



Galiano Island Local Trust Committee

Regular Meeting Agenda

Date: October 14, 2025
Time: 1:00 pm
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Pages

- 1. CALL TO ORDER**
“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**
- 9. COMMUNITY INFORMATION MEETING**
- 10. PUBLIC HEARING - None**
- 11. MINUTES**
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 - 11.2 Local Trust Committee Special Meeting Minutes of September 19, 2025 (for Adoption)** 16 - 18
 - 11.3 Section 26 Resolutions Without Meeting Report - None**
 - 11.4 Advisory Planning Commission Minutes Dated August 29, 2025, September 9, 2025, and September 23, 2025 (for Receipt)** 19 - 31
- 12. BUSINESS ARISING FROM MINUTES**

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20.1 Next Regular Electronic Meeting Scheduled for October 31, 2025

21. TOWN HALL

22. CLOSED MEETING - None

23. ADJOURNMENT

Galiano Island Local Trust Committee

Minutes of Regular Meeting

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

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

Staff Present: Kim Stockdill, Island Planner
Bruce Belcher, Planner 2 (electronic)
Carly Bilney, Recorder (electronic)

Others Present: There were 7 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:02 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations, and expressed appreciation for the efforts made by the current Local Trust Committee and Penelakut Chief and Council to move forward cooperatively.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Clayton Kucille, Eren Kohen-Parfit and Finn Bryant won the zucchini races at this year's well attended community picnic
- Islands Trust Accessibility Committee is developing an Accessibility Action Plan and looking for more members of the public to join
- The upcoming virtual Town Hall on the draft Trust Policy Statement is an important opportunity to learn more, ask questions and share feedback
- Trustee Gauvreau will be speaking at the Yellow House Art Centre as part of the Two-Eyed Seeing exhibit
- Doug White, who acts as Special Counsel to the Premier on Indigenous Reconciliation, will speak at the next Trust Council meeting

Trustee Mabberley reported the following:

- An update on the BC Builds grant should be available in two weeks
- NOLS (National Outdoor Leadership School) has applied to renew its application for access to Crown land; though they are loosely affiliated with the US government and should come under scrutiny, they have been operating in British Columbia since 1988

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Concern about NOLS (National Outdoor Leadership School) should be forwarded to the provincial Ministry of Water Lands and Resource Stewardship as that will be the approving body for the application
- Leases and referrals on Crown land was a topic of great interest, especially among First Nations, even before the NOLS application
- Trust Council gave First Reading to the draft Policy Statement and referrals to First Nations and other agencies have begun as has the public engagement period
- Those attending the upcoming virtual Town Hall on the draft Trust Policy Statement need to register in advance
- The upcoming Trust Council meeting will include recommendations related to the 2022 Governance Report, and a report from the Chief Administrative Officer; Doug White, who will address Trust Council, has a broad range of knowledge to offer
- Executive Committee members will meet with the new Minister of Housing and Municipal Affairs Christine Boyle; they will also meet with Ministry staff who will present on short-term rental regulations and the implications of opting into the principle residential requirements
- The Executive Committee will also meet with BC Assessment to better understand how the ability (or inability) to insure properties affects assessed values
- The National Day for Truth and Reconciliation on September 30 is a new step for Canada and provides opportunity to pause nationally and think of the importance of the day; we have a long way to go and working together is the only solution

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. FIRST NATION REPORT – None

8. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Frustration was expressed that the Galiano Island Parks and Recreation Commission was not advised of PL-DVP-2025-0264 (Brealey); accelerated erosion at Morning Beach was referenced and a question was raised about whether the

engineering report takes into consideration the effects of the potential wave action on the shoreline

- Concern was expressed that the Staff Report for PL-DVP-2025-0264 (Brealey) does not reference sections of the draft Policy Statement that refer to soft shoreline protections and marine structures

A question was raised about why the Islands Trust Policy Statement bylaw referral form does not include referrals to First Nations. Discussion ensued and the following comments were made:

- First Nations have been incorporated into the draft and will go back out to First Nations and other agencies for referral
- The only way to get the draft to the public is to give it First Reading; the process is counter to getting valuable input at the same time
- This fall, formal referral will be made to all First Nations within the Trust Area
- For the sake of transparency there should be documentation that explicitly shows that First Nations will continue to be consulted

Other comments were raised during the Town Hall, including:

- There will be opportunity to raise questions from the floor at the upcoming Town Hall on the draft Trust Policy Statement
- Many people are at the early stages of understanding Trust governance and there has been little public education on Galiano to explain the Trust's purpose, the Trust Policy Statement, and bylaws
- Concern was expressed about including the Community Information Meeting as part of the regular meeting of the Local Trust Committee on October 14 because it is a complex document and many working people will be unable to participate; Island Planner Stockdill noted Trust Area Services staff will participate in the meeting
- All Local Trust Committees considered the level of engagement they wanted to establish and the Local Trust Committee at the time voted to have it be part of a regular meeting
- Public Notification Bylaw No. 299 represents a significant erosion in the availability of information
- Trustees were urged to come up with a means of public notification that is specific to Galiano (it was suggested that notification in the Active Page could be required); concern was expressed about the ineffectiveness of the Trust's and community's social media and the difficulty of finding public notices on the Trust website
- Trustees could not discuss the draft Policy Statement until it was given First Reading; an informal process should be established where information is disseminated about the draft bylaw before returning to a formal process of First Reading and a Community Information Meeting
- Community engagement efforts are insufficient
- Nothing prevents Trustees from disseminating information to the community
- Regarding the affordable housing project Thuthiqut Hulelum, information about the BC Build grant will be available within two weeks after which there will be a plan to

move ahead; there is currently funding available for the first phase which includes half of the buildings

9. COMMUNITY INFORMATION MEETING - None

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated July 8, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of July 8, 2025 were adopted.

11.2 Local Trust Committee Record of Public Hearing Dated July 8, 2025 (for Receipt)

Received for information.

11.3 Section 26 Resolutions Without Meeting Report - None

11.4 Advisory Planning Commission Minutes Dated July 30, 2025 (for Receipt)

Received for information. Comments were made that the meetings have been very helpful to Trustees who expressed gratitude to the Commissioners for the time they have invested.

11.5 Advisory Planning Commission Minutes Dated August 22, 2025 (for Receipt)

Received for information.

11.6 Advisory Planning Commission Minutes Dated August 29, 2025 (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Sept 2025

Received for information. The following updates from staff were provided:

- Staff will reach out to the applicants of GL-RZ-2014.1 (Crystal Mountain) for updates at the October meeting
- A meeting with Penelakut Chief and Council will likely be scheduled for October or November
- Applicants of GL-RZ-2021.2 and GL-RZ-2023.2 (District Lots 85 and 86) are ready to schedule a public hearing which will likely be at the December Local Trust Committee meeting

13. DELEGATIONS – None

14. CORRESPONDENCE

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

15. MEETING BREAK – COMMUNITY UPDATE

16. APPLICATIONS AND REFERRALS

16.1 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 546 (for Response)

Comments were made that the Executive Committee recommended the referrals.

GL-2025-060

It was Moved and Seconded,

that Galiano Island Local Trust Committee considers the referral from Salt Spring Island Local Trust Committee regarding draft Bylaw No. 546 and determines its interests are unaffected.

CARRIED

Brief discussion ensued about whether the Local Trust Committee needs to respond to a referral if its interests are unaffected, as the referral form includes the following: “ If no response is received within that time, it will be assumed that your agency's interests are unaffected.” Staff indicated they would follow up.

16.2 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 549 (for Response)

Comments were noted that this has been well supported by members of the public on Salt Spring Island.

GL-2025-061

It was Moved and Seconded,

that Galiano Island Local Trust Committee supports the approval of the Salt Spring Island Local Trust Committee Draft Bylaw No. 549.

CARRIED

16.3 Trust Council Bylaw No. 183 Policy Statement Bylaw Referral - For Response

A suggestion was made to defer decision on the draft Policy Statement bylaw until after the public has provided input. A referral to the Advisory Planning Committee was also suggested.

GL-2025-062

It was Moved and Seconded,

that Galiano Island Local Trust Committee sends the Islands Trust Policy Statement to the Advisory Planning Commission for comment.

CARRIED

It was noted that Trust Council has made February 6 the deadline to receive a response on the bylaw. Brief discussion ensued about timing and Chair Peterson noted he would reach out to Trust Area staff to request an extension. Comments were made that the Advisory Planning Commission should be aware that one

possible deadline to provide feedback will be by the end of January so the Local Trust Committee could consider it at the February 10 meeting.

16.4 GL-RZ-2023.1 (Rockafella) – Staff Report

Island Planner Stockdill reviewed the application and noted one edit to be made on page 2 of the Section 219 Covenant (page 106 of the agenda) regarding the portion of land to be zoned Forest Industrial B. The amendment would remove Item 3 since a dwelling currently exists that is being used as a shed and is not hooked up to water.

Discussion ensued and comments were made that if a well were to be put in, a commercial license would be required and the groundwater would be protected by provincial legislation.

GL-2025-063

It was Moved and Seconded,

that Galiano Island Local Trust Committee requests staff to remove Section 3 from the draft covenant for application GL-RZ-2023.1.

