



Galiano Island Local Trust Committee

Regular Meeting Agenda

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

			Pages
1.	CALL TO ORDER	1:00 PM - 1:15 PM	
“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”			
2.	TERRITORIAL ACKNOWLEDGEMENT		
3.	APPROVAL OF AGENDA		
4.	TRUSTEE REPORT		
5.	CHAIR'S REPORT		
6.	ELECTORAL AREA DIRECTOR'S REPORT		
7.	FIRST NATION REPORT		
8.	TOWN HALL AND QUESTIONS	1:15 PM - 1:30 PM	
9.	COMMUNITY INFORMATION MEETING	1:30 PM - 2:30 PM	
9.1	Policy Statement - Local Engagement		4 - 39
10.	PUBLIC HEARING - None		
11.	MINUTES	2:30 PM - 2:40 PM	
11.1	Local Trust Committee Minutes Dated October 14, 2025 (for Adoption)		40 - 45
11.2	Section 26 Resolutions Without Meeting Report Dated Dec 2025		46 - 46
11.3	Advisory Planning Commission Minutes Dated October 7, October 28 and November 18, 2025 with APC Report (for Receipt)		47 - 71
12.	BUSINESS ARISING FROM MINUTES		

12.1	Follow-up Action List Dated Dec 2025	72 - 77
13.	DELEGATIONS	
14.	CORRESPONDENCE	2:40 PM - 2:50 PM
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
14.1	Managed Forest Council re Amendment to MF 322 for removal of land	78 - 79
15.	MEETING BREAK - COMMUNITY UPDATE	
16.	APPLICATIONS AND REFERRALS	2:50 PM - 3:30 PM
16.1	GL-RZ-2021.2 (Matheson/Bairstow) – Staff Report (attached)	80 - 90
16.2	GL-RZ-2024-0003 (Palmberg) - Staff Report (attached)	91 - 105
17.	LOCAL TRUST COMMITTEE PROJECTS	3:30 PM - 4:00 PM
17.1	Associated Island Regulation Review – Staff Report (attached)	106 - 114
18.	REPORTS	4:00 PM - 4:10 PM
18.1	Work Program Reports (attached)	
18.1.1	<u>Active Projects Report Dated Dec 2025</u>	115 - 115
18.1.2	<u>Future Projects Report Dated Dec 2025</u>	116 - 117
18.2	Applications Report Dated Dec 2025 (attached)	118 - 123
18.3	Trustee and Local Expense Report Dated Sept 2025 (attached)	124 - 124
18.4	Adopted Policies and Standing Resolutions (attached)	125 - 129
18.5	Local Trust Committee Webpage	
18.6	Islands Trust Conservancy Report - None	
19.	NEW BUSINESS	
20.	UPCOMING MEETINGS	4:10 PM - 4:20 PM
20.1	Draft 2026-2027 LTC Meeting Schedule - Request for Decision (attached) (for Adoption)	130 - 135
20.2	Next Regular Meeting Scheduled for February 10, 2026 at the Galiano South Community Hall, Galiano Island	

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|-----|-----------------------|-------------------|
| 21. | TOWN HALL | 4:20 PM - 4:35 PM |
| 22. | CLOSED MEETING - None | |
| 23. | ADJOURNMENT | 4:35 PM - 4:35 PM |



Islands Trust

Islands Trust Policy Statement

Acknowledgement

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

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

BOKÉĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

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

scəwəθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

ṭaʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOLÉLP (Tsartlip) First Nation

WSIKEM (Tseycum) First Nation

Xwémalhkwu (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

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28 Glossary of Terms

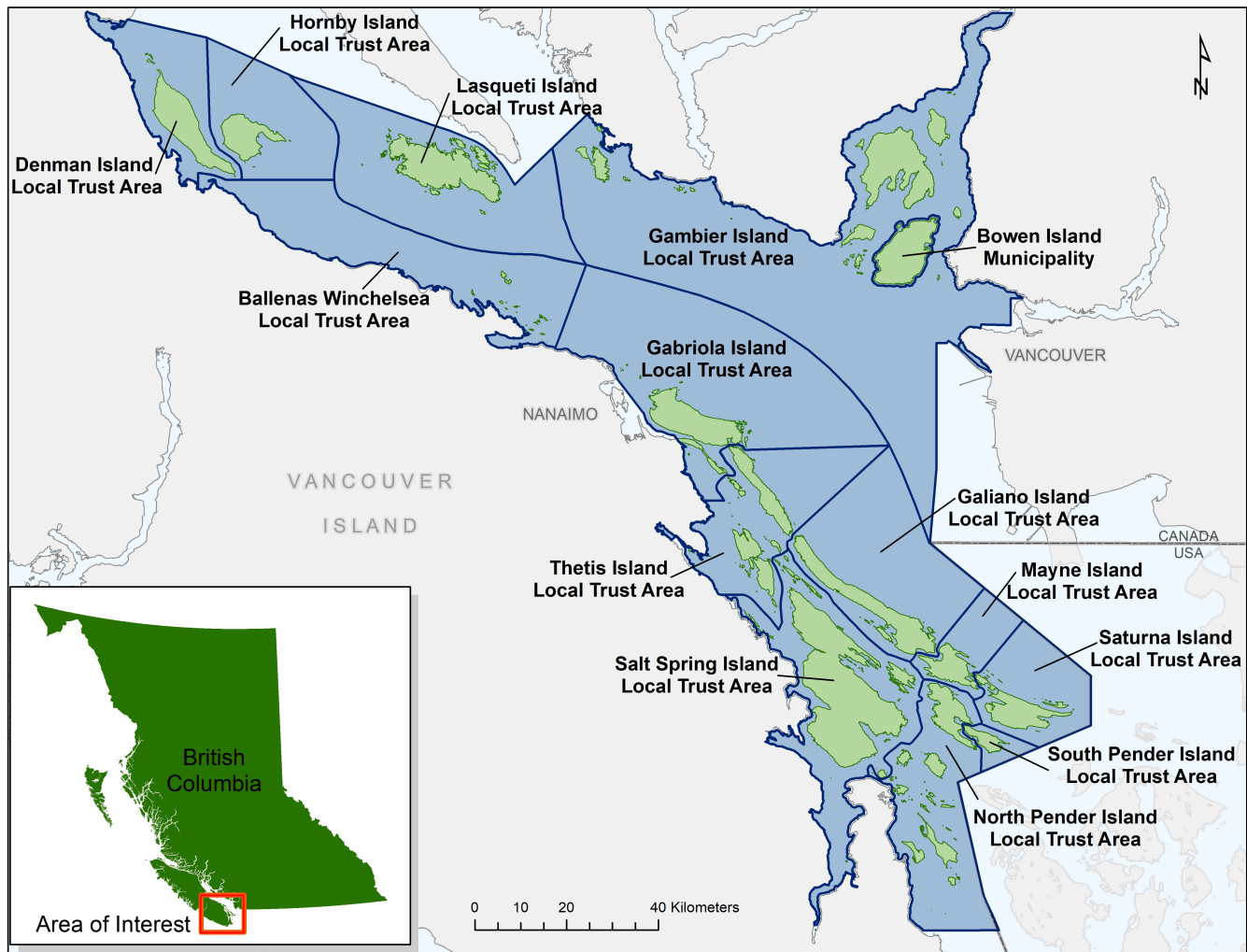
Part 1: The *Islands Trust Act*

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

1.1 — The Islands Trust Object

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

1.2 – Map of the Islands Trust Area



1.3 – Indigenous Inherent Rights Acknowledgment

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

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

1.4 – Purpose and Structure of the Policy Statement

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

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

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

Three Types of Policies in the Policy Statement:

Guiding Principles

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

Directive Policies

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

Advisory Policies

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

Part 2: Guiding Principles

2.1 – General Guiding Principles

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

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

2.2 – Reconciliation Principles

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

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

2.3 – Cooperation Principles

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

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

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

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

Directive Policies – Reconciliation

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

3.1.1 Engage with Indigenous Governing Bodies

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

Advisory Policies – Reconciliation

Local trust committees and island municipalities should...

3.1.2 Engage with Indigenous Governing Bodies

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

3.1.3 Land Back

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

3.1.4 Information Sharing

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

3.1.5 Respect Indigenous Protocols for Information and Data Provided

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

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

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

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

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

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

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

Local trust committees and island municipalities should...

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

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

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

Directive Policies – Ecosystem Integrity

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

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

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

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

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

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

Directive Policies – Managing Growth and Development

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

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

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

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

Directive Policies – Housing

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

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

Advisory Policies – Housing

Local trust committees and island municipalities should...

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

Directive Policies – Transportation

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

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

Advisory Policies – Transportation

Local trust committees and island municipalities should...

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

Directive Policies – Waste, Emissions and Pollutants

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

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

Directive Policies – Recreation

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

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

Goal 5: Foster Sustainable Stewardship of Lands and Waters

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

Directive Policies – Freshwater

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

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

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

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

Directive Policies – Forest Lands

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

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

Directive Policies – Agricultural Lands

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

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

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

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

Directive Policies – Soil and Fill

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

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

Directive Policies – Marine Shorelands

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

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

Part 4: Implementation

4.1 — Policy Statement Implementation

Organizational Policy Alignment

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

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

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

Statutory Bylaw Approval Process

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

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

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

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

Implementing Reconciliation

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

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

Policy Statement Implementation Plan

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

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

The Policy Statement Implementation Plan may guide the development of:

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

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

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

Communications, Engagement, and Referrals

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

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

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

Legislative Process

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

Glossary of Terms

Active Recreation

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

Archaeological Sites

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

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

Biodiversity

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

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

Colonialism

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

Community Heritage Site

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

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

First Nations

First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the *Indian Act*, and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)

Groundwater Recharge Areas

Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources.

Groundwater recharge areas can be *diffuse* where widespread precipitation on the landscape infiltrates into groundwater sources or *localized* where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as *Critical Aquifer Recharge Areas*.

Groundwater Region

A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.

Heritage Site

Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people. (Source: BC Heritage Conservation Act)

Housing Diversity

Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time, and at all stages of life.

Inclusive / Inclusion

Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)

Indigenous Cultural Heritage

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

Indigenous Governing Body

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

Indigenous Knowledge / Knowledge Holders

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

Indigenous Peoples

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

Indigenous Rights

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

Middens

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

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

Natural Heritage Sites

Natural heritage sites are natural areas that:

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

Nature-based solutions

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

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

Precautionary Principle

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

Preservation

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

Protection

To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.

Reconciliation

Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)

Restrict

To confine, bound or limit, not necessarily prohibit.

Sensitive Ecosystems

Sensitive ecosystems are classified as 'sensitive' because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including:

- **Cliff:** Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds.
- **Freshwater:** all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation.
- **Herbaceous:** Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils.
- **Old and Mature Forest:** Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years.
- **Riparian:** Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage.
- **Wetland:** Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types.
- **Woodland:** Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

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



Galiano Island Local Trust Committee

Minutes of Regular Meeting

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

Members Present: David Maude, Chair
Ben Mabberley, Local Trustee
Lisa Gauvreau, Local Trustee

Staff Present: Stefan Cermak, Director Planning Services (electronic)

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

1. CALL TO ORDER

Chair Maude called the meeting to order at 1:05 p.m. and noted that Chair Peterson sent regrets as he was unable to attend the meeting due to a Lasqueti ferry cancellation.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was being held in the territory of the Coast Salish First Nations and Trustee Mabberley acknowledged that the meeting was being held in the territory of the Penelakut Tribe and Coast Salish peoples.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Reporting as Chair of the Accessibility Committee she noted the committee is in the process of developing an Accessibility Plan and seeking Board members
- Attended the Xew'etay/Lasqueti Archeology Project webinar titled Protecting and Honouring Indigenous Heritage through Archaeology, Policy and Planning
- Attended Island Trust Conservancy meeting
- The Local Trust Committee held a special meeting to discuss the Associated Islands Regulation Review Project
- Noted the recent celebration of life held for respected resident Ian Maday

Trustee Mabberley reported the following:

- Attended ceremonies for Orange Shirt Day
- Recognized local resident and farmer Lief Palmberg who won BCs Giant Pumpkin competition

5. CHAIR'S REPORT

Chair Maude reported that due to the British Columbia General Employees' Union (BCGEU) strike action some Local Trust Committee meetings would be cancelled and Community Information Meetings regarding the draft Trust Policy Statement would be postponed.

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT - None

8. TOWN HALL AND QUESTIONS

A member of the public stated appreciation for starting the Associated Island Regulation Review project and improving the parking at Montague Harbour.

A member of the public requested the Community Information Meeting on the draft Trust Policy Statement to be held outside of regular business hours.

By general consent discussion on rescheduling of the Community Information Meeting will be added as New Business Item 19.3 – Policy Statement Engagement Options.

A member of the public requested the Local Trust Committee report on a local housing project and that the minutes of the last Local Trust Committee meeting be amended to reflect that during the second Town Hall the comment about adding exemptions to other Development Permit Areas be attributed to the Trustee that made the comment and not the member of the public.

9. COMMUNITY INFORMATION MEETING - None

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated September 9, 2025 (for Adoption)

The following amendments to the minutes were presented for consideration:

On page 3 of the Minutes, last bullet point in the Town Hall section change “BC Build grant” to “BC Housing’s Community Housing Fund” and “funding available for the first phase which includes half of the buildings” to “funding is available for infrastructure.”

By general consent the Galiano Island Local Trust Committee meeting minutes of September 9, 2025 were adopted as amended.

11.2 Local Trust Committee Special Meeting Minutes of September 19, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee special meeting minutes of September 19, 2025 were adopted as presented.

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)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Oct 2025

Received for information.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

14.1 Stephen Rybak re Local Trust Committee's Standing Resolution 2009-085

Received for information.

GL-2025-080

It was MOVED and SECONDED

that Galiano Island Local Trust Committee request staff to contact the Galiano Island Parks and Recreation Commission for feedback on standing resolution on 2009-085.

CARRIED

14.2 Managed Forest Council re Removal of Land from the Managed Forest Program

Received for information.

15. MEETING BREAK - COMMUNITY UPDATE – None

16. APPLICATIONS AND REFERRALS

16.1 Mayne Island Local Trust Committee Referral for Draft Bylaws 196 and 197 (for Response)

GL-2025-081

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaws No. 196 and 197.

CARRIED

16.2 Covenant Discharge Request – 890 Eagles Rest Lane – Staff Memo

It was noted the Planner was not available to summarize the memorandum; however, it was included in the agenda package for review and consideration.

Discussion ensued and the following comments were noted:

- The properties are located within the Private Managed Forest Land (PMFL) Program
- A requirement of land within the PMFL is that it be available as part of the timber harvesting land base
- There is a covenant on the property which violates the requirements of the PMFL
- The land has low structural and biological diversity and is poor wildlife habitat and the ideal way to bring back the forest understory to enhance the habitat is to cut trees, which is forbidden by the covenant
- The owner has a wood mill, kiln, and other processing equipment but is unable to manage the forest on the property due to the no-tree cutting requirement
- The property has already been accepted into a larger management plan

GL-2025-082

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee accept the discharge of Section 219 covenant EJ34637 registered on Lot 1 and Lot 2 of District Lot 78 Plan VIP60997 and designate the Chair of the Local Trust Committee to sign the discharge of the covenant.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS - None

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Oct 2025

Received for information.

18.1.2 Future Projects Report Dated Oct 2025

Received for information.

18.2 Applications Report Dated Oct 2025

Received for information.

18.3 Trustee and Local Expense Report Dated August 2025

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage - None

18.6 Islands Trust Conservancy Report – None

19. NEW BUSINESS

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

Executive Committee passed a resolution approving the Galiano Island Local Trust Committee Bylaw No. 298 and this allows the Local Trust Committee to rescind the previous Meeting Procedures Bylaw and proceed to adoption of the bylaw.

GL-2025-083

It was MOVED and SECONDED

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.

