata Lot 3, and Strata Lot 4 shall not be used or occupied for residential purposes, nor shall the Owner of the Strata Lot request an occupancy permit for any dwelling on the Strata Lot, until the Owner has submitted to the Local Trust Committee a Hydrogeologist's Report prepared by an engineer or geoscientist with competency in the field of hydrogeology, regulated under the *Professional Governance Act, Engineers and Geoscientists Regulation*. The Hydrogeologist's Report must include:
 - (a) A written statement confirming the proposed connection of the particular well to the corresponding dwelling.
 - (b) Confirmation that the well has sufficient available groundwater to provide the daily required volume of potable water to supply 2275 litres for each dwelling the well is servicing.
 - (c) Confirmation that the quality of groundwater from each well meets or exceeds the *Guidelines for Canadian Drinking Water Quality*.
 - (d) Inclusion of recommendations for mitigation measures, if applicable, to ensure long-term sustainable yield of the drilled wells and to lower the risk of saltwater intrusion.
3. No building shall be occupied on that portion of the Land that is zoned Forest Industrial B (FI(B)) until the Owner has submitted to the Local Trust Committee a Hydrogeologist's Report prepared by an engineer or geoscientist with competency in the field of hydrogeology, regulated under the *Professional Governance Act, Engineers and Geoscientists Regulation*. The Hydrogeologist's Report must include:
 - (a) A written statement confirming the proposed connection of the particular well to the corresponding building.

- (b) Confirmation that the well has sufficient available groundwater to provide the daily required volume of potable water to supply 2275 litres for each building the well is servicing.
- (c) Confirmation that the quality of groundwater from each well meets or exceeds the *Guidelines for Canadian Drinking Water Quality*.
- (d) Inclusion of recommendations for mitigation measures, if applicable, to ensure long-term sustainable yield of the drilled wells and to lower the risk of saltwater intrusion.

Prohibition on Subdivision

- 4. The Land shall not be subdivided except in compliance with the *Strata Property Act* or Section 99 of the *Land Title Act*.

No Effect On Laws or Powers

- 5. This Agreement does not
 - (a) affect or limit the discretion, rights, duties or powers of the Trust Committee or the Capital Regional District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Trust Committee or the Capital Regional District any duty of care or other legal duty of any kind to the Owner or to anyone else;
 - (c) oblige the Trust Committee to enforce this Agreement, which is a policy matter within the sole discretion of the Trust Committee;
 - (d) affect or limit any enactment relating to the use or subdivision of the Land;
 - (e) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

Limitation on Obligations

- 6. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactments or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

Entry by Trust Committee Staff

7. The Owner hereby authorizes the Trust Committee, through its employees or agents, to enter the Land at all reasonable times for the express purpose of confirming whether or not this Agreement is being complied with.

Indemnity

7. The Owner hereby indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents, from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

8. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Land

9. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

10. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver by the Trust Committee of a breach of this Agreement by the Owner does not operate as a waiver of any other breach of this Agreement.

Severance

12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from

the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

13. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Further Acts

15. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Deed and Contract

16. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed the Land Title Office Form C which is attached hereto and which forms part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

WHEREAS:

- A. [Name of land owner(s)] (the "Owner") is the registered owner of [insert full legal description] (the "Land");
- B. The Owner granted [Name of chargeholder] (the "Prior Chargeholder") a [identify mortgage or other charge], which was registered against the title to the Land in the Victoria Land Title Office under number [insert registration number] (the "Prior Charge");
- C. The Owner granted to the Island Local Trust Committee (the "Subsequent Chargeholder") a Section 219 Covenant which is registered against the title to the Land under number [insert registration number] (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to a subsequent chargeholder.

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED BY THE PRIOR CHARGEHOLDER FROM THE SUBSEQUENT CHARGEHOLDER (THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED):

- 1. The Prior Chargeholder hereby consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder hereby agrees that the Subsequent Charge shall be binding upon its interest in and to the Land.
- 2. The Prior Chargeholder hereby grants to the Subsequent Chargeholder priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder does hereby postpone the Prior Charge and all of its right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the above terms of this Consent and Priority Agreement, the Prior Chargeholder has executed and delivered Part 1 of *Land Title Act* Form C which is attached hereto and forms part of this Agreement.

END OF DOCUMENT

DATE OF MEETING: September 9, 2025
TO: Galiano Island Local Trust Committee
FROM: Bruce Belcher, Planner 2
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: PL-DVP-2025-0264
Applicant: Chad Brealey
Location: 121 Arbutus Point Road, Galiano Island

RECOMMENDATION

1. That the Galiano Island Local Trust Committee approve issuance of PL-DVP-2025-0264

REPORT SUMMARY

The purpose of this report is to consider a Development Variance Permit (DVP) to relax the natural boundary setback requirement to permit the construction of shoreline stabilization works.

RATIONALE FOR VARIANCE

The applicant's rationale for locating the work along the natural boundary of the sea is to prevent the active erosion taking place due to wave energy from storm events and intense wave action from passing large ferries. The long-existing stairs are at risk of failure from the erosion on both sides of the structure, and the shoreline bank is actively eroding and being undercut by increased wave action. The proposed seawall would provide a lasting solution to stabilize the shoreline slope, retain the existing trees, and enable restoration of the shoreline vegetation.

BACKGROUND

The variance application is following communication with Islands Trust staff regarding the requirements for the new construction of a seawall. Staff previously identified that the existing deck and stairs on the property are legally sited due to their pre-existing non-conforming status. Any new construction within the setback to the natural boundary of the sea would require a variance and a Development Permit (DP) for work within the Shoreline and Marine Development Permit Area (DPA). The applicant has also applied for a DP, which is delegated to staff to review and will be completed following the LTC's decision on the variance.

The applicant hired a geotechnical engineer (Ryzuk Geotechnical) to design the structure based on the existing state of the shoreline. The applicant also hired a registered professional biologist (Swell Environmental Consulting Ltd.) to review the proposed development and ensure that the development would comply with the Shoreline DPA guidelines.

The proposed structure (shown in Figure 2) is designed as a 15-metre-long stacked boulder wall, approximately 1.8 metres in height along the natural boundary of the sea. The boulders would be backfilled with riprap, and separated from the native soils with a heavy non-woven geotextile filter fabric. The pre-existing non-conforming stairs would be removed and replaced with boulder steps incorporated into the seawall design. Soil wrapped in geotechnical fabric with live willow stakes will be placed atop the boulder wall to revegetate the slope and stabilize the soil. Native species will be planted in a 3-metre width along the top of the bank to replace vegetation removed through excavation.

The biologist and engineer agreed that the proposed seawall combined with bioengineering was the most suitable option to provide long term shoreline erosion protection from repeated storm and ferry wave action. A soft approach to protect from shoreline erosion was explored but planting or bioengineering alone would not be an effective solution to prevent shoreline erosion. The design integrates a hard approach to manage the wave intensity at the natural boundary of the sea with a soft approach to strengthen the upland bank through substantial restoration planting, soil filled geotextile bags, and live willow stakes.

The subject lot is located at 121 Arbutus Point Road on Galiano Island. The parcel is zoned Small Lot Residential (SLR) and is 0.49 ha (1.2 ac) in area. The property has a principal dwelling located about 30 metres from the natural boundary of the sea, as well as two accessory buildings.

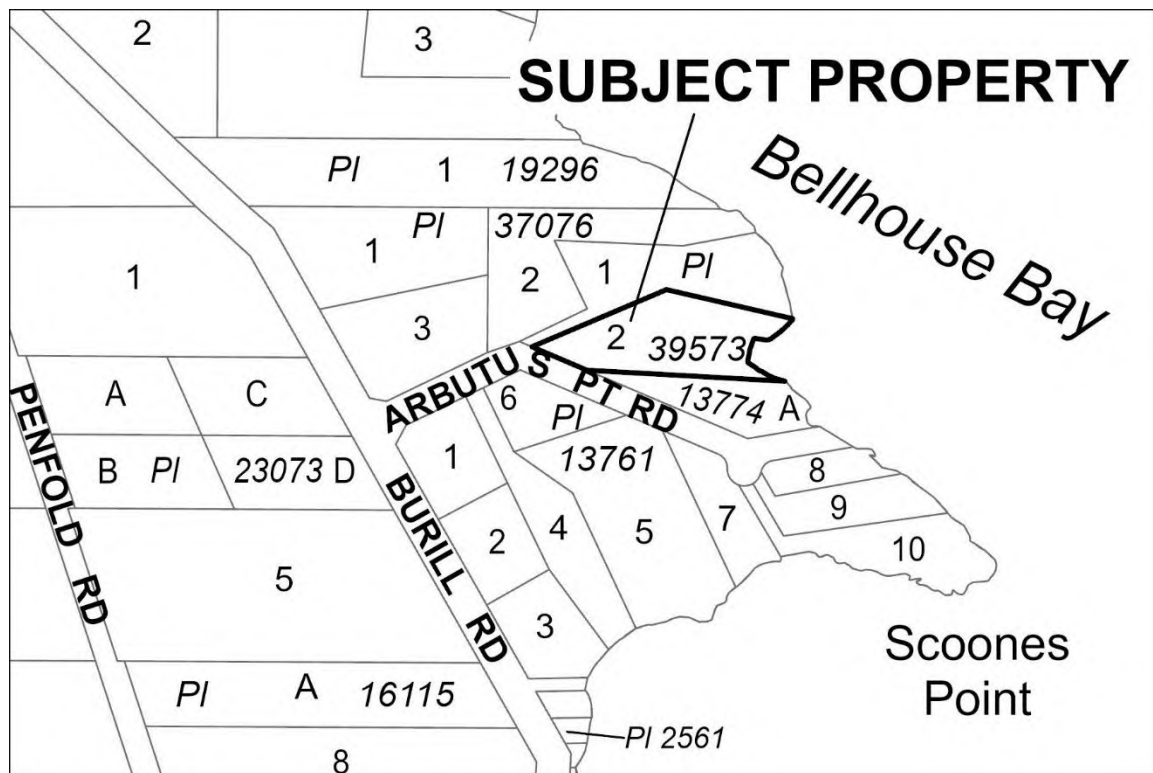


Figure 1: Subject Property Location

The specific variance to the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) is as follows:

- a) Subsection 2.14 which states that buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea is varied to permit the construction of a new seawall within 0.0 metres of the natural boundary of the sea.

A copy of the notice and proposed permit PL-DVP-2025-0264 are included with this report as Attachment 3 and 4. Photos of the site are also included as Attachment 2.

