



Galiano Island Local Trust Committee

Regular Meeting Agenda

Date: February 10, 2026
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 - 2:15 PM
 - 9.1 **GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293**
 - 9.2 **GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295**
10. **PUBLIC HEARING** 2:15 PM - 3:00 PM
 - 10.1 **GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293**
 - 10.1.1 Recess for Public Hearing
 - 10.1.2 Recall to Order
 - 10.2 **GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295**
 - 10.2.1 Recess for Public Hearing
 - 10.2.2 Recall to Order

11.	MINUTES	3:00 PM - 3:10 PM	
11.1	Local Trust Committee Minutes Dated December 9, 2025 (for Adoption)		4 - 15
11.2	Section 26 Resolutions Without Meeting Report Dated Feb 2026		16 - 16
11.3	Advisory Planning Commission Minutes Dated November 25, 2025, January 6, 13 and 27, 2026 and January 30, 2026 Referral Report (for Receipt)		17 - 41
12.	BUSINESS ARISING FROM MINUTES		
12.1	Follow-up Action List Dated Feb 2026		42 - 46
13.	DELEGATIONS		
14.	CORRESPONDENCE		
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>		
15.	MEETING BREAK - COMMUNITY UPDATE		
16.	APPLICATIONS AND REFERRALS	3:10 PM - 4:00 PM	
16.1	GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 296 - Consideration of Adoption - Staff Report (attached)		47 - 54
16.2	GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293 - Staff Report (attached)		55 - 66
16.3	GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295 - Staff Report (attached)		67 - 80
16.4	GL-PL-TUP-2025-0471 (Parfitt) - Staff Report (attached)		81 - 93
16.5	Mayne Island Local Trust Committee Referral for Proposed Bylaw No. 200 (for Response) (attached)		94 - 97
16.6	Trust Council Bylaw No. 183 Policy Statement Bylaw Referral - For Response		98 - 103
17.	LOCAL TRUST COMMITTEE PROJECTS	4:00 PM - 4:20 PM	
17.1	Associated Islands Regulation Review Project – Staff Report (attached)		104 - 114
18.	REPORTS	4:20 PM - 4:30 PM	
18.1	Work Program Reports (attached)		
18.1.1	<u>Active Projects Report Dated Feb 2026</u>		115 - 115
18.1.2	<u>Future Projects Report Dated Feb 2026</u>		116 - 117
18.2	Applications Report Dated Feb 2026 (attached)		118 - 122

18.3	Trustee and Local Expense Report Dated Dec 2025 (attached)	123 - 123
18.4	Adopted Policies and Standing Resolutions (attached)	124 - 128
18.5	Local Trust Committee Webpage	
18.6	Islands Trust Conservancy Report - None	
19.	NEW BUSINESS	4:30 PM - 4:40 PM
19.1	Short Term Rental Accommodation – Principal Residence Opt-In - Briefing (attached)	129 - 147
20.	UPCOMING MEETINGS	
20.1	Next Regular Meeting Scheduled for April 7, 2026 at the Galiano South Community Hall, Galiano Island	
21.	TOWN HALL	4:40 PM - 4:55 PM
22.	CLOSED MEETING - None	
23.	ADJOURNMENT	4:55 PM - 4:55 PM

Galiano Island Local Trust Committee Minutes of Regular Meeting

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

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

Staff Present: Robert Kojima, Regional Planning Manager
Joe Elliott, Senior Indigenous Relations Advisor
Jason Youmans, Senior Policy Advisor
Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 25 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:03 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations and spoke to the important work of relationship building being done between the Chief and Council of Penelakut Tribe, Trustees and staff.

3. APPROVAL OF AGENDA

The agenda was reordered and items 16.1 and 16.2 were renumbered 16.2 and 16.3 and addendum item *GL-RZ-2023.2 (Larsen) – Staff Report* was added as item 16.1.

By general consent the agenda and addendum were approved.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Attended Trust Council, during which, the majority of discussion focussed on the budget and final decisions; budget approval is scheduled for the March Trust Council meeting being held in Duncan, BC
- The Islands Trust Conservancy is delivering public stewardship education webinars on species at risk and protecting the shoreline
- The Islands Trust YouTube site features webinars, public engagement sessions, and other topics that the public may be interested in
- The Galiano Library launched its newest title in the One Book for Galiano program which invites community members to read and discuss an Indigenous authored book

and this year the community will be reading Monkey Beach by Haisla author Eden Robinson

- The Galiano Conservancy hosted the 6th annual Feed the People Workshop which was led by Penelakut and Galiano instructors and focussed on the history, cultural importance, and conservation value of locally harvested medicine

Trustee Mabberley reported the following:

- Attended Trust Council and highlighted a report provided by the Chief Administrative Officer in which budget cuts were recommended including funds for the Galiano Official Community Plan Review project
- Noted budget talks during which additional items of expense were added and funds for public consultation on the budget cut
- Indicated that difficult conversations need to be had to bring the budget under control

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Trust Council during which the recommendations made in the Chief Administrative Officer's Operational Review Report were accepted and these recommendations impact the budget
- Non negotiable costs that impact the budget including elections costs at \$227,000 and staff wage increases dictated by the collective agreement
- The Financial Planning Committee and Committee of the Whole will be meeting prior to the March Trust Council meeting in efforts to bring the estimated budget down
- Attended a meeting with federal representatives from Innovation, Science, and Economic Development Canada to discuss the consultation process for cell towers

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. FIRST NATION REPORT

8. TOWN HALL AND QUESTIONS

- A member of the public encouraged the Local Trust Committee and Trust Council to undertake more extensive public consultation particularly pertaining to the Trust Policy Statement and budget
- A member of the public spoke to staff costs that make up the majority of the budget, noted that requests for more staff members have been ongoing within Islands Trust, and asked how much has been spent on staff
 - The Chair noted similar concerns were raised at Trust Council and there is need to balance the of number of staff with the workload directed by Trust Council and Local Trust Committees.
- A member of the public stated the federal government installed a cell tower and, while residents of neighbouring properties expressed concern, the federal government does not require a letter of consent from the Local Trust Committee to install a tower and the speaker asked why time was spent on a matter outside of the Local Trust Committee's jurisdiction
- A member of the public spoke to rezoning District Lots 85 and 86 and stated the map is in violation of the terms of the policy for exchanging land for density, noted District Lot 85 does not transfer any of waterfront to a conservation organization, and asked which third party is involved in the Sustainable Forestry Covenant referred to in the application

- The applicant noted the covenant was offered to the Galiano Conservancy.
- A member of the public spoke to the Palmberg application and noted the staff report summarized input received from various agencies in which many provided no response or indicated their interests were unaffected; however, the input received from the Ministry of Municipal Affairs was not included yet the Ministry expressed concern about land use changes on a residential property
 - Island Planner Stockdill indicated referrals were sent out for proposed bylaw amendments to both the Official Community Plan and Land Use Bylaw
 - A community information meeting and public hearing were held for the amendments to the Official Community Plan
 - The response the member of the public is referring to is related to bylaws in the Official Community Plan and it was not included in the staff report because the Local Trust Committee is in the post public hearing period and can not hear new information
 - The Planner stated there will be a community information meeting and public hearing scheduled for bylaw amendments to the Land Use Bylaw
- A member of the public asked why there will not be any public consultation on the budget
 - The Chair stated the budget was debated at Trust Council and input was received from the public through survey responses and added that the Operational Review Report recommends a more disciplined and integrated budgeting approach through the development of a corporate plan
 - A Trustee commented that Local Trust Committees can continue to receive feedback on the budget; however, during deliberations Trust Council determined further expenditures on engagement were not prudent based on the budget cuts that were being undertaken

9. COMMUNITY INFORMATION MEETING

The Chair spoke to the importance of respectful engagement, creating a culturally safe space, giving space for Indigenous voices, and maintaining meeting decorum.

9.1 Policy Statement - Local Engagement

The Senior Policy Advisor provided a presentation and highlighted the following:

- Trust Council must adopt an Islands Trust Policy Statement
- The current Trust Policy Statement has been in effect since 1993
- The Trust Policy Statement sets the high-level guidance under which all Local Trust Committees develop Official Community Plans and it forms the foundation for strategic planning, regulatory bylaws, and informs inter-governmental relationships
- The Islands Trust Policy Statement Amendment Project was undertaken in response to reconciliation with Indigenous Peoples, climate change, and housing needs
- Reconciliation is one of the guiding principles of the document and outlines requirement for engagement with local First Nations through the referral process on all Local Trust Committee proposed bylaws
- The draft was given first reading in July 2025 and is in the referral process

- Public feedback and referral responses will be provided to Trust Council for consideration prior to further readings of the Policy Statement bylaw
- The draft Trust Policy Statement has been referred to the Galiano Island Local Trust Committee and the Local Trust Committee wishes to hear public input to inform their referral response

Questions and comments were received from members of the public as follows:

- Further definitions on attainable housing would be beneficial
- The guiding principle provides leadership of preservation and protection and stewardship of the ecosystem
 - It is necessary to ensure public consultation will remain at the core of the work of Islands Trust
 - The main goal of the Trust Policy Statement should remain to preserve and protect the islands, including through Indigenous leadership; however, the document does not indicate a very clear overarching vision and the ecosystem and environment should be forefront
- The Local Trust Committee should refer the draft Trust Policy Statement to the Galiano Advisory Planning Commission to allow them to work on improvements regardless of how the referral might affect the timeline of finalizing the document
 - The speaker added that the document fails in terms of climate change, as there is no guiding principle on preserving and protecting the natural environment
 - Protection should not only be considered for species or environments that are unique or at risk
 - There is an affordable housing crisis and the section on housing should focus on the creation of non-market housing
 - A Trustee noted that direction was given to refer the document to the Advisory Planning Commission, and agreed that the document has not been in front of the public long enough, does not feel sufficient public or First Nations engagement has been undertaken, and disagrees with approving a document without assurance of how the policies will work with First Nations
 - The Chair pointed to the Trust Council Trust Policy Statement Amendment Policy which requires the document be reviewed each term, this has not happened and the document has not been updated since 1985, and part of the reason the document is so significantly different is because the entire Policy had to be brought up to date
- Why wasn't the previous Trust Policy Statement used as basis for the new document?
 - The Chair noted that the previous Trust Council did not endorse the previous draft and made 32 recommendations for changes
 - There needs to be more community input into the document and the Advisory Planning Commission and steering committees should review it
 - The brevity of the draft Trust Policy Statement leaves doors open and this will create problems on different islands in the future in terms of capacity
 - The directive policies are the only policies that are given importance and the wording in those policies is vague
 - The current Trust Policy Statement contains a clear guiding principle on achieving the object through limiting growth and this has been omitted in the directive policies in the new draft

- There is a guiding principle that says limit the scale of growth but it is not a directive policy; are Local Trust Committees committed to follow the guiding principles?
 - The Senior Policy Advisor indicated that the extent to which a Local Trust Committee is committed to applying the guiding principles cannot be measured. It is Trust Council's expectation that Local Trust Committees will align with the principles but they are not legislatively bound to do so and planners provide advice to Local Trust Committees through a checklist of whether directive policies are being met
 - A Trustee noted that Local Trust Committees will need to bring their Official Community Plans into alignment with the Trust Policy Statement and they would like to determine how the Trust Policy Statement is in alignment with each island community's autonomy to develop policy suited to their uniqueness
 - The Chair stated the Trust Policy Statement is a product of the Federation and should a Local Trust Committee come up against a directive policy that impedes what the community wants, there is an opportunity to identify it as an issue to be considered during regular Trusts Policy Statement amendment reviews
- There have been a lot of steps forward between the Penelakut Tribe and the Local Trust Committee this term, yet there remains a lot of work to be done on reconciliation
 - It is recommended that Knowledge Holders be part of the input received as ongoing communication is key to continued relationship building
- There is no definition of "environment" or mention of the "natural environment" which is fundamental to the Islands Trust object
- Goal 3 Preserve and Protect Healthy and Viable Ecosystems – could end up meaning not protecting ecosystems that are not healthy and the term "protecting key ecosystem types" could be construed to read not protect all ecosystems and this wording needs to be changed
- During the public engagement phase there has not been a series of meetings provided to provide opportunity for people to come together to talk and bring forward opinions
- There is need for more fulsome engagement including time for the Advisory Planning Commission to consider the document and organize community workshops
- The housing section is not specifically targeted at affordable housing and instead provides opportunity to increase in market housing
- The current Trust Policy Statement states each Local Trust Committee is to work with the island community to develop policies to suit local needs and this flexibility is needed otherwise there will be pressure for islands to disband from the Federation
 - The Chair noted that much of the language used is prescriptive in how to meet directive policies and provides Local Trust Committees flexibility and it is important to identify wording that will prevent something that is wanted or will allow something that isn't wanted
- The lack of definition for "environment" is problematic, the term "natural environment" should be used, and priority of protection of the natural environment needs to be identified

- Some of the guiding principles should be directive, such as, limiting the rate and scale of development
- The directive policies should apply to all islands
- There has been insufficient time or facilitation for people to have community groups together to talk about the draft
- Is there a process for the community to go through the document and provide recommendations?
 - The Senior Policy Advisor replied that information that is being provided by community members today is for the benefit of Trustees to help inform their response to Trust Council on the document and comments emailed to islands2050@islandstrust.bc.ca will be summarized and provided to Trust Council
 - Feedback with specific details on how wording might be changed is important for the work going forward
 - A Trustee noted they would like to first hear back from the Advisory Planning Commission and then have further community conversation

The meeting was recessed for a break at 3:16 p.m. and reconvened at 3:33 p.m.