CARRIED

GL-2025-064

It was Moved and Seconded,

that Galiano Island Local Trust Committee accept a groundwater assessment covenant, as amended, 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

It was noted that staff would send a revised copy of the application to the applicants.

16.5 GL-PL-DVP-2025-0264 (Brealey) - Staff Report

Planner Bruce Belcher joined the meeting electronically at 2:20 p.m.

He reviewed the report. The applicant commented that they are engaging with Green Shores to ensure further degradation of the shoreline is mitigated as soon as possible. Discussion ensued and the following comments were made:

- A notice about the application will only go to property owners within 100 meters
- A standing resolution for Galiano notes that only if an application is adjacent to a park or ocean access will it be referred to the Galiano Island Parks and Recreation Commission
- This is the first application for the current Local Trust Committee to look at the mitigation of climate change, and this discussion will continue during the Official Community Plan review

- Active Pass is particularly vulnerable
- A suggestion was made to defer a decision until the provincial archaeological process has been completed
- Deferring is unlikely to add a lot of time to the issuing of the permit
- Any information the applicants can provide that shows the evolution of shoreline erosion (effects of the wave action) is helpful

GL-2025-065

It was Moved and Seconded,

that Galiano Island Local Trust Committee defer issuance of PL-DVP-2025-0264 until the provincial archaeological process is complete.

CARRIED

Planner Belcher left the meeting at 2:36 p.m. A break was held between 2:36 p.m. and 2:48 p.m.

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Groundwater Sustainability Project – Proposed Bylaws 283 and 284 - Consideration of Adoption - Staff Report

Island Planner Stockdill reviewed the report. Discussion was held and the following comments were made:

- There has been lively engagement with the community
- Appreciation was expressed for the work Penelakut Tribe has put in

GL-2025-066

It was Moved and Seconded,

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.

CARRIED

GL-2025-067

It was Moved and Seconded,

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.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Sept 2025

Received for information.

GL-2025-068

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests staff remove minor project Groundwater Sustainability from the Active Projects list.

CARRIED

18.1.2 Future Projects Report Dated Sept 2025

Received for information. Comments were made that it would be good to include a targeted Official Community Plan report on the Future Projects Report so it is tracked.

GL-2025-069

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests that staff add Official Community Plan review to the Future Projects list.

CARRIED

Staff commented that 'Riparian Areas DPA Updates' will be included under the Official Community Plan review so it is noted and tracked.

18.2 Applications Report Dated Sept 2025

Received for information. Comments were made that the Development Permit for PLDP20250174 did not come to the Local Trust Committee so the Capital Regional District is now applying for it.

18.3 Trustee and Local Expense Report Dated June 2025

Received for information

18.4 Adopted Policies and Standing Resolutions

Received for information

18.5 Local Trust Committee Webpage

18.6 Islands Trust Conservancy Report - None

19. NEW BUSINESS

19.1 Galiano Island LTC Meeting Procedures Repeal Bylaw No. 298 - Request for Decision

Island Planner Stockdill reviewed the bylaw and commented that the Trust Council meeting procedures bylaw would override the Local Trust Committee one because having both would be redundant. Discussion ensued and the following comments were made:

- The Trust Council bylaw takes precedent whether Trustees like it or not

- Including delegations in the Galiano bylaw provides clarity and transparency
- The Galiano Local Trust Committee can use standing resolutions to achieve local distinction
- The bylaw is supposed to help achieve standardization in the minutes format which could be helpful in the long-run
- In law, the existing Galiano Meeting Procedures Bylaw is no longer functional since it is superseded
- While Trustees technically endorse Trust Council as a body, each Local Trust Committee should be able to have some sort of local distinction in how they want to engage with the public
- Opposition was expressed for top-down governance that attempts to make all the islands the same
- Differences that make each island unique should be embraced
- There is tension with the Islands Trust between local autonomy and federation by policy

GL-2025-070

It was Moved and Seconded,

that 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.

CARRIED

Trustee Mabblerley opposed

GL-2025-071

It was Moved and Seconded,

that 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.

CARRIED

Trustee Mabblerley opposed

GL-2025-072

It was Moved and Seconded,

that 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.

CARRIED

Trustee Mabblerley opposed

GL-2025-073

It was Moved and Seconded,

that 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.

CARRIED

Trustee Mabblerley opposed

GL-2025-074

It was Moved and Seconded,

that Galiano Island Local Trust Committee adopt the following standing resolution: "That the Chair or the person designated to act in the Chair's absence is authorized to sign documents on behalf of the Local Trust Committee."

CARRIED

19.2 Galiano Island LTC Public Notification Bylaw No. 299 - Request for Decision

Island Planner Stockdill reviewed the public notification bylaw. Discussion was held and the following comments were made:

- The Local Trust Committee has a standing resolution: 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
- Electronically posting on the Islands Trust website and social media platform is not suitable
- Physically posting on notice boards should be continued
- A bylaw adopted must specify at least two means of publication by which a notice must be published
- Posting on community notice boards should not be included in this bylaw because it is addressed elsewhere
- The only options are posting online, in print newspaper or through direct mailout

GL-2025-075

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", First Reading.

CARRIED

GL-2025-076

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Second Reading.

CARRIED

GL-2025-077

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Third Reading.

CARRIED

GL-2025-078

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives 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.

CARRIED

20. UPCOMING MEETINGS

20.1 November 4, 2025 Meeting Change

GL-2025-079

It was Moved and Seconded,

that Galiano Island Local Trust Committee directs staff to change the November 4, 2025 regular meeting to an electronic meeting on October 31, 2025 at 10:00 a.m.

CARRIED

20.2 Next Regular Meeting Scheduled for October 14, 2025 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

Town Hall was held and the following comments were made:

- Adding exemption 'q' (land owned by a person with federal Indigenous status living in their traditional territory with proof of Indigenous family lineage) to all Development Permit Areas will certainly be part of the Official Community Plan review
- A development approval checklist would be helpful for Trustees, and they could request the development approval information that staff considers when they approve a development permit
- It is not appropriate to have a communications specialist from the Islands Trust provide answers to questions from members of the public in advance of the scheduled Town Hall on the draft Trust Policy Statement
- Jeannine Georgeson joined the Islands Trust Conservancy Board

22. **CLOSED MEETING - None**

23. **ADJOURNMENT**

By general consent the meeting was adjourned at 3:37 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder

Galiano Island Local Trust Committee

Minutes of Special Meeting

Date: September 19, 2025
Location: Electronic Meeting

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

Staff Present: Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 15 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 10:01 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE INTRODUCTION/OVERVIEW

The Local Trust Committee members introduced themselves.

5. STAFF PRESENTATION

Island Planner Stockdill provided a presentation on the Associated Islands Regulation Review project and highlighted the following:

- There are three levels of jurisdictional authority for marine and shoreline decision making within the Islands Trust area including:
 1. Federal: focuses on navigation, mooring buoys, freighter anchorage, and abandoned boats
 2. Provincial: focusses on archaeology, aquaculture, private docks via issuance of licenses for private moorages, and some shoreline protections
 3. Local Trust Committee: focusses on land use planning and zoning within development permit areas, and shoreline protection policies and guidelines

- The Islands Trust policy hierarchy was described as follows:
 1. The Policy Statement contains policies that, in part, guide how Official Community Plans are developed
 2. The Official Community Plan is a long-term visioning document that includes objectives and policies that guide land use decisions
 3. The Land Use Bylaw regulates land, buildings, and structures and identifies zones such as rural, agricultural, and forestry
- The Official Community Plan includes Development Permit Areas and the Galiano Island associated islands have a shoreline and marine Development Permit Area which helps to guide development to protect sensitive coastal areas
- The Land Use Bylaw identifies permitted uses within each zone, density, structure height, minimum setbacks, siting, size and dimension regulations
- Setbacks to the natural boundary of the sea are included in the general regulations that apply to all lots within the Local Trust Area
- The Associated Islands Regulation Review project was initiated by the Local Trust Committee due to the receipt of development variance permit applications related to the use of solar panels, decks, and other structures sited within the setback of the natural boundary of the sea
- The scope of the project includes referral to the Advisory Planning Commission, community information meetings, First Nations engagement, engagement with property owners on associated islands and boat access only properties, and the review of current land use regulations with the main deliverable identified as potential amendments to the Land Use Bylaw
- The purpose of the meeting is to provide an opportunity for property owners to share their perspectives on any issues or concerns with current land use regulations and to suggest any potential changes or improvements that would better meet the needs of associated islands and boat access only properties
- Solar panels are considered a structure and must meet setback requirements which can be challenging based on the need to locate the panels in the best place possible to optimize use
- Cantilevered decks and stairs to the foreshore located within setback requirements have been identified as considerations within the project
- The Marine zone permits private docks; however, some issues have been identified with upland platforms of docks which need to meet setback requirements
- The current setback to the natural boundary to the sea is 7.5 metres (25 feet) and the regulation currently allows no exemptions
- The current setback from interior side lot lines is 6 metres (20 feet) in SLR (Small Lot Residential) and RR2 (Rural Residential) zones