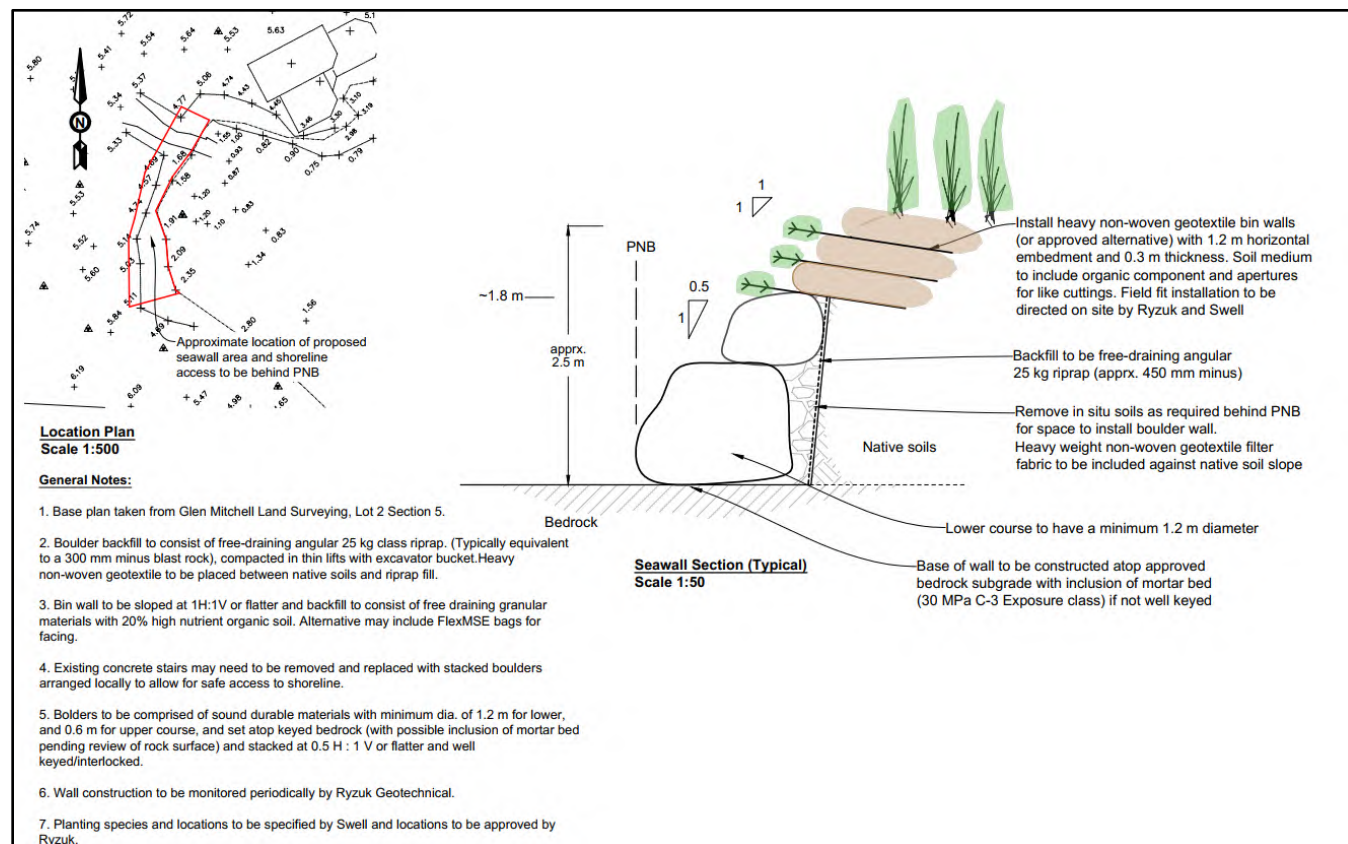


Figure 2: Seawall Elevation

ANALYSIS

Intent of Regulations being varied

The overall purpose of the setback regulations for the natural boundary of the sea include:

- Ensuring that buildings and structures are located outside of environmentally sensitive areas;
- Protecting views, scenic areas, and distinctive features contributing to the overall visual quality and scenic value of the Trust Area;
- Limiting the natural hazards related to development along the shoreline;

Potential impacts of granting to variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation, each application should be evaluated on its own merits.

If the variance is approved the anticipated new impacts on neighbouring properties is considered to be minimal since the new seawall would not impact views. The potential development impacts of the seawall construction would be mitigated by the Shoreline and Marine Development Permit which would be required prior to construction beginning. The DP will include the following measures to manage the environmental impacts:

- Development must take place during the marine fisheries construction window of July 1 – October 1 to limit impacts on the marine environment.
- Silt fencing must be installed at the base of the seawall construction area to prevent sediment from entering the marine environment.
- No machinery or heavy equipment is permitted to operate seaward of the fence barrier or below the high-water mark.
- Construction must be halted during precipitation events and exposed soils must be covered to prevent sediment runoff into the marine environment.
- Immediately following the seawall construction restoration planting must occur covering a minimum of 3 metres from the top of the seawall to improve the shoreline slope stability.
- Exclusively native species must be planted and maintained by the owner, and invasive species must be removed continuously.
- The Registered Professional Biologist must be engaged in monitoring the construction process and provide professional advice throughout the development and confirmation that the work is compliant with all permit conditions following completion.

Circulation

The draft permit was circulated to surrounding property owners and residents on August 18, 2025. The notification period will end on August 29, 2025.

At the time of writing there has been no correspondence received for this application. Any comments received following the notification period will be forwarded to the Local Trust Committee and reported at the meeting.

First Nations

There is a known archaeological site on the property and within the building envelope for the proposed seawall. The property owner is in the process of applying for a permit with the provincial Archaeological Branch, and construction would not be permitted to begin until all of the requirements under the Heritage Conservation Act are met. The owner is aware that the work cannot commence until all requirements are met and has requested that the DVP proceed.

Rationale for Recommendation

Staff is recommending that the resolution on page 1 be supported for the following reasons:

- The rationale to prevent the ongoing erosion of the shoreline and keep the beach stairs accessible and safe for use through the construction of a seawall is reasonable;
- The seawall was designed to effectively prevent further shoreline erosion and integrates softer bioengineering and restoration planting practices to provide long-term bank stability;
- The Shoreline and Marine Development Permit conditions provide clear actions required throughout development to limit impacts on the sensitive coastal and marine ecosystems.

ALTERNATIVES

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

1. Defer issuance until provincial archaeological process is complete

The LTC may defer their decision until the BC Archaeological Branch has completed their permitting process. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee defer a decision on PL-DVP-2025-0264 until the BC Archaeological Branch permitting process is complete.

2. 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. Recommended wording for the resolution is as follows:

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

3. Amend and approve issuance as amended

The LTC may opt to amend the proposed permit by adding further restrictions. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee amend PL-DVP-2025-0264 by adding...

4. Deny the application

The LTC may deny the application. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee refuse application PL-DVP-2025-0264.

Submitted By:	Bruce Belcher, Planner 2	August 27, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	August 28, 2025

ATTACHMENTS

- 1. Site Context
- 2. Maps, Plans, Photographs
- 3. Notice
- 4. Draft Development Variance Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 2 SECTION 5 GALIANO ISLAND COWICHAN DISTRICT PLAN 39573
PID	000-957-275
Civic Address	121 Arbutus Point Road, Galiano Island
Lot Size	0.49 ha

LAND USE

Current Land Use	Residential
Surrounding Land Use	Residential

HISTORICAL ACTIVITY

File No.	Purpose
N/A	

POLICY/REGULATORY

Official Community Plan Designations	Small Lot Residential (SLR) Development Permit Areas 2,5, and 7
--------------------------------------	--

	8/26/2025, 12:10:28 PM 1:1,128 0 0.01 0.01 0.03 mi 0 0.01 0.03 0.05 km Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, CGIAR, N. Robertson, NCEAS, NLS, US, NMA, GeoBorg/Google, Planet Labs, GDA, GeoEye, FEMA, Intermap, and the GIS user community, Esri Community Map Contributors, Whittaker County, VA
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Land Use Bylaw	Small Lot Residential (SLR)
Other Regulations	N/A
Covenants	N/A
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.

Species at Risk



8/26/2025, 12:16:45 PM

- Civic Address
- Property Boundaries
- Southern Resident Orca Whale - Critical Habitat - DFO
- Bull Kelp Beds (2022)
- Sparse

ORTHO_2021

- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystem, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Whatcom County, WA

Sensitive Ecosystems



8/26/2025, 12:14:24 PM

- Civic Address
- Property Boundaries

- Galiano Primary Class
- Herbaceous

ORTHO_2021

- Red: Band_1

- Green: Band_2
- Blue: Band_3

1:1,128

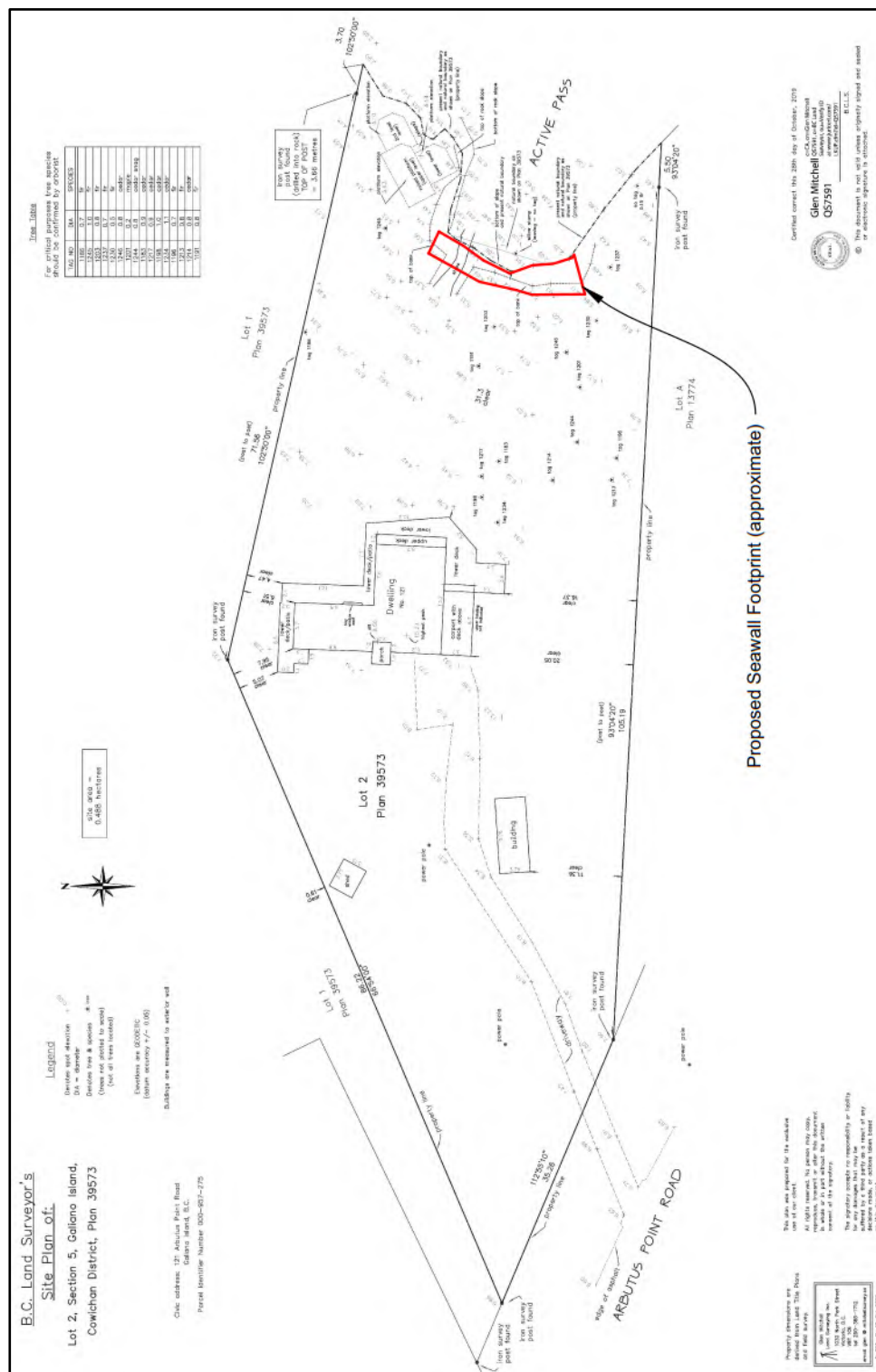
0 0.01 0.01 0.03 mi
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Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystem, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Whatcom County, WA