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated October 14, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of October 14, 2025 were adopted.

11.2 Section 26 Resolutions Without Meeting Report Dated Dec 2025

Received for information.

11.3 Advisory Planning Commission Minutes Dated October 7, October 28 and November 18, 2025 with APC Report (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Dec 2025

Island Planner Stockdill provided an update to the Follow Up Action list and the following points were noted:

- Staff will contact the Penelakut Tribe to determine availability for a meeting in the spring
- Staff will send a referral to the Advisory Planning Committee for the draft Trust Policy Statement with a deadline for response by the end of January
- Staff will report back with a potential amendment to the Development Approval Information (DAI) Bylaw in regards to the Groundwater Sustainability Project

13. DELEGATIONS – None

14. CORRESPONDENCE

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

14.1 Managed Forest Council re Amendment to MF 322 for removal of land

Received for information.

15. MEETING BREAK - COMMUNITY UPDATE - None

16. APPLICATIONS AND REFERRALS

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

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

- The Local Trust Committee gave First Reading to proposed Bylaw No. 294 and 295 in July 2025
- Section 219 covenants are required before final bylaw adoption
- The staff report indicates the status of the terms of reference documents
- Pumping test for the existing wells have not been received and the groundwater report indicates there should be sufficient water
- Staff is recommending that the pumping test requirement be done at the subdivision stage
- The applicant is willing to proceed to the public hearing and provide well pump tests for the existing wells as part of the subdivision application
- An amendment to zoning might be considered for a portion of the land that currently has a quarry to rezone a portion of the property from Forest to Nature Protection

Discussion ensued and the following comments were noted:

- Should the Penelakut wish to continue operating the quarry they could make appropriate applications
- The pump test could occur anytime between now and subdivision approval

GL-2025-86

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” be amended by re-designating a portion of the property from Forest to Nature Protection in Section 2, Schedule B.

CARRIED

GL-2025-87

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be amended by: deleting Section 2.3 and amending the zoning from ‘Forest Industrial Zone Variant c’ to ‘Nature Protection’ in Section 2.4.

CARRIED

GL-2025-88

It was MOVED and SECONDED,

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

CARRIED

GL-2025-89

It was MOVED and SECONDED,

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

CARRIED

GL-2025-90

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for the February 10, 2026 regular meeting for rezoning application GL-RZ-2023.2 and for rezoning application GL-RZ-2021.2, and that staff add a condition to the draft Section 219 development control covenant requiring pump tests to confirm the groundwater quality and quantity of all wells on future lots with a residential use prior to subdivision approval by the Ministry of Transportation and Transit’s Approving Officer.

CARRIED

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

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

- The Local Trust Committee gave First Reading to proposed Bylaw Nos. 292 and 293 in July 2025
- The applicant has provided all information as stated in the Terms of Reference with the exception of two pumping tests
- Covenants are required to be registered prior to adoption of the bylaws

Trustees had no questions regarding the staff report.

GL-2025-91

It was MOVED and SECONDED,

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

CARRIED

GL-2025-92

It was MOVED and SECONDED

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

CARRIED

16.3 GL-RZ-2024-0003 (Palmberg) - Staff Report

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

- Proposed Bylaw No. 296 to amend the Official Community Plan has been approved by Islands Trust Executive Committee, and approval has been given by the Minister of the Ministry of Municipal Affairs and Housing
- The Local Trust Committee has given first reading to proposed Bylaw No. 297 to amend the Land Use Bylaw
- A water management plan has been received and an ecological overview report is pending
- There will be a requirement for pump test, water license, and installation of water drainage will be built into the draft covenant
- There is opportunity for well monitoring and further details need to be finalized regarding this recommendation prior to implementing it
- A list of recommendations for conditions has been provided in the staff report and the Local Trust Committee can add additional conditions should they wish

The applicant was in attendance.

Trustees had no questions for the Planner.

GL-2025-093

It was MOVED and SECONDED,

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.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Island Regulation Review – Staff Report

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

- An electronic Community Information Meeting was held to gather comments and identify concerns from associated island and boat access only property owners and occupants which have been summarized in the staff report
- There is opportunity to send the draft bylaw to the Advisory Planning Commission to receive recommendations for consideration
- The Local Trust Committee must decide if it wishes to amend the Land Use Bylaw to permit exemptions to the natural boundary of the sea setbacks for specific structures, if exceptions should apply to entire Local Trust area or specific island only, and consider if a new zone for associated islands be created for boat-access-only lots in order to tailor regulations specifically for those properties

Discussion ensued and the following comments were noted:

- Developing draft bylaw language would assist the community in understanding the bylaw and providing input
- There is a water access only subdivision on the east side of Galiano Island and mapping would need to be specific to identify areas that are included / not included as it would not apply to all boat-access only properties

GL-2025-94

It was MOVED and SECONDED,

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.

CARRIED

GL-2025-95

It was MOVED and SECONDED,

that 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.

CARRIED

GL-2025-96

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff refer the draft bylaw for the Associated Islands Regulations Project to the Galiano Island Advisory Planning Commission.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Dec 2025

Received for information.

18.1.2 Future Projects Report Dated Dec 2025

Received for information.

18.2 Applications Report Dated Dec 2025

Received for information.

18.3 Trustee and Local Expense Report Dated Sept 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 - None

20. UPCOMING MEETINGS

20.1 Draft 2026-2027 LTC Meeting Schedule - Request for Decision (for Adoption)

Discussion ensued and it was determined that the Tuesday November 17, 2026 meeting be held electronically.

GL-2025-97

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule with a change to the November 17 2026 meeting to be held electronically, the July and August meetings to be held at the north end hall and the remainder of the meetings held at the south end hall.

CARRIED

20.2 Next Regular Meeting Scheduled for February 10, 2026 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

A member of the public spoke to the Associated Islands staff report which recommends that deck structures not be permitted and noted that piers generally go over the edge of the high-water mark and often a dock is attached to a pier, piers are a permitted structure under the Land Use Bylaw, platforms are often in place to lift materials from boats and a distinction between piers and decks needs to be identified.

A member of the public asked about the status of the Crystal Mountain application. Island Planner Stockdill noted they will request the Planner working on the application update the status in the application report.

A member of the public asked if it was an observation well that was being referred to in the Palmberg application, if events were going to be allowed. Island Planner Stockdill indicated the discussion referred to powering monitoring equipment at the well, it would be up to the province to accept a well for observation, and a discussion regarding events had not yet been had with the applicant and it was unknown if holding events was an intention of the applicant.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:30 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Resolutions Without Meetings Log

Galiano Island

Resolution Number	Action	Date
2025-002	Carried	19-Dec-2025
Discharge Covenants		
That the Galiano Island Local Trust Committee accepts the discharge of Section 219 covenants CB331857 and CB331858 registered on Lot 1, District Lots 30 and 31, Galiano Island, Cowichan District, Plan VIP76996 Except Plans VIP76997 and EPP136242, and designates the Chair of the Local Trust Committee to sign the discharge of the covenant.		

ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: November 25, 2025
Location: Galiano Island Community Library

Members Present: Gilian Disting, Chair
Danica Berginc, Member
Jann Helssen, Member
Gerald Longson, Member
Jennifer Margison, Member

Members Regrets: Art Moses, Vice-Chair
Karen Harris, 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 Disting called the meeting to order at 10:09 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 NOVEMBER 18, 2025 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of November 18, 2025 were adopted.

4. DISCUSSION OF APC REPORT

Commissioners took turns reading the report out loud and making final edits as needed.

5. NEXT MEETING

To be determined

6. ADJOURNMENT

By general consent the meeting was adjourned at 1:15 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

Minutes of the Galiano Island Advisory Planning Commission

Date: January 6, 2026
Location: Galiano Island Community Library

Members Present: Danica Berginc, Member
Gerald Longson, Member
Jennifer Margison, Member
Art Moses, Vice-Chair

Regrets: Gilian Dusting, Chair
Karen Harris, Member
Jann Helssen, Member

Staff Present: Carly Bilney, APC Secretary (electronic)

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

1. CALL TO ORDER

Vice-Chair Moses called the meeting to order at 10:06 a.m.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. GALIANO APC NOVEMBER 25, 2026 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of November 25, 2025 were adopted.

4. DISCUSSION – ISLANDS TRUST POLICY STATEMENT

Discussion was held about the public engagement on the draft Trust Policy Statement that has taken place to date. Comments were made that the only opportunity on Galiano for residents to engage with the draft has been a single community information meeting as part of an afternoon Local Trust Committee meeting when many people were at work and could not attend. A suggestion was made to recommend that the Local Trust Committee hold an additional community information meeting, this time separate from the Local Trust Committee meeting, to provide opportunity for islanders to learn more about the draft. It was noted that the deadline for public engagement is early February and frustration was

expressed that the Advisory Planning Commission does not have sufficient time to thoroughly analyze the draft.

A comment was made that a side-by-side comparison of the latest policy statement draft with the current policy statement would be helpful.

Discussion was held about the lack of a definition of environment in the Trust Policy Statement, and the following comments were made:

- Environment is not defined and is a subjective term (as is the definition for rural character)
- The intent of the Islands Trust Act is to protect not only the natural environment, but also community and rural character
- Discussions of environment refer to the natural environment

Comments were made that the Islands Trust Senior Policy Advisor noted that it is the directive policies that will be used by Local Trust Committees to determine whether bylaws are consistent with the Trust Policy Statement (as opposed to the guiding principles and advisory policies). A suggestion was made that, given time constraints, the Advisory Planning Commission therefore focus its review on the directive policies. General discussion ensued and the following comments were made:

- Even the directive policies are ambiguous and should be more clearly mandatory
- There seems to be an intention of some Trustees on Trust Council to water down the entire Trust Policy Statement
- It seems limited that there is only one directive policy under Reconciliation which is the first goal of the policy statement; a question was raised as to why Policy 3.1.3 Land Back would not be a directive policy rather than an advisory one
- Much related to Indigenous relations comes from the Province and the Islands Trust will likely be told what to do
- Goal 3 to “Preserve and Protect Healthy and Biodiverse Ecosystems” should be “Preserve and Protect the Health and Diversity of Ecosystems”
- The B.C Building Code already deals with light pollution and potable water (directive policies 3.3.9 and 3.5.1)
- Directive policies that deal with Ecosystem Integrity mostly say “identify,” and sensitive areas need to be identified as mapping is insufficient
- The importance of development permit areas should be a part of the directive policies as they are the only mechanism available to the Trust to monitor and control certain areas
- Concern was expressed about policy 3.4.13 (Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas) as it does not include reference to a housing agreement or affordable housing
- Density increases should only be granted for affordable and workforce housing by using housing agreements
- A question was raised as to why advisory policies are included in the policy statement if staff will not use them in the checklist for development allowances

- The Waste, Emissions and Pollutants section should include a directive related to recycling
- A question was raised about policy 3.4.21 (identify and protect rural roadways, including scenic and/or heritage roads), and a suggestion was made that all roads in the Trust area are scenic and rural
- The policy statement includes no mention of handicap accessibility
- Water directives play a major role in staff reports for rezonings
- A suggestion was made to add “in neighbourhoods” to directive policy 3.5.1 (Freshwater Sustainability) as it is unclear how watersheds will be assessed regarding adequate and sustainable quality and quantity of freshwater
- A typo was found in policy 3.5.1: “are non-basin watersheds the ephemeral flows...”
- It was suggested that Freshwater directive policies say “off island supply of water should be discouraged,” and that islands with insufficient water supplies be identified and the importing of water be monitored
- Comments were made that there are other checks and balances to monitor development on the island that relate to water resources, though it was suggested that existing regulations are not adequate and the draft directives are too general
- Freshwater storage should be encouraged in all Trust areas, not only where the quality or quantity of groundwater is likely to be inadequate or unsustainable (policy 3.5.7)

Discussion was held about how the “silent voices of island ecosystems, species at risk, and future generations” (1.4 Purpose and Structure of the Policy Statement) should be prioritized, and how its prioritization should be better reflected throughout the whole of the document. Comments were made that Goal 3 (Preserve and Protect Healthy and Biodiverse Ecosystems) is critical to the Trust mandate to preserve and protect, yet Goal 4 (Foster Sustainable, Inclusive, and Resilient Communities) seems to be prioritized (e.g. Goal 3 is more than one page in the draft, while Goal 4 is five pages). A question was raised as to whether the balance between the two goals is off. The following comments were made:

- Sustainable communities depend on sustainable ecosystems
- Some directives in Goal 4 tend to undermine Goal 3
- Goal 3 pertains to what are in the development permit areas while Goal 4 shows how development will be supported
- Concern was expressed about flexible zoning in Goal 4 and how permitting higher density on properties will affect ecosystem sustainability
- The beginning of the Trust Policy Statement focuses on Reconciliation, but the theme does not continue through the document (the focus on density and increased development overshadows the importance of the environment and Reconciliation)

Discussion was held about the need for more preliminary explanatory material in the policy statement so that someone reading it for the first time can understand its historical context. Comments were made that public engagement has been deficient and that there has been a lack of opportunity for people to become informed and meet in person. General discussion ensued including comments about how best to engage community members.