6. COMMUNITY INFORMATION MEETING

Members of the public were invited to ask questions and provide feedback and the following comments and clarifications were noted:

- The Wise Island community relies on docks and attached access structures for emergency evacuation and rapid response to fires
- Wise Island is not powered by BC Hydro, consists of small narrow lots, and solar panels need to be placed for optimum effectiveness which is challenging due to lack of lot width, current setbacks, and treed lots

- The Parker Island community has larger lots and is serviced by BC Hydro and the primary concern has been the delay in renewing the crown lease for the community dock which allows access for the barge, propane delivery, hydro equipment, water taxi, and water ambulance services, and is used by owners of high bank properties that do not have access to private docks
- There are a significant number of installations on Wise Island that do not comply with the Land Use Bylaw and many of them pre-date the implementation of the regulations
- Access stairs located within the natural boundary are supported on a case-by-case basis provided there is a less formal way in which to allow them outside of a variance permit application process
- Residents expressed support of the Local Trust Committee working with community members to create solutions that work for off-grid properties
- Wise Island has two community docks that provide the majority of access needs and there are few private docks; however, most properties have stairs to access the water
- There is no appetite to decrease side lot setbacks as the currently established setbacks create privacy and the approach should be consideration of exceptions rather than eliminating or increasing side setbacks
- The number, and footprint, or solar panels required to power a house varies based on individual use, age of panels, and sun exposure on the property
- Cantilevered decks and other deck structures are integrated into the stair structures and are integral to the usage of the property
- Residents are not requesting expansion of zoning but would like assurances that current infrastructure can remain in place and not be subject to bylaw enforcement
- Each of the associated islands have different needs and standard regulations might not work for each of them
- Wise Island has a central well system that pumps and stores water that is provided to individual properties, some property owners have water collection systems, and the small lot sizes can create setback issues for water cistern needs

The Planner thanked participants for their comments and noted that staff, and the Local Trust Committee, will consider ways to glean perspectives from residents from those associated islands that were not represented at the meeting.

7. ADJOURNMENT

By general consent the meeting was adjourned at 12:02 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/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 it was staff who wrote the list of topics to include in the Official Community Plan Review and the Trustees have not yet discussed them, but first sent the list on to the Advisory Planning Commission for advice. 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. Interest was expressed in learning more about model Development Permit Areas; however, Commissioners learned from Regional Planning Manager Kojima that model Development Permit Areas are not available at this time and will be tools for Planners to use.

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 Dusting, Chair

Certified Correct:

Carly Bilney, Recorder



ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: September 9, 2025
Location: Galiano Island Community Library

Members Present: Gilian Dusting, Chair
Art Moses, Vice-Chair
Danica Berginc, Member
Karen Harris, Member
Jann Helssen, Member
Gerald Longson, Member
Jennifer Margison, 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 10:05 a.m. Commissioner Helssen 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 29, 2025 APC MINUTES (FOR ADOPTION)

Discussion was held about whether the August 29 minutes should reflect that the Advisory Planning Commission expressed interest in learning more about model Development Permit Areas because one of the topics identified by the Local Trust Committee to include in the referral is: "Review and update development permit areas: review effectiveness, particularly DPA for protection of the natural environment, and consider amendments based on model DPAs."

The following change to the minutes of August 29, 2025 was suggested:

- To the first paragraph under Item 4.2, add: Interest was expressed in learning more about model Development Permit Areas; however, Commissioners learned from Regional Planning Manager Kojima that model Development Permit Areas are not available at this time and will be tools for Planners to use

By general consent, the minutes were approved as amended.

4. DISCUSSION OF THE GALIANO OFFICIAL COMMUNITY PLAN REVIEW

4.1 FEEDBACK FROM COMMUNITY MEMBERS

Commissioner Helssen provided an update on the Associated Islands Project.

Discussion was held about feedback received from community members related to the Official Community Plan review. Some Commissioners met with former Trustee Sandy Pottle and others to seek feedback. The following comments were made:

- Questions were raised about land transfers to First Nations in exchange for higher density: How will the First Nation hold the land? Will it be added to their reserve and therefore become federal jurisdiction? What entity on behalf of the First Nation will hold the land?
- Tla-o-qui-aht Tribal Parks in Clayoquot Sound is an interesting model for land transferred to First Nations
- The guidelines for relations with First Nations provided by the Province should be reviewed and followed; it was also suggested that it is not a bad thing for Galiano to determine its own path forward regarding land transfers to First Nations
- The Capital Regional Direction developed its own direction of integration with First Nations on its own lands and there has been some deviation from what the Province is doing
- At least six First Nations receive referrals on matters related to Galiano Island (not just Penelakut Tribe)
- Preserving the rural character of the island is important in terms of land use policies
- The carrying capacity of the land and determining the density that the island can handle is an important consideration
- Triggering the Private Managed Forest Land Act should be avoided
- The Panorama Estates Development was lauded as a positive step forward as it added land to Bodega Ridge parks and transferred considerable waterfront – which is now part of a Capital Regional District park – in exchange for higher density
- Concern was expressed about current proposed rezonings of Forest 1 land that do not include adequate waterfront in exchange for higher density in their plans

It was noted that including waterfront in rezonings should be a part of the Official Community Plan review. Discussion continued about feedback received from community members, one of which was the idea that consideration be given to creating pads for mobile homes that are distributed to where zoning allows and are controlled by an affordable housing society that would lease them out as part of an agreement between a housing society and a landowner.

Discussion ensued about the difference between mobile homes and manufactured homes, and whether the Local Trust Committee should consider creating zoning for a manufactured home park.

Chair Dusting provided more feedback received from community members and the following comments were made:

- Development permit areas are only as good as enforcement and there seems to be enforcement issues
- Development permit areas are only as good as their mapping, and maps are not up to date (particularly the map in the DPA1 Riparian Areas)
- Road maintenance was raised as a concern in addition to the need for evacuation and emergency routes
- Finding a way to limit house size and reconsidering the maximum building lot coverage allowance were raised as important concerns
- Mental health support was raised as an issue that is not as well supported as it needs to be
- The importance of understanding build-out and density was raised including how limitations of the ferries and fire danger relate to density

Discussion ensued about the increasing difficulty of getting insurance (particularly fire insurance) on Galiano and the associated islands. A review of the climate change section of the Official Community Plan was again flagged.

Chair Dusting continued to share suggestions gathered from community members, including:

- There is need for more data related to tourism generally, and to wells (e.g. mandating data loggers)
- Rainwater catchment for irrigation should be mandated
- A peace officer or community liaison officer on island to manage complaints would be beneficial
- Culturally significant sites (middens in particular) should be registered on property titles
- Need to consider the impact of invasive species

Discussion continued among Commissions, and the following comments were made:

- The Official Community Plan needs to be reviewed in light of the new Water Sustainability Act
- Support for alternative solutions such as rainwater collection and composting toilets should be expressed
- A question was asked about how failing septic systems can be addressed; much more communication is needed to educate islanders about how sewage systems work
- There is need to update map schedules

4.2 REVIEW OF DEVELOPMENT PERMIT AREAS

Commissioner Harris reviewed DPA1 Riparian Areas. The following comments were made:

- This is definitely a Development Permit Area that needs review
- Riparian areas are mentioned several times through the Official Community Plan as a positive attribute that should be protected
- The development permit area applies specifically to the inaccurate map in Schedule F and there are riparian areas that are left unprotected
- The Cowichan Valley Regional District applies a riparian development permit area to the entire Cowichan Valley and it is incumbent upon the landowner to properly address a riparian area on their property; Galiano could do the same to the entirety of the island as it does with DPA 3 Tree Cutting and Removal
- Saanich has an extensive stream atlas and perhaps the Galiano Conservancy Association could develop a similar resource
- The former Riparian Areas Regulation was amended in 2019 and became the Riparian Areas Protection Regulation; need to ensure DPA1 is up to date with the provincial regulation
- Need to review language inconsistency between the preamble to the development permit areas (that says only one development permit may be required) and DPA1 (that mentions the possibility of multiple development permits being required)
- Need to review exemptions – specifically 1.7d that allows for garden and yard maintenance within an existing landscaped area and 1.7f that should add “or undertaken under the guidance of a Qualified Environmental Professional” to add flexibility

Commissioner Helssen reviewed DPA2 Shoreline and Marine. The following comments were made:

- Shore protection measures are very detailed
- There is need for exemptions for boat-only access properties that should be captured in the Associated Islands Project (e.g. stairs, solar panels)
- The exemption for mooring buoys needs a better description of the type that can be approved and where they are permitted to go
- The development permit area is significant because it relates to climate change, sea level rise, erosion and concerns from First Nations
- Review of the development permit area would be useful to garner input from First Nations (e.g. protection of existing First Nations middens)
- The development permit area does not refer to the impact on shoreline by B.C. Ferries vessels
- The newest ferry has been specifically designed not to have wake
- There should be recognition that the shoreline is of particular importance to First Nations in the Gulf Islands

- If the development permit area was last reviewed with Bylaw 219, then reviewing it in light of the Shoreline Protection Model Bylaw Report of March 2021 would be appropriate
- Adding more boat moorages and services could be reviewed
- An important gap to flag is discussion of shoreline in land transfer and subdivisions
- A policy under the land use or subdivision sections could address land transfers in exchange for extra density

Commissioner Moses reviewed DPA3 Tree Cutting and Removal. The following comments were made:

- Input from professional ecologist Risa Smith raised concern about the use of cubic meters in the development permit area as that is an industrial forest industry quantification; the cutting and removal of trees should instead be based on number and width of trees (expressed from an ecological viewpoint rather than timber value)
- An Islands Trust Face Sheet about development permit areas on Galiano described trees in numbers (rather than cubic meters), and that should be used in the development permit area
- A tree cutting development permit area over the entire island is important
- The development permit area should be reviewed for clarity
- Exemptions should be added to address dangerous trees, ecological health and First Smart principles

5. NEXT MEETING

Next meetings scheduled at the library for:

- Tuesday, September 23 at 10:00 am
- Tuesday, October 7 at 10:00 am

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:11 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

Minutes of the Galiano Island Advisory Planning Commission

Date: September 23, 2025
Location: Galiano Island Community Library

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

Members 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 10:06 a.m.