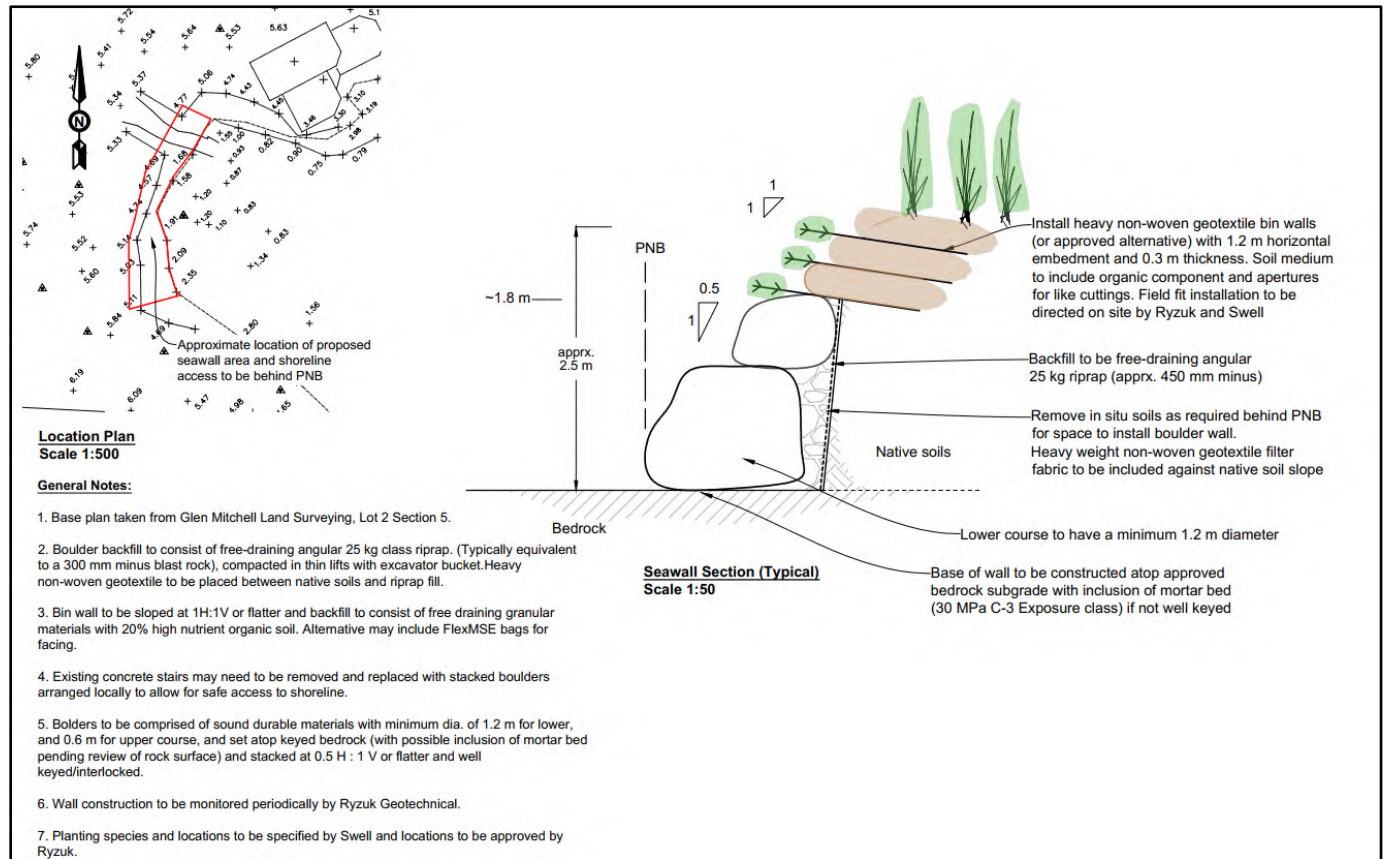
Hazard Areas	 8/26/2025, 12:18:38 PM - Civic Address - Property Boundaries - Low Risk - Moderate Risk - ORTH0_2021 - Red: Band_1 - Green: Band_2 - Blue: Band_3 1:1,128 0 0.01 0.01 0.03 mi 0 0.01 0.03 0.05 km Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geostatsystems, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Whatcom County, WA
Archaeological Sites	Known archaeological site and archaeological potential identified on subject property.
Climate Change Adaptation and Mitigation	GHG emission changes are linked to allowable density on the property and will not change with approval of the DVP and DP
Shoreline Classification	 8/26/2025, 12:17:56 PM - Civic Address - Property Boundaries - Shoreline Type (Islands Trust) - Low Rock/Boulder - Pebble/Sand Beach - ORTH0_2021 - Red: Band_1 - Green: Band_2 - Blue: Band_3 1:1,128 0 0.01 0.01 0.03 mi 0 0.01 0.03 0.05 km Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geostatsystems, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Whatcom County, WA

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

2.1 SURVEY PLAN



2.2 ELEVATION PLAN



2.3 PHOTOS



PROPOSED SEAWALL LOCATION AND EXISTING STAIRS, LOOKING SOUTH ACROSS INLET



PROPOSED SEAWALL LOCATION AND TOP OF BANK, LOOKING SOUTH



EXISTING STAIRS, LOOKING EAST



EXISTING STAIRS AND BANK EROSION, LOOKING WEST



SHORELINE EROSION, LOOKING WEST



EXISTING STAIRS AND BANK EROSION, LOOKING WEST



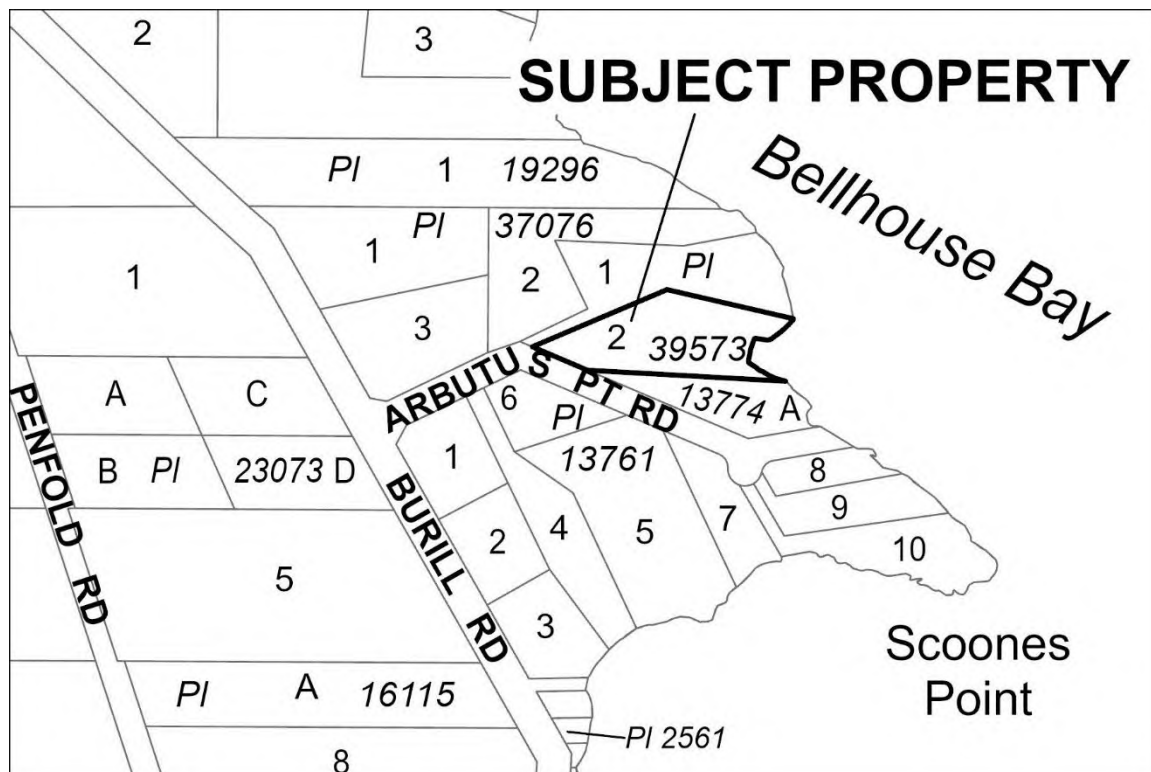
APPROXIMATE SEAWALL FOOTPRINT, LOOKING WEST

NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Galiano Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, the proposed permit would vary the Galiano Island Land Use Bylaw No. 127, 1999 by:

- Relaxing the setback to the natural boundary of the sea to permit the construction of a new seawall.

The property is located at **121 Arbutus Point Road** and is legally described as LOT 2 SECTION 5 GALIANO ISLAND COWICHAN DISTRICT PLAN 39573
 PID: 000-957-275

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing **August 18, 2025** and continuing up to and including **August 29, 2025**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Galiano Island.

Enquiries or comments should be directed to Bruce Belcher, Planner 2 at (250) 405-5179, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: southinfo@islandstrust.bc.ca before 4:30 pm, **August 29, 2025**.

The Galiano Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **1:00 pm** on **September 9, 2025**, at the **Galiano South Community Hall, 141 Sturdies Bay Road, Galiano Island BC**.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.



PROPOSED
GALIANO ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250264

Attachment 4

To: Chad Brealey

1. This Development Variance Permit applies to the land described below:

LOT 2 SECTION 5 GALIANO ISLAND COWICHAN DISTRICT PLAN 39573
PID: 000-957-275

2. Galiano Island Land Use Bylaw No. 127, 1999 is varied as follows:

- a) Subsection 2.14 which states that *buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea* is varied to permit the construction of a new seawall within 0.0 metres of the natural boundary of the sea.

The development shall be consistent with Schedules 'A' and 'B' which are attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Galiano Island Land Use Bylaw No. 127, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

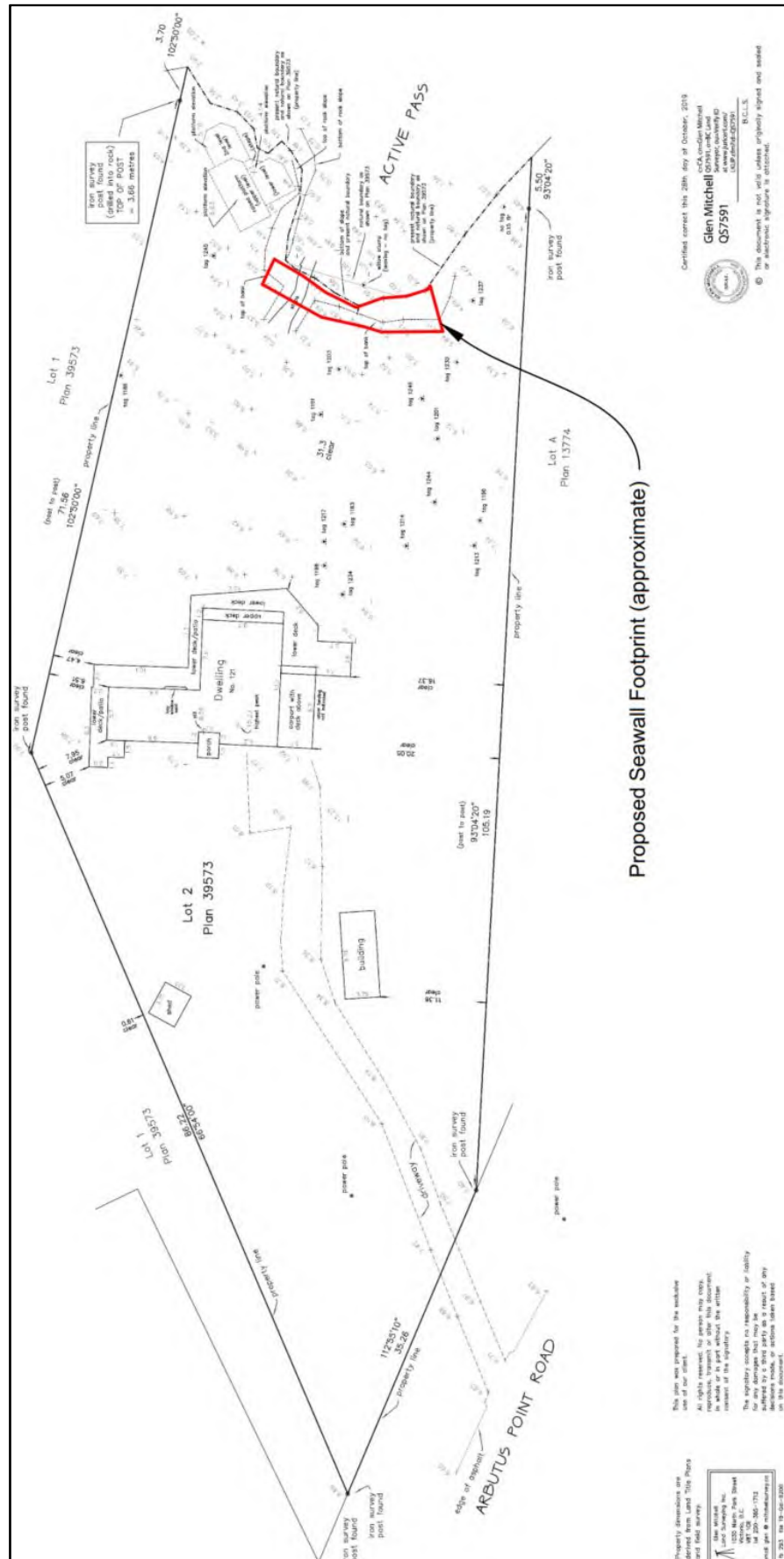
AUTHORIZING RESOLUTION PASSED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF [MONTH], [YEAR].