CARRIED

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

Executive Committee passed a resolution approving the Galiano Island Local Trust Committee Bylaw No. 299 and this allows adoption of the Public Notification Bylaw that was given first, second, and third readings at the September 9, 2025 Local Trust Committee meeting.

GL-2025-084

It was MOVED and SECONDED

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.

CARRIED

19.3 Policy Statement Engagement Options

Discussion ensued regarding the scheduling of the Community Information Meeting and the following comments were noted:

- Evenings are challenging to schedule staff and Chair attendance due to staff overtime issues and ferry travel requiring an overnight stay
- Accessibility to attend meetings is a priority
- Evenings, afternoons, and weekends have been tried with varying success; however, these times often see few attendees depending on the topic
- The Director of Planning Services indicated that the Local Trust Committee can recommend the meeting time and day of week they would like and staff will support the decision

20. UPCOMING MEETINGS

20.1 Next Regular Electronic Meeting Scheduled for October 31, 2025

GL-2025-085

It was MOVED and SECONDED

that Galiano Island Local Trust Committee cancel the next regular electronic meeting schedule for October 31, 2025.

CARRIED

21. TOWN HALL

A member of the public spoke to the importance of engagement with the public about the draft Trust Policy Statement.

A member of the public noted that the increased number of bicyclists has become a safety concern that needs to be addressed.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 2:25 pm.

David Maude, Chair

Certified Correct:

Lisa Millard Meeting Administrator/Recorder



Resolutions Without Meetings Log

Galiano Island

Resolution Number	Action	Date
2025-001	Carried	19-Nov-2025
GL-SUB-2023.2 Covenant		
That the Galiano Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owners of 490 Gardner Road, Galiano Island, and designate the Chair of the Local Trust Committee to sign the covenant for subdivision application GL-SUB-2023.2.		

ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: October 7, 2025
Location: Galiano Island Community Library

Members Present: Gilian Dusting, Chair
Art Moses, Vice-Chair
Danica Berginc, Member
Jann Helssen, 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 10:07 a.m. She acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. GALIANO SEPTEMBER 23, 2025 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of September 23, 2025 were adopted.

4. DISCUSSION OF THE GALIANO OFFICIAL COMMUNITY PLAN REVIEW

4.1 FEEDBACK FROM COMMUNITY MEMBERS – None

4.2 REVIEW OF DEVELOPMENT PERMIT AREA 7 – None

4.3 DISCUSSION OF REPORT TO LOCAL TRUST COMMITTEE

Chair Dusting reviewed the draft Advisory Planning Commission report and noted it belongs to everyone on the Commission and dissenting opinions should be noted when appropriate.

Discussion ensued and the following comments were made:

- This document should be as accessible and easy to read as possible
- The opening paragraph should quote language from the referral
- The Guiding Principles section should include the mandate of the Islands Trust and note that Trust Council has declared a climate crisis
- The report should note that efforts by the Islands Trust to find ways to create consistency in planning (e.g. model development permit areas) may not be appropriate on Galiano
- In referring to the use of rural island planning principles, the report could recommend planning principles that apply to geographically and ecologically limited land mass, or note that planning should recognize ecological and physical limitations
- Add “the Indigenous community,” “people of all ages,” and “working people” to the principle of ensuring robust community engagement
- The report should highlight the need to identify indicators of ecosystem health and monitoring (there is need for baseline information to understand the health of the island’s ecosystem to inform land use decisions); this relates to the principle that the review should be data-driven
- A Commissioner suggested two reports that should be considered in the Official Community Plan process that pertain to ecosystem health indicators
- Reports to add to “The Official Community Plan review must be informed by and consistent with:” One Island, One Earth An Ecological Footprint and Fingerprint for Galiano Island and the Riparian Areas Protection Regulation
- A suggestion was made to include accessibility of the island under the Land Transportation section of the Official Community Plan, or in a new section
- The review could determine whether the Official Community Plan should have a new section titled Indigenous Reconciliation

The following comments regarding Section II Land Use were made:

- A question was raised about whether clarification is needed for Community Facilities given discussions related to rezoning for Crystal Mountain
- Residential section needs to be updated
- The Rural Residential/Heritage Forest section that was previously removed from the Official Community Plan but continues to be used in practice should apply to all lands that are increasing density, and can be added to the Residential section of the plan
- Could perhaps include reference to health and wellness
- Consideration should be given to the need for better signage
- First Nations Reconciliation is going to be woven throughout the entire Official Community Plan
- An important gap to flag is discussion of shoreline in land transfer and subdivisions
- A policy under the land use, shoreline or subdivision sections could address land transfers in exchange for extra density

The following comments regarding Section IV Conservation and Environment were made:

- Land transfers in exchange for extra density should require the transfer of significant amounts of waterfront land when available; this requirement should be included as a policy under Section IV 2 (Shoreline and Marine Protection); (This reference is not required under the Development Permit section)
- The Environmentally Sensitive Areas section (OCP bottom of page 44) needs to be updated to reflect current information
- There are tremendous resources available and there should be a repository of data
- In order to make good decisions based on credible scientific data there should be an inventory of recent reports that are available to the public as well as Trustees
- The Climate Change section should be reviewed and should be more applicable than aspirational
- Associated effects of climate change should be noted throughout the document because they impact everything (from ecosystems to insurance rates)
- The BC Climate Action Charter launched in 2007 should be referenced

Commissioners agreed to work on their designated sections of report, and send them to Chair Dusting early next week to be compiled into an updated draft.

5. NEXT MEETING

The purpose of the next meeting will be to review the updated report and develop an executive summary.

- Tuesday, October 28 at 10:00 a.m. (The meeting originally scheduled for October 21 was cancelled.)

6. ADJOURNMENT

By general consent the meeting was adjourned at 11:55 a.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

Minutes of the Galiano Island Advisory Planning Commission

Date: October 28, 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 Margison 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 OCTOBER 7, 2025 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of October 7, 2025 were adopted.

4. DISCUSSION OF THE GALIANO OFFICIAL COMMUNITY PLAN REVIEW

Chair Dusting outlined the latest Advisory Planning Commission draft report and next steps. It was noted that the report needs to be submitted to staff by end of day on Friday, November 28 to be included in the December Local Trust Committee meeting.

Broad discussion ensued about the Official Community Plan review and the following comments were made:

- The Official Community Plan needs to be reviewed with the two major themes of Reconciliation and climate change in mind

- Since the previous review, there has been change in legislation – some of which are minor wording changes and some that are more substantial
- The plan should outline the parameters by which development of this island should be guided
- We need to deal more fully with housing, and a key recommendation should be to guarantee that increased density is for affordable housing not for market housing
- We need science-based investigation to understand how increased population on the island will affect amenities and services
- It would be interesting to know how much tax money goes off of the island, though difficult to measure
- There are three different ways of categorizing housing: attainable, affordable and supportive – what these mean in the current world where real estate is so expensive should be assessed
- Attainable housing is a tricky term with multiple definitions; it is geared toward higher income people (the “missing middle”) and there is real concern that it will be used to allow for higher density on properties
- There is recognition that we need a middle class of professionals to support islanders
- We are explicitly asking for a build-out report to know what the baseline would be if every lot were to be developed as they were zoned
- The definition of affordable housing should be reviewed (page 10 of the Official Community Plan, Section 1.6 Community Housing)
- The BC Government states that official community plans must include housing planning policies and community greenhouse gas emissions targets
- Consideration of the Islands Trust Housing Needs Assessment (April 2025) should be added to the list of resources

Discussion continued about whether to recommend that the Official Community Plan be reviewed in its entirety rather than through a targeted approach, since the sections are interconnected. The following comments were made:

- Caution was expressed that by opening up the whole Official Community Plan there may be a risk that it could end up being a less prescriptive and protective plan than it currently is
- A suggestion was made to caution that there should be respect for the original document and the hard work that has gone into it as it is reviewed
- The review should build upon what has been done as opposed to starting fresh
- The review should take advantage of the fact that Galiano has large tracts of forest land and we have the opportunity to make choices that could make Galiano a model island in terms of how it develops
- There may be need to be proactive rather than reactive in planning, and develop a vision for the island that drives the review process
- Another principle is to encourage robust community engagement and begin the process by educating people about how governing bodies work on the island
- Robust community engagement is informed engagement and the chances of that happening are low

- A suggestion was made to indicate there are several areas not covered by the referral that need to be looked at as part of a targeted review

Discussion ensued about how to get community members involved. Chair Dusting proposed an outline for an Executive Summary and the following comments were made:

- The Guiding Principles could be prefaced by noting there are a number of areas beyond what is in the referral that need to be reviewed given so much interconnectivity in the plan
- Note that very good work has been done on the Official Community Plan thus far, and it should be respected and built upon
- Note that the Official Community Plan can have a vision for the island
- Community engagement should be a part of the review
- A data-driven projection of potential build-out and an understanding of the carrying capacity should be basic information to feed the review

Commissioners spent time reviewing Google Drive and ensuring everyone had access to the report. Comments were made that the Executive Summary should be one page, and written with the assumption that many people will not read the entire report. Commissioners agreed to make edits to the report by the end of the week (November 2).

5. NEXT MEETING

Next meetings scheduled at the library for:

- Tuesday, November 18, 2025 at 10:00 a.m.
- Tuesday, November 25, 2025 at 10:00 a.m.

Discussion was held about upcoming travel plans and four Commissioners noted they would be out of the country until early Spring.

6. ADJOURNMENT

By general consent the meeting was adjourned at 11:30 a.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: November 18, 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

Members Absent: 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 10:13 a.m. Commissioner Moses 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 OCTOBER 28, 2025 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of October 28, 2025 were adopted.

4. DISCUSSION OF APC REPORT

Chair Dusting reviewed updates to the draft report that had been shared among Commissioners on Google Drive. Discussion ensued and the following comments were made:

- The Official Community Plan uses the words the words climate change mitigation and “adaption” in the Official Community Plan title for Section IV.6, though the word “adaptation” is used within the document
- Sections that require minor review only have been flagged in the report
- The report should have a summary or concluding section

- The Commission should consider how the report should be submitted to the Local Trust Committee (e.g. via formal presentation at the Local Trust Committee meeting, or just as an item in the LTC agenda)

A suggestion was made that a representative of the Advisory Planning Commission speak about the report at the Local Trust Committee meeting to bring attention to the work that has begun on the Official Community Plan review. Commissioners suggested that the following points be highlighted:

- Initially it did not seem like there was a lot of work needed as part of a review process, but the more the Commissioners dug into the Official Community Plan, the more work they found would be needed to update the document
- Many sections in the Official Community Plan are interconnected
- A review of an official community plan is an opportunity to look ahead and determine how the community would like the island to move forward
- Responsibilities like Reconciliation should not be dealt with in a piece-meal way

A suggestion was made to add a note to the part of the Land Use section that relates to land transfers in return for higher density that priority should be given to First Nations organizations as recipients of transferred lands. The following comments were made:

- Nature protection should be the primary concern
- The language should note that the land is transferred to a local organization that has a relationship with Galiano Island
- The recommendation does not need to be too prescriptive at this stage

Commissioners agreed to note the policy “should mirror requirements ... with the land transferred to a local organization or First Nation willing to hold land to be zoned as nature protection.” Discussion ensued about the use of exemptions in development permit areas. The following comments were made:

- Careful consideration should be given to extending exemptions on fee simple property
- Every development permit area has exemptions
- Exemptions can weaken the influence of a development permit area

Commissioners agreed to note (as a third bullet in the Development Permit Analysis section on page 10 of the report): “Exemptions should be carefully considered due to potential weakening of the essential protection the Development Permit Area is meant to provide.”

Commissioners agreed to remove from the report a note about a community liaison officer on the island to manage complaints for the following reasons:

- Avenues already exist to receive complaints through the Capital Regional District and Islands Trust
- Mental health support is outside the scope of the Official Community Plan
- The bylaw enforcement process is under review

Discussion was held about Section II of the Official Community Plan (Land Use) that lists criteria by which “land use decisions for all zones shall be directed.” A suggestion was

made to add: “Implementation of green building practices, water collection and waste disposal practices that reduce environmental impact,” and that this be noted in the report after the title “Land Use Section II” (page 6) before Residential.

Commissioners reviewed the sections listed in the report on page 2 that would benefit from review and discussed whether each would require a limited or more in-depth review. Discussion was held about what to include in a summary section to close the report. The following comments were made:

- The summary should reiterate that the foundational document for the original Official Community Plan was solid
- The two overarching themes that need to be woven throughout the Official Community Plan must be First Nations Reconciliation and climate change adaptation and mitigation
- The summary should note that consideration be given to how to engage the public as the Official Community Plan should be owned by and involve the entire community
- The summary should note the opportunity that a review presents to develop a vision for a model island
- The importance of water, as a critical resource on the island, should be emphasized

Discussion followed about where the importance of water resources should be included in the report. Commissioners agreed to add “Sustainability of Critical Resources, such as freshwater” to the list of lenses in the Executive Summary on page 2 through which every aspect of the Official Community Plan should be reviewed.

Commissioner Helssen left the meeting at 11:49 a.m.

The Chair noted that each section of the report has been written by a different Commissioner, and therefore the writing styles vary slightly. Discussion ensued about Section III Services and what to include in the report about water supply and waste disposal including maintenance of septic systems. Commissioner Harris offered to add wording to the report regarding safe removal procedures for electric vehicles and lithium batteries.

Commissioner Berginc agreed to format the draft report and requested that all edits be made by November 21.

5. NEXT MEETING

Commissioners agreed to meet at the library for a review of the report’s final draft on Tuesday, November 25, 2025 at 10:00 a.m.

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:09 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

From: Gilian Dusting <[REDACTED]>

Sent: Friday, November 28, 2025 2:37 PM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: Art Moses <[REDACTED]>; Danica Berginc <[REDACTED]>; Gerald Longson

<[REDACTED]>; Jann Helssen <[REDACTED]>; Jennifer Margison

<[REDACTED]>; Karen Harris <[REDACTED]>; Carly Bilney

<[REDACTED]>

Subject: APC Report for Galiano LTC, GL-2025-036

Hello Planner Stockdill:

Please forward to the Galiano Local Trust Committee the attached the Advisory Planning Commission's report in response to GL-2025-036, File No: 12-04-6500-20. Please include the following note with the report.

With thanks,

Gilian

Dear Galiano Local Trust Committee:

On behalf of the Galiano Advisory Planning Commission, thank you for the opportunity to respond to your request to consider areas for inclusion in an Official Community Plan review. As it is likely obvious from the depth and scope of our report, all members of the APC gave this report much thought and effort. In fact, we invested over 20 hours of meeting time in addition to personal time spent consulting with community members and writing and reviewing the report. We all understand the important guiding role of a current and well-conceived Official Community Plan. Therefore, we hope very much that this report will be helpful to you and the Galiano community as you pursue an OCP review.

I extend thanks for all members of the APC for their thoughtful and respectful contributions at all our meetings and to this report. We all also thank Carly Bilney for her warm, steady support at our meetings and particularly for her prompt and excellent minutes.

Unfortunately, I am unable to attend the December 9th LTC meeting but other members of the APC will attend and be happy to answer any questions you have regarding our report. As well, I am happy to discuss it with one or both of you by phone or in person at a later date if that would be helpful.

With respect,

Gilian Dusting

Chair, Galiano Advisory Planning Commission

Gilian Dusting

[REDACTED]

Galiano Island Advisory Planning Commission Referral Report
in response to GL-2025-036 regarding
File No: 12-04-6500-20 – GL OCP Review Project

Friday, November 28th, 2025

GL-2025-036: It was Moved and Seconded, that Galiano Island Local Trust Committee refer the Official Community Plan Project staff reports to the Advisory Planning Commission and request that the Advisory Planning Commission provide the Local Trust Committee with recommendations on topic areas for inclusion in an Official Community Plan Review.

The Galiano Island Advisory Planning Commission makes the following comments and recommendations to the Local Trust Committee in response to GL-2025-036.