2. APPROVAL OF AGENDA

A suggestion was made to add discussion of Associated Islands to the agenda. Brief discussion was held and comments were made that the meeting should prioritize the present discussion as a referral on the Associated Islands will be coming later.

By general consent, the agenda was approved as presented.

3. GALIANO SEPTEMBER 9, 2025 APC MINUTES (FOR ADOPTION)

By general consent, the minutes were approved as presented.

4. DISCUSSION OF THE GALIANO OFFICIAL COMMUNITY PLAN REVIEW

4.1 FEEDBACK FROM COMMUNITY MEMBERS – None

4.2 REVIEW OF DEVELOPMENT PERMIT AREAS

Commissioner Margison reviewed DPA 4 Elevated Groundwater Catchment Areas. The following comments were made:

- Water is our most critical resource and there is need to do everything we can to protect and conserve the resource otherwise our ability to live on Galiano is in danger
- The Official Community Plan will need to be reviewed in light of the recent adoption of Bylaw No. 283 and the Groundwater Sustainability Project
- The learning that has come out of the Groundwater Sustainability Project affects various sections in the Official Community Plan that will need to incorporate changes

Commissioner Dusting reviewed DPA 5 Sensitive Ecosystems. The following comments were made:

- There are many experts who live on Galiano who should be tapped for knowledge during the Official Community Plan review
- Upon advice from ecologist Risa Smith, DPA 5 should receive a detailed review
- The map is incorrect and needs updating
- There is need to consider exactly what is being mapped when it comes to sensitive ecosystems and just because they have been mapped a certain way in the past does not mean it is the best way to map them now
- There are many interconnections between Development Permit Area 5 and other Development Permit Areas and sections throughout the Official Community Plan
- The work on this Development Permit Area needs to be data-driven, and include the impacts of the full potential build-out and carrying capacity of the island
- The review should consider ecosystem integrity and resilience of the island (i.e. Are all the processes in the ecosystem intact and working? Are the decomposers there? Can our ecosystems bounce back after extreme weather events?)
- The risks posed to ecosystem integrity and resilience by fragmentation should be considered
- Notions of climate change mitigation and adaptation should be woven throughout the Official Community Plan in a similar way that Reconciliation should
- Because of its large tracts of forest land, Galiano has the opportunity to be a model of ecosystem resilience
- The Official Community Plan is a visionary document that should include aspirations and goals, particularly with respect to the climate crisis
- Planning needs to incorporate an understanding that Galiano is bound by water and principles that would apply to an urban setting should not be used
- In March 2019, the Islands Trust Council declared a climate change emergency and it would seem reasonable to reference that when reviewing the Official Community Plan

Commissioner Berginc reviewed Section II(5) Economic Activity of the Official Community Plan. The following comments were made:

- The section is thorough and includes a lot of great information
- Commercial Policies section m) on page 20 should be flagged (“In considering a rezoning for commercial use, the potential impacts of the use on the environment, groundwater, transportation, adjacent land uses, natural hazards and natural resources shall be considered”) as there may be other things to consider such as climate change and input from First Nations
- Commercial Policies section o) on page 21 (“The Local Trust Committee will encourage and may require implementation of green building standards in new development”) – a suggestion was made to emphasize “encourage” since building standards are governed by other jurisdictions
- Light Industry Policies section g) (“The Local Trust Committee should consider implementing regulations that would limit noise impacts generated by industrial uses and activities) – a suggestion was made to re-word this section to reflect other ways to limit or mitigate noise impacts
- The language in Light Industry Policies section i) should be kept as there will always be a need for industrial zoned land on Galiano

Commissioner Berginc reviewed DPA 6 Commercial and Industrial Form and Character. The following comments were made:

- The Development Permit Area should perhaps include mention of electric vehicle charging stations
- The disposal of electric cars should be included in the Official Community Plan

Comments were made that the entire Official Community Plan should be reviewed for outdated policies and wording.

Commissioners reviewed the Table of Contents in the Official Community Plan and considered whether there were other areas that required closer analysis before drafting a report. The following comments were made:

- The transportation policy section should consider more than just cars; it needs to consider bicycles and related signage, scooters, e-bikes, emergency access, and avoiding cul-de-sacs
- There is need for better signage in general (e.g. many visitors are not aware of the Sturdies Bay Trail)
- Wildlife policies should extend focus beyond eagles
- The Official Community Plan must be consistent with the Islands Trust Policy Statement
- The phrase “attainable housing” in the draft Trust Policy Statement is vague and problematic
- While the current Official Community Plan does already allow increased density for multiple units guaranteed as affordable housing on land zoned for one single family house, any changes designed to be consistent with the Trust Policy

Statement must also stipulate that increased density must only be for affordable housing

- There is need to define what is meant by “increased density”
- Analysis of potential build-out and how it relates to increased density is complicated because many houses on the island do not have full-time residents

Comments were made that there is much more to include in the review than what has been included in the referral. Chair Disting proposed a general outline for a draft report that summarizes recommendations to the Local Trust Committee. Comments were made that Galiano has the potential to be a model island for ecosystem and water management because of the large tracts of land that are still forested.

5. NEXT MEETING

Next meetings scheduled at the library for:

- Tuesday, October 7 at 10:00 a.m.
- Tuesday, October 21 at 10:00 a.m.

6. ADJOURNMENT

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

Gilian Disting, Chair

Certified Correct:

Carly Bilney, Recorder

From: Stephen Rybak <[REDACTED]>
Sent: September 9, 2025 3:19:17 PM
To: Lisa Gauvreau; Ben Mabberly; Timothy Peterson
Cc: Kim Stockdill
Subject: Standing Resolution amendment - 2009-085

I respectfully suggest that the Galiano Island Local Trust Committee's standing resolution 2009-085 for referrals to the Galiano Island Parks and Recreation Commission be amended to be consistent with the 100 m requirement for notification of property owners for applications.

My suggested wording is: "That staff refer all applications within 100 m of a park, public trail or ocean access maintained by the Galiano Island Parks and Recreation Commission to the Commission for comment."

Notifications for the recent GL-PL-DVP-2025-0264 application were sent to properties surrounding the Commission shore access at Arbutus Point, but the Commission, itself, was not notified of the application for a hard shore line erosion protection structure - despite being well within the 100 m notification boundary. The amendment would make the notification process more complete and ensure that public facilities maintained by a taxpayer-financed Commission which may be affected are included in zoning, development permit and variance application referrals.

Thank you,

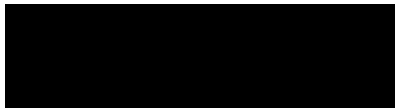
Stephen Rybak



File: MF 517

August 20, 2025

Randall Bishop



Dear Mr. Bishop:

RE: Removal of Land from the Managed Forest Program:

Council sent you a letter on June 17, 2025, regarding the following parcels of private managed forest land:

Folio	PID	Legal Description	Hectares
764-02252600	023-149-914	Strata Lot 1, Plan VIS3752, District Lot 49, Cowichan Land District	8.23
764-02252610	023-149-949	Strata Lot 2, Plan VIS3752, District Lot 49, Cowichan Land District	6.46
764-02252620	023-149-957	Strata Lot 3, Plan VIS3752, District Lot 49, Cowichan Land District	7.28
764-02252620	023-149-973	Strata Lot 4, Plan VIS3752, District Lot 49, Cowichan Land District	6.02
764-02252640	023-149-981	Strata Lot 5, Plan VIS3752, District Lot 49, Cowichan Land District	13.11

The letter provided guidance on the application requirements to maintain managed forest land status for these lands.

As we have not received an application within the required timeframe, the lands are no longer private managed forest land subject to the *Private Managed Forest Land Act* and Regulations.

By way of a copy of this letter, Council advises BC Assessment that the above parcels are no longer subject to a Management Commitment.

By way of a copy of this letter, Council has advised Islands Trust that the above parcels are no longer subject to the *Private Managed Forest Land Act* and Regulations.