Deputy Secretary, Islands Trust

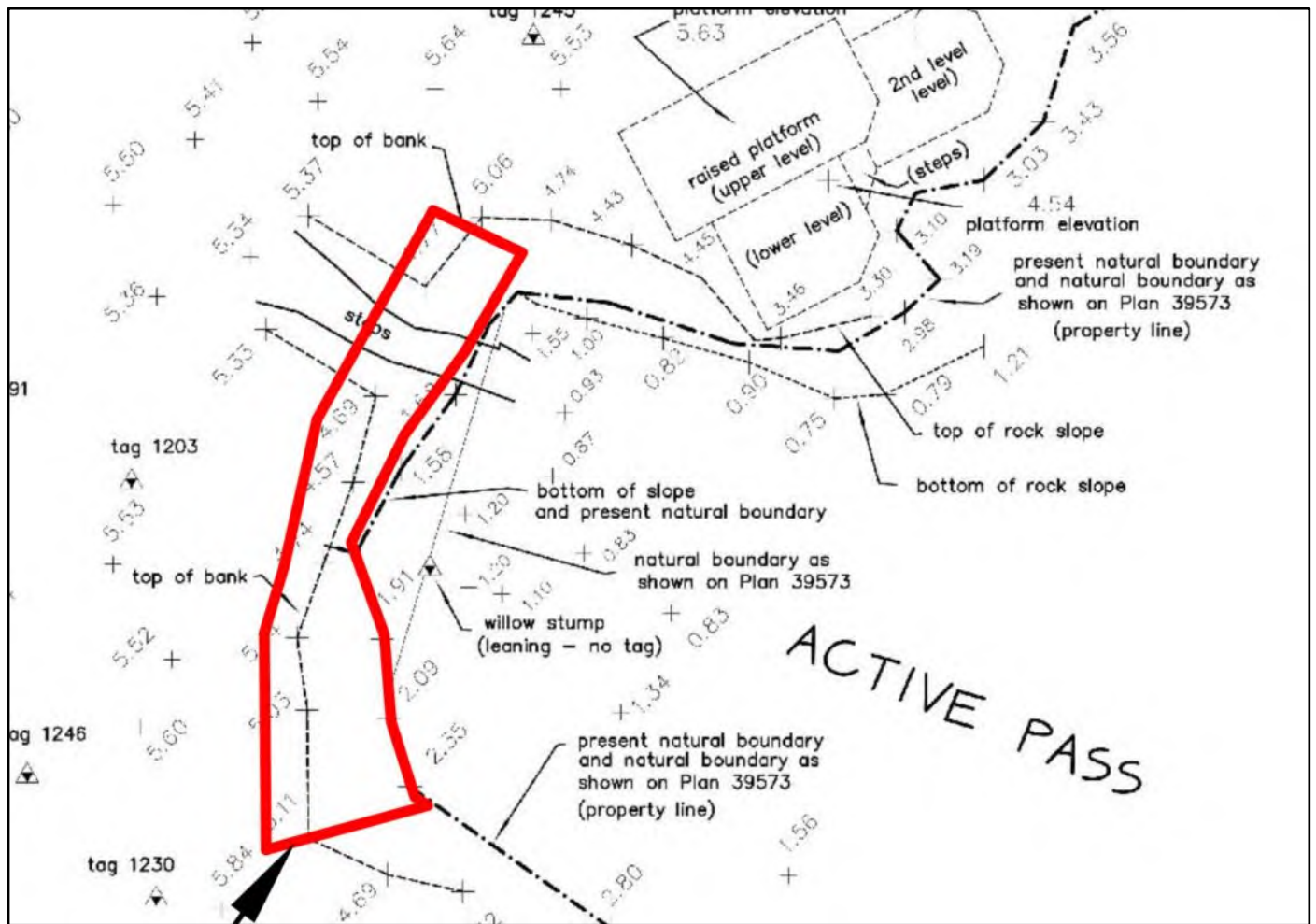
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF [MONTH], [YEAR (2 YEARS FROM DATE OF ISSUANCE)] THIS PERMIT AUTOMATICALLY LAPSES.

SCHEDULE 'A' (1 of 2)

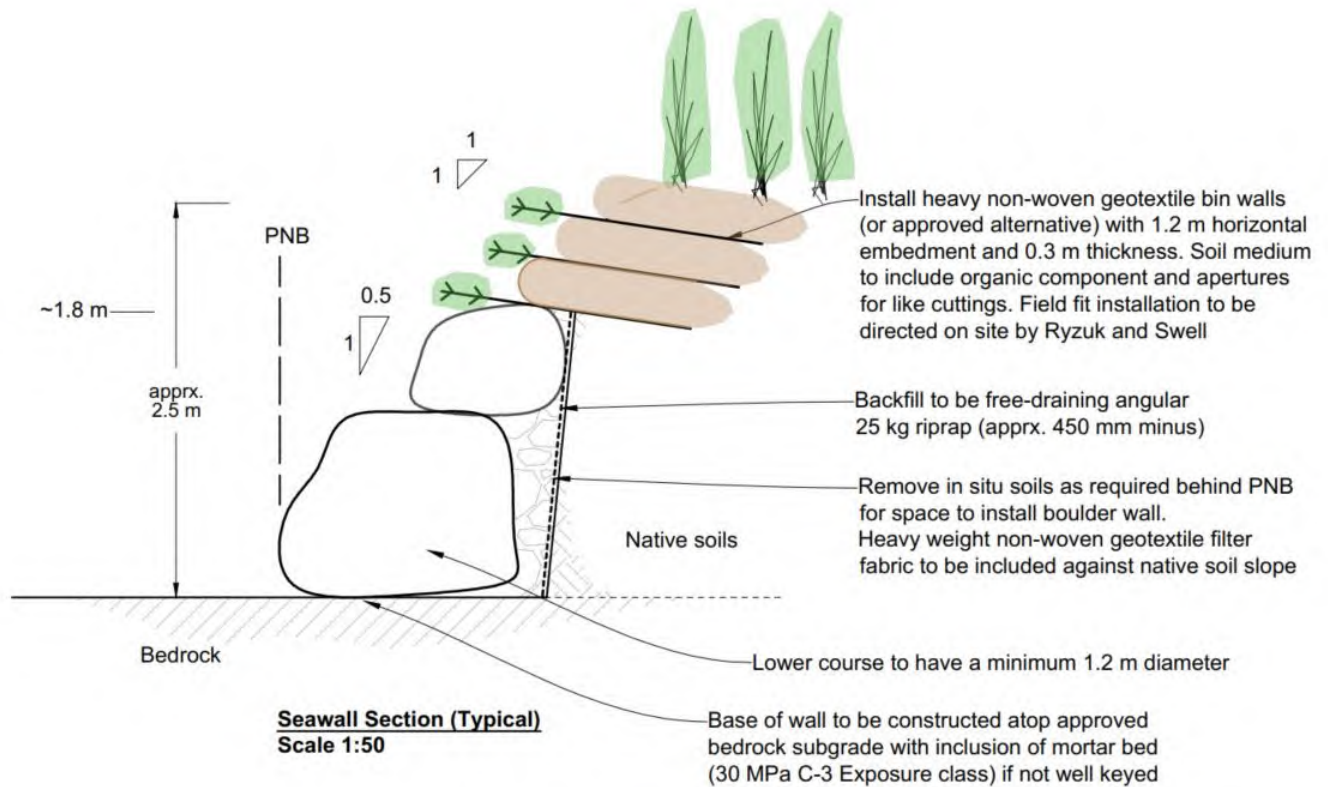


SCHEDULE 'A' (2 of 2)



GALIANO ISLAND LOCAL TRUST COMMITTEE
PLDVP20250264

SCHEDULE 'B'



DATE OF MEETING: September 9, 2025

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Groundwater Sustainability Project - Bylaw Nos. 283 and 284 – Bylaw Adoption Report

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee proposed Bylaw No. 283, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” be adopted.
2. That Galiano Island Local Trust Committee proposed Bylaw No. 284, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022” be adopted.

REPORT SUMMARY

The purpose of this report is to provide the Galiano Island Local Trust Committee (LTC) with proposed Bylaw Nos. 283 and 284 for consideration of adoption in relation to the Groundwater Sustainability Project.

The recommendations above are supported as:

- All statutory requirements have been completed for the bylaws including the required notification and holding of a public hearing consistent with the *Local Government Act*
- Proposed Bylaw No. 283 has been reviewed and approved by the Islands Trust Executive Committee and the Minister of Municipal Affairs
- Proposed Bylaw No. 284 has been reviewed and approved by the Islands Trust Executive Committee

BACKGROUND

In February 2021 the Galiano LTC received a report on the preliminary results of the mapping and data analysis phases of the Groundwater Sustainability Project and subsequently endorsed the project charter. The draft Bylaw Nos. 283 and 284 were first presented to the Galiano Island LTC in May 2022. Over the course of a year, the draft bylaws were amended further and currently comprise:

Bylaw 283 - General Amendments to Official Community Plan (OCP)

- Minor changes to Official Community Plan (OCP) language
- Updates to relevant policies and objectives to ensure consistency with revised language, the new Groundwater Recharge Protection DPA, and other proposed changes to the OCP and the LUB
- Replacement of Schedule D – Water Resources, with a new Schedule D – Groundwater Regions
- Replacement of Schedule G – DPA Area 4: Elevated Groundwater Catchment, with a new DPA 4: Groundwater Recharge Protection

Bylaw 283- A Groundwater Recharge Protection Development Permit Area

- New Critical Aquifer Recharge Development Permit Area (DPA) guidelines which would amend the current Galiano Elevated Groundwater Catchment DPA. Amendments include: reference to 2021 mapping of recharge areas, additional exemptions (forest fire protection measures and land owned by persons with federal Indigenous status), changes consistent with introduction of cistern requirements for new builds, and changing the name of the DPA
- The proposed Bylaw includes the schedule map for the 5 hectare critical aquifer coverage option with the parks and protected areas taken out. This is the DPA option that had been endorsed by the previous LTC

Bylaw 284 - Amendments to the Land Use Bylaw (LUB)

- New definitions
- Cistern Requirements for all new builds (18,000 litres). An increase in cistern size for secondary suites to 18,000 litres. Captured and stored water is not required to be connected to the dwelling except in the Water Management Areas as per existing regulation 13.23
- References to “rainwater” with respect to cisterns has been changed to “freshwater” to support the capture and retention of groundwater as well as rainwater
- Updates to regulations related to proof of water for subdivision

The project is now in the final step of this process, with proposed Bylaw Nos. 283 and 284 having received Executive Committee (EC) approval, and Bylaw No. 283 received approval from the Minister. The next step is for the LTC to consider fourth reading of the bylaws (adoption).

Bylaw Nos. 283 and 284 are attached. Additional project information, including previous staff reports and results of public engagement is located here: <https://islandstrust.bc.ca/island-planning/galiano/projects/>

Bylaw Approval Steps

Proposed Bylaw Nos. 283 and 284 were given first reading on March 14, 2023.