5. NEXT MEETING

Next meeting: January 13 at 10am at the Galiano Community Library

At the next meeting, Commissioners agreed to:

- Review the report template created by Commissioner Berginc and populated by members
- Review statements made to date
- Review the implementation section of the draft Trust Policy Statement

6. ADJOURNMENT

By general consent the meeting was adjourned at 11:59 a.m.

Art Moses, Vice-Chair

Certified Correct:

Carly Bilney, Recorder

ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: January 13, 2026
Location: Galiano Island Community Library

Members Present: Danica Berginc, Member
Gilian Dusting, Chair
Gerald Longson, Member
Jennifer Margison, Member
Art Moses, Vice-Chair

Regrets: Karen Harris, Member
Jann Helssen, 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 10:16 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 JANUARY 6, 2026 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of January 6, 2026 were adopted.

4. DISCUSSION – ISLANDS TRUST POLICY STATEMENT

Chair Dusting provided an update on work done so far on the draft Advisory Planning Commission report. She commented on correspondence sent to the Islands Trust by a scientist who emphasized the importance of using precise and intentional language in the Trust Policy Statement. Discussion ensued and the following comments were made:

- The letter notes the many levels of reviews that proposed changes must proceed through that sometimes results in a non-scientific based Executive Committee

overriding scientific data (science gets washed down by politics); the amount of review is onerous

- With clear enough directives then following through the decision-making process would be adequate
- The importance of precision and clarity could be included as a comment in the glossary sub-heading

Discussion was held about the importance and sensitivity of the topic of Reconciliation and the need to hear all perspectives, including Indigenous perspectives. The following comments were made:

- Reconciliation is necessary and important, but it is difficult to address in the policy statement in a practical way
- The Commissioners understand the importance of Reconciliation and that there are different levels of government all of whom are working towards it, but their knowledge of it is limited
- Without Indigenous people at the table, there cannot be a full understanding of how First Nations would approach engagement or co-governance

Discussion was held about Part 4 (Implementation) and the following comments were made:

- A need for data-driven decision making was emphasized, as was an understanding of potential build-out and carrying capacity of the various islands; these themes should be embedded in the policy statement (a suggestion was made to put this recommendation at the top of the Advisory Planning Commission report)
- An emphasis on climate change, Reconciliation and sustainability of critical resources could also be highlighted at the outset of the report
- Section 4.2 (Policy Statement Amendments) contains the only mention of cost if changes are to be made to the policy statement; the Islands Trust needs to ensure there is an adequate budget, and the costs would be covered by taxpaying islanders
- While it has been stated by some Trustees that updating the policy statement would be an ongoing project, continual work will face budget constraints
- There is no consistency in how the words *should*, *could* and *must* are used
- The engagement strategy is not working well; sending referrals to partner agencies is a form of engagement, but the people who need to understand its importance are not being engaged
- New residents of the islands are not being helped to understand the purpose of the Islands Trust

Discussion was held about the glossary of terms and the following comments were made:

- There is no statement in the draft that notes the glossary is to be used as defining terms for the document
- The main document should link to glossary terms
- The glossary is problematic and general, and could be prefaced with an argument for precise wording as clarity reduces conflict within a community

- The glossary does not include a definition of *population density*; while units of density related to units per acre will have some effect on the ecology of the island, population density has greater effect
- Measurable scientific terms that can be calculated to manage growth are important
- Trustees were unable to agree to a definition of *environment*, so it was left out of the glossary; *environment* should be identified with a defining adjective (*natural environment* versus *built environment*)
- There is no definition of *affordable housing* or of *unique amenities*

Commissioners agreed to add comments and concerns about the glossary to the draft report. Discussion ensued about Goals 3 and 4, and the following comments were made:

- Wording should prioritize accounting for cumulative effects of growth and development (using data-driven information) especially regarding preserving and protecting ecosystem integrity (Guiding Principle Policy 2.1.6)
- Several guiding principles should become directive policies under Goal 3 (Preserve and Protect Healthy and Biodiverse Ecosystems) – specifically, policies 2.1.5 (Take Guidance from the Precautionary Principle) and 2.1.6 (Account for Cumulative Effects)
- Guiding Principle Policy 2.1.3 (Limit the Rate and Scale of Development) should be moved to Goal 4 directive policies
- There is no science referred to in the policy statement about what determines growth limit (policy 2.1.3 - Limit the Rate and Scale of Development)
- Change the title of Goal 4 from “Managing Growth and Development” to “Growth and Development”
- Being very specific about ecosystems that need protection (e.g. Coastal Oak and Prairie ecosystems) omits many ecosystems, such as the Coastal Douglas-fir and Western Red Cedar ecosystems
- In Policy 3.4.11 “attainable” housing should be changed to “affordable housing secured through a housing agreement”
- The meaning of “suitable” locations is unclear
- Climate Change Mitigation and Adaptation should be a specific goal with specific directives
- Goal 3 is to promote resilience to climate change, yet the directive related to climate change mitigation and adaptation is under Goal 4 (and it is too general)

5. NEXT MEETING

Next meeting: Tuesday, January 27, 2026 at 10am at the library

Next steps include:

- Commissioner Margison to add material from the Friends of Gulf Islands document into the report template for consideration by the Commissioners
- Commissioner Moses to draft wording for the report that encompasses the discussion about Reconciliation

- All to add additional comments to draft report as they see fit

Discussion ensued about what will happen to the Advisory Planning Commission report once it is received by the Local Trust Committee. A suggestion was made to develop a clearly written report with recommendations and rationale as required to make it easily processed by Trustees and staff.

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:13 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

Minutes of the Galiano Island Advisory Planning Commission

Date: January 27, 2026
Location: Galiano Island Community Library

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

Regrets: Karen Harris, 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 10:11 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 JANUARY 13, 2026 APC MINUTES (FOR ADOPTION)

The following amendment was proposed:

- In the first bullet under Item 5 Next Meeting: “Commissioner Margison to add material... into the report” add “for consideration by the Commissioners”

By general consent the Galiano Advisory Planning Commission meeting minutes of January 13, 2026 were adopted as amended.

4. DISCUSSION – ISLANDS TRUST POLICY STATEMENT

Chair Dusting commented that the Friends of the Gulf Islands Society and the Galiano Conservancy Association have made efforts to gather input and it is important that the Local Trust Committee reviews the work that has been done. She noted that the Advisory Planning Commission might include the work as appendices in its report.

The Chair reviewed work that has been done so far on the Advisory Planning Commission draft report. Commissioners took turns reading the draft out loud and making edits as necessary.

Comments were made that the next steps include incorporating changes to the draft report that resulted from today's discussions, and formatting the report to submit to the Local Trust Committee by Friday, January 30.

5. NEXT MEETING

None. It was noted that the Advisory Planning Commission will not have a quorum until mid-March when Commissioners return from holidays.

6. ADJOURNMENT

By general consent the meeting was adjourned at 1:50 p.m.

Gilian Disting, Chair

Certified Correct:

Carly Bilney, Recorder

**Galiano Island Advisory Planning Commission Referral Report
in response to GL-2025-062 regarding
File No: Islands Trust Policy Statement**

January 30th, 2026

GL-2025-062: It was Moved and Seconded, that Galiano Island Local Trust Committee send the Islands Trust Policy Statement to the Advisory Planning Commission for comment. The Galiano Island Advisory Planning Commission makes the following comments and recommendations to the Local Trust Committee in response to GL-2025-062.

Background

The Galiano Advisory Planning Commission (APC) received referral GL-2025-062 regarding the Islands Trust Policy Statement (TPS) from the Galiano Local Trust Committee (LTC) on December 16, 2025. The APC met for 3 two-hour meetings, between January 6th and January 27th 2025, to develop the following response to the referral.

Due to seasonal holidays, the APC could not convene a meeting until January 6, 2026. A second meeting was prescheduled in order to obtain a quorum before several commissioners departed for holidays. Despite extremely tight timelines, the commissioners understood the importance of creating an effective TPS. Therefore, in addition to three scheduled meetings, commissioners devoted many additional hours to consolidate the input into a report that we hope will be helpful to the LTC.

After February 9, 2026, the APC will not have a quorum until commissioners return mid-March. The APC regrets that the LTC did not forward the referral earlier, or in place of the OCP referral, because the January 30 deadline did not allow sufficient time for fulsome review of the 35-page draft TPS document.

Given the time constraints, the LTC focused its review on the directive policies. This approach reflects guidance from the Islands Trust Senior Policy Advisor that only directive policies will be used by LTCs to determine whether bylaws are consistent with the TPS, although some guiding principles and advisory policies are also referenced within. Note that the APC has recommended that some guiding principles and advisory policies become directive policies to strengthen the authority of the TPS. These recommended new directives are identified with the word **NEW** in the text.

While Trust staff have implemented a community consultation strategy, the only in-person opportunity for Galiano residents to engage to date was a single community information meeting held in conjunction with an afternoon LTC meeting. As a result of daytime scheduling, many residents were unable to attend. Additional opportunities for in-person engagement would better support the objective of meaningful public consultation.

The APC respectfully recommends that the LTC host an additional, well publicized, community information meeting, separate from a Local Trust Committee meeting, to provide islanders with a focused opportunity to learn about the draft policy and to discuss its implications with one another, Trust staff, and trustees. To this end, we suggest that the LTC request an extension of the public consultation period to

ensure that Galiano and other island communities have adequate time to become informed and to engage in thoughtful discussion on this important document.

The APC also identified a need for clearer introductory material at the beginning of the Trust Policy Statement to assist readers in understanding the historical context, purpose, and mandate of the Islands Trust. An abridged and updated version of the preamble from the current Trust Policy Statement would be beneficial.

In addition, during its page-by-page review of the draft TPS, the APC determined that a side-by-side comparison of the draft and current Trust Policy Statements would support both commissioners and Islands Trust communities in their review. For reference, the Friends of the Gulf Islands Society has prepared a comparison chart titled, [“Analysis and Recommendations on the Proposed New Draft Trust Policy Statement”](#).

Because of our time constraints it was difficult to thoroughly analyze the document. However, we did study TPS review work done by other community groups and agreed to recommend that the LTC also carefully review these insightful documents. Reports by the Galiano Conservancy, a group of Galiano residents working with the Conservancy, and Friends of the Gulf Island Society are included as hyperlinks for the LTC’s reference. (Please note that the Conservancy report link was not available at our deadline. We will update our report with the link and forward it to the LTC as soon as it is online.)

Key Comments and Recommendations

Three Priorities

The following three priorities should be highlighted throughout the TPS:

- First Nations Reconciliation;
- Climate Change Mitigation and Adaptation;
 - The APC recommends that Climate Change Mitigation and Adaptation be a specific goal with specific directives.
- Sustainability of Critical Resources, specifically those related to the natural environment.