Sincerely,



Ann Donaldson
Executive Director

c BC Assessment
c C. Frater, Islands Trust



MEMORANDUM

DATE OF MEETING: October 14, 2025
 TO: Galiano Island Local Trust Committee
 FROM: Jas Chonk, Legislative Clerk, Southern Team
 SUBJECT: Referral: Draft Bylaws 196 and 197

File No.: MA-BLs-196-197
 (Housing Options Project)

PURPOSE

The Mayne Island Local Trust Committee has referred draft Bylaw No. 196 (cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025”) and draft Bylaw No. 197 (cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025”) to the Galiano Island Local Trust Committee.

BACKGROUND

Islands Trust [Policy 4.1.9](#) Inter-Local Trust Committee Community Planning Bylaw Referral delineates how a local trust committee will implement a local trust committee referral process for community planning bylaws affecting another local trust committee or island municipality.

Additional information regarding this application including the preliminary staff report with site context, photos, correspondence, and other information can be found on the Mayne Island Current Projects webpage: <https://islandstrust.bc.ca/island-planning/mayne/projects/>

NEXT STEPS

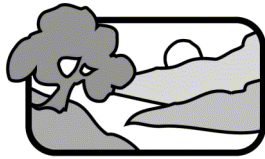
The following draft resolutions have been provided for consideration:

- 1. If the LTC considers their interests unaffected by the bylaw:**
That the Galiano Island Local Trust Committee respond to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaws 196 and 197.
- 2. If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Mayne Island Local Trust Committee that draft Bylaws 196 and 197 proceed for the following reasons:
 - *[list reasons] ...*
- 3. If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Galiano Island Local Trust Committee recommend to the Mayne Island Local Trust Committee that draft Bylaws 196 and 197 proceed, subject to the following recommendations:
 - *[list recommendations] ...*
- 4. If the LTC wishes to recommend not proceeding with the bylaw:**
That the Galiano Island Local Trust Committee recommend to the Mayne Island Local Trust Committee that draft Bylaws 196 and 197 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	September 19, 2025
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ATTACHMENTS

1. BYLAW REFERRAL FORM



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Mayne Island Local Trust Area Bylaw No.: 196 (OCP)/197 (LUB) Date: September 18, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The purpose of Bylaw No. 196 and 197 is to support Mayne Island's need for more affordable housing options. The bylaws help to increase flexibility in zoning to permit additional housing units while balancing the need to preserve and protect the environment. They include the following:

- Updated population projections
- Updated definitions
- Increased flexibility for residential use in commercial areas
- Permission of accessory dwelling units on lots 0.4 ha -0.6ha
- Expansion of flexible housing zoning (permitting multiple units within a max floor area)
- Expanding permission for accessory residential use
- Policy related to permitting small unit cluster housing through rezoning
- TUP guidelines for tiny homes on wheels
- Permitting non-profit housing in most OCP designations
- Permitting a reduction in minimum parcel size to facilitate land for donation to government, not for profit organizations and First Nations
- Requiring freshwater cisterns for new builds
- Updated potable water requirements for subdivision
- Prohibiting groundwater fed swimming pools
- Establishment of floor area maximums
- Permitting RVs as temporary dwellings through Temporary Use Permit

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: <https://islandstrust.bc.ca/island-planning/mayne/projects/>

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: Narissa Chadwick

Title: Island Planner
Contact Info: Tel: 250-405-5189
Email: nchadwick@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Provincial Agencies

Min. of Housing and Municipal Affairs

Capital Regional District

Capital Regional District Building Inspection

Capital Regional District SGI Service Delivery

Non-Agency Referrals

Village Point Improvement District

Bennett Bay Waterworks District

Campbell-Bennett Bay Improvement District

Laura Point Waterworks District

Skana Water System (CRD)

Surfside Park Estates Water Service Area (CRD)

Gulf Islands School District No. 64

WSANEC Leadership Council

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee

North Pender Island Local Trust Committee

Saturna Island Local Trust Committee

South Pender Island Local Trust Committee

Salt Spring Island Local Trust Committee

First Nations

Cowichan Tribes

Halalt First Nation

Lyackson First Nation

Pauquachin First Nation – via portal

Penelakut Tribe

Semiahmoo First Nation

Snuneymuxw First Nation

Stz'uminus First Nation

Ts'uubaa-asatx Nation (Lake Cowichan) – via portal

Tsartlip First Nation

Tsawout First Nation - via portal and email

Tsawwassen First Nation

Tseycum First Nation

**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

Mayne Island Local Trust Area

(Island)

(Signature)

(Date)

196/197

(Bylaw Number)

(Name and Title)

(Agency)



MEMORANDUM

DATE OF MEETING: October 14, 2025

TO: Galiano Island Local Trust Committee

FROM: Bruce Belcher, Planner 2
Southern Team

COPY: Brad Smith, A/ Regional Planning Manager

SUBJECT: Covenant Discharge Request

Applicant: Michael Keefer

Location: 890 & 740 Eagles Rest Lane, Galiano Island

RECOMMENDATION

- 1. That the Galiano Island Local Trust Committee accepts the discharge of Section 219 covenant EJ34637 registered on Lot 1 and Lot 2 of District Lot 78 Plan VIP60997 and designates the Chair of the Local Trust Committee to sign the discharge of the covenant.**

REPORT SUMMARY

The purpose of this report is to consider a request from the property-owner to discharge Section 219 Covenant EJ34637 (Attachment 1) which is registered on the subject parcels located at 890 & 740 Eagles Rest Lane, Galiano Island.

The above recommendation is supported by staff as the covenant prevents the portion of the property located within the covenant area to be used for forestry activities as the Forestry 1 zoning permits, and there is no clear rationale as to the original intent of the covenant to prohibit forestry in those areas.

BACKGROUND

The property owner has made a written request, included as Attachment 2, to discharge Covenant EJ34637 on the two lots which requires that:

Hereafter, there shall be no cutting, felling, or removal of evergreen trees within the Covenant Area with the exception that nothing herein contained shall restrict or prohibit the cutting, felling or removal of evergreen trees for the purposes of constructing, installing and maintaining wells, waterlines, driveways, pipes and poles for the purposes of transmission, distribution of electric energy, communication and television, a public trail network, clearing building sites and the curtilage appurtenant thereto and sewage disposal fields.

As is written within Covenant EJ34637, the title charge was registered as a condition of the 1994 subdivision to the seven newly created properties, including the subject properties located at 890 & 740 Eagles Rest Lane, Galiano Island, shown in Figure 1. Three separate covenants with the same restrictions were registered at the same time over the rest of the properties included in the large subdivision. The covenant restricts the use within the covenant area, as shown in Figure 2. The covenant does not prevent the cutting and removal of non-evergreen species.

The covenants restrict the use of the lots for forestry which is a permitted use as defined in Section 7.1 of the Galiano Island Land Use Bylaw No. 127, 1999.

7.1.1.1 timber production and harvesting

7.1.1.2 accessory forestry uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries



It is not entirely clear what the purpose of the covenant was at the time of subdivision, as the restrictions are limited to the removal of evergreen trees but would not limit the removal of deciduous trees in the area. A review of the Islands Trust mapping information for the properties does not identify any sensitive ecosystems or species at risk data located within the covenant area. The property owner's rationale for the removal of the covenant, outlined in Attachment 2, appears reasonable given that the covenant is limiting the health of the forest due to an overstocked conifer population and limited understory biodiversity. The owner claims that these factors are contributing to the ecosystem's poor health, wildfire risks, and poor wildlife habitat.