A Community Information Meeting (CIM) and Public Hearing for proposed Bylaw Nos. 283 and 284 was held on October 8, 2024.

Proposed Bylaw Nos. 283 and 284 were given second and third reading as amended on November 8, 2024

Islands Trust Executive Committee approved proposed Bylaw Nos. 283 and 284 on December 9, 2024

The Minister of Municipal Affairs approved proposed Bylaw No. 283 on July 7, 2025

ALTERNATIVES

1. Receive for information

The LTC may receive the report for information.

2. Proceed no further

The LTC may decide to proceed no further with the project.

NEXT STEPS

If the LTC chooses to proceed, the amending bylaws will be consolidated into the base bylaws. Staff will be reporting back at a subsequent LTC meeting with options to amend the Galiano Island LTC Development Approval Information Bylaw No. 148.

Submitted By:	Kim Stockdill, Island Planner	August 28, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	August 29, 2025

ATTACHMENTS

1. Bylaw No. 283
2. Bylaw No. 284

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 283

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022”.

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS 14TH DAY OF MARCH 2023.

PUBLIC HEARING HELD THIS 8TH DAY OF OCTOBER 2024.

READ A SECOND TIME THIS 8TH DAY OF NOVEMBER 2024.

READ A THIRD TIME THIS 8TH DAY OF NOVEMBER 2024.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
9TH DAY OF DECEMBER 2024.

APPROVED BY THE MINISTER MUNICIPAL AFFAIRS THIS
7TH DAY OF JULY 2025.

ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 283**

SCHEDULE 1

The Galiano Island Official Community Plan No. 108, 1995, is amended as follows:

1. Table of Contents Section V is amended by deleting "4. Development Permit Area 4 – Elevated Groundwater Catchment Areas" and replacing it with "4. Development Permit Area 4 – Groundwater Recharge Protection".
2. Section II Land Use, Residential Policy "o)" is amended by deleting "Community, Sport and Cultural Development" and replacing it with "Municipal Affairs".
3. Section II Land Use, Subsection 5.4 Light Industry, Light Industry Advocacy Policy "m)" is amended by inserting "recharge and" after "groundwater" and before "catchment areas".
4. Section III Services, Subsection 2 Water Supply, Water Supply Objectives is amended by deleting Objectives 1-4 in entirety and replacing with:
 - "1) to ensure an adequate supply of potable freshwater to all users now and into the future,
 - 2) to ensure that groundwater use, and alteration to the land does not pollute or otherwise increase the vulnerability of groundwater regions,
 - 3) to protect critical groundwater recharge areas by evaluating land use decision based on available groundwater vulnerability data and applying the precautionary principle to land use decisions, and
 - 4) to consider and address climate change impacts on freshwater supply and quality."
5. Section III Services, Subsection 2 Water Supply, Water Supply Policies is amended by deleting policy "a)" in its entirety and replacing it with:
 - "a) Areas identified to be key areas for water supply, fresh water catchment, storage and recharge shall be preserved and protected.

Land identified through groundwater recharge mapping to have significant recharge potential shall be designated as a development permit area for the protection of the watershed."

6. Section III Water Supply, Water Supply Policy “b) vi)” is amended by deleting “elevated groundwater catchment” and replacing it with “groundwater recharge protection”.
7. Section III Water Supply, Water Supply Policies is amended by removing policy “c)” in its entirety and replacing it with “c) Regulations may require new developments to provide cisterns.”
8. Section IV Conservation and Environment is amended by deleting all instances of “Fresh Water” and replacing them with “Freshwater”.
9. Section IV Conservation and Environment, Freshwater Advocacy Policies is amended by deleting “and the Provincial Ministry of Environment, Ministry of Transportation and Infrastructure, and Ministry of Forests, Lands and Natural Resource Operations” and replacing it with “and relevant Provincial Ministries”.
10. Section V Development Permit Areas is amended by deleting subsection “4. Development Permit Area 4-Elevated Groundwater Protection” in its entirety and replacing it with:

“4. Development Permit Area 4 – Groundwater Recharge Protection

4.1 Description of Area

Development Permit Area 4 includes critical groundwater recharge areas identified on Schedule G. Critical groundwater recharge areas contain hydrogeological conditions that facilitate aquifer recharge and/or transmit contaminants to an underlying aquifer. Factors considered in the identification of critical aquifer recharge areas include topography, remote sensing, satellite multispectral analysis depth to water table, presence of highly permeable soils, land-cover analysis, structural geology, presence of flat terrain, and the presence of more permeable surficial geology.

4.2 Authority

The Groundwater Recharge Protection Development Permit Area is designated a development permit area pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity and Section 488(1)(i) of the *Local Government Act* for the establishment of objectives to promote water conservation.

4.3 Special Conditions and Objectives that Justify the Designation

It is the Object of the Islands Trust to “Preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area, and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

It is Provincial legislation in Section 473(1)(d) of the *Local Government Act* that an official community plan must include statements and map designations for the area covered by the Plan respecting restrictions on the use of land that is environmentally sensitive to development.

The Islands Trust Council has committed to identifying, protecting and, where possible, restoring or rehabilitating groundwater recharge areas in the Trust Area.

It is policy of the Islands Trust Council that Local Trust Committees address measures that ensure:

- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, and
- the quality and quantity of drinking water sources for current and future Trust Area residents is preserved and protected, and
- the overall health of watersheds and ground water in the Islands Trust Area is protected.

Mapping of recharge and water balance completed in 2021 for Galiano Island identifies that the island has a number of areas of critical concern with respect to groundwater vulnerability.

The Objectives of the development permit area are:

- to protect and sustain access to a reliable and safe supply of drinking water for groundwater wells
- to protect and sustain the quality and supply of surface and groundwater necessary to the provision of ecological services
- to mitigate the impacts of development and climate change on groundwater supplies

4.4 Development Approval Information

The Groundwater Recharge Protection DPA is also designated an area for which development approval information (DAI) may be required according to Section 485(1) of the *Local Government Act*. The designation of these areas for this purpose is based on the special conditions or objectives supporting the designation of the DPA. Development approval information means information on the anticipated impact of the proposed activity or development on the community or the natural environment.

4.5 Applicability

A development permit is required for the subdivision of land, construction of, addition to or alteration of a building or other structure, or land alteration, including the cutting of trees, unless exempted below.

4.6 Development Permit Exemptions

The following activities are exempt from any requirement for a development permit:

- a) Development for which Islands Trust has been provided with a written statement from a registered professional hydrogeologist with relevant experience certifying that the proposed would have no impact on critical groundwater recharge.

- b) Repair, maintenance, alteration, additions to, or reconstruction of existing lawful buildings, structures or utilities, including those that are lawfully non-conforming (a building permit may still be required).
- c) Dwellings, cottages, accessory buildings and structures, and associated land alteration that are clustered within a residential home plate not exceeding an area of 1000m², and one access driveway and overhead utility lines and poles outside of the residential home plate.
- d) Land that is subject to a conservation covenant under section 219(4) of the *Land Title Act* in relation to natural, environmental, wildlife or plant life value relating to the land, granted to the Local Trust Committee or a covenantee designated under section 219(3)(c) of the *Land Title Act*.
- e) Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving asphaltting or similar surfacing.
- f) Removal of invasive species.
- g) Cutting and removal of up to 5 trees per hectare (with a trunk diameter greater than 20 centimetres measured 1.5 metres above the ground) within a 12-month period on any one lot.
- h) Cutting and removal of trees with a trunk diameter less than 20 centimeters measured 1.5 metres above the ground.
- i) Removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property.
- j) Farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2), (3), (4) and (5) of the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*.
- k) Forest management activities, as defined in the *Private Managed Forest Land Regulation*, on land classified as managed forest land under the *Private Managed Forest Land Act*.
- l) The construction of an accessory building or structure with a lot coverage of less than 100m².
- m) Construction of trails or fences that does not alter contours of the land.
- n) Emergency actions required to prevent, control or reduce an immediate threat to human life, the natural environment or public or private property including:
 - i. Forest fire protection measures;
 - ii. Flood and erosion protection works;
 - iii. Protection, repair or replacement of public facilities;
 - iv. Clearing of an obstruction from a bridge, culvert, dock wharf or stream; or
 - v. Bridge repairs.

- o) Works undertaken by a local government or a body established by a local government.
- p) Works authorized under a provincial statute.
- q) Land owned by a person with federal Indigenous status living in their traditional territory with proof of Indigenous family lineage.

4.7 Guidelines

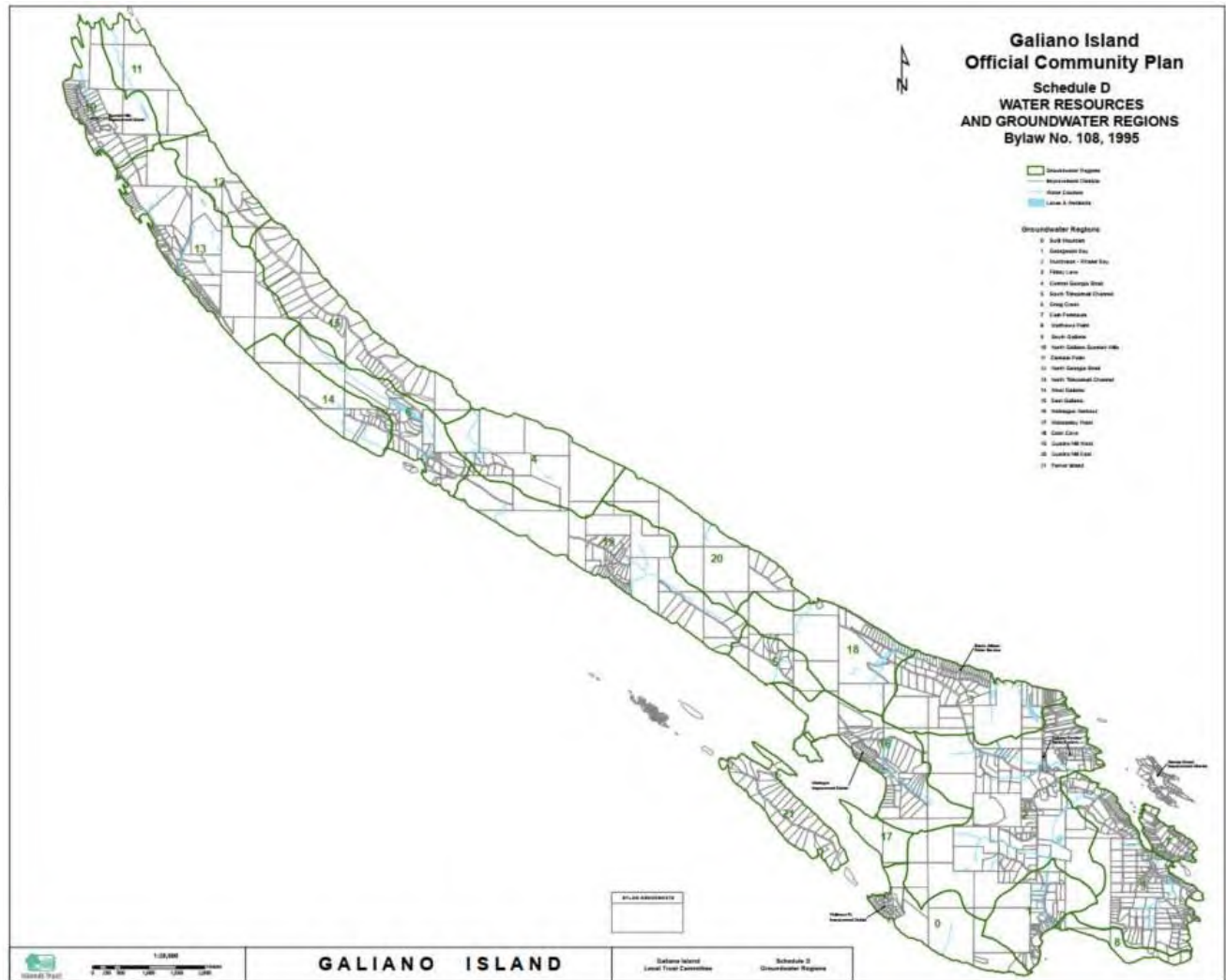
The *Local Government Act* prohibits construction of buildings and structures and the alteration of land and subdivision in Development Permit Area 4 unless the owner first obtains a development permit. Development permits will be issued in accordance with the following guidelines.