Executive Summary

The Galiano Advisory Planning Commission (APC) received referral GL-2025-036 regarding the Official Community Plan (OCP) Review from the Galiano Local Trust Committee (LTC) on July 8, 2025. The APC met for ten two-hour meetings, between August and November 2025, to develop the following response to the referral.

Considering this referral was written by staff and was forwarded to the APC without input from the LTC, and since “*an official community plan provides a vision, goals, objectives, and policies for how the community will manage change*” ([Islands Trust](#)), the APC has given serious consideration to the question.

As noted in the referral, “*The LTC has stated that the project would be a targeted review, in other words would consider amendments to specific areas of the OCP or discrete topics.*”

The APC recognizes that the current OCP is a solid foundational document that was written with careful consideration by Galiano community members in 1995 and last reviewed in detail in 2009-10, and therefore deserves respect. However, the APC also noted that much has changed in the intervening years including population growth, development pressures and advocacy for more affordable housing. There is also an important new commitment to First Nations Reconciliation and an acceleration of the climate crisis and associated ecosystem stresses (e.g. low well yields and increased salt water intrusion).

The APC believes that, despite some poor forest management, the large tracts of undeveloped forest land on the Island provide the Galiano community with the opportunity to create a “model island of social, economic and ecological health.” This vision could guide Galiano’s OCP review.

The APC agrees with the LTC that the topic areas identified in referral GL-2025-036 should be reviewed, subject to the comments below. After careful consideration by all commission members, the **APC recommends that the scope of the review be broadened. In addition to reviewing individual sections and DPAs as noted below, every aspect of the OCP should be reviewed using the following lenses:**

- **First Nations Reconciliation** as noted in the referral,
- **Climate Change Mitigation and Adaptation** throughout the document, and
- **Sustainability of Critical Resources**, such as fresh water.

On the recommendation of the planner, the APC reviewed the seven Development Permit Areas (DPAs) in Section V, with one DPA assigned to each commissioner for analysis. Upon further reflection, the APC realized that the first four sections of the OCP also required review since there are many interconnections between the DPAs and the earlier sections in the OCP. Staff could not provide us with the “model DPAs” as mentioned in the referral. As a result, we did not agree that such model DPAs should be used to replace Galiano’s DPAs, which should reflect local island conditions.

The APC recommends that the following sections would benefit from review, although not all require a deep review and those have been indicated by “*limited review only*”. In the following pages, please see the APC’s analysis of each section and the commissioners’ rationale for a review.

SECTION II LAND USE

1. Residential
 - 1.6 Community Housing (*Noted in the referral*)
 - 1.7 Proposed new section related to Land Transfers in exchange for extra density
2. Agriculture (*Limited review only*)
3. Forest (*Noted in the referral*)
5. Economic Activity
7. Nature Protection

SECTION III SERVICES

1. Transportation (*Noted in the referral*)
2. Water Supply

SECTION IV CONSERVATION AND ENVIRONMENT

1. Fresh Water
2. Shoreline and Marine Protection
6. Climate Change Mitigation and Adaption
7. Environmentally Sensitive Areas

SECTION V DEVELOPMENT PERMIT AREAS

1. DPA 1 – Riparian Areas
2. DPA 2 – Shoreline and Marine
3. DPA 3 – Tree Cutting and Removal (*Limited review only*)
4. DPA 4 – Elevated Groundwater Catchment Areas
5. DPA 5 – Sensitive Ecosystems
6. DPA 6 – Commercial and Industrial Form and Character (*Limited review only*)
7. DPA 7 – Steep Slope Hazard (*Limited review only*)

In addition to the detailed guiding principles listed in the full report, the APC highly recommends that the OPC review:

- Be **data driven**;
- Be informed by a fulsome assessment of the **potential build-out and ecological carrying capacity** (or growth limitations) of the island;

- Be fuelled by robust **community engagement**;
- Provide a thorough and accessible **communications program** that details to the public how the island is governed, why an OCP is important and how Land Use Bylaws (LUBs) provide teeth to the OCP;
- Be informed by thoroughly **updated maps**, many of which are currently outdated and/or incorrect; and
- Use planning principles that **recognize Galiano's unique needs, attributes and challenges**.

Background

In referral GL-2025-036, dated July 8 2025, the Galiano LTC has requested that the APC consider if any topics, other than those outlined in the referral, should be included in the scope of an Official Community Plan review. The referral included the following guidance:

“The LTC has stated that the project would be a targeted review, in other words would consider amendments to specific areas of the OCP or discrete topics. To date, the LTC has identified the following topics:

- **First Nations:** *incorporating reconciliation throughout the OCP, this would be based on consultation, but examples may include archaeological and cultural heritage protection, shoreline and marine protection, land transfer options, and acknowledging history and place names.*
- **Islands Trust Policy Statement Implementation:** *an updated Policy Statement is anticipated to be adopted this term and all subsequently adopted bylaws, including a new or amended OCP, must not be contrary or at variance with the Policy Statement.*
- **Housing:** *reviewing and updating policies to support housing diversity, based on options in the Islands Trust Housing Toolkit.*
- **Review and Update Development Permit Areas:** *review effectiveness, particularly DPA for protection of the natural environment, and consider amendments based on model DPAs.*
- **Forest Policies:** *review, specifically based on recent applications for F1 rezonings involving land transfers.*
- **Transportation:** *review policies generally and road network plan policies specifically.*
- **Other areas, generally of a technical nature, include:**
 - *Harmonizing Land Use Designations and Policy sections*
 - *Reviewing out-dated and unimplemented policies and wording*
 - *Reviewing Advocacy Policies*
 - *Incorporating associated island policies*
 - *Updating map schedules*
 - *Reviewing build-out potential to consider growth limits and constraints*

As indicated in the resolution, the LTC has requested that the APC consider if any other topics should be included in the scope of the review.”

This referral was written by staff and was forwarded to the APC without input from the LTC, and since “an official community plan provides a vision, goals, objectives, and policies for how the community will manage change” ([Islands Trust](#)), the APC has given serious consideration to the question.

The Galiano OCP was last reviewed in 2009-10. Considering an OCP is a forward-looking document, this next review will provide guidance for Galiano Island growth and development over the next 15-20 years. During that period, the Island and its residents will experience the continued effects of a changing climate,

population and development pressures from the neighbouring urban centres and the ripple effects of larger socio-economic and political uncertainty.

The APC believes that, despite some poor forest management, the large tracts of undeveloped forest land on the Island provide the Galiano community with the opportunity to create a “model island of social, economic and ecological health.” To achieve this goal, it is essential that planning be based on fulsome information regarding the potential build-out of the island and its ecological carrying capacity.

The OCP is a visionary document that should include aspirations and goals, particularly with respect to mitigation and adaptation related to the climate crisis. These should be given sufficient weight so that they are specifically reviewed as considerations when land use applications including rezoning and variances come before the LTC.

Our Process

Over ten two-hour meetings, the APC reviewed the referral in detail including each of the topics identified. On the recommendation of the Planner, the APC reviewed the seven Development Permit Areas (DPAs) in Section V, with one DPA assigned to each commissioner for review. Upon further reflection, the APC realized that the first four sections of the OCP also required review since there are many interconnections between the DPAs and the earlier sections in the plan.

As time permitted, members of the APC sought input from community members.

At times, the commission was challenged to stay within the scope of the referral. Rather than losing potentially helpful information, this report includes recommendations for updating some areas of the OCP for consideration in the actual review.

While we understand staff’s desire to develop consistency in Southern Gulf Island planning such as developing model DPAs, the APC cautions the LTC against a “cookie cutter” approach to planning. It is important that the Island’s OCP recognizes Galiano’s unique needs, attributes and challenges.

Recommended Guiding Principles

It is recommended that the OCP review process:

- Incorporates **First Nations Reconciliation** throughout;
- Incorporates **Climate Change** references, mitigation and adaptation throughout;
- Is informed by a fulsome assessment of the potential **build-out** and the **ecological carrying capacity** of the island;
- Ensures robust **community engagement** and participation that involves a cross section of the Galiano community including young people and families, Indigenous people, seniors, people with disabilities, working and retired people, permanent and part-time residents etc., all of whom will benefit from careful planning for the future development of the island;
- Enables broad **community participation** in the OCP review by establishing a citizen steering committee and citizen advisory committees to explore specific issues, as in previous reviews;

- Prepares for **informed engagement** by providing a thorough and accessible communications program that informs Galiano community members of how the island is governed, why an OCP is important, how Land Use Bylaws (LUBs) provide teeth to the OCP etc.;
- Is **data-driven**, including indicators of ecosystem health and cumulative effects, tourism statistics, groundwater information, rates of salt water intrusion and more;
- Is informed by thoroughly **updated maps**. Many of the existing maps are outdated or incorrect;
- Ensures improved application of **accessibility planning principles**, where applicable throughout the OCP;
- Uses **rural/island planning principles**. Unlike urban settings, Galiano is entirely bordered by water and is a geographically and ecologically limited land mass. Planning and associated growth projections should recognize these geographical and ecological limitations; and
- Utilizes **island-based expertise**. Many professionals and experts live and work on Galiano. Where pertinent, these individuals should be invited to participate actively in the OCP review.

Recommended Planning Resources

The OCP review must be informed by or consistent with, but not exclusive to, the following:

- The Islands Trust Mandate;
- The new Islands Trust Policy Statement when adopted;
- The Islands Trust Fresh Water Sustainability Strategy and the provincial Water Sustainability Act;
- The Associated Islands Regulations Review Project; and
- Others, as appropriate.

In order to make good decisions based on credible, current scientific data, the APC recommends the establishment of a publicly available inventory of recent reports. Although not a comprehensive list, the APC suggests that the following reports and resources could be useful in an OCP review:

- [Climate Change and the Islands Trust Key Messages](#) (2020);
- [BC Climate Action Charter](#) (Province of BC, 2007);
- [Galiano Island Advisory Planning Commission Referral Report: Affordable Housing](#) (September 2018, p175 - 198);
- [Islands Trust Housing Toolkit](#) (January 2024);
- [Islands Trust Housing Needs Assessment](#) (April 2025);
- [One Island, One Earth, An Ecological Footprint and Fingerprint for Galiano Island](#) (Galiano Conservancy Association, June 2022);
- [Riparian Areas Protection Regulation](#) (Province of BC, 2019);
- [Shoreline Protection Model Bylaw Report](#) (Islands Trust, March 2021);
- [Islands Trust Climate Indicators. Scoping Exercise to Identify Climate Change Indicators for the Islands Trust Area](#) (August, 2020); and
- [An Ecosystem Health Perspective relevant to Salt Spring Island's OCP](#) (February 2007); and
- Ecosystem Health Indicators ([The Berkshire Encyclopedia of Sustainability](#), 2016, p103-107).

Official Community Plan Analysis

As previously noted, every aspect of the OCP should be reviewed using the following lenses:

- **First Nations Reconciliation** as noted in the referral;
- **Climate Change Mitigation and Adaptation** throughout the document; and

- **Sustainability of Critical Resources**, such as fresh water.

In the following pages, please find the APC's analysis of Section II through Section V of the current OCP and the commissioners' rationale for a review.

SECTION II – LAND USE

1. Residential

In the upcoming OCP review, the ACP suggests that the LTC consider:

- The rationale for and ways of limiting house size for new builds;
- Reducing maximum building lot coverage allowance;
- Registering culturally significant sites (middens in particular) on property titles;
- Differences between primary, full-time residences versus recreational residences and if there are policy opportunities to address those differences;
- The impact of potential build-out and density including how it relates to BC Ferries limitations, fire danger, health and other social service resources, and cost and availability of house/mortgage insurance; and
- Improved use of accessibility planning principles.

1.6 Community Housing (*Noted in the referral*)

This section in the current Galiano Island OCP already allows for consideration of increased density for multiple units guaranteed as affordable, supportive or seniors housing on land zoned for one single family house. While the APC agrees that housing should be part of the OCP review, any changes in the OCP designed to increase the supply of affordable housing must only be for housing governed by housing agreements between the provider and the LTC. Housing policy changes to increase the supply of market housing should be discouraged.

This would be especially important if the current draft Trust Policy Statement is adopted calling for an increase in the supply of “attainable” housing, a term that is not yet defined.

1.7 Land Transfers in Exchange for Extra Density (*Proposed*)

Regarding the issue of land transfers under forest policies in the referral, the APC recommends that the policies that were removed from the forest section of the OCP but continue to be the basis of rezoning applications to permit extra residential density in return for transfers of land, should be added to residential policies in the OCP.

The policy should mirror requirements under the former Rural Residential/Heritage Forest (RR/HF) policy, with the land transferred to any organization or First Nation willing to hold land to be zoned as nature protection. Such land transfers should include the transfer of significant amounts of any available waterfront.

See cautionary note regarding triggering the Private Managed Forest Land Act below in Section 3. Forest.

2. Agriculture (*Limited Review Only*)

Members of Galiano's agricultural community suggested that it is important to support local food security with sufficient flexibility to ensure that farmers can create sustainable business models due to marginal revenue potential in the Galiano market.

3. Forest (*Noted in the referral*)

The APC was reminded by several sources that any changes to OCP forest policies resulting from the OCP review would invoke the jurisdiction of the Private Managed Forest Land (PMFL) Act on a substantial portion of Galiano's forest lands. By doing so, the Galiano LTC would give up local control of residential development on lands subject to the jurisdiction of the PMFL Act. This would not be in the best interests of the Galiano community, the LTC or the ecological integrity of the forests and associated ecosystems.

Instead, the APC believes that any changes affecting Forest zoned lands, such as land transfers in exchange for increased residential density, should be made applicable to other zones and included in other appropriate sections of the OCP outside of Section II Land Use, 3 Forest Policies.

The APC also believes that such land transfers should include, when applicable, substantial transfers of waterfront as originally required in the former RR/HF model for rezoning forest land for density greater than would otherwise be permitted. This could also be included under Section II Land Use, 1 Residential, 1.7 (proposed new) and/or Section IV Conservation and Environment, 2 Shoreline and Marine Protection.

5. Economic Activity

This section outlines a great deal of information and policies surrounding Economic Activity. It is suggested that the framework could be updated to include present day and forward-thinking principles.

Special attention to climate resilience, fresh water awareness and First Nations input should be made throughout the entire section. A specific example is to include climate change and First Nation input within Commercial Policy, Section M.

Additionally, areas of the Economic Activity section include language that gives the Islands Trust jurisdiction over the appropriate governing bodies. For example, Commercial Policies, Section O suggests the requirement of green building standards. While green building standards are important, these requirements stem from the BC Building Code and adjustments to the OCP should emphasize "encouragement" rather than "requirements".

Further, it has been noted in recent Temporary Use Permit (TUP) and rezoning applications, the LTC often refers to Light Industry Policies, Section G. The LTC frequently includes restrictions that shorten the length of the Capital Regional District (CRD) prescribed noise bylaws. It is suggested to re-word this section with examples of other ways to limit or mitigate noise impact beyond shortening working hours. For example: fencing, berms, and barriers.

Lastly, the APC notes that Galiano Island's rural setting depends on light industry economic activity. Within Light Industry Policies, Section I, it is suggested to move from a "demonstrated need" model to focus on strategically assessing and designating land for light industrial use.

Currently, there is minimal land zoned for light industrial use. The allowance of a small-scale mixed-use industrial zone could allow for increased land designation while still considering the potential impacts on the environment, groundwater, transportation, adjacent land uses, natural hazards, climate change and First Nations (refer to "Commercial Policy, M").

7. Nature Protection

The Galiano community prides itself on continuing to increase the number of Nature Protection areas on the island with the aim of preserving natural values, creating networks of protected areas and enhancing carbon storage. The APC encourages continued efforts to increase the number of Nature Protected areas and vigilance in maintaining and interconnecting them. They can play an important role in climate change mitigation and adaptation and in achieving the vision of Galiano as a "model island of social, economic and ecological health." Special attention to climate resilience and groundwater awareness as well as consideration of First Nations cultural practices should be made throughout this section.