Islands Trust

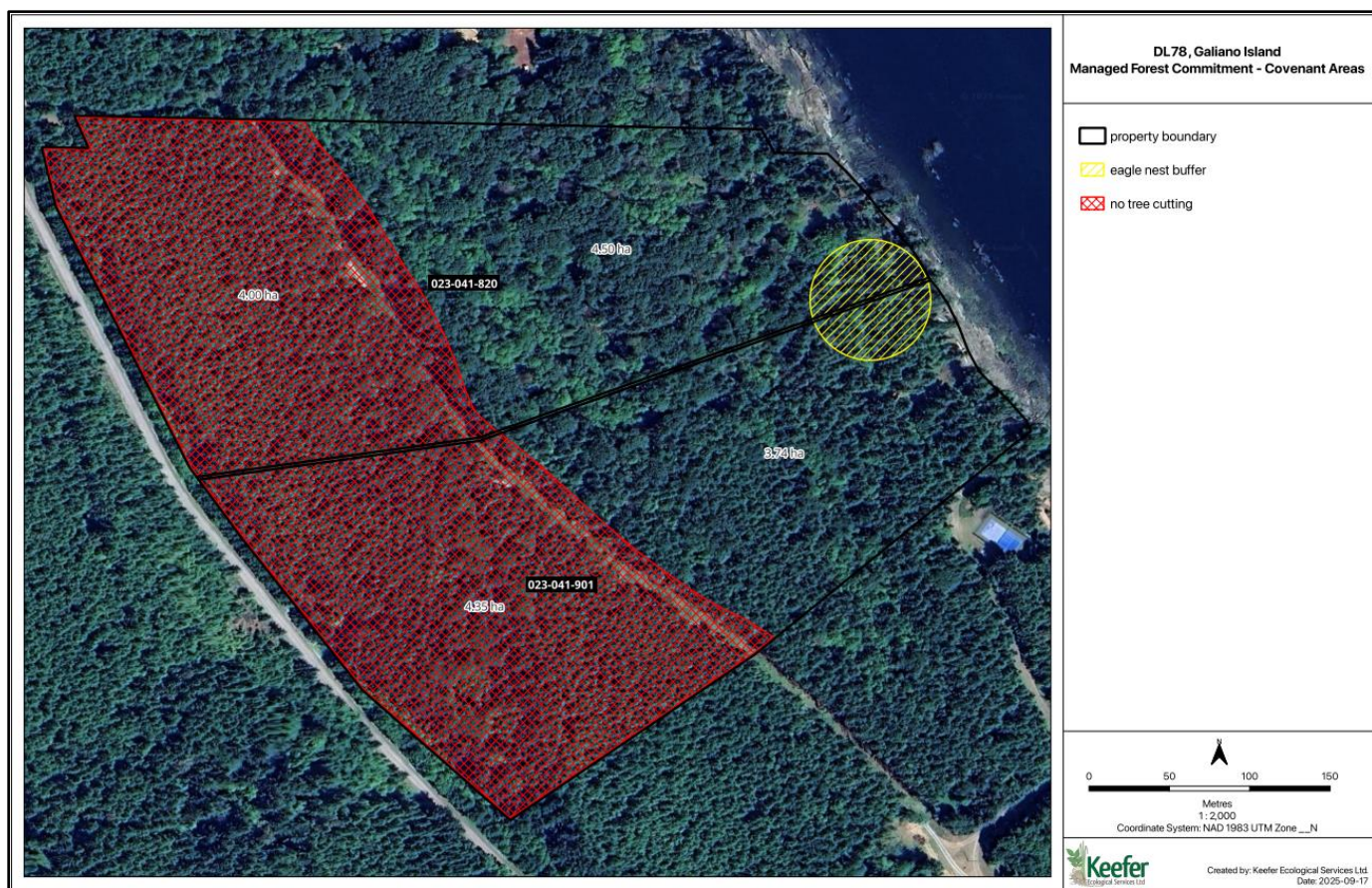


Figure 2: Covenant Area

ALTERNATIVES

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. Recommended wording for the resolution is as follows:

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

2. Deny the discharge request

NEXT STEPS

Describe the next steps in the process, if applicable.

Submitted By:	Bruce Belcher, Planner 2	October 2, 2025
Concurrence:	Brad Smith, Acting Regional Planning Manager	October 3, 2025

ATTACHMENTS

1. Covenant EJ34637
2. Letter from Owner
3. Site Context

95 AP -3 09 00 2

EJ034637

836430

RECEIVED
LAND TITLE OFFICE
VICTORIA

LAND TITLE ACT

FORM C

(Section 219.81)

Province of British Columbia

GENERAL INSTRUMENT - PART 1

PAGE 1 OF 6 PAGES

Reference No.: 2073tre1.COV

1. APPLICATION:

Richard D. Wright, BCLS, CLS, Notary Public

715 Canada Avenue, Duncan, BC V9L 1V1

Phone 748-5883

Signature of Applicant, Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION OF LANDS:*

NO PID NUMBERS Lots 1, 2, 3, and 5, District Lot 78, Galiano Island, Cowichan
District, Plan VIP 60997

NO PID NUMBERS
Lots 4, 6 and 7, District Lots 78 and 77, Galiano Island,
Cowichan District, Plan VIF 60997

3. NATURE OF INTEREST: *

Description	Document Reference	Person Entitled to Interest
SEE SCHEDULE		

4. **TERMS:** Part 2 of this instrument consists of (select one only)

(a) **Filed Standard Charge Terms** D.F. No.

(b)	Express Charge Terms	<u>X</u>	D.P. NO. Annexed as Part 2
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(c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): *

SEE SCHEDULE

6. TRANSFEREE(S):*

~~04/03/75 A3337b CHARGE 100.00~~

REPOLICE SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS: * N/A

N/A

8. **EXECUTIONS(S):** **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

OFFICER SIGNATURES

EXECUTION DATE

PARTY(IES) SIGNATURE(S)

JOHN D. RUSSELL

Barrister & Solicitor

THOMPSON & ELLIOTT

8th FLOOR - 1285 W. BROADWAY
VANCOUVER, B.C. V6H 3X8
731-1161

TRESCO DEVELOPMENTS LTD.
(INCORPORATION NO. 434218) by
its authorized signatory(ies):

MARK CONSIGLIO

(AS TRANSFEROR)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

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LAND TITLE ACT
FORM D
EXECUTIONS CONTINUED

95/10/06
GEORGE MOUZOURAKIS
Barristers & Solicitors
706 - 1285 W. BROADWAY
VANCOUVER, B.C. V6H 3X8
(604) 734-4554

REGAL PACIFIC MORTGAGE CORPORATION by its authorized signatory(ies):

Alan E. Long
ALAN E. LONG

95/01/09
H. KEITH THOMPSON
Barrister & Solicitor
THOMPSON & ELLIOTT
8th FLOOR
1285 W. BROADWAY
VANCOUVER, B.C. V6H 3J8
731-1161

WINMARK HOLDINGS LTD. by its authorized signatory(ies):

Richard DeWine
RICHARD DEWINETZ

94/12/08
LESLEY R. CHARKOW
Barrister & Solicitor
2100 - 1075 West Georgia Street
Vancouver, B.C. V6E 3G2
Ph (604) 681-4798

NATIONAL BANK OF CANADA by its authorized signatory(ies):

HEC WYN ROBERTS,
LOANS MANAGER

TRUDY DIEDRICK
ACCOUNT MANAGER

94/12/9
CLIVE V. WYLANDER
Corporate Solicitor
925 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3L2

MACMILLAN BLOEDEL LIMITED by its authorized signatory(ies):

Charles S. Smith
CHARLES S. SMITH

Geoffrey E. Mynett
GEOFFREY E. MYNETT

94/12/14
GRAHAM B. CARROTHERS
P.O. Box 49345 Bentall Centre
1774 - 1055 Dunsmuir Street
Vancouver, B.C. V7X 1L4
Telephone: 682-8821
Solicitor

PEBBLE HILL DEVELOPMENT CO. LTD. by its authorized signatory(ies):

Murray A. Braaton
MURRAY A. BRAATON

(AS TO PRIORITIES)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

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3

Land Title Act

FORM E
SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

3. NATURE OF INTEREST:*

Description	Document Reference	Person Entitled to Interest
COVENANT SECTION 215	ENTIRE DOCUMENT Page 5 Para. 4(a)	TRANSFeree
PRIORITY AGREEMENT over Lots 4, 6 & 7 inclusive, granting Covenant EJ34637 priority over Mortgage EEG161907, Modified By EH101832, Extended by EJ34609 With Assignment of Rents EG161908 Extended by EJ34610	Page 5 Para. 8	TRANSFeree
PRIORITY AGREEMENT over Lots 1 - 7 inclusive granting Covenant EJ34637 priority over Mortgage EH20857, With Assignment of Rents EH20858; Mortgage EHS2035; Mortgage EH20856 extended by EJ34604 and Mortgage EH128691 extended by EJ34603	Page 5 Para. 9	TRANSFeree

5. TRANSFEROR(S):*

TRESCO DEVELOPMENTS LTD., (INC. NO. 434218) (Covenant)
REGAL PACIFIC MORTGAGE CORPORATION (Priority)
WINMARK HOLDINGS LTD. (Priority)
NATIONAL BANK OF CANADA (Priority)
MACMILLAN BLOEDEL LIMITED (Priority)
PEBBLE HILL DEVELOPMENT CO. LTD. (Priority)

6. TRANSFeree(S):*

GALIANO ISLAND LOCAL TRUST COMMITTEE, a Corporation under the Islands Trust Act,
 S.B.C. 1989 c. 68 with an office in care of Islands Trust, 2nd Floor, 1627 Fort
 Street, Victoria, B.C. V8R 1H8

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TERMS OF INSTRUMENT - PART 2
COVENANT

WHEREAS:

1. The Transferor is the registered owner of all and singular that certain piece, parcel, or tract of land and premises, situate, lying and being in the Province of British Columbia and being more particularly known and described as:

NO P.I.D. NUMBERS
Lots 1, 2, 3, and 5
District Lots 78
Galiano Island
Cowichan District
Plan VIP 60997

AND

NO P.I.D. NUMBERS
Lots 4, 6 and 7
District Lots 77 and 78
Galiano Island
Cowichan District
Plan VIP 60997

(hereinafter collectively referred to as the "Lands")

2. The Transferor has requested approval to subdivide part of District Lots 77 and 78, Galiano Island, Cowichan District, in a manner as shown on Plan VIP 60997 and, as a condition of granting approval to the subdivision, the Transferee has requested that the Transferor enter into a covenant over that part of the Lands designated as "Covenant Area" on a Reference Plan of Covenant of Part Of Lots 1, 2, 3 and 5, District Lot 78; And Part Of Lots 4, 6 and 7, District Lots 77 and 78, Galiano Island, Cowichan District, Plan VIP 60997, prepared by Richard D. Wright, BCLS, completed and certified correct on the 6th day of December, 1994, a print of which is annexed hereto, (hereinafter referred to as the "Covenant Area") pursuant to Section 215 of the Land Title Act in the terms hereinafter set forth.