Consultation

- We believe that, despite the consultation period, many islanders are unaware of the draft TPS and its important role. Therefore, we recommend that the LTC host an additional community information meeting, separate from a Local Trust Committee meeting, to provide islanders with a focused opportunity to learn about the draft policy and to discuss its implications with one another, Trust staff, and trustees.
- We recommend either an extension of the public consultation period, or a second round of consultation once the draft TPS has been amended to incorporate the current feedback.
- We believe that the recommendations we and others have made will require significant changes to the draft TPS and will require communication of those changes back to the community before proceeding with the approval process.

Growth and Development

- The Trust was established in 1974 to protect against unrestrained growth and development. The draft TPS proposes to “manage” growth rather than “limit” it. The natural environment and the rural character of the islands cannot continue if growth is not limited.

- The policy statement should be data-driven and require each island to produce a build-out report based on current zoning and a growth limits report that identifies the level of population it can sustainably support.
- The APC recommends adding two directives to Goal 4 (Foster Sustainable, Inclusive, and Resilient Communities) that require establishment and adherence to density limits. See Goal 4 discussion below. Note also that definitions for the following words should be added to the glossary: *“land use density”* and *“carrying capacity”*.

Housing

- The APC recommends that any increases in housing density be targeted only for affordable and affordable workforce housing, secured by housing agreements between the provider/developer and the Local Trust Committee. See further comments in Goal 4 Housing.

Cumulative Effects

- A science-based understanding of cumulative effects is the key to the “preserve and protect” mandate. This important planning principle is not adequately incorporated in the draft TPS as it only appears in one directive for Marine Docks. Cumulative effects should be specifically referenced as a directive in Goal 3. See the APC recommendations under Goal 3 below.

Language

- Precision and clarity of language is extremely important. With multiple levels of review, there is a real danger that science-based content is watered down or overridden by “group think” and/or non-scientific opinions.
- The APC will note examples of ambiguous language throughout our report, but particularly egregious ones include the word *“environment”*, which needs to be defined as either *“natural environment”* or *“built environment”*. As well, *“should”*, *“could”* and *“must”* are used inconsistently. Only *“must”* is an imperative that requires action, adherence or compliance. See Glossary section for more examples.
- The draft Trust Policy Statement would benefit from an explicit statement clarifying that the Glossary is intended to define terms used within the document. It is critical that the main document links to, and is supported by, precise glossary definitions. The APC recommends that the role of the glossary be established and defined in 1.4 - Purpose and Structure of the Policy Statement.

Cost

- Lack of precise language can lead to costly changes in the TPS, which are ultimately financed by Islands’ taxpayers. Section 4.2 (Policy Statement Amendments) contains the only mention of cost related to changes made to the TPS. Although it has been suggested that updating the TPS would be an ongoing project, the use of clear, unambiguous language now will result in a solid, resilient and more effective foundational Trust Policy Statement; one that requires fewer changes and is therefore less costly to maintain.

General

- Some directives in Goal 4 (Foster Sustainable, Inclusive, and Resilient Communities) tend to undermine Goal 3 (Preserve and Protect Healthy and Biodiverse Ecosystems). Goal 3 is critical to the Trust mandate to preserve and protect, yet Goal 4 seems to be prioritized (e.g. Goal 3 is little more than one page in the draft, while Goal 4 stretches over five pages). The APC

questioned whether the balance between the two goals is off. Please see these sections for more observations and recommendations.

- The APC observes that there is only one reference to Development Permit Areas (DPAs) in the draft TPS and recommends the Trust Council incorporate the use of DPAs as a guiding tool to protect sensitive areas. Directives should require the creation of Development Permit Areas that provide specific direction on how various sensitive ecosystems are protected.
- Many directive policies use the word “identify...”. As highlighted in our OCP Review report, the APC notes that many of the Galiano maps are outdated or incorrect and require updating in order to identify, and therefore protect, these sensitive areas.

Trust Policy Statement Analysis and Recommendations

The APC respectfully offers the following comments and recommendations. We address sections of the draft TPS in the order that they appear in the document. Due to lack of time we were unable to review every section of the report in detail. Hence in this report we have omitted those sections that, unfortunately, did not receive our attention.

PART 1 – THE ISLANDS TRUST ACT

We believe the entire Islands Trust should be responsible for protecting places of natural and cultural significance, not only “through the Islands Trust Conservancy.” We recommend retaining the 2023 draft TPS language as follows: “The Act established the Islands Trust as a special-purpose government agency equipped with a suite of land use planning powers and a conservation-oriented mandate to preserve and protect the region in cooperation with others. This unique government mandate was defined in Section 3 of the Islands Trust Act and is commonly referred to as the “Islands Trust Object.”

1.4 – Purpose and Structure of the Policy Statement

Discussion was held about how the “silent voices of island ecosystems, species at risk, and future generations” should be prioritized. We recommend that this be listed higher in the paragraph rather than the last line.

The Islands Trust Senior Policy Advisor advised that only Directive Policies will be used by LTCs to determine whether bylaws are consistent with the TPS. Many of the directive policies are ambiguous, especially where it is suggested “they **should** be directly addressed **where possible**” on page 7 of the draft. The role of directive policies is to mandate specific action or behaviour. Without clear direction, the result is a weak policy statement that allows various interpretations and lacks rigor.

PART 2 – GUIDING PRINCIPLES

2.1 – General Guiding Principles

The APC recommends including the word “*priorities*” to read, “In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles **and priorities** 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

2.1.2 Prioritize Environmental and Indigenous Cultural Heritage Protection – The APC suggests creating two Guiding Principles from 2.1.2. One should be entitled “*Prioritize Protection of the Natural Environment*” and the other should be “*Prioritize Indigenous Cultural Heritage Protection*”. Indigenous Cultural Heritage should be distinct from Protection of the Natural Environment – both are important, but not the same.

2.1.3 Limit the Rate and Scale of Development – This is a critical guiding principle to “preserve and protect the Trust Area”. It should include the word “growth” to read “Limit the Rate and Scale of **Growth** and Development” and, as is referenced throughout this document, “environment” should be identified as “**natural** environment”.

In addition, this Guiding Principle must be supported/enacted by strong, specifically worded directives in Goal 3 (Preserve and Protect Healthy and Biodiverse Ecosystems) and Goal 4 (Foster Sustainable, Inclusive and Resilient Communities). Also critical to this guiding principle and its associated directive policies, is a clear articulation of how growth limits are defined/set, measured and monitored. See associated comments in the Goals 3 & 4 sections.

2.1.5 Take Guidance from the Precautionary Principle – Adjust the title to read “**Follow** the Precautionary Principle” and the text to say “**natural** environment”. In addition to belonging in this section as a guiding principle, “Follow the Precautionary Principle” should be a directive under Ecosystem Integrity 3.3.1 - 3.3.9.

2.1.6 Account for Cumulative Effects – Science-based understanding of cumulative effects is the key to the “preserve and protect” mandate. To that end, the principle should be re-worded as follows: “**Prioritize** accounting for cumulative effects of existing and proposed development to avoid detrimental effects on **ecosystems**, watersheds, **freshwater** supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.” This important planning principle is not adequately incorporated in the draft TPS. It only appears in one directive for Marine Docks. It also should be specifically referenced as a directive in both Goals 3 & 4.

2.1.7 Foster Informed, Open and Transparent Decision Making – Incorporate a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge and science.

NEW – 2.1.8 Foster Public Participation in Decision Making – Foster public participation in all government decision-making processes and provide opportunities for public input in establishing OCPs and regulatory bylaws.

2.2 – Reconciliation Principles

The APC welcomes the recognition in the draft TPS that, in the spirit of Reconciliation, now is the time to move forward with meaningful engagement with area First Nations, the original stewards of this area. However, we are surprised that given Trust Council’s professed commitment to Reconciliation in the opening of the draft TPS, the Directive Policies under “Goal 1 Advance Reconciliation” are so limited. The only directive is a vaguely worded direction to “engage with Indigenous Governing Bodies...”. Neither the Directive Policies nor the Advisory Policies under Goal 1 contain any references to co-management or

co-governance, even though both concepts are mentioned specifically in the opening section “1. 3 – Indigenous Inherent Rights Acknowledgement”.

In the interest of ensuring direct Indigenous representation in decisions of the Islands Trust we recommend that the Trust advocate to the Provincial Government that it appoint a First Nation representative to the Trust Council.

Beyond these observations, it is difficult for us to make further recommendations because the APC has no Indigenous representation at our table, which makes it hard for us to know how First Nations would approach engagement, co-management or co-governance. We can’t recommend specific changes to these draft policies in Goal 1, other than believing that they need to go further and be more specific if the new Trust Policy Statement is to truly “Advance Reconciliation”.

2.3 – Cooperation Principles

Trust Council’s Cooperation Principles

2.3.4 Demonstrate Strategic Inter-Agency Coordination – Replace the words “work towards establishing” with “demonstrate”.

2.3.5 Demonstrate Accessible and Inclusive Public Communications and Engagement – Replace the words “work towards” with “demonstrate”.

PART 3 – GOALS AND POLICIES

One member recommends, in order to emphasize the overriding importance of protecting the biodiversity of the Islands Trust area, elevating current Goal 3 - Preserve and Protect Healthy and Biodiverse Ecosystems to Goal 1. As noted in the Acknowledgement text at the beginning of the draft TPS, “Islands Trust Council acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights.”

GOAL 1 – Advance Reconciliation

Please see APC comments under 2.2 – Reconciliation Principals

GOAL 2 – Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Site, and Species

Please see APC comments under 2.2 – Reconciliation Principals

GOAL 3 – Preserve and Protect Healthy and Biodiverse Ecosystems

We suggest rewording Goal 3 to read: “Preserve and Protect the **Health and Diversity of** Ecosystems”. Currently, it could be interpreted to only protect the ecosystems that are healthy, and not to protect all ecosystems and in order to facilitate health and diversity.

The first paragraph could also be re-worded: “The policies in this section aim to identify and protect ecosystem types and characteristics to safeguard biodiversity and promote resilience to climate change **and protect the ability of ecosystems to sequester and store carbon for climate change mitigation**”

The APC observes that there is only one reference to Development Permit Areas (DPAs) in the draft TPS and recommends the Trust Council incorporate the use of DPAs as a guiding tool to protect sensitive

areas. Directives should require the creation of Development Permit Areas that provide specific direction on how various sensitive ecosystems are protected.

Directive Policies – Ecosystem Integrity

3.3.3 Forest Ecosystems – For clarity and completeness, the following names specific ecosystems to be protected: “Identify and protect unfragmented forest ecosystems, ***the remaining stands of relatively undisturbed Coastal Douglas-fir, Western Red Cedar, Arbutus, Garry Oak and Coastal Western Hemlock*** and their associated ecosystems within their local planning areas from potentially adverse impacts of growth, development and land-use.” This suggested text uses wording from Directive 3.2.2 in the current TPS that specifically mentions “the potentially adverse impacts of growth, development and land-use.”

3.3.4 Coastal Oak and Prairie Ecosystem – The APC wondered why there is specific mention of these ecosystems when many other ecosystems, which also require protection, are omitted. See 3.3.3 above.

3.3.5 Watershed Ecosystems – Reword to read as follows: “Identify and prioritize the preservation, protection and restoration of watershed ecosystems, freshwater sources, ***wetlands and riparian areas, and*** groundwater recharge areas ***and prevent any further loss and degradation.***”

3.3.6 Marine Shoreline and Nearshore Areas – There are coastal ecosystems beyond the ones mentioned here. Add “***and other marine ecosystems.***”

NEW – 2.1.5 Follow the Precautionary Principle – As noted in Part Two Trust Council’s Guiding Principles above, we recommend the re-worded “Follow the Precautionary Principle” be included as an Ecosystem Integrity Directive Policy.

NEW – 2.1.6 Account for Cumulative Effects – As noted in Part Two Trust Council’s Guiding Principles above, we recommend “Account for Cumulative Effects” be included as an Ecosystem Integrity Directive Policy. This new directive should be re-worded as follows: “***Prioritize*** accounting for cumulative effects of existing and proposed development to avoid detrimental effects on ***ecosystems***, watersheds, ***freshwater*** supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.”

GOAL 4 – Foster Sustainable, Inclusive, and Resilient Communities

Adjust the title to read: “Foster Sustainable, Inclusive, and Resilient ***Rural*** Communities”.

The policy statement should include reference to accessibility for people with disabilities, which could be added to Goal 4.