SECTION III – SERVICES

1. Transportation (*Noted in the referral*)

The transportation section of the OCP has been well-canvassed during the last review of the OCP and in the development of the Road Network Plan before that by the Transportation Advisory Committee. Nevertheless, it is the opinion of some members of the APC that the transportation policies should be reviewed, particularly regarding the nature of emergency accesses and lanes.

The APC also believes more consideration should be given in the OCP to non-motorized forms of transportation, particularly bicycles, pedestrians and to locations of EV charging stations. There was also concern expressed about the inability of arranging repairs of EV vehicles now that BC Ferries is prohibiting passage for disabled EVs.

In addition, the APC noted the need for better road maintenance. As well, given the increasing number of bicycles, e-bikes, scooters etc., better signage, marked rest areas and additional or upgraded pathways would improve safety for cyclists, drivers and pedestrians alike.

2. Water Supply

The seriousness of the threat to fresh water acknowledged in the OCP 30 years ago combined with the population increase and impacts from climate change are all indicators that this section should be reviewed to ensure language that will result in effective land use bylaws to protect the quantity and quality of our water now and into the future.

In regard to Water Supply Policies, the work of the Southern Gulf Islands/Galiano Groundwater Sustainability Project and the implementation of any useful and relevant recommendations and professional studies and reports should be considered. Important for Galiano, new mapping has redefined the recharge areas, which should be reflected in the OCP review.

Regarding rezoning for higher density or intensity of use and the assessment of sustainable, long-term water, Section e) needs review to consider whether the assessment based on the proponents' reports is sufficient. For example, including recognition of neighbourhood water problems and well interference should be considered.

Attention should also be given to:

- Ensuring low density development in groundwater recharge areas;
- Determining how much water is currently imported to the island. Any rezoning applications that depend on imported water should not be permitted;
- A more cautious approach to rezoning for higher density where the proposed use is expected to need more water than the uses already allowed on the property. Evidence should be required that wells in the surrounding neighbourhood would not be impacted;
- Improved identification and monitoring of areas with salt water intrusion as well as regulation of well-drilling in these areas and enforcement of well capping where intrusion has occurred, in order to protect other wells in the area;
- Requiring cistern use, not just cistern installation, specifically for irrigation purposes;
- Identifying locations for more observation wells and/or the monitoring of private wells in order to create a community groundwater monitoring network; and
- Creation of an advisory group to provide guidance regarding the protection of island groundwater, to have a role in monitoring fresh water resources on the island (observation wells, private wells, community water systems, amount of imported water, salt water intrusion) and to increase awareness of groundwater issues and promote best practices through a community outreach and education strategy.

Water Supply Advocacy Policies should be reviewed for updating and to consider if any advocacy policies could be proposed as bylaws to increase effectiveness.

SECTION IV – CONSERVATION AND ENVIRONMENT

1. Fresh Water

Fresh Water Advocacy Policies should be reviewed for updating and to consider if any advocacy policies could be proposed as bylaws to increase effectiveness.

2. Shoreline and Marine Protection

Land transfers in exchange for extra density should require the transfer of significant amounts of waterfront land when available. This requirement should be included as a policy under Section II Land Use, 1. Residential, proposed new 1.7 or this Section IV Conservation and Environment, 2. Shoreline and Marine Protection. See discussion in Section II above. Also see notes and recommendations in DPA 2 below.

6. Climate Change Mitigation and Adaption

Islands Trust Council joined governments around the world in declaring a Climate Emergency in March 2019, calling for an urgent response to the threats and costs posed by climate change. As noted on the Island Trust website, in the Islands Trust Area, the impacts of climate change include sea level rise, increased salt water intrusion into groundwater aquifers, warmer winters and summers, dryer summers, more intense storm events, and wildfire potential.

This section should be carefully reviewed since it was last amended in 2011. Much of its current focus is on greenhouse gas reduction. A current review could encourage increased use of alternate forms of energy and should reference other sections that are affected by climate change including but not limited to:

SECTION II – LAND USE

1. Residential
 - 1.6 Community Housing
4. Community Facilities and Utilities
5. Economic Activity
6. Parks and Recreation
7. Nature Protection

SECTION III – SERVICES

1. Transportation
2. Water Supply

SECTION IV – CONSERVATION AND ENVIRONMENT

1. Fresh Water
4. Wildlife Protection
5. Air Quality
7. Environmentally Sensitive Areas

SECTION V – DEVELOPMENT PERMIT AREAS

1. DPA 1 – Riparian Areas
2. DPA 2 – Shoreline and Marine
3. DPA 3 – Tree Cutting and Removal
4. DPA 4 – Elevated Groundwater Catchment Areas
5. DPA 5 – Sensitive Ecosystems

7. Environmentally Sensitive Areas

The APC recommends this section be reviewed in light of the accelerated climate crisis and development pressures. This should include current scientific resources and data and updated mapping.

SECTION V – DEVELOPMENT PERMIT AREAS

APC commissioners reviewed the seven DPAs in detail. Their comments and recommendations follow. Staff could not provide us with the “model DPAs” as mentioned in the referral. As a result, we did not agree that such model DPAs should be used to replace Galiano’s DPAs, which should reflect local island conditions.

Also noted:

- DPA effectiveness could be increased through community education programs;
- DPAs are only as good as enforcement and there seems to be enforcement issues;
- Effective DPAs require current, correct, and accessible mapping; and
- DPA exemptions should be reviewed to ensure that their number and complexity do not impede the effectiveness of individual DPAs

Upon completion of the OCP review, the APC recommends that the [DPA Fact Sheets](#) on the Islands Trust website be updated and made easier to find on the site.

1. DPA 1 – Riparian Areas

Riparian areas are mentioned throughout Galiano's current OCP as positive ecological features that should be protected including the following references:

SECTION II – LAND USE

- Land Use Policies
- Forest Use Policies
- Light Industry Advocacy Policies

SECTION IV – CONSERVATION AND ENVIRONMENT

- Environmentally Sensitive Areas Advocacy Policies

The former Riparian Areas Regulation was amended on November 1, 2019 and became the Riparian Areas Protection Regulation (RAPR). DPA 1 should be examined to ensure that it is consistent with the 2019 Riparian Areas Protection Regulation. References to the former Riparian Areas Regulation should be updated throughout the OCP.

The map (Schedule F) requires updating as there are inaccuracies and inconsistencies in the mapping of Galiano's riparian areas which may result in unprotected riparian areas on the Island.

Approaches that may be useful include:

- 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; and
- Saanich has an extensive stream atlas. Perhaps the Islands Trust Conservancy or Galiano Conservancy Association could develop a similar resource to guide Schedule F mapping for DPA 1.

Other suggestions or recommendations:

- Review language inconsistency between the preamble to the DPAs (that says only one development permit may be required) and DPA 1 (that mentions the possibility of multiple development permits being required);
- Review exemptions 1.7 d) which allows for garden and yard maintenance within an existing landscaped area to ensure that new landscaping is sufficiently restricted; and
- Review 1.7 f) for ecological enhancement or restoration that could add "or undertaken under the guidance of a Qualified Environmental Professional" to add flexibility.

2. DPA 2 – Shoreline and Marine

The Shoreline and Marine DPA is significant because it will continue to be affected by climate change, in particular sea level rise and shoreline erosion.

Although the shore protection measures outlined in DPA 2 are very detailed, it was last reviewed with Bylaw 219 in 2011 and should be freshly reviewed to align with the Shoreline Protection Model Bylaw Report of March 2021.

The shoreline and marine areas are of particular importance to First Nations. Through active engagement and consultation with First Nations, enhanced attention should be given to protection

of middens and other First Nations archeological and cultural sites that fall within the shoreline and marine DPA. Maps should be updated where appropriate.

Specific areas for review include:

- Considering permit requirement exemptions for boat-only access properties for critical “small” structures required for emergency access, firefighting and power generation (e.g., stairs, solar panels, small platforms);
- Ensuring mooring buoys are of approved types;
- Considering expansion of (and impact of) boat moorages and services such as government docks and/or marinas to address increased population density; and
- Examining the impact on the shoreline of large commercial vessels, particularly in Active Pass. This is not considered in the current Shoreline and Marine DPA.

When exploring options for land transfers, ensure the protection of and access to shoreline. See new policy recommendations in Section IV 2 Shoreline and Marine Protection and/or in Section II Land Use.

Also see: [Associated Islands Regulations Review Project](#).

3. DPA 3 – Tree Cutting and Removal (*Limited Review Only*)

Although it is appropriate and important that DPA 3 covers the entire island, the DPA should be reviewed for clarity.

For example, rather than using cubic meters to measure the cutting and removal of trees, which is a forest industry quantification, the cutting and removal of trees should be based on number and width of trees instead (eg. expressed from an ecological viewpoint rather than timber value). Note, that an Islands Trust Fact Sheet about DPA 3 on Galiano described trees in numbers rather than cubic meters.

Exemptions should be added to address dangerous trees, ecological health and Fire Smart principles.

4. DPA 4 – Elevated Groundwater Catchment Areas

The amended DPA 4: Groundwater Recharge Protection (on lots of 5 ha or greater, protecting 76% of the aquifer recharge area) should be reviewed to consider the impact of the exemptions on its effectiveness. Mapping to be updated.

5. DPA 5 – Sensitive Ecosystems

DPA 5 requires a detailed review which should:

- Update and correct mapping;
- Consider what is being mapped regarding sensitive ecosystems. How they have been mapped in the past is not necessarily the best way to map them now;
- Include examination of the interconnections between DPA 5 and other DPAs and sections in the OCP;
- Be data-driven, and include the impacts of the full potential build-out and carrying capacity of the island (as noted throughout this report);

- Plan for improved ecosystem integrity and resilience of the island. (eg. Are all the processes in the ecosystem intact and working? Can our ecosystems bounce back after extreme weather events?);
- Consider risks posed to ecosystem integrity and resilience by forest/land fragmentation;
- Develop management strategies for increased impact of existing and new invasive species; and
- Explore ways to build ecosystem health in Galiano's forests with the vision of creating a model of ecosystem resilience.

6. DPA 6 – Commercial and Industrial Form and Character (*Limited Review Only*)

It is stated that, “*the Islands Trust shall address the aesthetic, environmental, and social impacts of new or additional commercial/industrial uses*”. The following additions could be made to evolve DPA 6 into a modernized policy aligned with climate resilience, Reconciliation and low impact development:

- Green Infrastructure: water collection/storage, pollinator plantings, FireSmart standards;
- First Nations Input: landscape design with culturally significant plants, interpretive signage;
- Mapping: updated and accessible virtual maps;
- Parking/Transportation: increased EV charging stations, plan for transportation/disposal of EV's; and
- Accessibility: Improved use of accessibility planning principles.

7. DPA 7 – Steep Slope Hazard Areas (*Limited Review Only*)

The Steep Slope areas of concern are well mapped and the exact data that created the mapping is available from the Islands Trust. See “*Schedule 1 Mapping dated 1995 Bylaw Amendments: BL223, October 2011*”.

Because steep slopes are sensitive both naturally and geologically, the requirement for reporting by a certified Geotech Engineer before landowners work or build on steep slopes, allows for professional protection of these areas.

Conclusion

The APC thanks the LTC for the opportunity to provide a response to Referral GL-2025-036. The APC gave the questions posed serious consideration over ten two-hour meetings as well as seeking input from community members.

The APC recognizes that the current OCP is a solid foundation for the proposed review. However, the APC also noted that much has changed in the intervening years including population growth, development pressures and advocacy for more **affordable housing**, as well as acceleration of the **climate crisis** and an important new commitment to **First Nations Reconciliation**.

Having reviewed the existing OCP in detail, the APC agrees with the topic areas as outlined in the Referral GL-2025-036 subject to our detailed comments above. The APC also recommends broadening the scope of the review beyond what is detailed in the referral. As noted in the referral, the APC recommends reviewing the entire OPC through the lens of a commitment to First Nations Reconciliation.

In addition, the APC urges the LTC to review the entire plan with consideration to Climate Change Mitigation and Adaptation and to ensure the sustainability of the island's critical resources, particularly fresh water. Our report highlights areas of the plan that require in-depth review and others that would benefit from a limited review, with some areas excluded.

Given the population, development and climate pressures facing Galiano, the APC recognizes that an OPC review is an important opportunity to set the stage for a healthy and resilient future for the island and all the life that it supports. The APC suggests that the OCP review could be guided by a vision to create a "model island of social, economic and ecological health."

The APC believes that this vision would only be achieved by robust community engagement that is informed by a clear understanding of the OCP and its role. The APC reminds the LTC that the OCP is owned by the Galiano community and therefore, a wide and deep cross section of the Galiano community should participate in the review. As with previous reviews, a citizen steering committee and citizen advisory committees should be established to explore specific issues. Additionally, the review must be data-driven and based on an assessment of the full build-out and ecological carrying capacity of the island.

The APC hopes that this report will provide a useful guiding document to the LTC as it develops the framework for a review of Galiano's OCP. We also hope that the thinking that is captured in this report will be helpful to members of the Galiano community as they undertake the review.

Respectfully submitted by:

Gillian Dusting, *Chair*
Art Moses, *Vice-Chair*
Danica Berginc, *Member*
Karen Harris, *Member*
Jann Helssen, *Member*
Gerry Longson, *Member*
Jennifer Margison, *Member*

Follow Up Action Report

Galiano Island

10-Dec-2024

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

08-Apr-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to set up meeting with Penelakut Chief, Council and staff and the Galiano LTC for September/October 2025 to provide updates to Penelakut Tribe regarding current applications and projects.	Joe Elliott Kim Stockdill	Target: 03-Oct-2025	In Progress

Follow Up Action Report

Galiano Island

08-Jul-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 GL-RZ-2021.2 (Matheson/Bairstow) - DL 86 1. Bylaw Nos. 292 and 293 given first reading. Staff to add reading date to bylaws and upload to webpage (DONE) 2. Bylaw Nos. 292 and 293 - not contrary to or at variance with the ITPS (DONE) 3. Staff to schedule CIM and PH for bylaws once draft covenants and a groundwater report is received 4. Staff to contact applicants and Penelakut regarding rezoning and redesignating from Marine to Marine Protection	Jas Chonk Kim Stockdill	Target: 31-Oct-2025	In Progress
0%	2 GL-RZ-2023.2 (Larsen) - DL 85 1. Bylaw Nos. 294 and 295 given first reading. Staff to add reading date to bylaws and upload to webpage (DONE) 2. Bylaw Nos. 294 and 295 - not contrary to or at variance with the ITPS (DONE) 3. Staff to schedule CIM and PH for bylaws once draft covenants and a groundwater report is received 4. Staff to contact applicants and Penelakut regarding rezoning and redesignating from Marine to Marine Protection 5. Staff to review easement/SRoW from Cook Road to DL 85 (emergency access) - in process	Jas Chonk Kim Stockdill	Target: 31-Oct-2025	In Progress

Follow Up Action Report

Galiano Island

09-Sep-2025

Progress	Activity		Responsibility	Dates	Status
0%	1	11.1 GL LTC adopted LTC minutes of July 8, 2025 as is.	Emily Bryant	Target: 23-Sep-2025	Completed
0%	2	16.1 GL LTC interests unaffected for Salt Spring LTC Bylaw No. 546.	Jas Chonk	Target: 23-Sep-2025	Completed
0%	3	16.2 Galiano LTC supports Salt Spring Bylaw No. 549.	Jas Chonk	Target: 23-Sep-2025	Completed
0%	4	16.3 ITPS - Bylaw No. 183. 1. Staff to send bylaw referral for Bylaw No. 183 to the Galiano APC for comment. 2. Staff to determine if bylaw referral can be extended from February 6, 2026 to February 10, 2026.	Emily Bryant Kim Stockdill	Target: 30-Jan-2026	In Progress
0%	5	16.4 GL-RZ-2023.1 - Draft groundwater assessment covenant amended by deleting section 3. Chair to sign covenant. (DONE)	Kim Stockdill	Target: 31-Oct-2025	Completed
0%	6	16.5 GL-PL-DVP-2025-0264 - application deferred until issuance of provincial archaeological process is complete.	Bruce Belcher	Target: 28-Nov-2025	In Progress