1. In general, development should minimize negative impacts on the quality and quantity of subsurface water supplies.
2. Where a qualified professional hydrogeologist or engineer has made recommendations for mitigation measures, the permit conditions may include a requirement for security in the form of an irrevocable letter of credit, to ensure the protection of groundwater supply quality or quantity consistent with the measures and recommendations described in the report.
3. Where the qualified professional hydrogeologist or engineer's report describes an area as suitable for development with special mitigating measures, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a hydrogeologist or other professional at the applicant's expense may be required during construction and development phases, as specified in a development permit.
4. Where an application involves the subdivision of land, layout of the subdivision should be, to the greatest extent possible, designed to:
 - a) replicate the function of a naturally vegetated watershed;
 - b) maintain the hydraulic regime of surface and groundwater pre-development flow rates;
 - c) minimize interference with groundwater recharge;
 - d) not introduce or remove material where it would cause erosion of or the filling in of natural watercourses or wetlands.
5. Where freshwater collection and storage cisterns are required as a condition of the construction of a building, impervious surfaces should be minimized.
6. Where freshwater collection cisterns are required as a condition of construction of a building, the LTC may require that all new dwelling units include:
 - i. External equipment for collecting and distributing rainwater from the dwelling unit roof;
 - ii. A pumping system;
 - iii. An overflow handling system.

7. The use of impervious paved driveways shall be discouraged.
8. Where tree removal is not exempt from the requirement for a permit:
 - a. Removal of trees from steep slopes should only be allowed where necessary and where replacement vegetation / erosion control measures are established. Plans delineating extent of vegetation / tree removal and location of proposed construction, excavation and / or blasting, may be required.
 - b. All development should be undertaken and completed in such a manner as to prevent the release of sediment to any watercourse. An erosion and sediment control plan, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion, may be required as part of the development permit application.
 - c. Existing, native trees should be retained wherever possible and trees to be retained near development should be clearly marked prior to development, and temporary fencing installed at the drip line to protect them during clearing, grading and other development activities.
 - d. If the area has been previously cleared of trees, or is cleared during the process of development, replanting requirements may be specified in the development permit. Areas of undisturbed bedrock exposed to the surface or natural sparsely vegetated areas should not require planting.
 - e. Tree species used in replanting, restoration or enhancement should be selected to suit the soil, light and groundwater conditions of the site, should preferably be native to the area, and should be selected for erosion control and/or wildlife habitat values as needed. Suitably adapted, non-invasive, non-native trees may also be considered acceptable.
 - f. All replanting should be maintained by the property owner for a minimum of 2 years from the date of completion of the planting to ensure survival. This may require removal of invasive, non-native weeds (e.g., Himalayan blackberry, Scotch broom, English ivy) and irrigation. Unhealthy, dying or dead trees should be replaced at the owner's expense in the next regular planting season. Permits may include, as a condition, the provision of security to guarantee the performance of terms of the permit.
9. Roads, driveways, trails and pathways should follow the contours of the land and appropriately manage drainage. The construction of roads and utility corridors and other activities involving the disturbance of the soil, must be conducted in such a manner that the productivity of the local groundwater recharge area is not impaired through soil compaction, altered surface drainage patterns, siltation, erosion, or salt water intrusion.
10. Parking areas should be located and constructed so as to minimize erosion and water pollution by controlling storm runoff. Structural measures such as catch basins, oil separators, bio- filtration trenches or swales, unpaved or permeable all-weather surfaces should be considered for this purpose.
11. Permits may include minor variances to subdivision or building and structure siting or size regulations to meet the objectives of the development permit area."

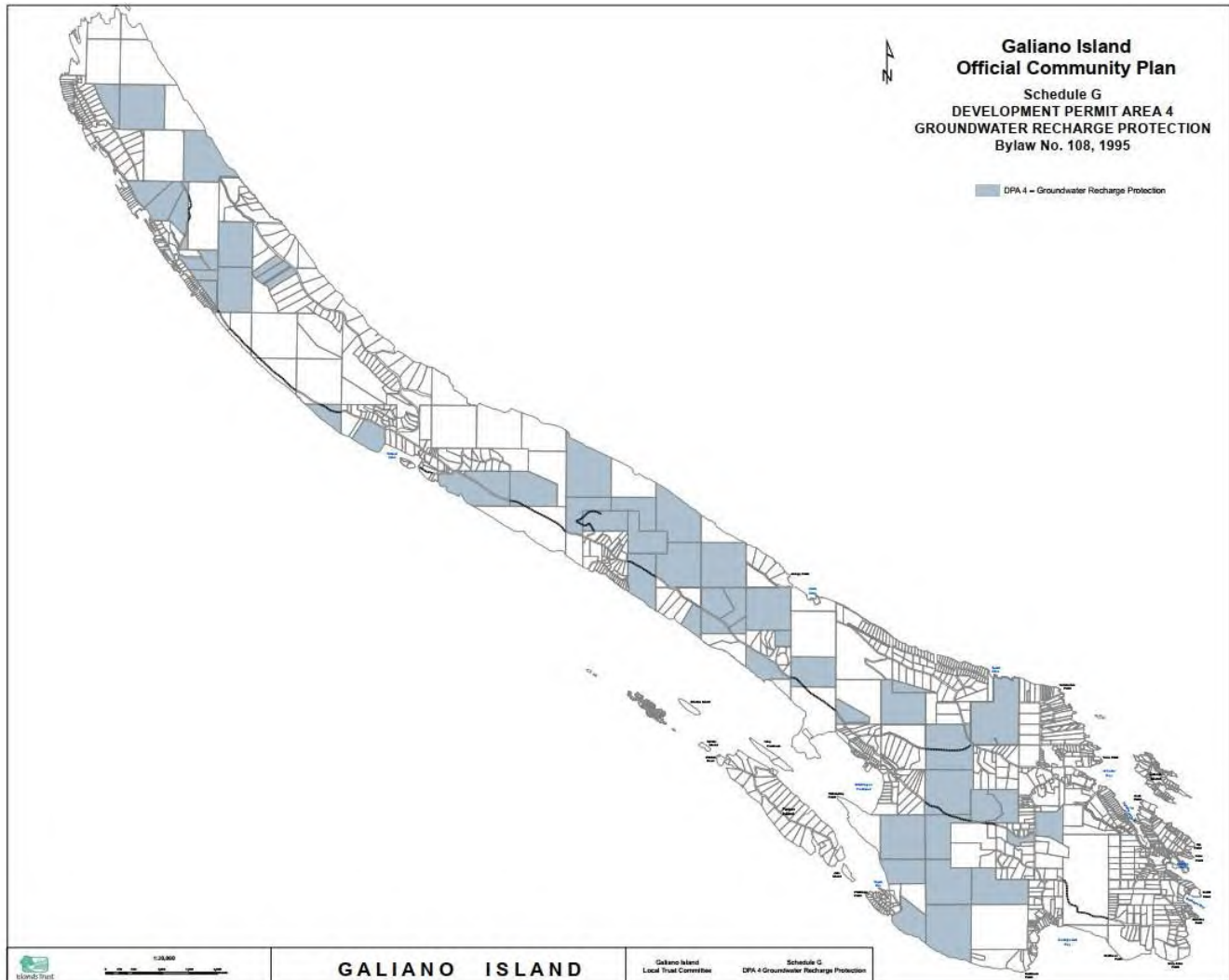
12. Section VI Development Approval Information, Subsection 2. Special Conditions “ii” is amended by deleting “elevated groundwater catchments” and replacing it with “groundwater recharge”.
13. Schedule “D – Water Resources” is removed and replaced with Schedule “D – Groundwater Regions” as shown on Plan No. 1 attached and forming part of this bylaw.
14. Schedule “G – Development Permit Area 4: Elevated Groundwater Catchment” is removed and replaced with Schedule “G – Development Permit Area 4: Groundwater Recharge Protection” as shown on Plan No. 2 attached and forming part of this bylaw.

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 283
Plan No. 1



GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 283
Plan No. 2

Schedule G – Development Permit Area 4: Groundwater Recharge Protection



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 284

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW, NO. 127, 1999

The Galiano Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Section 2 General Regulations, Subsection 2.28– Secondary Suites is amended by removing 2.28.6 in entirety and replacing it with “2.28.6 A building permit for a lot outside a water service area shall not be issued for a secondary suite unless a freshwater catchment and storage system having a capacity of at least 18,000 litres is installed on the lot.”

2.2 Section 2 General Regulations is amended by inserting “Cistern Requirements” as a new heading under Section 2.28.

2.3 Section 2 General Regulations is amended by inserting, under the heading “Cistern Requirements” the following:

“2.29 A building permit for a lot outside a water service area shall not be issued for a new building to be used as a dwelling, including a cottage, unless a cistern (or combination of cisterns) for the storage of freshwater having a capacity of at least 18,000 litre is installed on the lot.

2.30 The floor area occupied by any cistern located in a building and the housing provided for such cistern is excluded from the calculation of the floor area of the building and the lot coverage of the lot on which it is located.”

2.4 Removing Subsection 13.23 from Part 13 ‘Subdivision and Development Regulations’ to Section 2 ‘General Regulations’ as a new subsection and by replacing the word “16,000” with “18,000”.

2.5 Section 13 Subdivision and Development Regulations is amended by deleting 13.24 through 13.29 in its entirety and replacing it with the following and by making such consequential numbering alterations to effect this change.

“Standards for Potable Water Supply

Information Note: If more than one dwelling unit is connected to the same source of water, the water system may be subject to the Drinking Water Protection Act, the Water Utility Act or other regulations pertaining to water supply systems.

Information Note: Water obtained from a stream, or non-domestic groundwater use requires a licence under the Water Sustainability Act.

- 13.24 Where potable water is proposed to be supplied to lots in a subdivision by an established community water system, the applicant for subdivision must provide written confirmation from the community water system that it is able to supply potable water for the permitted principal use and density to each lot.
- 13.25 Where potable water is proposed to be supplied to lots in a subdivision by creating a community water system, the applicant for subdivision must provide proof of all authorizations required under the *Drinking Water Protection Act*, the *Water Utility Act* or any other enactment pertaining to water supply systems.
- 13.26 Where potable water is proposed to be supplied to lots in a subdivision from a stream, the applicant for subdivision must provide proof of authorization in the form of a water licence confirming that the total volume of water granted to the licence holder is able to supply potable water for domestic uses at the volume specified in Table 1 to each lot.
- 13.27 Where potable water is proposed to be supplied to lots in a subdivision by drilled wells the applicant for subdivision must provide written certification under seal of a hydrogeologist that:
 - a. Each well has been constructed in accordance with the *Groundwater Protection Regulation*;
 - b. Each well has been constructed in accordance with Sections 13.29, 13.30 and 13.31;
 - c. Each well has sufficient available groundwater to provide the daily required volume of potable water for the permitted domestic uses on each lot in accordance with Table 1;
 - d. Each well for which a water licence has not been issued has sufficient available groundwater volume for all permitted non-domestic, non-agricultural, non-park, non-conservation area principal uses for each lot at the permitted density of use; and
 - e. Includes recommendations for mitigation measures, if applicable, to ensure long-term sustainable yield of the drilled well.