Directive Policies – Managing Growth and Development

The draft TPS proposes to “manage” growth rather than “limit” it. The natural environment and the rural character of the islands cannot continue if growth is not limited. The Trust was established in 1974 to protect against unrestrained growth and development. As such, the APC recommends

omitting the word “managing” in the the title of this Directive Policy section to read: “Growth and Development”.

3.4.2 Growth Management – Should be changed to “**Limit** Growth and Development”. The accompanying text should be changed to: “**Limit** community growth and its associated impacts by **establishing appropriate density and population limits and** by directing residential, commercial and industrial development into suitable locations to **preserve and protect the unique amenities and the natural environment.**” Note: “*Suitable*” requires a definition in the Glossary.

3.4.5 Climate Change Mitigation and Adaptation – Goal 3 is to promote resilience to climate change, yet the directive related to climate change mitigation and adaptation is under Goal 4 and it is too general. As noted earlier, given the accelerating climate crisis, we recommend making Climate Change Mitigation and Adaptation an additional separate goal with accompanying directives (see New Goal 6 below). Climate change was identified as a key issue in past public engagement and the Trust declared a climate emergency in 2019.

3.4.8 Community Heritage Sites – Restore language similar to that in the current TPS sections 5.6.1 and 5.6.2 “Identify sites of natural or human heritage that are of natural, historic, cultural, aesthetic, educational or scientific heritage to be preserved and protected.”

NEW – 3.4.9 Existing Development Potential – This Advisory Policy should become a directive policy.

NEW – Directive Policy 5.2.5 in the current TPS should be added to this list of directives. It reads: “Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.” This is critical to the Islands Trust Object.

Directive Policies – Housing

The APC is concerned that this section of Goal 4 undermines protections for the natural environment, ecosystems and unique amenities as set out under Goal 3. The section should explicitly encourage the development of affordable housing and affordable workforce housing, not enable increases in density for any housing that would inevitably find its way onto the unaffordable private market. Density increases for market housing will only increase land values and demands on the Islands limited water and other natural resources. The APC recommends that any increases in housing density be targeted only for affordable and affordable workforce housing, secured by housing agreements between the provider/developer and the Local Trust Committee.

The title should read “**Affordable** Housing” and note that the Glossary requires a definition of “*affordable housing*”.

3.4.11 Suitable Locations for Additional Housing – This should be eliminated or changed to simply “identify suitable locations that could support increased density for the development of **affordable housing and affordable workforce housing**”. Note the recommended deletion of

the word “attainable” housing; if reference to “attainable housing” remains in the TPS, these words must be included and defined in the glossary.

3.4.12 Housing Diversity – This should read “support a range of housing types and tenures to help meet the identified **affordable** housing needs of the island community and local Indigenous communities that **also respect the natural environment**.”

3.4.13 Clustered Small Dwelling Units – Remove this directive. There is no reference to affordable housing and workforce housing or housing agreements. It should be up to each island to determine how best to provide affordable housing. Clustering existing densities on a lot can be important to reduce clearing of trees, preserve habitat for wildlife and to minimize other environmental impacts, but there are a number of other options available.

3.4.14 Floor Area and Lot Coverage Limits – Delete “Floor Area and”, so the directive is titled “Lot Coverage Limits”. Amend the directive to read, “Set lot coverage limits and establish a maximum dwelling size to minimize negative effects on the natural environment”.

Floor area and floor area ratios are planning and development tools used to establish density entitlements in urban and suburban areas. They are not appropriate in rural communities and especially in the Trust Area with a legislative mandate to preserve and protect the natural environment.

Advisory Policies – Housing

3.4.19 Natural Building Materials – This advisory policy would benefit from a more specific definition of “natural building materials”. It could be clarified to encourage “energy efficient” building that has the least possible impact on the natural environment. A more descriptive title would be “Natural Building Materials **and Renewable Energy**” with possible new accompanying text: “Encourage construction of buildings and structures using natural building materials and **renewable energy sources such as heat pumps, solar and wind power**.”

Advisory Policies – Transportation

Add as an advisory policy from the current TPS, “No island in the Trust Area should be connected to Vancouver Island, the mainland or another island by a bridge or tunnel, notwithstanding the existing bridge between North and South Pender Islands”

Directive Policies – Waste, Emissions and Pollutants

3.4.25 Disposal of Waste – Re-word to include this directive from the current TPS: “Neither hazardous nor industrial waste should be disposed of in the Trust Area.” This, or an additional directive, should also address disposal, recycling and/or reuse of new and emerging technologies such as electric cars, batteries etc.

3.4.26 Wastewater Disposal Systems – We suggest rewording this directive policy to emphasize prevention and to include freshwater sources as follows: “Establish requirements for the location and siting of new wastewater disposal systems **to prevent negative impacts** on the Trust Area and its unique amenities and environment with a focus on Indigenous Peoples’ cultural heritage sites, **the marine environment and freshwater sources**.”

GOAL 5 – Foster Sustainable Stewardship of Lands and Waters

In the title of Goal 5, consider a stronger word than “Foster” such as “Uphold”, which would provide clearer direction.

In the preamble to Goal 5, emphasize the critical nature of freshwater by replacing “important” with “essential” as follows: “ITC recognizes that sustainable use of lands and waters in the IT Area is **essential** to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them.”

Directive Policies – Freshwater

Although there are checks and balances in place to monitor the impact on water resources of development on the islands, they are inadequate, as are the draft directives. The APC recommends that each Freshwater Directive is prefaced with: “When considering zoning changes or increases in density, ensure that...”

3.5.1 Freshwater Sustainability – Re-word to the following: “Ensure that neither the density, nor intensity of land use is increased **in neighbourhoods and/or** in watersheds ...” as it is unclear how watersheds will be assessed regarding adequate and sustainable quality and quantity of freshwater.

3.5.3 Freshwater Self-Sufficiency – This directive fails to acknowledge that many islands are not self-sufficient in water. The policy should read: “Identify islands that are not self-sufficient in water; monitor and report on the importing of freshwater, well failures due to overuse and saltwater-intrusion; and take action to minimize additional dependence on off-island water”.

NEW – All three Freshwater Advisory Policies should become Directives.

3.5.7 Freshwater Storage – In addition to becoming a directive, freshwater storage should be required in all Trust areas, not only where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

3.5.10 Forest Lands and Wildfire Risk – Wildfire risk will be reduced by limiting areas of interface between development and forest. We suggest adding the following wording to this directive: “Assess and limit additional wildland urban interface and intermix.”

NEW – Goal 6 – Climate Change Mitigation and Adaptation

As one of the key recommendations of this report, the APC believes Climate Change, Mitigation and Adaptation should be one for the main goals in the new TPS. Climate change is the largest threat to well-being on our planet and should be treated in the TPS as a separate goal with clear directives. The Trust declared a climate emergency in 2019 and climate change and its adverse effects continue to accelerate. Yet, climate change is only mentioned in directive 3.4.5 and otherwise there is little focus on it in the draft TPS. Climate change is identified as one of the 3 pillars of the January 2021 Policy Directions: Visual Policy analysis and in the Public Engagement Phase II document. As well, Directives suggested in the Islands 2050 - Fact Sheet on Climate Change are missing here.

PART 4 – IMPLEMENTATION

4.1 – Policy Statement Implementation

Policy 4.1 states in part, “Islands Trust Council, Islands Trust Executive Committee and LTCs are expected to take *general policy direction* from the Policy Statement...” This statement should read: “Islands Trust Council, Islands Trust Executive Committee and LTCs **must** take policy direction from the Policy Statement...”

The APC recommends stronger language than “general direction” to limit opportunity for avoidance or work-arounds. Directives should be requirements, to ensure that policies are respected. All islands in the Trust Area should have OCPs and Bylaws consistent with these directives.

4.2 – Policy Statement Amendments

This section contains the only mention of cost if changes are to be made to the policy statement. Adequate budget must be allotted to updating the TPS. However, the Islands Trust needs to ensure that the new TPS is written with precise unambiguous language to help reduce the necessity of costly future changes that will ultimately be funded by Trust area taxpayers. See our comments regarding cost in Key Comments and Recommendations above.

GLOSSARY OF TERMS

The draft Trust Policy Statement will be a clearer, more consistent and more effective tool if the Glossary is explicitly identified as defining the terms referenced throughout the document. The APC recommends that the role of the Glossary be established in 1.4 - Purpose and Structure of the Policy Statement.

In addition, the effectiveness of the Glossary could be further strengthened through refinement of several definitions to improve precision and completeness, as well as through the inclusion of additional terms used elsewhere in the document.

In the short time we had to review the draft statement, the APC noted the following glossary terms that require improved definition or inclusion. This is not a comprehensive list. We recommend a thorough review of the glossary and an acknowledgement in the Purpose and Structure of the Policy Statement of the critical role of the glossary. When reviewing the Glossary, the APC also recommends that the LTC references the thorough list of definitions provided by the Galiano Conservancy, the group of Galiano residents working with the Conservancy, and the Friends of the Gulf Islands Society. (As noted above, the Conservancy report link was not available at our deadline. We will update our report with the link and forward it to the LTC as soon as it is online.)

Affordable Housing – Provide a clear definition.

Attainable Housing – This term should be deleted from the draft TPS. It is a nebulous term with no actionable definition.

Built Environment – Provide a clear definition.

Carrying Capacity – Provide a clear definition.

Ecosystem – Provide a clear definition.

Environment – Provide a clear definition.

As noted throughout this document, “environment” should be replaced and defined as “natural environment”, or where applicable, “built environment”.

Land Use Density and Intensity – Provide a clear definition.

The Glossary does not actually define land use density, but instead describes a way of “managing” density. Density could be defined as, “Density is regulated through zoning that states the number of residences, or businesses allowed on a particular property”.

Local Knowledge – Provide a clear definition.

Natural Building Materials – Provide a clear definition.

Natural Environment – Provide a clear definition.

Natural Heritage Sites – Provide a clear definition.

A clear definition should include the full range of the Trust Area natural heritage sites including the ecosystems and habitats critical for all species (including, but not restricted to, at-risk species).

Population Density – Provide a clear definition.

Residential Development – Provide a clear definition.

Unique Amenities – Provide a clear definition.

Conclusion

In closing, the APC strongly encourages the LTC to advance the recommendations in our report. In addition, we hope the LTC will consider carefully the thoughtful suggestions made by other community members in reports such as that of the Galiano Conservancy, the group of Galiano residents working with the Conservancy, and the Friends of the Gulf Islands Society.

As we noted in the background to this report, despite the various communications channels utilized, we believe the public consultation was unsuccessful in reaching the majority of people who live and work in the Island Trust Area. Therefore, we recommend either an extension of the public consultation period, and/or a second round of consultation once the draft TPS has been amended to incorporate the current feedback.

We believe that the recommendations made in ours and other reports, require significant changes to the draft TPS and as such, will require communication of those changes back to the community before proceeding with the approval process.

We caution the LTC that this is not a process to rush. We are facing the acceleration of climate change, population and development pressures from the neighbouring urban centres, and the ripple effects of larger socio-economic and political uncertainty. At the same time there is a pressing need to achieve Reconciliation with Indigenous people and to facilitate the creation of more affordable housing. This important guiding document is our opportunity to help weather that change and uncertainty; and to ensure that the waters and islands of the Islands Trust Area are protected from the adverse effects of unrestrained growth and development.