Follow Up Action Report

Galiano Island

09-Sep-2025

Progress	Activity	Responsibility	Dates	Status
0%	7 17.1 Groundwater Sustainability Project - Bylaw Nos. 283 & 284 1. Bylaw Nos. 283 and 284 - Adopted. Add adoption dates to bylaws and post to webpage. (DONE) 2. Consolidate LUB and OCP due to adoption of Bylaw Nos. 283/284. (DONE) 3. Staff to report back with bylaw amendment to the Galiano DAI - no resolution to amend the DAI. Staff to report back with direction from the LTC to issue a bylaw number.	Bruce Belcher Jas Chonk Kim Stockdill	Target: 28-Nov-2025	In Progress
0%	8 19.1 - Galiano LTC Meeting Procedures Bylaw No. 298 - given first, second, and third reading. Staff to send to EC for consideration of approval.	Jas Chonk	Target: 26-Sep-2025	Completed
0%	9 18.1.1 Staff to remove Groundwater Sustainability Project from the Active Projects Report. (NOTE: Project to remain on Active Projects List as it is in the Implementation Phase: updates to DAI Bylaw)	Kim Stockdill	Target: 12-Sep-2025	Completed
0%	10 18.1.2 Add 'Target OCP Review' to the Future Projects List, and add a note to include 'Riparian DPA updates' as an item in the target review.	Kim Stockdill	Target: 12-Sep-2025	Completed
0%	11 19.2 Galiano LTC Public Notification Bylaw No. 299 given first, second, and third reading. Staff to send bylaw to EC for consideration of approval.	Jas Chonk	Target: 26-Sep-2025	Completed
0%	12 20.1 Galiano LTC regular meeting change the November 4, 2025 date to an electronic regular LTC meeting on October 31, 2025 with a start time of 10AM.	Emily Bryant Jas Chonk Lisa Millard	Target: 19-Sep-2025	Completed

Follow Up Action Report

Galiano Island

09-Sep-2025

Progress	Activity	Responsibility	Dates	Status
0%	13 Galiano LTC add a new standing resolution to allow 'the LTC Chair or other authorized person be permitted as signatory to documents on behalf of the local trust committee.' -Correct resolution wording should be used from draft minutes.	Jas Chonk	Target: 26-Sep-2025	Completed

Follow Up Action Report

Galiano Island

14-Oct-2025

Progress	Activity		Responsibility	Dates	Status
100%	1	11.1 GL LTC adopted LTC minutes of September 9, 2025 as amended.	Emily Bryant	Target: 07-Nov-2025	Completed
100%	2	11.2 GL LTC adopted LTC special mtg minutes of September 19, 2025 as presented.	Emily Bryant	Target: 07-Nov-2025	Completed
0%	3	14.2 LTC request staff to contact the Galiano Island Parks and Recreation Commission for feedback on standing resolution on 2009-085.	Kim Stockdill	Target: 28-Nov-2025	In Progress
0%	4	6.1 GL LTC interests unaffected for Mayne Island LTC Bylaws 196 and 197.	Jas Chonk	Target: 07-Nov-2025	Completed
0%	5	16.2 LTC accepts 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.	Jas Chonk Kim Stockdill	Target: 28-Nov-2025	In Progress
0%	6	19.1/19.2 GL LTC adopted Mtg Procedure Repeal Bylaw 298 and Public Notification Bylaw 299	Jas Chonk	Target: 07-Nov-2025	Completed
0%	7	19.3 Policy Statement Engagement Options - CIM - reschedule to Dec 9 LTC mtg?	Jason Youmans Kim Stockdill	Target: 07-Nov-2025	Completed



File: MF 322

November 21, 2025

Christine Keefer & Bryan Gleave
915 Celebrate Lane
Galiano Island, BC V0N 1P0

Via email: christine@gulfislandliving.ca

Dear Landowner:

RE: Amendment to MF 322 for removal of land

Folio	PID	Legal Description	Hectares
		See Attachment 2	21.2

The Managed Forest Council reviewed the MF 322 management commitment amendment dated November 10, 2025, to remove land from the identified parcels due to a restrictive covenant on title. The management commitment amendment complies with the *Private Managed Forest Land Act* and regulations.

The identified 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 identified lands are no longer subject to a Management Commitment.

By way of a copy of this letter, Council advises the Islands Trust that the identified lands are no longer subject to the *Private Managed Forest Land Act* and Regulations.

Sincerely,

A handwritten signature in cursive script that reads "Pam Jorgenson".

Pam Jorgenson, RPF
Executive Director

c BC Assessment
c C. Frater, Islands Trust

Attachment 2

Part 3: Identification of Lands Being Withdrawn

Legal Description	Roll Number	PID	Area ha
PORTION OF LOT 3, PLAN VIP60997, DISTRICT LOT 78	01-764-29322.003	023-041-846	4.5
PORTION OF LOT 5, PLAN VIP60997, DISTRICT LOT 78	01-764-29322.005	023-041-854	1.6
PORTION OF LOT 6, PLN VIP60997, DISTRICT LOT 77&78	01-764-29322.006	023-041-919	3.5
PORTION OF LOT 7, PLN VIP60997, DISTRICT LOT 77&78	01-764-29322.007	023-041-927	3.2
PORTION OF LOT 8, PLN VIP61007, DISTRICT LOT 77&78	01-764-02271.251	023-042-231	1.2
PORTION OF LOT 14, PLAN VIP61007, DISTR LOT 71 & 77	01-764-29322.014	023-042-290	0.8
PORTION OF LOT 26, PLAN VIP61030, DISTRLOT 65/68/69	01-764-29322.026	023-042-761	1.1
PORTION OF LOT 29, PLAN VIP61030, DISTRLOT 65	01-764-29322.029	023-042-834	1.1
PORTION OF LOT 30, PLAN VIP61030, DISTRLOT 65	01-764-29322.030	023-042-842	4.2

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

DATE OF MEETING: December 9, 2025
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: District Lot 86 Rezoning Application – Staff Report
Location: District Lot 86 Galiano Island Cowichan District

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” be read a second time.
2. That Galiano Island Local Trust Committee Bylaw No. 293, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be read a second time.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) updates in regards to the rezoning application GL-RZ-2021.2 (Matheson-Bairstow).

BACKGROUND

A staff report was presented to the Galiano Island LTC on July 8, 2025. At this meeting the LTC passed the following resolutions:

GL-2025-045

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

CARRIED

GL-2025-046

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

CARRIED

GL-2025-047

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

CARRIED

GL-2025-048

that Galiano Island Local Trust Committee request covenants under Section 219 of the Land Title Act from the applicant for GL-RZ-2021.2 (Matheson-Bairstow) for sustainable forestry and development

control and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application prior to final adoption consideration.

CARRIED

GL-2025-049

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

CARRIED

ANALYSIS

Official Community Plan

Proposed bylaw No. 292 would amend the Galiano Island Official Community Plan (OCP) No. 108 by re-designating portions of the subject property from *Forest* to *Nature Protection, Park* and *Rural Residential*. In addition, a new policy will be added to the Rural Residential section.

First reading was given to proposed Bylaw No. 292 by the Galiano Island LTC on July 8, 2025

Land Use Bylaw

Proposed Bylaw No. 293 would amend the Galiano Island Land Use Bylaw (LUB) No. 108 by rezoning the property from the *Forest 1* zone to the following zones:

- *Forest 3*
- *Rural Residential (e)*
- *Nature Protection*
- *Park*

The proposed LUB bylaw also attaches a site plan delineating developable areas for the *Rural Residential (e)* and *Forest 3* zoned portions of the lot.

First reading was given to proposed Bylaw No. 293 by the Galiano Island LTC on July 8, 2025

Terms of Reference

As outlined in the Terms of Reference issued to the applicant in 2021, the applicants continue to work on or have provided the following to the LTC:

Items completed:

- An [updated site plan](#) outlining the developable areas - completed
- Septic Disposal Report – to confirm septic viability, and to provide a site plan showing the existing and proposed septic areas for those lots where zoning permits a residential use - completed
- [Baseline/Ecological Overview Report](#) – completed and to be reviewed by Islands Trust Biologist
- Sustainable Forestry Covenant – to register a Section 219 covenant on title for the proposed Forest 3 zoned portion of the lot. Covenant to be registered on title of parent parcel prior to bylaw adoption (completed by applicant, staff to review)
- Other Section 219 Covenants (completed by applicant, staff to review):
 - Development Control Covenant(s) – covenant(s) to include recommendations of the geotechnical assessment (if required), groundwater report, well monitoring conditions,

ecological overview report, Site Plan, land transfer information (road portion and west lot portion), restriction on use or occupancy of dwellings until land is successfully transferred, sale of RR1 lot to be donated to a non-profit affordable housing society, and subdivision clause (owner must subdivide in accordance to attached site plan)

- Covenant to be registered on title of parent parcel prior to bylaw adoption
- There may be two Development Control Covenants; one permanent covenant which stays on the property title for each lot in perpetuity, and another temporary covenant which may be discharged once all clauses in the covenant are satisfied

Items to be completed

The applicant has provided a [Groundwater Supply Evaluation Report](#) dated November 1, 1994, prepared by a registered professional hydrogeologist. The report evaluates the water quantity and quality for the four wells drilled on the subject property in 1993 by Red Williams Drilling Ltd. Each well was test-pumped for a minimum period of eight hours. During the pumping, observation readings were taken from adjacent wells.

The report concludes that groundwater from all four wells met the drinking water guidelines in effect at that time (1994). Three of the four wells showed slightly elevated levels of iron and manganese, which are common in groundwater and do not pose a health risk. One of the wells showed a higher level of non-coliform bacteria; therefore, it was recommended that water from this well undergo regular analysis to determine whether the levels persist.

With respect to well yields, the minimum supply of 500 lpgd (approximately 1,900 litres per day) is attainable for each of the four wells on the property.

As the results of the 1994 groundwater supply evaluation are now more than 30 years old, staff requested that the applicant provide an updated assessment to ensure the quality and quantity of each well continue to meet the Canadian Drinking Water Standards.

A letter prepared by Hy-Geo Consulting (registered professional hydrogeologist), dated October 9, 2025, has been submitted by the applicant. The letter states that the pump test completed on well number 60556 (located on the proposed Forest 3 lot) indicates the well is capable of producing 0.94 USgpm (5,124 L/day) on a sustainable basis, with insignificant interference effects on neighbouring wells in the region. This capacity exceeds the requirements of the Galiano Island Land Use Bylaw No. 127, *Standards for Potable Water Supply*. Monitoring of the water quality during the test showed no indication of seawater intrusion into the well.

The applicant is currently completing pump tests for the other two wells located on the property within the proposed Rural Residential lots. Water-quality information is also required for all three wells and will be forwarded to the Galiano Island LTC when received. Once this information is submitted, a public hearing can be scheduled.

CONSULTATION

Statutory Requirements

In accordance with regular statutory requirements, a public hearing is required for rezoning applications that require an amendment to the Official Community Plan (OCP). It is also standard practice to hold a Community Information Meeting (CIM) prior to the public hearing.

Staff recommend waiting until all required documents from the application, as outlined in the Terms of Reference (TOR), have been received before scheduling a public hearing for the bylaws. Once the documents have been received and reviewed by staff and the Local Trust Committee (LTC), staff will schedule a CIM and public hearing.

Referrals for both bylaws have been sent to First Nations and agencies. Responses from the referrals will be forwarded to the Galiano Island LTC when received. As part of the referrals, staff have reached out to the CRD fire department to comment on emergency access as a condition of bylaw adoption.

Rationale for Recommendation

Based on the foregoing, the recommendations on page 1 are supported as no amendments are anticipated for the proposed bylaws therefore second reading can be given. In addition, the applicant has provided all information as stated in the Terms of Reference with the exception of two pumping test which are scheduled early next year. Third reading of the bylaws may be considered after the public hearing is held.

ALTERNATIVES

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

1. Request further information

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

Resolution:

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

_____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application GL-RZ-2021.2 (Matheson-Bairstow) to the Galiano Advisory Planning Commission for the following purpose(s)

_____.

3. Deny the application

The LTC may deny the application.

Resolution:

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

NEXT STEPS

Staff will continue to work with the applicant to provide the necessary documents in the Terms of Reference prior to scheduling a community information meeting and public hearing.

Submitted By:	Kim Stockdill, Island Planner	December 1, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	December 1, 2025

Attachments:

1. Proposed Bylaw No. 292
2. Proposed Bylaw No. 293

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

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

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

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024”.

2. SCHEDULES

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

3. SEVERABILITY

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

READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 292**

SCHEDULE 1

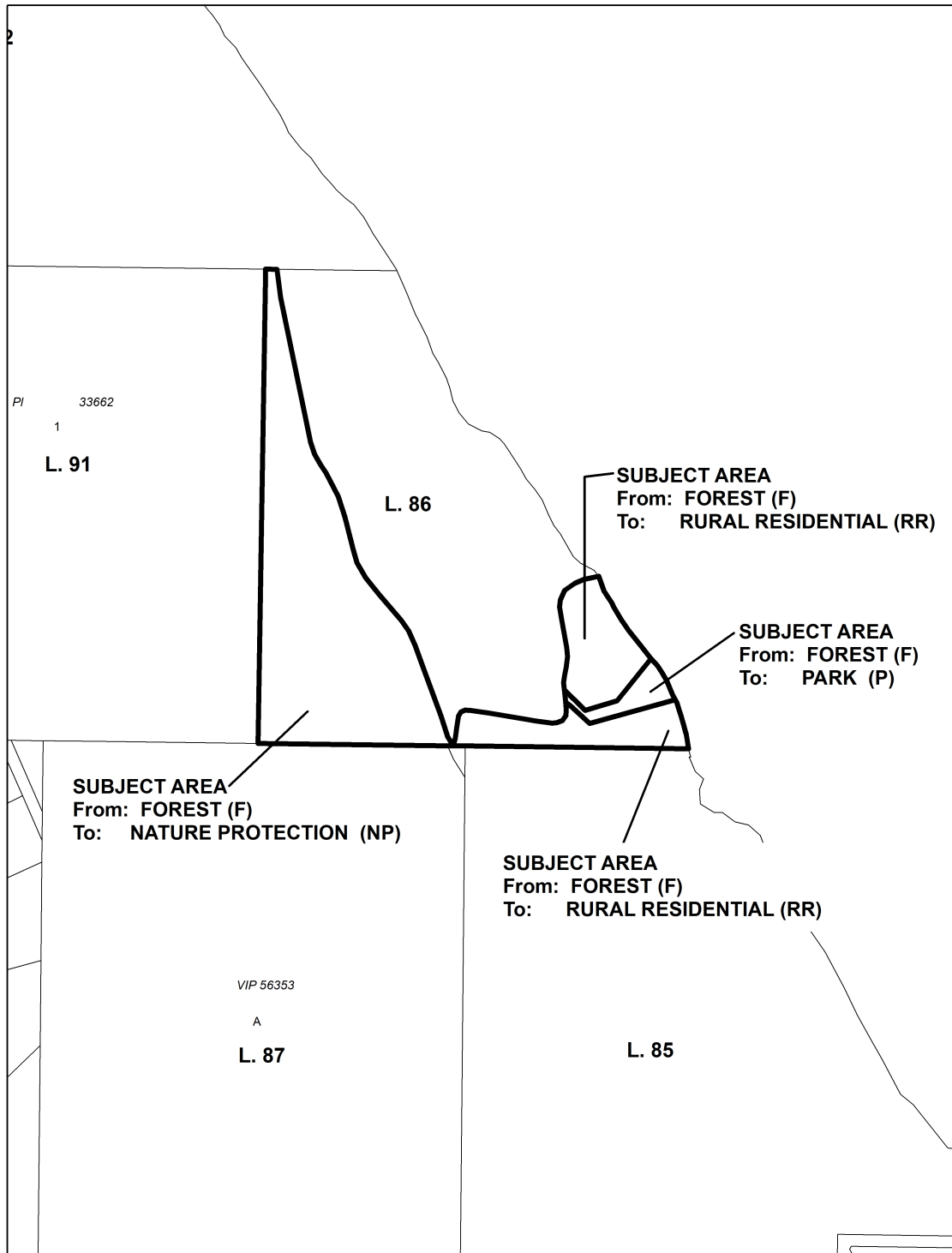
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Schedule A, Section II, 1.4 Rural Residential is amended by inserting the following as a new Rural Residential policy, and by making such consequential numbering alterations to effect this change:

“For the properties described as District Lot 86, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) on the Rural Residential designated portion of the lands and 20 hectares (49 acres) on the Forest designated portion of the lands, applicable only if the landowner provides land to be transferred to the Province of British Columbia, Penelakut Tribe, the Capital Regional District or other transferees designated in the Land Use Bylaw amendment, to be used for conservation, ecosystem protection, public parkland, community forest, or trails. Approval of any such rezoning shall be subject to the following conditions:

- i) the area of land to be transferred shall include all of the land designated Nature Protection and Park;
- ii) incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and
- iii) the registration of a s. 219 covenant granted to the LTC which restricts the layout and area of the future lots to provide for the contiguous clustering of lots in a manner that protects the integrity of forest ecosystems, surface water and groundwater supplies and minimizes the impact of residential services such as roads.”