TABLE 1 DOMESTIC POTABLE WATER SUPPLY STANDARDS FOR SUBDIVISION	
USE	VOLUME (litres per day)
<i>Per lot (including one dwelling)</i>	2000
<i>Each additional permitted dwelling and cottage per lot</i>	2000

- 13.28 Where the potable water is proposed to be supplied to lots in a subdivision by drilled wells, for any well where a water licence has not been issued the applicant for subdivision must also provide written certification under seal of a hydrogeologist:
- Results of a water quality analysis, completed by an accredited laboratory;
 - A plan of the proposed subdivision indicating the location where each water sample was taken;
 - A statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
 - Confirmation, based on the accredited laboratory water quality analysis, that each proposed water supply source is potable, or can be made potable, with a treatment system; and
 - Confirmation, based on the accredited laboratory water quality analysis of chloride concentrations, that each drilled well is not likely to be affected by the intrusion of saline groundwater or sea water in accordance with the Province of British Columbia guidance documents.
- 13.29 Where a water license has not been issued and where potable water is proposed to be supplied to lots in a subdivision by a drilled well, a pumping test shall be carried out on each well in a proposed subdivision by:
- pumping groundwater, at a constant rate, for a minimum period of 12 hours; and
 - withdrawing the total daily required volume specified in section 13.27 over a maximum period of 24 hours; and
 - monitoring groundwater levels continuously during the pumping test and during the recovery period.
- 13.30 Where potable water is to be supplied by a drilled well a sounding tube or wellhead port must be installed to enable the insertion of water level monitoring equipment.
- 13.31 Drilled wells used for the purposes of subdivision must not be located within 50 metres of the natural boundary of the sea.

- 13.32 If the daily required volume of potable water cannot be supplied in accordance with Section 13.24 or if the certification in Subsections 13.27(c) and 13.27(d) cannot be made, the Approving Officer may nonetheless approve the subdivision provided that the applicant grants a s.219 covenant to the Galiano Island Local Trust Committee and the Capital Regional District that restricts the development of the subdivision to the uses or density of the uses for which a certification has been made under Sections 13.24 or 13.27.
- 13.33 Where the certification under subsection 13.28(d) states that a water supply is not potable but can be made potable with a treatment system, the Approving Officer may approve subdivision provided that the applicant grants a s. 219 covenant under the *Land Title Act* to the Galiano Island Local Trust Committee and the Capital Regional District that requires on-going treatment of the water to potable water standards recommended by a hydrogeologist.
- 13.34 For the purposes of subdivision, drilled wells impacted by seawater intrusion or whose operation is likely to cause seawater intrusion are not permitted sources of potable water.
- 13.35 For the purposes of subdivision, alternative potable water supplies including, but not limited to, shallow dug wells, rainwater catchment and desalination are not permitted sources of potable water.
- 13.36 The requirements of Sections 13.24-13.35 do not apply where the proposed subdivision is a boundary adjustment that does not result in an increase in the number of lots or permitted dwelling units, provided that all lots in the subdivision are currently serviced by existing wells, community water system connection or water licence.
- 2.6 Section 17 Interpretation, Subsection 17.1 Definitions, is amended by inserting the following in alphabetical order:
- “aquifer” means a geological formation; or a group of geological formations, or a part of one or more geological formations that is groundwater bearing and capable of storing, transmitting and yielding groundwater.
- “groundwater” means water naturally occurring below the surface of the ground.
- “Hydrogeologist” means an engineer or geoscientist with competency in the field of hydrogeology, regulated under the *Professional Governance Act*, Engineers and Geoscientists Regulation.
- “potable” means water that is safe to drink, fit for domestic purposes and meets the Health Canada Guidelines for Canadian Drinking Water Quality or any guidance documents or legislation which may be enacted in substitution.
- “pumping test” means a flow test to determine the long-term sustainable yield of a well, conducted under supervision of a hydrogeologist, and that is consistent with the

British Columbia Guide to Conducting Pumping Tests, Guidance for Technical Assessments in Support of an Application for Groundwater Use in British Columbia, other guidance documents which may be issued, applicable legislation, and consists of pumping groundwater from a well typically for 12 to 72 hours depending on aquifer characteristics.

- 2.7 Section 17 Interpretation, Subsection 17.1 Definitions, is amended by removing the definition of “community water system” in its entirety and replacing it with:

““community water system” means a system of waterworks that serves more than one lot and is owned, operated and maintained by an improvement district, a regional district, a water utility, a society, or a water supplier.”

- 2.8 Section 17 Interpretation, Subsection 17.1 Definitions, is amended by adding the following in alphabetical order:

“aquifer” means a geological formation; or a group of geological formations, or a part of one or more geological formations that is groundwater bearing and capable of storing, transmitting and yielding groundwater.

“groundwater” means water naturally occurring below the surface of the ground.

“Hydrogeologist” means an engineer or geoscientist with competency in the field of hydrogeology, regulated under the *Professional Governance Act*, Engineers and Geoscientists Regulation.

“potable” means water that is safe to drink, fit for domestic purposes and meets the Health Canada Guidelines for Canadian Drinking Water Quality or any guidance documents or legislation which may be enacted in substitution.

“pumping test” means a flow test to determine the long-term sustainable yield of a well, conducted under supervision of a hydrogeologist, and that is consistent with the British Columbia Guide to Conducting Pumping Tests, Guidance for Technical Assessments in Support of an Application for Groundwater Use in British Columbia, other guidance documents which may be issued, applicable legislation, and consists of pumping groundwater from a well typically for 12 to 72 hours depending on aquifer characteristics.

- 2.9 Section 17 Interpretation, Subsection 17.1 Definitions, is amended by removing the definition of “community water system” in its entirety and replacing it with:

““community water system” means a system of waterworks that serves more than one lot and is owned, operated and maintained by an improvement district, a regional district, a water utility, a society, or a water supplier.”

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	14 TH	DAY OF	MARCH	2023.
PUBLIC HEARING HELD THIS	8 TH	DAY OF	OCTOBER	2024.
READ A SECOND TIME THIS	8 TH	DAY OF	NOVEMBER	2024.
READ A THIRD TIME THIS	8 TH	DAY OF	NOVEMBER	2024.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	9 TH	DAY OF	DECEMBER	2024.
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

Active Projects Report

Galiano Island

1. Minor Project - Groundwater Sustainability

Responsible

Dates

Activity:

Kim Stockdill

Rec'd: 02-Apr-2019

*Proposed Bylaw No. 283 with Minister for approval

Target: 30-Sep-2023

Phase 1 and 2: mapping and data analysis - Completed

Phase 3: Implementation of mapping and data analysis - Completed

Final approval pending

1. Associated Islands Regulations Review

Responsible

Dates

Activity:

Kim Stockdill

Rec'd: 11-Feb-2025

Project Description and Target Date to be determined.

Future Projects Report

Galiano Island

1. *Coastal Douglas-Fir Protection*

Responsible

Date Received

Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)' and provide recommendations from toolkit.
- LPC is intending to develop a model bylaw in 2021-22.
Include review the Contiguous Forest Mapping in the Islands Trust Area Report.

04-Feb-2019

2. *Emergency Access Planning*

Responsible

Date Received

Follow-up from CRD emergency planning process - include consideration of developing driveway guidelines for emergency access within land use bylaw

02-Apr-2019

3. *Review of Road Network Plan*

Responsible

Date Received

Review of Road Network Plan - include December 11th APC memo in review process - meet with MOTI

02-Mar-2020

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

Responsible

Date Received

01-Jun-2021

5. *Shoreline model protection bylaw*

Responsible

Date Received

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

06-Sep-2022



Galiano Local Trust Committee

Open Applications

Report

Print Date: September 2, 2025

Agricultural Land Reserve

Application Number	Applicant Name	Date Received	Address	Purpose
GL-ALR-2023.2	Samuel Mabberley	10/19/2023	1008 MONTAGUE RD	Application to include land in the Agricultural Land Reserve.
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		In Abeyance	Planning Review	

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
GL-DP-2023.6	Brian Gaudet	9/14/2023	1656 STICKS ALLISON RD, GALIAN	1656 sticks Allison Rd- Application for a tree cutting DP for restoration
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Waiting for Submittals	Verify Submittal / Fees	

Galiano

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

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

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250155	Robin Surcess	4/9/2025	2652 MONTAGUE RD, GALIANO, B	Application for a DP for tree cutting on property on Montague Road

Planner	Status	Most Recent Completed Activity
Bruce Belcher	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250174	Justine Starke	4/28/2025	280 GEORGESON BAY RD, GALIA	Development Permit application under DPA # 3 Tree Cutting and Removal for the tree removal/site preparation required at 280 Georgeson Bay Road, Galiano Island (Thuthiquit Hulelum' Affordable Housing Project).

Planner	Status	Most Recent Completed Activity
Bruce Belcher	Under Review	Generate Complete Application Letter

Galiano

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250264	Chad Brealey	7/7/2025	121 ARBUTUS POINT RD, GALIANO	Variance application for shoreline stabilization structures
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Local Trust Committee	Email Applicant of LTC Meeting	

Galiano

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2023.1	Tahirih Rockafella	3/28/2023	0 HAULBACK RD, GALIANO, BC V0	Application for rezoning to amend the zoning from F1 to F3 and Forest Industrial. Bylaw 291
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		Local Trust Committee	Send to Minister (If OCP Bylaw)	

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2023.2	Flemming Larsen	4/26/2023	5500 BODEGA BEACH DR, GALIAN	DL 85 - 5500 BODEGA BEACH DR: Application for rezoning from F1
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		Local Trust Committee	Generate & Send Notice of LTC Decision	

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2021.2	CORINNE A MATHE	8/16/2021	0 COOK RD, GALIANO, BC V0N 1P	DL 86 - COOK RD - application for rezoning to emend the OCP and LUB to permit a rezoning from F1 to create an F3 zoned parcel, two 2.0 hectare Rural Residential-zoned parcels, and 12+ ha of parkland and road dedication.
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		Local Trust Committee	Generate & Send Notice of LTC Decision	

Galiano

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2014.1	CRYSTAL MOUNTA	10/28/2014	0 PORLIER PASS RD, GALIANO, B	20300 PORLIER PASS RD: Application for rezoning to amend the OCP and LUB to allow for a Forest Retreat Centre - Bylaws 256 (OCP) and 257 (LUB)
Planner		Status	Most Recent Completed Activity	
Brad Smith		Local Trust Committee	Record LTC Decision/Update FUAL	

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2020.1	Fred King	10/27/2020	0 PORLIER PASS RD, GALIANO, B	51 Galiano Way - Application for rezoning from F1 to F3 - Bylaw 279 (LUB)
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		Local Trust Committee	Verify Final Review Status	

Galiano

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
GL-SUB-2024.1	Danica Berginc	4/4/2024	771 GEORGESON BAY RD, GALIA	BERGNIC - 771 GEORGESON BAY RD/1153 GEORGESON BAY RD: Referral of a boundary adjustment subdivision application.
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		In Abeyance	Record and File PLR	

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250115	Glen Mitchell	3/12/2025	0 STICKS ALLISON RD, GALIANO,	Referral of a boundary adjustment subdivision application
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Administrative Review	Record and File PLR	

Islands Trust
LTC EXP SUMMARY REPORT F2026
Invoices posted to Month ending June 2025

625 Galiano	Invoices posted to Month ending June 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	690.00	0.00	690.00
LTC Local				
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,380.00	793.80	3,586.20
65220-625	LTC - Local Exp - Communications	<u>2,600.00</u>	<u>745.26</u>	<u>1,854.74</u>
TOTAL LTC Local Expense		<u>6,980.00</u>	<u>1,539.06</u>	<u>5,440.94</u>
Projects				
73001-625-4144	Galiano Small Islands LUB update	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>
TOTAL Project Expenses		<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2023-015 (Standing) First Nations Reconciliation 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: 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; 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; 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; 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 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.	Carried	14-Mar-2023
2020-042 (Standing) Use of Development Permits for Variances 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
2020-041 (Standing) Unlawful Land Uses and Planning Applications that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: 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. 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. 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. 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.	Carried	06-Jul-2020
2020-013 (Standing) Advisory Planning Commission 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.	Carried	03-Feb-2020

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2019-014 (Standing)	Carried	04-Mar-2019
13.1 Cannabis Retail - Staff Report that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications: - Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee. - 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. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - 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: - o Name of the applicant and a description of the proposal in general terms - o The location of the proposed establishment and the subject site - 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. - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - o How public comments may be submitted to the local trust committee.		
2018-064 (Standing)	Carried	04-Jun-2018
11.1 Telecommunication Strategy Project - Staff Report that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016		
2014-029 (Standing)	Carried	07-Apr-2014
Community Wells as a Community Benefit 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
2014-000 (Standing)	Carried	03-Feb-2014

On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist:

1. There have been significant delays or longer than typical timelines in the enforcement process
2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement
3. Litigation has been recommended
4. Legal counsel has been involved (beyond providing a basic interpretation)
5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.)
6. There has been, or is an expectation of, joint enforcement with other jurisdictions
7. There is potential for impact on other related enforcement files.