Respectfully submitted by:

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

Karen Harris, Absent (away on vacation)

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

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	Completed

Follow Up Action Report

Galiano Island

08-Jul-2025

Progress	Activity	Responsibility	Dates	Status
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	Completed

09-Sep-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 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	Completed
0%	2 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

14-Oct-2025

Progress	Activity		Responsibility	Dates	Status
0%	1	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: 30-Jan-2026	Completed
0%	2	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.	Bruce Belcher Jas Chonk	Target: 28-Nov-2025	Completed

Follow Up Action Report

Galiano Island

09-Dec-2025

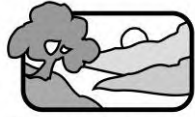
Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to set up meeting with Penelakut Chief, Council and staff and the Galiano LTC for Spring 2026 to provide updates to Penelakut Tribe regarding current applications and projects.	Joe Elliott Kim Stockdill	Target: 31-Mar-2026	In Progress
0%	2 11.1 Meeting minutes of October 14, 2025 adopted as is.	Emily Bryant	Target: 24-Dec-2025	Completed
0%	3 16.1 GL-RZ-2023.2 (Bylaw Nos. 294 & 295) 1. Bylaw Nos. 294 and 295 amended by removing Forest Industrial zone. (mapping request sent) 2. Bylaw Nos. 294 and 295 given second reading as amended. 3. CIM and PH scheduled for 294 and 295 for February 10, 2026.	Jas Chonk Kim Stockdill	Target: 16-Jan-2026	Completed
0%	4 16.1 GL-RZ-2021.2 (Bylaw Nos. 292 & 293) 1. Bylaw Nos. 292 and 293 given second reading.(Done) 2. CIM and PH scheduled for 292 and 293 for February 10, 2026.	Jas Chonk Kim Stockdill	Target: 30-Jan-2026	Completed
0%	5 16.3 GL-RZ-2024-0003 - Bylaw Nos. 296 & 297 1. Bylaw No. 296 - Minister approved. Bylaw adoption consideration for February 10, 2026 meeting. (DONE) 2. Bylaw No. 297 - schedule CIM and Public Hearing when draft s.219 covenant and ecological report is received.	Jas Chonk Kim Stockdill	Target: 31-Mar-2026	In Progress
100%	6 Galiano LTC adopted April 2026-March 2027 meeting schedule as amended.	Lisa Millard	Target: 24-Dec-2025	Completed

Follow Up Action Report

Galiano Island

09-Dec-2025

Progress	Activity	Responsibility	Dates	Status
0%	7 Associated Islands Project 1. Staff to draft bylaw and report back at February 2026 meeting. (DONE) 2. Draft bylaw will include a new zone for associated islands currently zoned SLR. (DONE) 3. Staff to update Project Charter. (DONE) 4. Staff to refer draft bylaw to Galiano APC after February 10, 2026 GL LTC meeting.	Jas Chonk Kim Stockdill	Target: 30-Jan-2026	In Progress



DATE OF MEETING: February 10, 2026

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 – Adoption of Bylaw No. 296

Applicant: Leif Palmberg

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

RECOMMENDATIONS

1. 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 adopted.

REPORT SUMMARY

The purpose of this staff report is to recommend to the Galiano Island Local Trust Committee (LTC) to consider the adoption of Bylaw No. 296 that will amend the Galiano Island Official Community Plan (OCP) for 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 resolution:

GL-2025-093

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.

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. The LTC considered and determined that proposed Bylaw Nos. 296 and 297 are not contrary to or at variance with the Islands Trust Policy Statement on April 8, 2025.

Proposed Bylaw No. 296 was approved by the Islands Trust Executive Committee on August 6, 2025. The Minister of Municipal Affairs and Housing approved Bylaw No. 296 on December 7, 2025.

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.

Staff will schedule the community information meeting (CIM) and public hearing for proposed Bylaw No. 297 when the environmental assessment and draft Section 219 covenant have been received and the LTC is satisfied with the documents. Direction has already given by the LTC to schedule the CIM and public hearing (see resolutions from December 9, 2025).

Rationale for Recommendation

Based on the foregoing, the recommendations on page 1 are supported as:

- The proposed bylaws have been determined to be consistent with the Islands Trust Policy Statement by the LTC
- First Nation referrals were completed and no concerns were raised
- Agency referrals were completed and no concerns were raised
- Executive Committee and the Minister have approved the bylaw

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	January 27, 2026
Concurrence:	Robert Kojima, Regional Planning Manager	January 27, 2026

ATTACHMENTS

1. Proposed Bylaw No. 296
2. Proposed Bylaw No. 297

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	7 TH	DAY OF	DECEMBER	2025.
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.

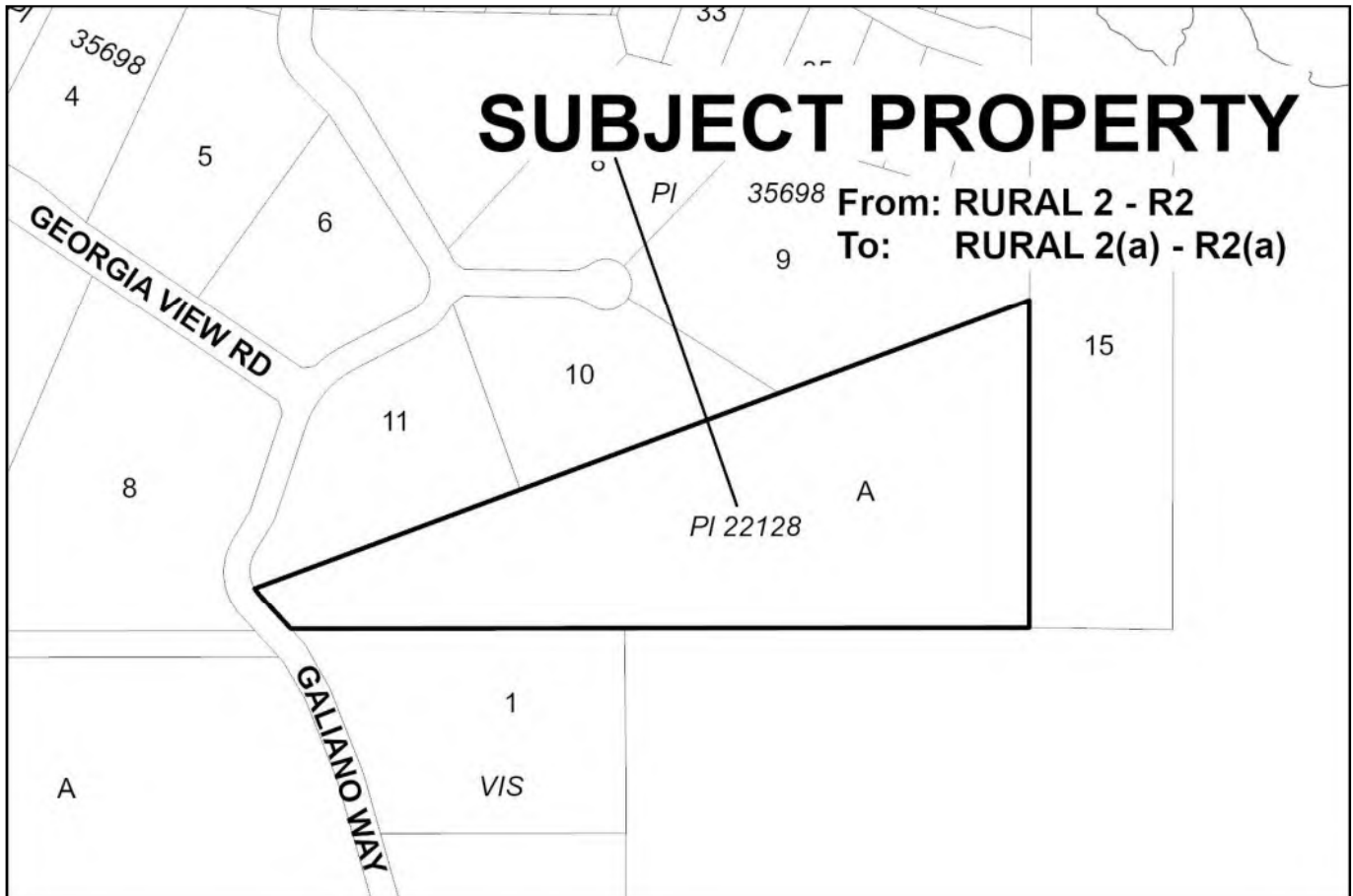
READ A FIRST TIME THIS	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____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

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1



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

DATE OF MEETING: February 10, 2026
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
SUBJECT: District Lot 86 Rezoning Application – Post Public Hearing
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 third 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 amended by
 - a. amending Section 2.1 to add the words “non-profit park or conservation society” after the words ‘Capital Regional District’, and by,
 - b. updating the site plan in Plan No. 2.
3. 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 third time as amended.
4. That the Galiano Island Local Trust Committee proposed Bylaw Nos. 292 and 293 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.
5. That the Galiano Island Local Trust Committee proposed Bylaw No. 292 and 293 be forwarded to the Minister of Housing and Municipal Affairs for approval.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) updates to the rezoning application GL-RZ-2021.2 (Matheson-Bairstow) and to provide options for how to proceed after the Public Hearing for proposed Bylaw Nos. 292 and 293.

BACKGROUND

A staff report was presented to the Galiano Island LTC on December 9, 2025. At this meeting the LTC passed the following resolutions:

GL-2025-91

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.

CARRIED

GL-2025-92

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.

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 and second reading was given on December 9, 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. The applicant has provided an updated site plan reflecting more accurate location of the developable areas. The updated site plan can be found on the [application webpage](#).

First reading was given to proposed Bylaw No. 293 by the Galiano Island LTC on July 8, 2025 and second reading was given on December 9, 2025.

The attached Bylaw No. 293 includes the updated site plan. The Galiano Island LTC will need to amend the proposed bylaw (Recommendation No. 2), and then give third reading as amended (Recommendation No. 3b).

Staff are also recommended an amendment to proposed Bylaw No. 295 to allow a non-profit park or conservancy society to receive the lot to be rezoned to ‘Park’ (Recommendation No. 3a). See discussion under ‘Land Transfer’.

Conditions of Approval

The following conditions must be completed to the satisfaction of the Galiano LTC prior to consideration of bylaw adoption:

1. Registration of a sustainable forestry covenant.
2. Registration of a Section 219 covenant for development control and the requirement for land transfer.

Draft covenants are available on the Galiano Island Applications webpage under “4. Other Information.”

Land Transfer

The land proposed to be zoned **Nature Protection** will be transferred to the Penelakut Tribe at the time of final subdivision. To ensure the transfer occurs, a condition is included in the Section 219 covenant requiring the transfer of the land. All necessary covenants will be discharged from this lot at the time of subdivision registration.

The lot proposed to be zoned **Park** will be transferred at the time of final subdivision. The receiving agency will be determined prior to the adoption of the bylaw.

A referral has been sent to the Capital Regional District Galiano Island Parks and Recreation Commission, which has a meeting scheduled for February 5, 2025. Although, due to the lot's location and limited public access (resulting from the retention of the existing gate), the land may instead be transferred to another non-profit park or conservancy agency.

CONSULTATION

Statutory Requirements

A public hearing is a quasi-judicial process within and following which specific procedures must be followed. The public hearing binder for proposed Bylaw Nos. 292 and 293 can be found on the [Galiano LTC Application webpage](#).

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Third Reading (as amended).
2. Forwarding of the bylaw to Executive Committee for approval.
3. Forwarding of the bylaw to the Minister's office for approval (OCP amendment bylaws only).
4. Reconsideration and adoption.

Following the close of the hearing, 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 also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee and Minister approve the bylaws, the next step for the LTC would be to adopt the bylaws.

Referral Responses

Full referral responses can be found in the [Public Hearing Binder](#).

Penelakut Tribe – Updated referral response to be received prior to February 10, 2026 LTC meeting.

Pauquachin First Nation – Level 1 – “This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily 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.

Given this assessment we would defer to the First Nation(s) whose traditional territory this

project lies within or is affected by the project. 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.

Snuneymuxw – “Snuneymuxw First Nation defers comment on the above-mentioned referral. Snuneymuxw’s deferral is only applicable to initial notification and non-transferrable. Snuneymuxw’s deferral does not mean that there are no potential impacts to Snuneymuxw’s Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw’s deferral define or derogate from Snuneymuxw’s Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.”

Ts'uubaa-asatx Nation – Level 1 – “This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily 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.

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Tsawwassen First Nation – “Thank you for making us aware of this change. 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.”

Tsawout First Nation – “Thank you for your referral to S ÁUT First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the local Nations. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests. S ÁUT First Nation holds unextinguished Aboriginal rights & title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty 1852, S ÁUT has Treaty rights to “hunt and carry on our fisheries as formerly”, safeguard our village sites, and maintain our CELÁ EN (way of life) in perpetuity, as guaranteed under the treaty’s provisions. These rights have been affirmed by section 35 of the Constitution Act, 1982, the United Nations Declaration on the Rights of Indigenous Peoples and various court decisions.

The Crown and other government entities, are legally obligated to engage in meaningful consultation and accommodate First Nations regarding proposed decisions that have the potential to adversely affect our rights and title interests. Additionally, S ÁUT First Nation has inherent jurisdiction and authority to enact laws that apply throughout our traditional territory.

If the scope of your project changes, please contact us so we can ensure that our Nation’s best interests continue to be protected.”

Ministry of Transportation & Transit – The Ministry has no objections.

BC Parks – “BC Parks manages several parks and land holdings on Galiano Island. As a neighboring parcel, the proposed rezoning applications will impact Dionisio Point Park. The park is currently landlocked and has no legal public access; as such, it is accessible to the public by boat only.