2. Schedule B (Land Use Designation) is amended for the lands legally described District Lot 86 Galiano Island, Cowichan District as depicted in the map below.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

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

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”.

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

2.1 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares for the RR(e) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 86, Galiano Island, Cowichan District that are zoned Nature Protection (NP) and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, or Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, or trails.”

2.2 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), in addition to the other regulations in Section 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 7 of Schedule D of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 86, Galiano Island, Cowichan District as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

2.4 Schedule “D”, is amended by adding ‘Plan No. 7’ as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

3. SEVERABILITY

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

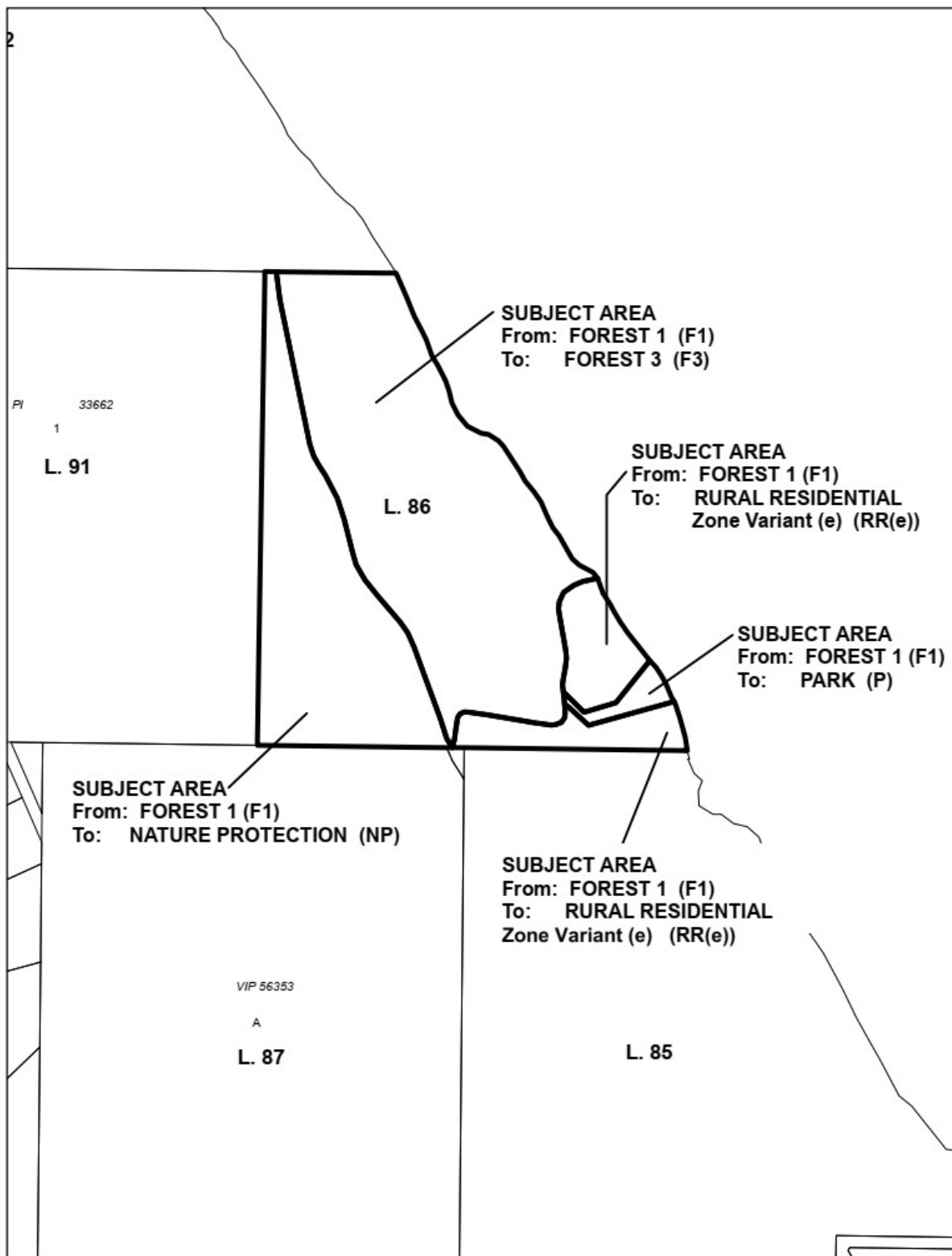
READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 293

Plan No. 1



DATE OF MEETING: December 9, 2025

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application

Applicant: Leif Palmberg

Location: Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for proposed Bylaw No. 297, cited as "Galiano Island Land Use Bylaw No. 127, 1999," upon receipt of a draft Section 219 covenant and an ecological overview report.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) updates in regards to rezoning application GL-PL-RZ-2024-0003 (Palmberg).

BACKGROUND

A staff report was presented to the Galiano Island LTC on July 8, 2025. At this meeting the LTC passed the following resolutions:

GL-2025-041

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

CARRIED

GL-2025-042

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

CARRIED

GL-2025-043

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

CARRIED

GL-2025-044

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

CARRIED

ANALYSIS

Proposed OCP Bylaw No. 296

The Community Information Meeting (CIM) and Public Hearing for proposed Bylaw No. 296 were held during the July 8, 2025 regular LTC meeting. As Bylaw No. 296 is an Official Community Plan (OCP) amendment bylaw, it requires approval by the Minister of Municipal Affairs and Housing before the Galiano LTC can adopt it.

Proposed Bylaw No. 296 was approved by the Islands Trust Executive Committee on August 6, 2025. The proposed bylaw was sent to the Minister for approval shortly after the Executive Committee meeting. Islands Trust staff will contact the Ministry of Municipal Affairs and Housing to request an estimate of when the Minister will review the bylaw and will provide a verbal update to the Galiano Island LTC at the December 9, 2025 meeting. If the bylaw receives approval from the Minister, it will be returned to the LTC for consideration of adoption.

As the public hearing has already been held for proposed Bylaw No. 296, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties must also have the opportunity to review any new relevant material and to make further representations to the LTC.

Proposed LUB Bylaw No. 297

Proposed Land Use Bylaw (LUB) Bylaw No. 297 was given First Reading by the Galiano Island LTC on April 8, 2025. The bylaw referrals were recently sent out to the following agencies and First Nations for Bylaw No. 297 in late April 2025. The application will also be referred to the Regional Agrologist to comment on the application. Comments will be forwarded to the LTC when they are received.

The following is a summary of referral responses (also attached to staff report):

Pauquachin First Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Ts'uubaa-asatx Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Tsawwassen First Nation – “Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.”

Ministry of Transportation & Transit – “The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use agriculture to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.”

Ministry of Water, Land and Resource Stewardship – The response included no comments related to the proposed bylaws but recommended the Riparian Development Permit Area and fact sheet to be updated to align with new provincial framework.

Island Health – “No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.”

Salt Spring LTC – interests unaffected

Mayne LTC – interests unaffected

Thetis LTC – interests unaffected

Staff recommend that the community information meeting (CIM) and public hearing for proposed Bylaw No. 297 will not be scheduled until the environmental assessment and draft Section 219 covenant have been received and the LTC is satisfied with the documents. Once the documents have been received and deemed satisfactory by staff and the LTC, the LTC can then direct staff to schedule a CIM and public hearing for the LUB amending bylaw.

Terms of Reference

Water Management Plan:

The applicant has provided a Water Management Plan prepared by Hy-Geo Consulting. The purpose of a water management plan is to evaluate the current supply and demand for the proposed uses and recommendations for efficient and sustainable use of water.

The property contains two water sources: a drilled well completed in 2024 and an excavated pond built in 2022. The well is estimated to be capable of supporting residential and moderate commercial use, though further pump testing would be required for full cidery and agricultural licensing.

Overall, the consultant found that the property's combined well and pond system can support the proposed development, provided that storage tanks, water-use monitoring, and good conservation practices are implemented. Because orchard development and cidery production will be phased in over several years, the landowner will be able to monitor water availability and adjust operations as needed. The report also highlights the importance of erosion and sediment control during land clearing to protect adjacent riparian areas.

The report concludes the following:

1. Current water sources on the property include a drilled well and excavated pond that captures surface water drainage and shallow groundwater seepage.
2. The overall water requirements for the proposed property activities are not exceptionally large. The largest potential use of water would be for irrigation of the orchard at 1000 m³ during the growing season. This would require a maximum water flow from the well of about 2 USgpm. Use of the pond for irrigation, however, would also reduce complete dependence on the well.
3. The second largest use would be for washing of fruit and cleaning of equipment during processing at the cidery for approximately 3 weeks a year requiring about 2 USgpm pumping from the well. It should be noted that irrigation demand from the well would not be taking place when the well water is required for cidery production.
4. It is anticipated that operation of the existing well at rates around 3 USgpm would have an insignificant effect on neighbouring wells and Taylor Creek.
5. The possibility of well pumping causing sea water intrusion is non-existent as the bottom of the well is completed 10 m above sea level.
6. Development of the orchard on the property and full production at the cidery would take place over a number of years providing the opportunity to monitor water consumption and any potential land use effects.

The report also includes the following recommendations:

1. Conduct a pumping test and water quality sampling of the existing well to verify its capacity and potability for meeting the projected water demands for the property. The test will need to be conducted by a registered well pump installer.
2. Obtain permission from one or more neighbouring well owners to monitor their wells during the pump testing of the existing well on the subject property.
3. Apply for a water licence for commercial and irrigation purposes on the well and the pond.
4. As the orchard is being developed it may be beneficial to develop an Environmental Farm Plan for the property.

5. Install a sounding tube in the well to enable monitoring of water levels including a water meter at the well to monitor water consumption.
6. Install water meters on the storage tank outlets to monitor water use for the cidery and the orchard. This will be beneficial for detecting any leaks in the water system.

A number of recommendations are proposed to be included in the Section 219 covenant (see below).

Ecological Overview Report

The applicant is to provide an ecological overview report as outlined in the Terms of Reference. Once this professional report is received, it will be provided to the Galiano LTC for review.

Section 219 covenant

The applicant is required to register a s. 219 covenant on title prior to the Galiano Island LTC consideration of bylaw adoption (Resolution No. GL-2025-017). The covenant will include:

- a restriction prohibiting aggregate processing or washing
- hours of operation for specific uses
- the maximum volume of aggregate, gravel and soil that may be stored on the lot
- storage requirements for the aggregate, gravel and soil
- a restriction on the number of vehicles, equipment and/or machinery to be stored on the lot
- a requirement for cidery/winery use to comply with the *Liquor Control and Licensing Act/Regulation*
- a requirement for a provincial water licence for commercial/agricultural purposes
 - This would include a requirement for a pumping test and water quality testing
- Requirements to install water monitoring equipment for the well, storage tanks, and pond.

In addition to these covenant conditions, the LTC may wish to consider restricting the rental of the cidery/winery for special or private events.

ALTERNATIVES

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

1. Request further information

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

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

NEXT STEPS

Staff will continue to work with the applicant with regards to the draft section 219 covenant and the ecological overview report. Once these documents are received, staff will schedule a community information meeting and public hearing for proposed Bylaw No. 297.

Submitted By:	Kim Stockdill, Island Planner	November 28, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	December 1, 2025

ATTACHMENTS

1. Proposed Bylaw No. 296
2. Proposed Bylaw No. 297
3. Referral responses

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 296

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

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

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

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

3. SEVERABILITY

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

READ A FIRST TIME THIS	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	8 TH	DAY OF	JULY	2025.
READ A THIRD TIME THIS	8 TH	DAY OF	JULY	2025.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	6 TH	DAY OF	AUGUST	2025.
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

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

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”.

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

2.1 Part 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

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

		Table 7.3	”
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: • contractor workshop • contractor yard • storage and sale of gravel, soil and aggregates • sawmilling, planing, and manufacturing of wood products • cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			the regulations of Part 15 of this bylaw. 4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.
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2.2 Part 14 'Parking Regulations', Subsection 14.1.3 'Use', is amended by adding the following the words "cidery, winery" after the word "sawmills".

2.3 Part 16 'Sign Regulations', Subsection 16.1.1 is amended by adding the following words "Rural 2(a) Zone R2(a)"

2.4 Part 17 'Interpretation', Section 17.1 'Definitions', is amended by adding the following new definition:

"contractor yard" means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service."

3. Schedule "B" – Zoning Map, is amended by changing the zoning classification of Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" to Bylaw No. 127 as are required to effect this change.