2011-205 (Standing)	Carried	17-Oct-2011
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Special Occasion Liquor Licenses

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.

2010-115 (Standing)	Carried	18-Oct-2010
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Publishing Notices beyond legal requirements

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.



Standing Resolutions Log

Galiano Island

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



REQUEST FOR DECISION

To: Galiano Island Local Trust Committee
For the Meeting of: September 9, 2025

From: David Marlor, Director,
Legislative and Information Services
Date Prepared: July 8, 2025

SUBJECT: Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw

RECOMMENDATION:

1. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as "Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025", First Reading.
2. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as "Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025", Second Reading.
3. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as "Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025", Third Reading.
4. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as "Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025" to the Islands Trust Executive Committee for consideration of approval.

DIRECTOR COMMENTS:

1 PURPOSE:

To rescind the Galiano Island Local Trust Committee Meeting Procedure Bylaw No. 282.

2 BACKGROUND:

At its regular meeting in June 2025, Trust Council adopted the Local Trust Committees' Meeting Procedures Bylaw by a 2/3 majority vote. This bylaw is authorized under s.11 of the *Islands Trust Act*.

Staff based the draft LTC meeting procedures bylaw on the local trust committee meeting procedures model bylaw that Trust Council adopted in December 5, 2003 and updated in early 2020s, and which was used by local trust committees to develop their own meeting procedures bylaws.

The Trust Council Bylaw 197 'LTC Meeting Procedures' does not add anything new beyond what local trust committees were recommended to have in their bylaws under

Trust Council's previously adopted model meeting procedures bylaw, with the exception of:

- adding the release of an agenda outline two-days before the agenda deadline as indicated in the Trust Council resolution;
- changing the period for notification of meetings from calendar year to fiscal year (April 1 to March 31) to align with proposed changes to Trust Council's meeting procedures bylaw;
- adding an allowance for the minimum of two required annual meetings of the Executive Committee Acting as a local Trust Committee to be in-person or electronically; and
- making other minor changes to address wording amendments and clarity.

Gabriola, Galiano, Gambier, Mayne, North Pender, Saturna, South Pender local trust committees do not currently have procedures regarding "delegations", "order and decorum", "Invited Presentations", and "public participation" in their bylaws (sections 22 to 44 in the Trust Council Local Trust Committees Meeting Procedure Bylaw).

The Trust Council Bylaw 197 has the same meeting procedure requirements for all 12 local trust areas and the Executive Committee Acting as a Local Trust Committee. This will streamline administration of meetings and reduce costs and resources.

Most local trust committee bylaws contain a clause authorizing the LTC Chair as signatory to documents on behalf of the local trust committee. As this is not a meeting procedure it is omitted from the Trust Council Bylaw 197 for local trust committee meeting procedures. Local trust committees authorize Chair signatory through other means, such as a standing resolution or policy of the local trust committee.

Under s.11 of the *Islands Trust Act*, a Trust Council meeting procedures bylaw for local trust committees would over-ride any local trust committee meeting procedures bylaws in the event of a conflict. As Trust Council's Local Trust Committee Meeting Procedure Bylaw contains all the procedures that are in the local trust committee's meeting procedure bylaws, the local trust committee meeting procedures bylaws are redundant. To avoid confusion, Staff recommend that the local trust committee rescind their meeting procedure bylaws.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Rescinding the local trust committee meeting procedure bylaws will avoid confusion, as the Trust Council bylaw prevails, and there are no additional procedures in the local trust committee bylaws.

FINANCIAL:

There is no direct financial implication.

POLICY:

There are no policy implications.

IMPLEMENTATION/COMMUNICATIONS:

Islands Trust website has been updated to link the Trust Council Local Trust Committee Meeting Procedures Bylaw to each local trust committee's list of administrative bylaws.

FIRST NATIONS RELATIONS:

There are no implications for First Nations relations.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- [Islands Trust Act, Section 11](#)
- [Policy 2.1.7 Trust-wide Administrative Procedures \(Section 11\)](#)
- [Trust Council Bylaw No. 197, 2024 Local Trust Committees' Meeting Procedures Bylaw](#)

5 ATTACHMENT(S):

- Draft Bylaw No. 298 Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw

RESPONSE OPTIONS

Recommendation:

1. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, First Reading.
2. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, Second Reading.
3. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, Third Reading.
4. That the Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025” to the Islands Trust Executive Committee for consideration of approval.

Alternative:

As requested by the Galiano Island Local Trust Committee.

Prepared By: David Marlor, Director, Legislative and Information Services

Reviewed By/Date: Robert Kojima, Regional Planning Manager – July 14, 2025

**GALIANO ISLAND LOCAL TRUST COMMITTEE
MEETING PROCEDURES REPEAL BYLAW
BYLAW NO. 298**

WHEREAS Trust Council by a 2/3 vote of the members present adopted the Local Trust Committee Meeting Procedures Bylaw No. 197 at its regular meeting in June 2025;

NOW THEREFORE, the Galiano Island Local Trust Committee in open meeting assembled, enacts as follows:

- READ A FIRST TIME THIS _____ DAY OF _____, 20__
- READ A SECOND TIME THIS _____ DAY OF _____, 20__
- READ A THIRD TIME THIS _____ DAY OF _____, 20__
- APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____, 20__
- ADOPTED THIS _____ DAY OF _____, 20__

DEPUTY SECRETARY

REQUEST FOR DECISION

To: Galiano Island Local Trust Committee **For the Meeting of:** September 9, 2025

From: David Marlor, Director,
Legislative and
Information Services **Date Prepared:** July 8, 2025

SUBJECT: Public Notification Bylaw No. 299

RECOMMENDATION:

1. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", First Reading.
2. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Second Reading.
3. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Third Reading.
4. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025" to the Islands Trust Executive Committee for consideration of approval.

DIRECTOR COMMENTS:

The recommendations are consistent with the model public notice bylaw policy adopted by Trust Council in June 2025.

1 PURPOSE:

The purpose of this Request for Decision is to provide the local trust committees with a draft bylaw for Public Notification that is based on the model approved by Trust Council.

2 BACKGROUND:

The Community Charter establishes the requirements for publishing public notice where public notices are required by the *Local Government Act*. The Community Charter includes a default requirement, and an option to adopt an alternative means by bylaw.

The default public notification is by publication in two editions of a newspaper once each week for two consecutive weeks, unless another provision for a specific type of notice states otherwise. The newspaper has to circulate local area.

Section 94.2 of the *Community Charter* gives local governments, including local trust committees, the authority to adopt public notice bylaws. If a local trust committee adopts a

Public Notice Bylaw, the local trust committee is required to publish notices by all the methods specified in that bylaw. Local trust committees that do not adopt a Public Notice Bylaw are required to continue to follow the default publication rules under Section 94.1 of the *Community Charter*.

When adopting a Public Notice Bylaw, the local trust committees are required to consider the principles of effective public notice (reliable, suitable, and accessible) described by the [Public Notice Regulation](#).

Principles of Effective Public Notice

The Public Notice Regulation establishes the principles that must be considered before a public notice bylaw is adopted; these are:

- Reliable – the publication methods are dependable and trustworthy;
- Suitable – the publication methods work for the purpose for which the public notice is intended; and
- Accessible – the publication methods are easy to access and have broad reach.

In considering the adoption of a Public Notice Bylaw, local trust committees must consider and record, either by a resolution recorded in the minutes, or by preamble whereas clauses in the bylaw, that these principles have been considered.

Considering the three principles (reliable, suitable and accessible) possible methods to publish public notices that are available to local trust committees include:

- Online or print newspaper;
- Islands Trust website;
- Community website or newsletter;
- Islands Trust social media page, such as Facebook; and
- Direct email or mail out.

Each of the above meet the principles set out in the Public Notice Regulation. On-line print newspaper still has the problem of being published infrequently, or not circulated through the entire local trust area. Use of a community website or newsletter is outside the control of Islands Trust and each could be shut-down or modified without Islands Trust input; this could compromise the accessibility and reliability principles. Direct mail or a mail-out would reach all owners and residents; however, it could be expensive and time consuming to undertake.

The two best options with the lowest costs and that meet the principles outlined in the Public Notice Regulation are publishing on the Islands Trust website and publishing on an Islands Trust social media page. These are recommended, however, Trust Council recognizes that there may be other conditions on the islands that may warrant a different method.

At its June 2025 meeting, Trust Council adopted Policy 4.1.16 Model Public Notice Bylaw. This contains the format for such a bylaw and recommends the use of the Islands Trust website and a social media account to post the notices. As these are recommendations, and each local trust committee must consider the reliability, suitability and accessibility of the form of notice for their islands, variation on the recommendation may be considered.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

In addition to the default requirement of newspaper advertising, local trust committees are already posting notices on our website and email notification service. Adoption by local trust committees of a bylaw similar to the model would simplify our administrative processes and reduce costs.

FINANCIAL:

Adoption by local trust committees of a Public Notice Bylaw similar to the model will result in a reduction in costs generally as it will remove the need to advertise in print newspapers.

POLICY:

There are no policy implications.

IMPLEMENTATION/COMMUNICATIONS:

Staff post the new bylaw on the Islands Trust website, and staff would be made aware of the new public notification process.

FIRST NATIONS RELATIONS:

There are no First Nations relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- [Section 94 and Section 94.2 of the Community Charter](#)
- [Community Charter Public Notice Regulation](#)
- [Trust Council Policy 4.1.16 Model Public Notice Bylaw](#)

5 ATTACHMENT(S):

- Draft Bylaw No. 299 Galiano Island Local Trust Committee Public Notification Bylaw.

RESPONSE OPTIONS

Recommendation:

1. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", First Reading.
2. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Second Reading.
3. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Third Reading.
4. That the Galiano Island Local Trust Committee give Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025" to the Islands Trust Executive Committee for consideration of approval.

Alternative:

As directed by the Galiano Island Local Trust Committee.

Prepared By: David Marlor, Director, Legislative and Information Services

Reviewed By/Date: Robert Kojima, Regional Planning Manager – July 14, 2025

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE PUBLIC NOTIFICATION BYLAW BYLAW NO. 299

A Bylaw to provide for an alternative means of publishing a public notice.

WHEREAS pursuant to section 94.2 of the Community Charter, the Galiano Island Local Trust Committee may adopt a Bylaw to provide an alternative means of publishing a public notice;

AND WHEREAS, pursuant to section 94.2(3) of the Community Charter and section 2 of the Public Notice Regulation, B.C. Reg. 52/2022, the Galiano Island Local Trust Committee considers the means of publication set by this Bylaw to be reliable, suitable for providing notices, and accessible;

NOW THEREFORE, the Galiano Island Local Trust Committee in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025".
2. The means of publication for public notice requirements under the Community Charter, *Local Government Act*, or any other enactment may be given by the following methods:
 - (i) electronically by posting the notice on the Islands Trust website; and
 - (ii) electronically by posting the notice on Islands Trust's social media platform.

READ A FIRST TIME THIS _____ DAY OF _____, 20__

READ A SECOND TIME THIS _____ DAY OF _____, 20__

READ A THIRD TIME THIS _____ DAY OF _____, 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____, 20__

ADOPTED THIS _____ DAY OF _____, 20__

CHAIR

DEPUTY SECRETARY