An existing easement agreement over the properties subject to these rezoning applications provides BC Parks, its employees, servants and agents with access over the private portion of the road at all times with and without

vehicle and equipment. A gate located within the easement area controls vehicle access, for which BC Parks maintains a key to facilitate staff and contractor access to the park. This easement does not provide for public access.

Through this rezoning process, BC Parks wishes to identify our interest in ensuring that this access arrangement is maintained. We request confirmation that the existing easement will continue following rezoning and any future transfer of ownership, or clarification as to whether a new or amended agreement would be required.

The Ministry maintains the position they are interested in establishing public vehicle access to park.”

Islands Trust staff have confirmed with BC Parks that the easement will remain on the property title and will continue as is.

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*.”

Mayne LTC – interests unaffected

ALTERNATIVES

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

1. Request further information

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

Resolution:

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

2. Deny the application

The LTC may deny the application.

Resolution:

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

NEXT STEPS

Staff will continue to work with the applicant to finalize and register the covenants.

Submitted By:	Kim Stockdill, A/RPM	February 3, 2026
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Attachments:

- 1. Updated Site Plan – dated January 25, 2026
- 2. Proposed Bylaw No. 292
- 3. 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.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025.
PUBLIC HEARING HELD 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

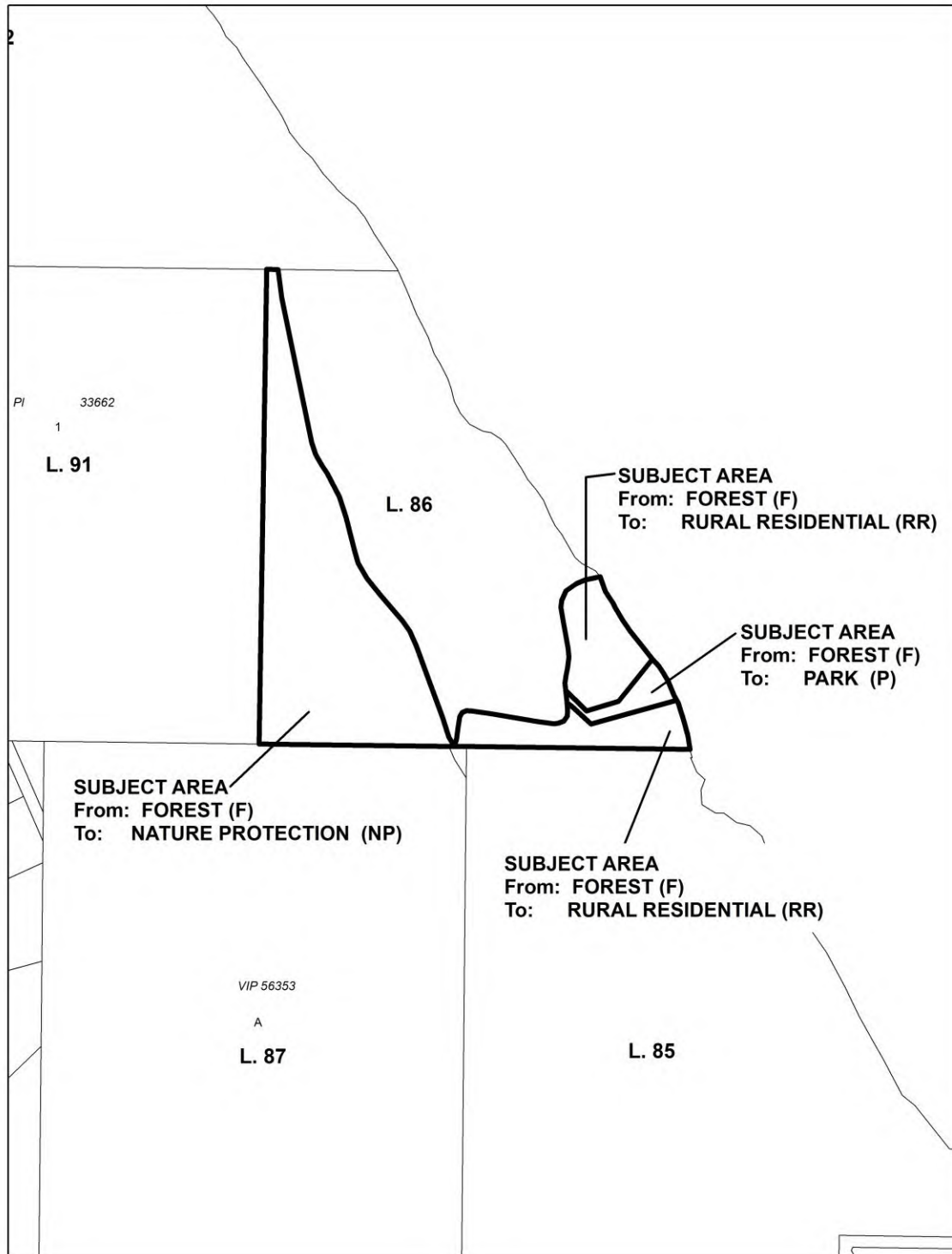
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

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, non-profit park or conservation society, 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.

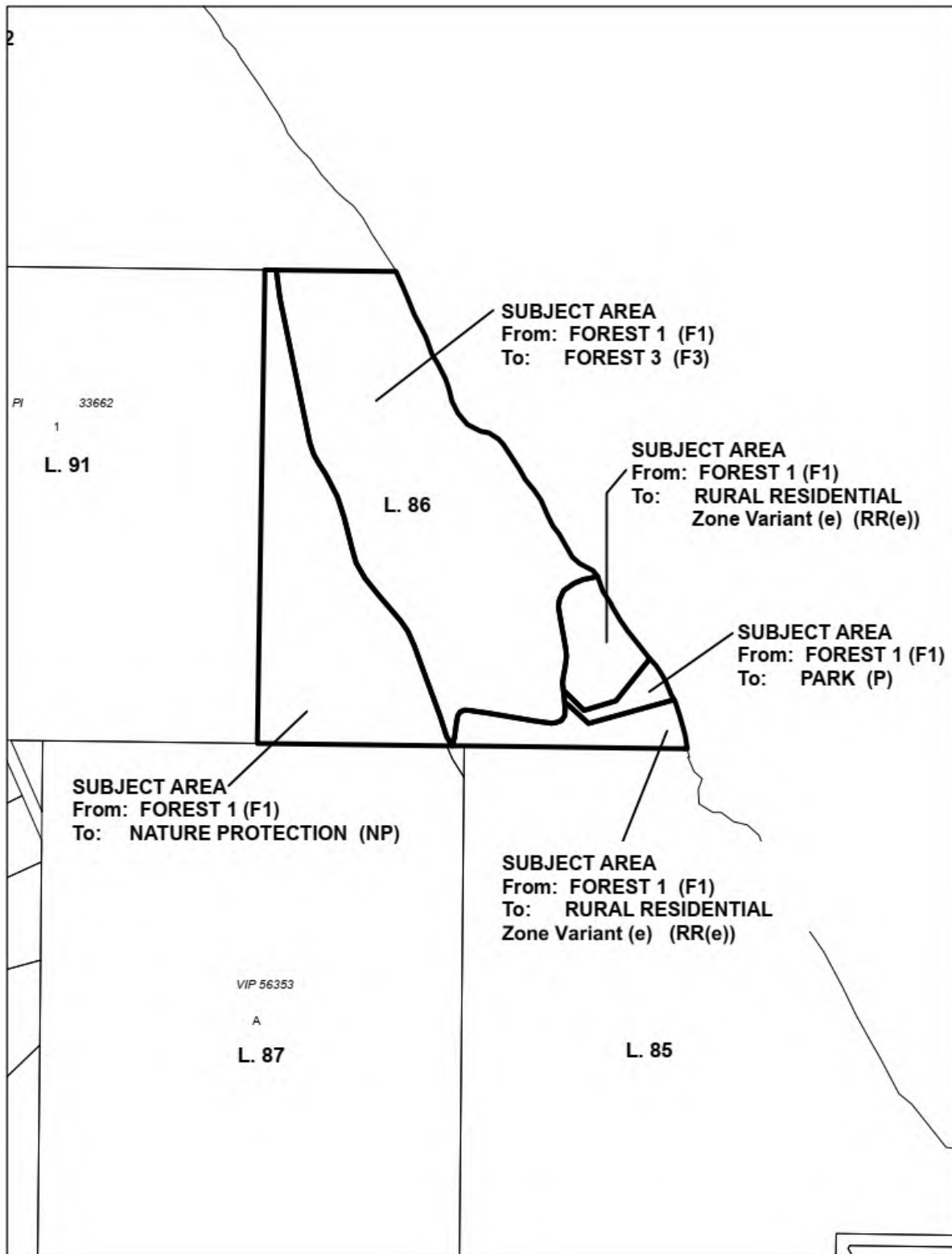
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APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 293

Plan No. 1



File No.: GL-RZ-2023.2 (Larsen)

DATE OF MEETING: February 10, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

SUBJECT: District Lot 85 Rezoning Application – Post Public Hearing – Bylaw Nos. 294 & 295

Location: District Lot 85 Galiano Island Cowichan District

RECOMMENDATIONS

1. That the Galiano Island Local Trust Committee request staff to work with the Capital Regional District to draft a Statutory Right of Way for emergency access on District Lot 85.
2. That Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024”, be amended by deleting the words “aggregate extraction” and moving the word “and” before the word “trails” in Section 1.
3. That Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” be read a third time as amended.
4. That Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be amended by
 - a. Deleting the words “Forest Industrial (c) – (FI(c))” in Section 2.1;
 - b. Deleting the words “aggregate extraction” and moving the word “and” before the word “trails” in Section 2.1; and by,
 - c. Adding the words “non-profit park or conservation society” after the words ‘Capital Regional District’ in Section 2.1.
5. That Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be read a third time as amended.
6. That the Galiano Island Local Trust Committee proposed Bylaw Nos. 294 and 295 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.
7. That the Galiano Island Local Trust Committee proposed Bylaw No. 294 and 295 be forwarded to the Minister of Housing and Municipal Affairs for approval.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) with updates to the rezoning application GL-RZ-2023.2 (Larsen) and to provide options for how to proceed after the Public Hearing for proposed Bylaw Nos. 294 and 295.

BACKGROUND

A staff report was presented to the Galiano Island LTC on December 9, 2025. At this meeting the LTC passed the following resolutions:

GL-2025-86

that Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” be amended by re-designating a portion of the property from Forest to Nature Protection in Section 2, Schedule B. **CARRIED**

GL-2025-87

that Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be amended by: deleting Section 2.3 and amending the zoning from ‘Forest Industrial Zone Variant c’ to ‘Nature Protection’ in Section 2.4. **CARRIED**

GL-2025-88

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

GL-2025-89

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

GL-2025-90

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for the February 10, 2026 regular meeting for rezoning application GL-RZ-2023.2 and for rezoning application GL-RZ-2021.2, and that staff add a condition to the draft Section 219 development control covenant requiring pump tests to confirm the groundwater quality and quantity of all wells on future lots with a residential use prior to subdivision approval by the Ministry of Transportation and Transit’s Approving Officer. **CARRIED**

ANALYSIS

Land Use Bylaw

Proposed Bylaw No. 295 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 (d)*
- *Nature Protection*
- *Park*

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

First reading was given to proposed Bylaw No. 295 by the Galiano Island LTC on July 8, 2025. On December 9, 2025, the Galiano Island LTC amended Bylaw No. 295 to rezone a portion of the lot from ‘Forest Industrial Zone Variant c’ to ‘Nature Protection’. Amendments were made to Section 2.3 and 2.4 of the draft bylaw. A reference to the ‘Forest Industrial Zone Variant c’ was missed in Section 2.1 of the proposed bylaw. Staff have provided a recommendation to the LTC to remove reference to the Forest Industrial zone (Recommendation No. 4a). In

addition, the words “aggregate extraction” must also be removed from Section 2.1 (Recommendation No. 4b) in proposed Bylaw No. 295 and in proposed Bylaw No. 294 (OCP amending bylaw).

Staff are also recommended an amendment to proposed Bylaw No. 295 to allow a non-profit park or conservancy society to receive the lot to be rezoned to ‘Park’ (Recommendation No. 4c). See discussion under ‘Land Transfer’.