4. SEVERABILITY

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

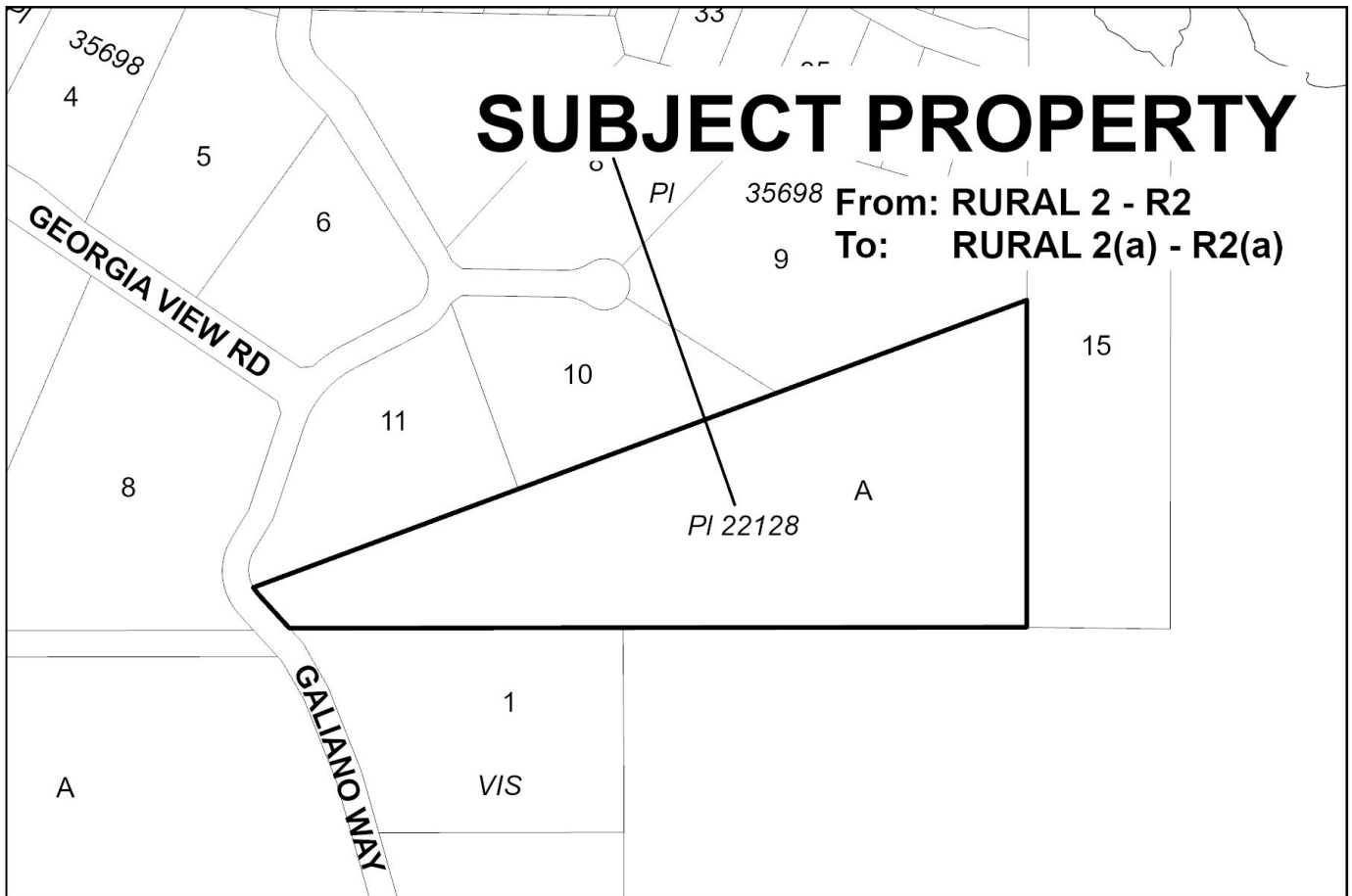
READ A FIRST TIME THIS	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1



Referrals: Bylaw GL-297

Agency	Sent	Received
BC Assessment Authority <i>Policy, Audit and Legal Services: Cathie McIntyre</i> <i>Comment:</i>	23-Apr-2025	
BC Hydro & Power Authority <i>333 Dunsmuir Street, Floor 12: Properties Help Desk</i> <i>Comment:</i>	23-Apr-2025	
Capital Regional District - All Referrals Aggie Chan and Jessica Arnet <i>625 Fisgard Street: Aggie Chan</i> <i>Comment:</i>	23-Apr-2025	
Coast Salish Peoples Society <i>Coast Salish Peoples Society: Carole Livingston</i> <i>Comment:</i>	23-Apr-2025	
Cowichan Tribes <i>Chief and Council: Tracey Flemming</i> <i>Comment:</i>	23-Apr-2025	
Galiano Island Fire Department - South Island <i>South Island: Scott Sugden</i>	23-Apr-2025	
Georgeson Family <i>Georgeson Family: Jeannine Georgeson</i>	23-Apr-2025	
Halalt First Nation <i>7973 Chemainus Rd: Raven August</i> <i>Comment:</i>	23-Apr-2025	
Island Health <i>3rd Floor, 6475 Metral Drive: Referrals Referrals</i> <i>Comment: No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.</i>	23-Apr-2025	15-May-2025
Lyackson First Nation <i>Chief and Council: Linda Aidnell</i> <i>Comment:</i>	23-Apr-2025	
Mayne Island Local Trust Committee <i>Islands Trust: Jas Chonk</i> <i>Comment: Interests unaffected by bylaw.</i>	23-Apr-2025	26-May-2025

Referrals: Bylaw GL-297

Agency	Sent	Received
Ministry of Municipal Affairs and Housing <i>Planning and Land Use Management:</i> All referrals to this email cc to Kris Nichols; Nikysha Chow, Alicia Smith <i>Comment:</i> The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve. While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island's broader housing needs and land use strategy. Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.	23-Apr-2025	09-May-2025
Ministry of Public Safety and Solicitor General <i>Liquor Control and Licensing Branch:</i> Help Desk <i>Comment:</i>	23-Apr-2025	
Ministry of Transportation and Infrastructure <i>Ministry of Transportation and Infrastructure:</i> Owen Page <i>Comment:</i> Please accept this email as a response from the Ministry regarding MOTT file 2025-01959. The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use ?agriculture? to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.	23-Apr-2025	28-Apr-2025
Ministry of Water, Land and Resource Stewardship - Riparian Area Protection Regulation	23-Apr-2025	29-Apr-2025

Referrals: Bylaw GL-297

Agency	Sent	Received
<i>Comment:</i> Thank you for the opportunity to review the proposed changes to Galiano Island's bylaws. Given the volume of documents and current internal workload constraints, we are only able to provide high-level comments at this time. Please note the following: ? The Riparian Areas Protection Regulation (RAPR) applies to the Islands Trust and to all residential, commercial, or industrial development within 30 metres of a stream, as defined in the regulation. ? "Development" includes: o (a) the addition, removal, or alteration of soil, vegetation, or any building or other structure; o (b) the addition, removal, or alteration of works and services as outlined in section 506(1) [subdivision serving requirements] of the Local Government Act; o (c) subdivision, as defined in section 455 of the Local Government Act. ? During the bylaw amendment process, we strongly recommend updating Galiano Island's Official Community Plan (OCP), Riparian Development Permit Area (DPA), Riparian DPA fact sheet, and any other related bylaws or documents to align with the current RAPR framework. The previous Riparian Areas Regulation (RAR) was replaced by the RAPR in 2019. o Aligning your bylaws with the current provincial framework will: ? Help prevent potential contraventions of the federal Fisheries Act; ? Support improved understanding and compliance; ? Contribute to stronger environmental protection and outcomes. o If provided with sufficient lead time (approximately 8 weeks), the province can review and provide comments on proposed amendments to the OCP, DPA, or other riparian-related documents to help ensure clarity and alignment with current regulatory standards.		
Pauquachin First Nation 9010 West Saanich Road: Darlene Henry <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	23-Apr-2025	23-Apr-2025
Penelakut Tribe Box 360: Denise James <i>Comment:</i>	23-Apr-2025	
Salt Spring Island Local Trust Committee 1 - 500 Lower Ganges Road: Claire Olivier <i>Comment:</i> Interests unaffected by bylaw.	23-Apr-2025	08-May-2025
Semiahmoo First Nation	23-Apr-2025	

Referrals: Bylaw GL-297

Agency	Sent	Received
16049 Beach Rd: Chief & Council <i>Comment:</i>		
Snuneymuxw First Nation 668 Centre Street: Desiree Thomas <i>Comment:</i>	23-Apr-2025	
Stz'uminus First Nation 12611A Trans Canada Hwy: Chenoa Akey <i>Comment:</i>	23-Apr-2025	
Thetis Island Local Trust Committee Northern Office: Laura Patrick <i>Comment:</i> Interests unaffected by bylaw.	23-Apr-2025	03-Jun-2025
Tsartlip First Nation PO Box 70: Dave Elliott <i>Comment:</i>	23-Apr-2025	
Tsawout First Nation PO Box 121, 7725 Tetayut Road: Neesha Nandhra <i>Comment:</i>	23-Apr-2025	
Tsawwassen First Nation 1926 Tsawwassen Drive: Ben Bisset <i>Comment:</i> Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	23-Apr-2025	06-Jun-2025
Tsuubaaasatx First Nation Tsuubaaasatx Referrals: Monty Horton <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	23-Apr-2025	23-Apr-2025
WSANEC Leadership Council WSANEC Leadership Council Society: Laurie Whitehead	23-Apr-2025	



Referrals: Bylaw GL-297

File No.: Associated Islands
Regulations Review

DATE OF MEETING: December 9, 2025
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Associated Islands Regulations Project – Staff Report & Updated Project Charter

RECOMMENDATION

1. That Galiano Island Local Trust Committee endorse the amended project charter attached to the December 9, 2025 staff report for the Associated Islands Regulations Review Project.
2. That the Galiano Island Local Trust Committee request staff prepare a draft bylaw for the Associated Islands Regulations Project in accordance with the staff report dated December 9, 2025.
3. That the Galiano Island Local Trust Committee request staff refer the draft bylaw for the Associated Islands Regulations Project to the Galiano Island Advisory Planning Commission.

REPORT SUMMARY

The staff report provides the Galiano Island Local Trust Committee (LTC) with options to amend the Galiano Island Land Use Bylaw (LUB) No. 127 as part of the Associated Islands Regulations Review Project, and includes an updated timeline in the Project Charter.

BACKGROUND

At the July 8, 2025 the Galiano Island LTC passed the following resolutions:

GL-2025-055

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

CARRIED

GL-2025-056

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

CARRIED

GL-2025-057

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

CARRIED

A previously updated project charter and staff reports are available on the [Galiano Island LTC Projects webpage](#).

ANALYSIS

Consultation

Community Information Meeting

The following is a summary of concerns identified in the electronic community information meeting on September 19, 2025:

Wise Island Concerns:

- Community relies on docks and access structures for emergency evacuation and fire response
- Wise Island is off-grid; lots are small, narrow, and often treed, making solar panel siting difficult under current 7.5 metre setback from the natural boundary of the sea
- Many existing solar arrays, decks, and stairs do not comply with the Galiano Island Land Use Bylaw (LUB); some structures pre-date regulations
- Stairs and cantilevered decks within the setback to the natural boundary of the sea are essential due to steep/high-bank terrain
- Preference for exceptions or tailored regulations rather than blanket reductions or changes
- Strong preference to maintain existing side-lot setbacks for privacy (currently 6 metres)
- Properties commonly rely on two community docks with few private docks; most have stairs to access the water
- Water supply includes a shared community well and individual rainwater systems; small lots create challenges for locating water cisterns within setbacks

Parker Island Concerns:

- Larger lots and BC Hydro service mean solar panel setbacks are less of a concern

General Comments Across Islands:

- Community members support the LTC working collaboratively to develop solutions suited to off-grid and boat-access-only properties
- Desire for assurance that existing, long-standing infrastructure can remain without triggering bylaw enforcement
- Recognition that each associated island has distinct needs; uniform regulations may not be appropriate
- Cantilevered decks and integrated stair structures are considered essential elements of property usability

Correspondence

Staff mailed a letter to all associated island and Phillimore Point property owners notifying them of this project and of the community information meeting held in September 2025.

All correspondence received in relation to this project change be found on the [Galiano Island Project](#) webpage.

The following are a list of issues/concerns identified in the correspondence:

Lot size constraints:

- Wise Island lots are smaller lots compared to the rest of Galiano Island making compliance with current setbacks *difficult*
- Some existing structures do not comply with the LUB due to lot configuration

Lack of services / off-grid challenges:

- Some associated islands have no hydro, water service, sewer, roads, garbage collection, emergency services, or public infrastructure
- Residents must maintain all community facilities themselves (docks, fire pumps, community well, etc.)

Access limitations:

- Associated islands are boat-access only; no roadways or driveways to lots
- It is difficult or unsafe to move heavy equipment (e.g., fire pumps) due to steep terrain and lack of direct shoreline access

Emergency response risks:

- Limited emergency evacuation options without stairs/shoreline structures
- Fire suppression is dependent on ocean access; without shoreline access, response capacity is compromised

Solar panel placement constraints:

- Need for optimal orientation toward the sun may conflict with current setback rules
- Tree canopy, terrain, and lot shape limit placement options
- Desire to avoid cutting trees worsens placement limitations

Regulatory misalignment:

- Current bylaws do not reflect the physical reality of small lots and off-grid living

Advisory Planning Commission:

In July 2025, the LTC directed staff to send a referral to the Galiano Island Advisory Planning Commission (APC) to identify issues and concerns related to the current zoning regulations for the associated islands. The referral has not yet been sent, as the APC has been actively working on a separate referral. Staff now recommend that the Galiano LTC send the referral to the APC to review a draft bylaw, as a list of issues and concerns has already been identified through correspondence received to date and through the community information meeting.

Proposed Amendments

1. Natural Boundary of the Sea Setback Exemptions

Currently, the Galiano Island Land Use Bylaw (LUB) No. 127 does not exempt any buildings or structures from meeting the setback to the natural boundary of the sea. Based on information collected to date, staff recommend that the LTC consider exempting the following structures from this setback for water access only lots:

- Solar panel arrays of a specified height and size for the purposes of supplying power to the lot on which the structure is located
- Stairs to access the foreshore with a width less than X metres and a length less than X metres (note: stairs are not a permitted use in the Marine zone)
- Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone. Maximum width and length should also be regulated
- Anchor pads or abutments of a certain size for the purpose of securing a permitted private or community dock or wharf to the upland lot

Decision of the LTC: The LTC must decide if it supports the above structures to be exempt from the natural boundary of the sea. In addition, the LTC must decide to which lots the exemptions apply to:

- All lots located within the Galiano Island Local Trust Area
- Only lots that are boat access only (this includes the associated islands and Phillimore Point lots)

- Only for lots on particular islands. For example, only permit solar panels to be exempt from the setback to the natural boundary of the sea for islands without BC Hydro (Wise Island lots)

Staff's recommendation: Staff recommends amending the Galiano Island Land Use Bylaw (LUB) to allow the identified structures above to be located within the natural boundary of the sea specifically for boat access only lots. These properties rely entirely on water access for transportation, emergency response, and delivery of goods and supplies, and therefore require certain shoreline structures to support basic use and safety. Limiting this allowance to boat access only lots would help ensure that such structures do not proliferate along the broader Galiano foreshore. This approach provides necessary flexibility for the unique circumstances of the associated islands while avoiding the cumulative impacts that could arise if all oceanfront properties on Galiano Island were granted similar permissions.

Note: Structures located within 15 metres of the natural boundary of the sea must comply with the Shoreline and Marine Development Permit Area (DPA) guidelines in the Galiano Island Official Community Plan (OCP). Although some structures are exempt from siting regulations in the land use bylaw, a Development Permit (DP) may still be required and staff do recommend changing this.

Staff does not support exempting decks from the natural boundary setback. Decks are considered structures intended primarily for the private enjoyment of an individual property owner and are not essential to providing safe access or supporting off-grid living conditions. Additionally, decks are not a permitted use within the Marine Zone, particularly where any portion of the deck extends beyond the natural boundary of the sea. Allowing decks in these locations could introduce impacts on neighbouring properties and sensitive ecosystems, including reduced privacy, and increased visual presence along the shoreline. A property owner may apply for a Development Variance Permit (DVP) to legalize the siting of a deck within the setback to the natural boundary of the sea.

2. Creation of a new zone

Staff are recommending that the Galiano Island LTC consider creating a new zone for boat-access-only lots in order to tailor regulations specifically for these properties. A new zone could be created to allow certain structures to be exempt from the natural boundary of the sea, and also could reduce lot line setbacks (front, rear, exterior, and interior) for these structures. Although comments there was some support to retain current lot line setbacks. Staff could draft a new zone for the LTC's and property owner's review.

Currently, all residential associated-island lots and lots within the Phillimore Point subdivision are zoned Small Lot Residential (SLR) and are designated Small Lot Residential (SLR) in the Galiano Island Official Community Plan (OCP). Parker Island, in contrast, is zoned Rural 2 (R2) and is designated Rural (R) in the Galiano Island OCP. Below is a table visually displaying the major differences between the SLR and R2 zones (differences noted in red).