3. Section 215 of the Land Title Act provides that there may be annexed to any land a condition or covenant that the land, or any specified portion thereof, is not to be built upon or is not to be used in a particular manner.

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4. WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other valuable consideration now paid by the Transferee to the Transferor (the receipt and sufficiency whereof is hereby acknowledged) the Transferor COVENANTS AND AGREES to a Covenant on the following terms:

a. **HEREAFTER**, there shall be no cutting, felling or removal of evergreen trees within the Covenant Area **WITH THE EXCEPTION** that nothing herein contained shall restrict or prohibit the cutting, felling or removal of evergreen trees for the purposes of constructing, installing and maintaining wells, waterlines, driveways, pipes and poles for the purposes of transmission, distribution of electric energy, communication and television, a public trail network, clearing building sites and the curtilage appurtenant thereto and sewage disposal fields.

5. **IT IS EXPRESSLY UNDERSTOOD AND AGREED** that the covenant herein contained shall run with the land and shall be binding upon the Transferor and all persons claiming through, under or in trust for it.

6. **WHEREVER** the singular or masculine are used throughout this Indenture the same shall be construed as meaning the plural, feminine, or body politic or corporate where the context or the parties hereto so require.

7. **THIS AGREEMENT** shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

8. **WE, REGAL PACIFIC MORTGAGE CORPORATION**, in consideration of the sum of **ONE DOLLAR (\$1.00)** of lawful money of Canada, the receipt and sufficiency of which is hereby acknowledged, hereby grant of the aforementioned Covenant in priority to charges registered in our favour under numbers EG161907, Modified by EH101832 as extended by EJ34609 and Assignment of Rents EG161908 extended by EJ34610.

9. **WE, WINMARK HOLDINGS LTD**, in consideration of the sum of **ONE DOLLAR (\$1.00)** of lawful money of Canada, the receipt and sufficiency of which is hereby acknowledged, hereby grant of the aforementioned Covenant in priority to charges registered in our favour under numbers EH20857 and Assignment of Rents EH20858.

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10. WE, NATIONAL BANK OF CANADA, in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, the receipt and sufficiency of which is hereby acknowledged, hereby grant of the aforementioned Covenant in priority to charges registered in our favour under numbers EH52035.

11. WE, MACMILLAN BLOEDEL LIMITED, in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, the receipt and sufficiency of which is hereby acknowledged, hereby grant of the aforementioned Covenant in priority to charges registered in our favour under numbers EH20856. AS EXTENDED BY EJ34604

12. WE, PEBBLE HILL DEVELOPMENT CO. LTD., in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, the receipt and sufficiency of which is hereby acknowledged, hereby grant of the aforementioned Covenant in priority to charges registered in our favour under numbers EH128691. AS EXTENDED BY EJ34603.

END OF DOCUMENT

95 AP-3

09 00 1

EJ034637

RECEIVED

LAND TITLE OFFICE
VICTORIA

229

VIP61002

ISO OTHER PLAN

LAND TITLE ACT
FORM 11 (a)
(Section 99 (1)(e), (j) and (k))

MN*✓

APPLICATION FOR DEPOSIT OF REFERENCE OR EXPLANATORY
PLAN (CHARGE)

R. KEITH THOMPSON

Barrister & Solicitor
THOMPSON & ELLIOTT

8th FLOOR

1285 W. BROADWAY

VANCOUVER, B.C. V6H 3X8

731-1181

I, (full name, address and occupation) _____

owner of a registered charge (or agent of (full name, address and occupation) _____

Treeco Developments Ltd., (Incorporation No. 434218)
800 - 1285 West Broadway, Vancouver, BC V6H 3X8

the owner of a registered charge) apply to deposit a reference plan of:

Covenant of Part of Lots 1, 2, 3, and 5, District Lot 78; Lots 4, 6, 7, District Lots 77 and 78,
Galiano Island, Cowichan District, Plan VIP 60997

I enclose:

1. The reference plan.
2. The reproductions of the plan required by section 67(u).
3. Fees of \$ _____

Dated the 30 day of March, 1995.

04/03/95 A53376 OT/PLAN 50.00

Signature _____

Signature _____

The eligible residence as defined by the Home Purchase Assistance Act is located on lot ____
created by this plan._____
B.C.L.S. or solicitor for
the owners

VIP61002

Galiano Island LTC

August 28, 2025

200 1627 Fort Street, Victoria, BC, V8R 1H8

Re: Removal of Covenant on LOT 1 &2, PLAN VIP60997, DISTRICT LOT 78

Dear Galiano LTC,

I am writing to you to request the removal of the no conifer cutting covenants on two properties, one is owned by my company Keefer Ecological Holdings owns LOT 1, PLAN VIP60997, DISTRICT LOT 78 and the other by Obsidian Media which owns LOT 2, PLAN VIP60997, DISTRICT LOT 78. These properties were recently purchased and we seek to move these properties into Managed Forest 160 (MF 160) as additions to what we refer to as the Dogwood EcoForest. Our key management objectives are biodiversity and limited timber production that would primarily be used by local sawmill operations that are owned by Keefer Ecological Holdings as part of the work to create local lumber to contribute to the elimination of the housing crisis and to provide locally sawn wood for other wood products. MF 160 currently is made up of one 51 acre property (LOT 6, PLAN EPP48481, DISTRICT LOT 79) and another 120 acre property (DISTRICT LOT 80), while the discussed properties are expected to be added to MFL 160 in September 2025.

It is my understanding that the no coniferous tree cutting covenant on Lot 1 &2 was created by Mark Consiglio as a misguided means of gaining favour with the Islands Trust at the time of subdivision in the early 1990's. If the covenant was protecting a mature or old forest, it would make sense ecologically, however, this covenant prevents the restoration of the forest. The covenant, in my opinion as an environmental professional, is completely misguided for the following reasons:

- the land was clearcut logged in 1985 and was heavily planted with Douglas fir with the goal of an industrial short rotation conifer plantation to support MacMillan Bloedel's industrial forestry activities
- the current condition of the covenanted portion of the lands is that of an overstocked conifer plantation with little understory biodiversity, high fuel loads and poor wildlife habitat
- the deciduous trees are crucial for biodiversity but are considered allowable to cut whereas Douglas fir and other conifers are protected
- this land is zoned for forestry and the covenant precludes such activities
- the said areas are in need of what is often called pre-commercial thinning and ideally would be managed over the long-term with single tree selection forestry that would create old growth like conditions with enhanced biodiversity, higher quality sawlogs and reduced wildfire hazards.

I look forward to hopefully getting this request onto LTC agenda for October.

Your Sincerely,



Michael Keefer, MSc, PAg

Cc Brad Van Arragon

ATTACHMENT 3 – SITE CONTEXT

LOCATION

Legal Description	LOT 1 DISTRICT LOT 78 GALIANO ISLAND COWICHAN DISTRICT PLAN VIP60997 LOT 2 DISTRICT LOT 78 GALIANO ISLAND COWICHAN DISTRICT PLAN VIP60997
PID	023-041-820 023-041-901
Civic Address	890 Eagles Rest Lane, Galiano Island 740 Eagles Rest Lane, Galiano Island
Lot Size	8.5 ha & 8.08 ha

LAND USE

Current Land Use	Managed Forest
Surrounding Land Use	Managed Forest

HISTORICAL ACTIVITY

File No.	Purpose
None	-

POLICY/REGULATORY

Official Community Plan Designations	Forestry Development Permit Area 2 – Shoreline and Marine (not in covenant area) Development Permit Area 3 – Tree Cutting and Removal (over entire property) Development Permit Area 7 – Steep Slope (not in covenant area)
Land Use Bylaw	Forest 1 – F1
Other Regulations	none
Covenants	Covenant EJ34625 – The Crown in Right of British Columbia Covenant EJ34627 – The Crown in Right of British Columbia Restrictive Covenant – EJ34629 Covenant EJ34637 – Galiano Island LTC Covenant EJ34649 – The Crown in Right of British Columbia
Bylaw Enforcement	none

SITE INFLUENCES

Species at Risk	None
Sensitive Ecosystems	None
Hazard Areas	Low Risk
Archaeological Sites	Areas of Archaeological Potential identified on the property

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

Future Projects Report

Galiano Island

6. *Target OCP Review*

Responsible

Date Received

-Riparian DPA updates

09-Sep-2025

Galiano Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
Rezoning								
	GL-RZ-2014.1	CRYSTAL MOUNTAIN	0 PORLIER PASS RD, GALIANO, BC V0N 1P0; 1915 DEVINA DR, GALIANO, BC V0N 1P0	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)	Brad Smith	10/28/2014	Local Trust Committee	Record LTC Decision/Update FUAL
	GL-RZ-2020.1	Fred King	0 PORLIER PASS RD, GALIANO, BC V0N 1P0	51 Galiano Way - Application for rezoning from F1 to F3 - Bylaw 279 (LUB)	Kim Stockdill	10/27/2020	Local Trust Committee	Verify Final Review Status
	GL-RZ-2021.2	CORINNE A MATHESON; WAYNE E BAIRSTOW	0 COOK RD, GALIANO, BC V0N 1P0	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.	Kim Stockdill	8/16/2021	Local Trust Committee	Generate & Send Notice of LTC Decision
	GL-RZ-2023.1	Tahirih Rockafella	0 HAULBACK RD, GALIANO, BC V0N 1P0	Application for rezoning to amend the zoning from F1 to F3 and Forest Industrial. Bylaw 291	Kim Stockdill	3/28/2023	Local Trust Committee	Send to Executive Committee
	GL-RZ-2023.2	Flemming Larsen	5500 BODEGA BEACH DR, GALIANO, BC V0N 1P0	DL 85 - 5500 BODEGA BEACH DR: Application for rezoning from F1	Kim Stockdill	4/26/2023	Local Trust Committee	Generate & Send Notice of LTC Decision
Development Permit								
	GL-DP-2023.6	Brian Gaudet	1656 STICKS ALLISON RD, GALIANO, BC V0N 1P0	1656 sticks Allison Rd- Application for a tree cutting DP for restoration	Bruce Belcher	9/14/2023	Waiting for Submittals	Verify Submittal / Fees
	PLDP20250155	Robin Surcess	2652 MONTAGUE RD, GALIANO, BC V0N 1P0	Application for a DP for tree cutting on property on Montague Road	Bruce Belcher	4/9/2025	Under Review	Generate Complete Application Letter
	PLDP20250174	Justine Starke	280 GEORGESON BAY RD, GALIANO, BC V0N 1P0	Development Permit application under DPA # 3 Tree Cutting and Removal for the tree removal/site preparation required at 280 Georgeson Bay Road, Galiano Island (Thuthiqut Hulelum' Affordable Housing Project).	Bruce Belcher	4/28/2025	Under Review	Generate Complete Application Letter
	PLDP20250266	Chad Brealey	121 ARBUTUS POINT RD, GALIANO, BC V0N 1P0	Application for a delegated DP for Shoreline Stabilization	Bruce Belcher	7/10/2025	Under Review	Add Optional Referrals
Agricultural Land Reserve								
	GL-ALR-2023.2	Samuel Mabblerley	1008 MONTAGUE RD	Application to include land in the Agricultural Land Reserve.	Kim Stockdill	10/19/2023	In Abeyance	Planning Review
Subdivision								

	GL-SUB-2024.1	Danica Berginc	771 GEORGESON BAY RD, GALIANO, BC V0N 1P0	BERGNIC - 771 GEORGESON BAY RD/1153 GEORGESON BAY RD: Referral of a boundary adjustment subdivision application.	Bruce Belcher	4/4/2024	In Abeyance	Record and File PLR
	PLSUB20250115	Glen Mitchell	0 STICKS ALLISON RD, GALIANO, BC V0N 1P0; 15 STICKS ALLISON RD, GALIANO, BC V0N 1P0; 68 STICKS ALLISON RD, GALIANO, BC V0N 1P0	Referral of a boundary adjustment subdivision application	Bruce Belcher	3/12/2025	Administrative Review	Record and File PLR
Crown Lease Referral								
	PLCL20250207	Elizabeth McClelland; KEITH ERICKSON	0 PORLIER PASS RD, GALIANO, BC V0N 1P0	Referral Request on a Water License application for a 54,600L water storage system.	Brad Smith	5/21/2025	Administrative Review	Verify Final Review Status
Development Variance Permit								
	PLDVP20250264	Chad Brealey	121 ARBUTUS POINT RD, GALIANO, BC V0N 1P0	Variance application for shoreline stabilization structures	Bruce Belcher	7/7/2025	Local Trust Committee	Email Applicant of LTC Meeting
Number of Open Applications								14

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

625 Galiano	Invoices posted to Month ending August 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	690.00	0.00	690.00
LTC Local				
65050-625	LTC "Executive Expense on LTC's"	5,419.00	1,456.85	3,962.15
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,380.00	969.98	3,410.02
65210-625	LTC - Local Exp - APC Meeting Expenses	0.00	669.30	-669.30
65220-625	LTC - Local Exp - Communications	2,600.00	1,242.10	1,357.90
TOTAL LTC Local Expense		<u>12,399.00</u>	<u>4,338.23</u>	<u>8,060.77</u>
Projects				
73001-625-4144	Galiano Small Islands LUB update	4,000.00	227.84	3,772.16
TOTAL Project Expenses		<u>4,000.00</u>	<u>227.84</u>	<u>3,772.16</u>

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2025-074 (Standing) Signing Authority that Galiano Island Local Trust Committee adopt the following standing resolution: "That the Chair or the person designated to act in the Chair's absence is authorized to sign documents on behalf of the Local Trust Committee."	Carried	09-Sep-2025
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: - 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; - 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; - 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; - 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 - 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

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
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
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



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
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
2019-014 (Standing) 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.	Carried	04-Mar-2019
2018-064 (Standing) 11.1 Telecommunication Strategy Project - Staff Report that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016	Carried	04-Jun-2018

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2014-029 (Standing) 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.	Carried	07-Apr-2014
2014-000 (Standing) 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.	Carried	03-Feb-2014
2011-205 (Standing) 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.	Carried	17-Oct-2011

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2010-115 (Standing) 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.	Carried	18-Oct-2010
2009-085 (Standing) 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	Carried	11-May-2009

REQUEST FOR DECISION

To: Galiano Island Local Trust Committee **For the Meeting of:** October 14, 2025

From: David Marlor, Director, Legislative and Information Services **Date Prepared:** October 2, 2025

SUBJECT: Galiano Island Local Trust Committee - Proposed Bylaw No. 298 – Repeal of Meeting Procedures Bylaw – Consideration of Adoption

RECOMMENDATION:

That the Galiano Island Local Trust Committee Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, be adopted.

DIRECTOR COMMENTS:

1 PURPOSE:

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

2 BACKGROUND:

On October 1, 2025, the Executive Committee passed the resolution as recommended:

THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 298, cited as "Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025" in accordance with Section 27 of the Islands Trust Act.

This allows the Local Trust Committee to adopt the Meeting Procedures Repeal Bylaw that was given first, second and third readings at the September 9, 2025 Galiano Island Local Trust Committee meeting.

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):

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

RESPONSE OPTIONS**Recommendation:**

That the Galiano Island Local Trust Committee Bylaw No. 298, cited as "Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025", be adopted.

Alternative:

As requested by the Galiano Island Local Trust Committee.

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

Reviewed By/Date: Brad Smith, Acting Regional Planning Manager – October 2, 2025

PROPOSED

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

A Bylaw to repeal the "Galiano Island Local Trust Committee Meeting Procedure Bylaw No. 282, 2022".

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;

AND WHEREAS, 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,

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 Meeting Procedures Repeal Bylaw No. 298, 2025".
2. "Galiano Island Local Trust Committee Meeting Procedure Bylaw No. 282, 2022", is hereby repealed.

READ A FIRST TIME THIS 9TH DAY OF SEPTEMBER, 2025.

READ A SECOND TIME THIS 9TH DAY OF SEPTEMBER, 2025.

READ A THIRD TIME THIS 9TH DAY OF SEPTEMBER, 2025.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
1ST DAY OF OCTOBER, 2025.

ADOPTED THIS _____ DAY OF _____, 20__

CHAIR

DEPUTY SECRETARY



REQUEST FOR DECISION

To: Galiano Island Local Trust Committee **For the Meeting of:** October 15, 2025

From: David Marlor, Director, Legislative and Information Services **Date Prepared:** October 2, 2025

SUBJECT: Public Notification Bylaw No. 299 – Consideration of Adoption

RECOMMENDATION:

That the Galiano Island Local Trust Committee Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", be adopted.

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 proposed bylaw for Public Notification that is based on the model approved by Trust Council.

2 BACKGROUND:

On October 1, 2025, the Executive Committee passed the resolution as recommended:

THAT the Islands Trust Executive Committee approve Galiano Island Local Trust Committee Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025" in accordance with Section 27 of the *Islands Trust Act*.

This allows the Local Trust Committee to adopt the Public Notification Bylaw that was given first, second and third readings at the September 9, 2025 Galiano Island Local Trust Committee meeting.

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):

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

RESPONSE OPTIONS

Recommendation:

That the Galiano Island Local Trust Committee Bylaw No. 299, cited as “Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025”, be adopted.

Alternative:

As directed by the Galiano Island Local Trust Committee.

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

Reviewed By/Date: Brad Smith, Acting Regional Planning Manager – October 2, 2025

PROPOSED

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 9TH DAY OF SEPTEMBER, 2025.

READ A SECOND TIME THIS 9TH DAY OF SEPTEMBER, 2025.

READ A THIRD TIME THIS 9TH DAY OF SEPTEMBER, 2025.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
1ST DAY OF OCTOBER, 2025.

ADOPTED THIS ____ DAY OF _____, 20__

CHAIR

DEPUTY SECRETARY