Table No. 1 – SLR & R2 Zone Comparisons

Zone	SLR	R2
Permitted Uses	Dwellings Cottages Home occupations Secondary suites	Dwellings Cottages Home occupations Farm Use Secondary suites
Density		
• Dwelling	One dwelling is permitted on each lot, and one additional dwelling is permitted	One dwelling is permitted on each lot, and one additional dwelling is permitted

	in respect of each 1.2 hectares of lot area over 1.2 hectares.	in respect of each 4 hectares of lot area over 4 hectares
• Cottage	One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.	One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.
• Lot Coverage	25 percent	25 percent
Height	9 metres & 5 metres for accessory buildings	9 metres & 5 metres for accessory buildings
Setbacks		
• Front/Rear	7.5 metres	7.5 metres
• Interior	6 metres	6 metres
• Exterior	6 metres	6 metres
Subdivision		
• Minimum lot size	0.6 ha (shoreline properties); 0.8 ha for all others	2.0 ha
• Average lot size	1.2 ha	4.0 ha

Staff would not recommend rezoning the Parker Island lots to a new zone at this time. The primary reason is that the OCP designates Parker Island as Rural which is different from the other associated islands. Under the Rural designation, the principal permitted uses include both residential and agricultural activities. In contrast, the Small Lot Residential (SLR) designation policies permit residential use only and does not support agricultural uses. Amending the LUB to include Parker Island into a zone aligned with the SLR regulations could be deemed inconsistent with the current OCP. Any change to the OCP to change Parker Island into a different designation would require an OCP amendment, which is beyond the intended scope of this project.

In addition, there are several notable differences between the SLR and R2 zone. The R2 zone permits farm use as a principal use, supports larger minimum lot sizes, and limits residential development by allowing only one dwelling per 4 hectares of lot area. These regulations reflect the intended low-density, rural nature of the island and differ from the small residential lots in the SLR zone. Applying a new Associated Islands zone on SLR regulations could create policy conflicts and inconsistencies with the Rural designation.

By not including Parker Island in the new zone, any structures proposed within the natural boundary of the sea will continue to require a Development Variance Permit (DVP). This ensures that site-specific review can occur for shoreline structures within the sensitive foreshore area, consistent with both the zoning regulations and OCP policies.

Project Charter

An updated project charter is attached to the staff report. Staff have provided a recommendation for the Galiano LTC to approve the updated timeline in the project charter.

Rational for Recommendation

Staff recommend the Galiano Island LTC give direction to staff to draft a bylaw for the Associated Islands Regulations Review in order to:

- Exempt certain structures from the natural boundary of the sea
- Regulate the size for exempt structures

- Create a new associated islands zone with the exemption of Parker Island with the potential to reduce interior, exterior, rear and/or front lot line setbacks

ALTERNATIVES

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

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are that commencing work on the project would be delayed. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that...

2. Not Proceed with the Project

The LTC may decide not to proceed with the project.

That the Galiano Island Local Trust Committee request staff to remove the Associated Islands Regulations Review Project from the Active Projects list.

3. Receive for information

The LTC may receive the report for information

NEXT STEPS

Based on direction from the LTC, staff will draft a bylaw for the Associated Islands Regulation Review Project. Staff will provide a draft bylaw at the February 2026 LTC meeting.

Submitted By:	Kim Stockdill, Island Planner	December 1, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	December 1, 2025

ATTACHMENT

1. Updated Project Charter v.3

Associated Islands Regulations Review - Charter ~~v2~~v3

Galiano Island Local Trust Committee

LTC Endorsement Date: April 8, 2025

Purpose: To review and amend regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 applicable to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Background: The Galiano Island LTA includes nine associated islands which are regulated by the Galiano Island LUB No. 127. Increased bylaw enforcement complaints and delegations to the Galiano Island Local Trust Committee (LTC) have highlighted on-going issues with solar panels and other small structures located within the setback to the natural boundary of the sea and interior lot lines.

Deliverables

- A LUB amendment bylaw

In Scope

- Referral to the Galiano Island Advisory Planning Commission (APC)
- Special Meetings to hold Community Information Meetings (online or/and in-person)
- First Nation engagement
- Specific engagement with property owners on the associated islands and boat access only properties
- Review current land use regulations

Out of Scope

- Major amendments to the Galiano Island Official Community Plan
- Amendments to the Galiano Island Land Use Bylaw not related to the Associated Islands

IAP2 Engagement Level:

- ☐ Inform
- ☐ Consult
- ☒ Involve
- ☐ Collaborate

Workplan Overview

Deliverable/Milestone	Target Date
Project Charter endorsement	April 2025
Early Engagement Letters	April 2025
Project initiation and preliminary report to LTC	July 2025
APC referral and public engagement to identify issues	July to Oct 2025
Engagement with Associated Island and boat access only property owners	July to Sept 2025
Review of APC & engagement comments/ LTC direction to draft bylaw	Dec Oct 2025
Draft bylaw to LTC & send referrals	Feb Dec 2025/2026
Send draft bylaw to APC for comment	Feb March 2026
Community consultation on draft bylaws	Jan to March '26 April/May 2026
Legislative Process	Spring Summer 2026

Project Team

Island Planner	Project Manager
GIS Technician	GIS/Mapping Support
Planning Team Assistant	LPS Admin Support
Legislative Clerk	LPS Legislative Support
RPM Approval: Robert Kojima	LTC Endorsement: Resolution #: GL-2025-20

Budget

Budget Sources:		
Fiscal Year	Item	Cost
2025/2026	APC Referral	\$1000
2025/2026	Public engagement (letter mail-out, hall rental, advertising, minute taker, supplies)	\$2500
2025/2026	Community Information Meeting	\$500
2026/2027	Notice of First Reading / Public Hearing	\$1000

Date: March 26, 2025	Date: April 8, 2025
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	Total	\$5000

Meeting	Deliverable/Milestone	Target Date	Completion Date
April 8, 2025	LTC endorsement of project charter	April 8, 2025	
	Early Engagement Letters to First Nations	April 2025	
	Early Engagement Letters to property owners on the Associated Islands	April 2025	
July 2025	LTC review of background material and consideration of public engagement & APC referral options	June 2025	
July 2025	LTC to give direction to send referral to Galiano APC with a target response date of September 30, 2025	June to Sept 2025	
Sept 2025	LTC to give direction to staff to schedule an electronic Special Meeting to hold a Community Information Meeting to gather comments from Associated Island property owners	Sept 2025	
October 14 <u>December 9, 2025</u>	Staff to prepare report summarizing comments from CIM and APC referral , and request the LTC to give direction to draft a bylaw	October-December 2025	
December 9, 2025	Draft bylaw presented to the LTC & LTC to give direction to hold second Special Meeting with a CIM	December 2025 <u>February 2026</u>	
	Send bylaw referrals	December 2025 <u>February 2026</u>	
	<u>Send draft bylaw to APC</u>	<u>Feb/March 2026</u>	
	In-person or electronic Special Meeting with CIM	Jan to March 2026	
	First / , Second / , and Third Reading	April /May 2026	
	<u>CIM/Public Hearing</u>	<u>July 2026</u>	
	EC approval and bylaw adoption	Summer <u>July/August</u> 2026	

Active Projects Report

Galiano Island

1. Minor Project - Groundwater Sustainability

Responsible

Dates

Activity:

Update (Dec 2025): Bylaw No. 283 and 284 have been adopted. Final stage of the project is to update the Galiano LTC DAI Bylaw No. 148

Kim Stockdill

Rec'd: 02-Apr-2019

Target: 31-Mar-2026

1. Associated Islands Regulations Review

Responsible

Dates

Activity:

To review and amend regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 applicable to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Kim Stockdill

Rec'd: 11-Feb-2025

Target: 30-Oct-2026

Future Projects Report

Galiano Island

1. *Coastal Douglas-Fir Protection*

Responsible

Date Received

Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)' and provide recommendations from toolkit.
- 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

Print Date: December 2, 2025

Agricultural Land Reserve

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

Development Permit

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

Galiano

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

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

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

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

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

Planner	Status	Most Recent Completed Activity
Bruce Belcher	Administrative Review	Record Outcome of Director Review

Galiano

Development Variance Permit

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

Galiano

Rezoning

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

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

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

Galiano

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

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

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240003	LEIF C PALMBERG	5/15/2024	0 GALIANO WAY, GALIANO, BC V0	To amend zoning from R2 to Site Specific R2 Zoning
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		Continued, Reading Given	Email Applicant of LTC Meeting	

Galiano

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

Islands Trust

LTC EXP SUMMARY REPORT F2026

Invoices posted to Month ending September 2025

625 Galiano	Invoices posted to Month ending September 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	1,940.15	3,478.85
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,380.00	1,571.31	2,808.69
65210-625	LTC - Local Exp - APC Meeting Expenses	0.00	1,062.15	-1,062.15
65220-625	LTC - Local Exp - Communications	2,600.00	1,490.52	1,109.48
TOTAL LTC Local Expense		<u>12,399.00</u>	<u>6,064.13</u>	<u>6,334.87</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



Galiano Island Local Trust Committee

April, 2026 to March, 2027 Regular Meetings

The Galiano Island Local Trust Committee will be meeting to consider land use applications, bylaws, correspondence, and various community planning topics.

Meetings are subject to change. Please visit the Islands Trust website for up-to-date schedule information.

DATE		TIME	MEETING TYPE	LOCATION
Tuesday	April 7, 2026	1:00 p.m.	Regular	TBD
Tuesday	June 9, 2026	1:00 p.m.	Regular	TBD
Tuesday	July 7, 2026	1:00 p.m.	Regular	TBD
Tuesday	August 25, 2026	1:00 p.m.	Regular	TBD
Tuesday	November 17, 2026	1:00 p.m.	Regular	TBD
Tuesday	December 15, 2026	1:00 p.m.	Regular	TBD
Tuesday	February 9, 2027	1:00 p.m.	Regular	TBD
Tuesday	March 16, 2027	1:00 p.m.	Regular	TBD

Updated: November 3, 2025

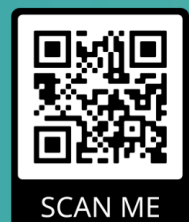
The proposed meeting agenda is generally available one week prior to the meeting and may be obtained at the Islands Trust office or on www.islandstrust.bc.ca.

Correspondence received from the public may become part of a meeting agenda that is published online.

VISIT OUR WEBSITE: <https://islandstrust.bc.ca/location/galiano/>
CONTACT US AT [250-405-5151](tel:250-405-5151) | southinfo@islandstrust.bc.ca

Receive Islands Trust meeting notifications, news, events, and important notices to your email inbox.

Sign up at islandstrust.bc.ca/subscribe.



SCAN ME



REQUEST FOR DECISION

To: Galiano Island Local Trust Committee
For the Meeting of: December 9, 2025
From: Meeting Administrator
Date Prepared: October 30, 2025
SUBJECT: Draft 2026/27 Galiano Island Local Trust Committee Annual Meeting Schedule

RECOMMENDATION: THAT Galiano Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule.

DIRECTOR COMMENTS: The work of developing the proposed 2026/27 fiscal year committee schedule has been centralized thereby allowing the Executive Coordinator and Meeting Administrator to consider, at length, the many factors involved in creating an effective schedule that meets the requirements of each committee, the chairpersons, and committee members. The proposed schedule allows decisions made by local trust committees to move onto the relevant standing committee's agenda to Executive Committee in a timely manner allowing for increased efficiency. Adoption of the proposed meeting schedule will increase productivity by allowing a seamless process in completing the work required to organize and publish the meetings without need for significant re-ordering of the schedule

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to avoid scheduling meetings between the general election date and the swearing-in of trustees, as well as to minimize meetings during the election campaign period.

1 PURPOSE:

To approve the Galiano Island Local Trust Committee Business Meeting Schedule from April 1, 2026 to March 31, 2027

2 BACKGROUND:

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular annual business meeting schedule for 2026/27.

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to minimize meetings during the election campaign period, avoid scheduling meetings between the general election date and the swearing-in of trustees, and to provide a meeting date post swearing-in and prior to the December 2026 Trust Council meeting.

As part of this endorsement, the LTC will need to designate which meeting dates are anticipated to be electronic or in-person. This would allow staff to plan further in advance to accommodate meeting logistics, enable staff to book venues for the year and anticipate cancelling the bookings if the meetings get changed to electronic-only at a later date.

Factors that have been considered when putting together the schedule are as follows:

- Islands Trust fiscal year timeframe;
- General local elections year and legislative meeting requirements;

- LTC's preferred meeting days and times;
- Historical number of meetings held per year;
- Anticipated project commitments and application volumes;
- Trust Council meeting dates;
- Chair and trustee availability and conflicts with Executive Committee and Trust Council Standing Committee meeting dates including Accessibility, Financial Planning and Audit, Governance, Regional Planning, and Trust Programs;
- Flow of work from LTCs through standing committees to Financial Planning Committee to Executive Committee and then to Trust Council;
- Islands Trust Conservancy Board meetings, Bowen Island Municipality meetings, Union of BC Municipalities, Association of Vancouver Island and Coastal Communities, and other conferences;
- Other local trust committee meeting dates;
- Statutory holidays, including Christmas closures;
- Preference to hold as few meetings in August as possible;
- Available staff and staff capacity and
- Ferry and travel schedules.

3 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: If Galiano Island LTC makes significant amendments to the schedule there will be a substantial re-ordering of LTC and Council Committee meeting dates as a result.

FINANCIAL: LTCs decisions whether to hold electronic meetings or in-person meetings will affect budgets. Electronic meetings do not incur venue costs or travel status costs from trustees or staff.

POLICY: [Local Trust Committees' Meeting Procedure Bylaw No. 197, 2024](#)

IMPLEMENTATION/COMMUNICATIONS: Dates and locations of meetings will be posted immediately following adoption and as per LTC Meeting Procedures Bylaw.

FIRST NATIONS RELATIONS: Not applicable.

4 RELEVANT POLICY(S): [Trust Council Bylaw No. 197, 2024](#)

5 ATTACHMENT(S): [Galiano LTC April/26 to March/27 Proposed Meeting Dates](#) [2026/27 LTC Meeting Scheduling Calendar](#) [2026/27 Council Standing Committees Scheduling Calendar](#)

RESPONSE OPTIONS

Recommendation: THAT Galiano Island Local Trust Committee approve their April, 2026 to March, 2027 Business Meeting Schedule.

Alternative: The Galiano Island Local Trust Committee may suggest alternative meeting dates.

Prepared By: Lisa Millard, Meeting Administrator

Reviewed By/Date: Director Planning Services / Nov. 24, 2025

2026/27 Draft Meetings Calendar LTCs

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	GL	8	SS	10	11
12	13	14	15	16	17	18
19	20	21	22	GB	24	25
26	MA	TH	29	SA		

MAY

S	M	T	W	T	F	S
					HO	2
3	LA	5	6	7	SP	9
10	11	DE	13	SS	15	16
17	18	19	20	GB	22	23
24	25	GM	27	28	NP	30
31						

JUNE

S	M	T	W	T	F	S
	1	2	BW	4	5	6
7	8	GL	10	SS	12	13
14	15	16	17	18	19	20
21	22	23	24	25	HO	27
28	MA	DE				

JULY

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5	LA	GL	8	SS	10	11
12	13	TH	15	GB	NP	18
19	MA	GM	22	SA	24	25
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AUGUST

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23	DE	TH _{GL}	26	SS	SP	29
30	MA					

SEPTEMBER

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OCTOBER

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NOVEMBER

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29	MA					

DECEMBER

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JANUARY

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FEBRUARY

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MARCH

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28	29	30	31		NP	

AVICC: APR 24-26
 UBCM: SEP 14-18
 WRIT: SEP 19
 ELECTION: Oct 17
 SWEAR IN: NOV 12-14

2026/27 Draft Meetings Calendar – Trust Council & Committees

APRIL (AVICC)

S	M	T	W	T	F	S
			1	2	3	4
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MAY

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JUNE (LGMA)

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JULY

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AUGUST

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SEPTEMBER (UBCM)

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OCTOBER

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NOVEMBER

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DECEMBER

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JANUARY/27

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31						

FEBRUARY/27

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28						

MARCH/27

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28	29	30	31			

AVICC: APR 24-26

UBCM: SEP 14-18

LGMA: JUN 9-11

PIBC: JUN 2-5

MIABC: APR 8/9 & MAR 31/APR 1, 2027

Legend:

Accessibility Committee
Bowen Island Municipality
Executive Committee
Financial Planning Committee
Governance Committee
Islands Trust Conservancy Board
Regional Planning Committee
Chief Administrative Officer Select Committee
Trust Council/Committee of the Whole
Trust Programs Committee