Official Community Plan

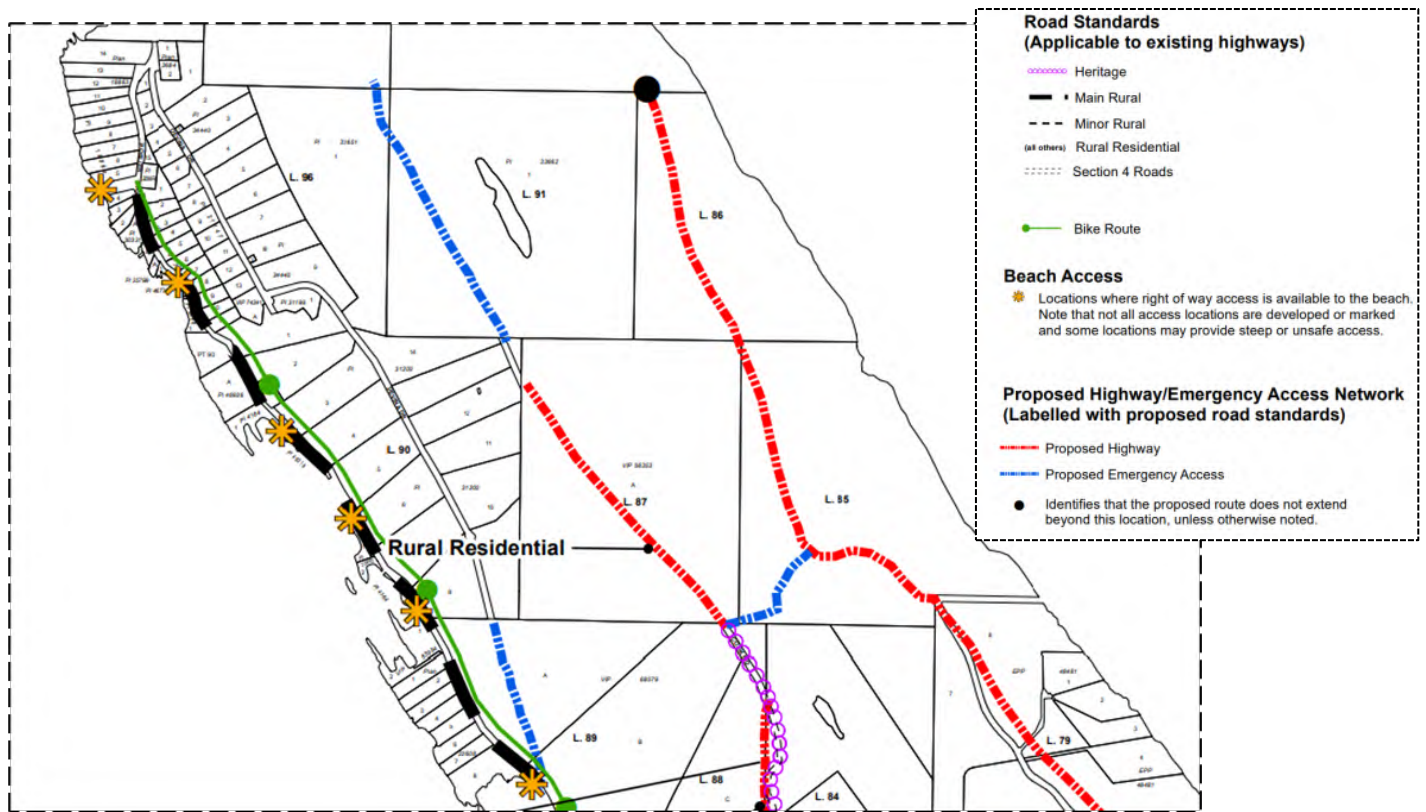
Proposed bylaw No. 294 would amend the Galiano Island Official Community Plan (OCP) No. 108 by re-designating portions of the subject property from *Forest* to *Nature Protection, Park* and *Rural Residential*. In addition, a new policy will be added to the Rural Residential section.

First reading was given to proposed Bylaw No. 294 by the Galiano Island LTC on July 8, 2025 and second reading was given on December 9, 2025.

Emergency Access:

The Galiano Island OCP Schedule ‘C’ Road Network Plan identifies a proposed emergency access route on District Lot 85 (see blue line). Staff are recommending the Galiano Island LTC require the registration of a Statutory Right of Way for emergency access as a condition of rezoning in compliance with the Road Network Plan (Recommendation No. 1).

Figure 1 – Schedule ‘C’ Road Network Pan (excerpt)



Conditions of Approval

The following conditions must be completed to the satisfaction of the Galiano Island Local LTC prior to consideration of bylaw adoption:

1. Registration of a sustainable forestry covenant
2. Registration of a Section 219 covenant for development control and the requirement for land transfer
3. Registration of an emergency access statutory right of way

Draft covenants are available on the Galiano Island Applications webpage under “4. Other Information.”

Land Transfer

The land proposed to be zoned **Nature Protection** will be transferred to the Penelakut Tribe at the time of final subdivision. To ensure the transfer occurs, a condition is included in the Section 219 covenant requiring the transfer of the land. All necessary covenants will be discharged from this lot at the time of subdivision registration.

The lot proposed to be zoned **Park** will be transferred at the time of final subdivision. The receiving agency will be determined prior to the adoption of the bylaw.

A referral has been sent to the Capital Regional District Galiano Island Parks and Recreation Commission, which has a meeting scheduled for February 5, 2025. Although, due to the lot’s location and limited public access (resulting from the retention of the existing gate), the land may instead be transferred to another agency, such as the Galiano Club, Galiano Conservancy, BC Parks, or a First Nation.

CONSULTATION

Statutory Requirements

A public hearing is a quasi-judicial process within and following which specific procedures must be followed. The public hearing binder for proposed Bylaw Nos. 294 and 295 can be found on the [Galiano LTC Application webpage](#).

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Third Reading.
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Following the close of the hearing, 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 also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner’s consent.

If the Executive Committee and Minister approve the bylaws, the next step for the LTC would be to adopt the bylaws.

Referral Responses

Full referral responses can be found in the [Public Hearing Binder](#).

Penelakut Tribe – Updated referral response to be received prior to February 10, 2026 LTC meeting.

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If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected."

Ministry of Transportation & Transit – The Ministry has no objections.

BC Parks – "BC Parks manages several parks and land holdings on Galiano Island. As a neighboring parcel, the proposed rezoning applications will impact Dionisio Point Park. The park is currently landlocked and has no legal public access; as such, it is accessible to the public by boat only.

An existing easement agreement over the properties subject to these rezoning applications provides BC Parks, its employees, servants and agents with access over the private portion of the road at all times with and without vehicle and equipment. A gate located within the easement area controls vehicle access, for which BC Parks maintains a key to facilitate staff and contractor access to the park. This easement does not provide for public access.

Through this rezoning process, BC Parks wishes to identify our interest in ensuring that this access arrangement is maintained. We request confirmation that the existing easement will continue following rezoning and any future transfer of ownership, or clarification as to whether a new or amended agreement would be required.

The Ministry maintains the position they are interested in establishing public vehicle access to park."

Islands Trust staff have confirmed with BC Parks that the easement will remain on the property title and will continue as is.

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*."

Galiano Fire Department – "I have had a brief opportunity to examine the proposed bylaws, and have no objections or concerns related to Fire Services.

I would like to point out that these lots have been identified as potential locations for emergency road dedications. These emergency road dedications are identified in the OCP Road Network Plan, and we are currently engaged in a process with CRD staff to establish agreements with landowners whose properties have potential emergency routes currently identified in the OCP Road Network Plan.

I strongly urge the Islands Trust to observe the OCP Road Network Plan for emergency routes in all of its rezoning applications."

Islands Trust staff have confirmed with the Galiano Fire Chief that staff are recommending that an emergency access as shown in the Road Network Plan should be a condition of rezoning.

Mayne LTC – interests unaffected

ALTERNATIVES

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

1. Request further information

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

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

2. Deny the application

The LTC may deny the application.

Resolution:
That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2023.2 (Larsen).

NEXT STEPS

Staff will continue to work with the applicant to finalize and register the covenants.

Submitted By:	Kim Stockdill, A/RPM	February 3, 2026
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- Attachments:
- 1. Proposed Bylaw No. 294
 - 2. Proposed Bylaw No. 295

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 294

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. 2, 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.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025.
PUBLIC HEARING HELD 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. 294**

SCHEDULE 1

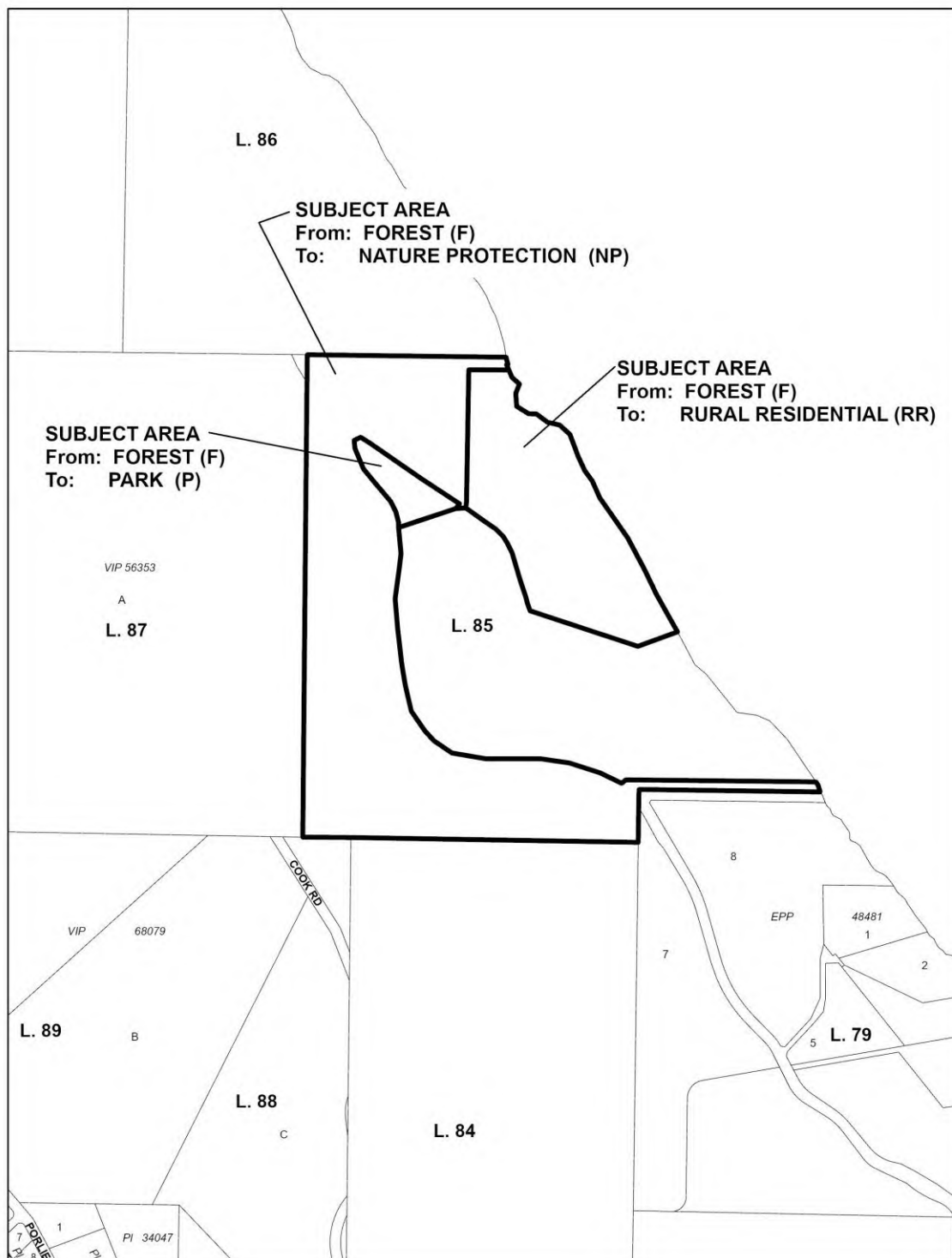
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

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 85, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 60 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 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, and trails, ~~and aggregate extraction~~. 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 85 Galiano Island, Cowichan District as depicted in the map below.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 295

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. 2, 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(d), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 60 hectares, with a minimum average subdivision lot area as low as 2 hectares for the RR(d) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 85, Galiano Island, Cowichan District that are zoned Nature Protection (NP), ~~Forest Industrial (c) – (FI(c))~~, and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, non-profit park or conservation society, or the Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, and trails, ~~and aggregate extraction.~~”

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

“On the lands zoned RR(d), 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 6 of Schedule D of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 85, 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. 6’ 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.

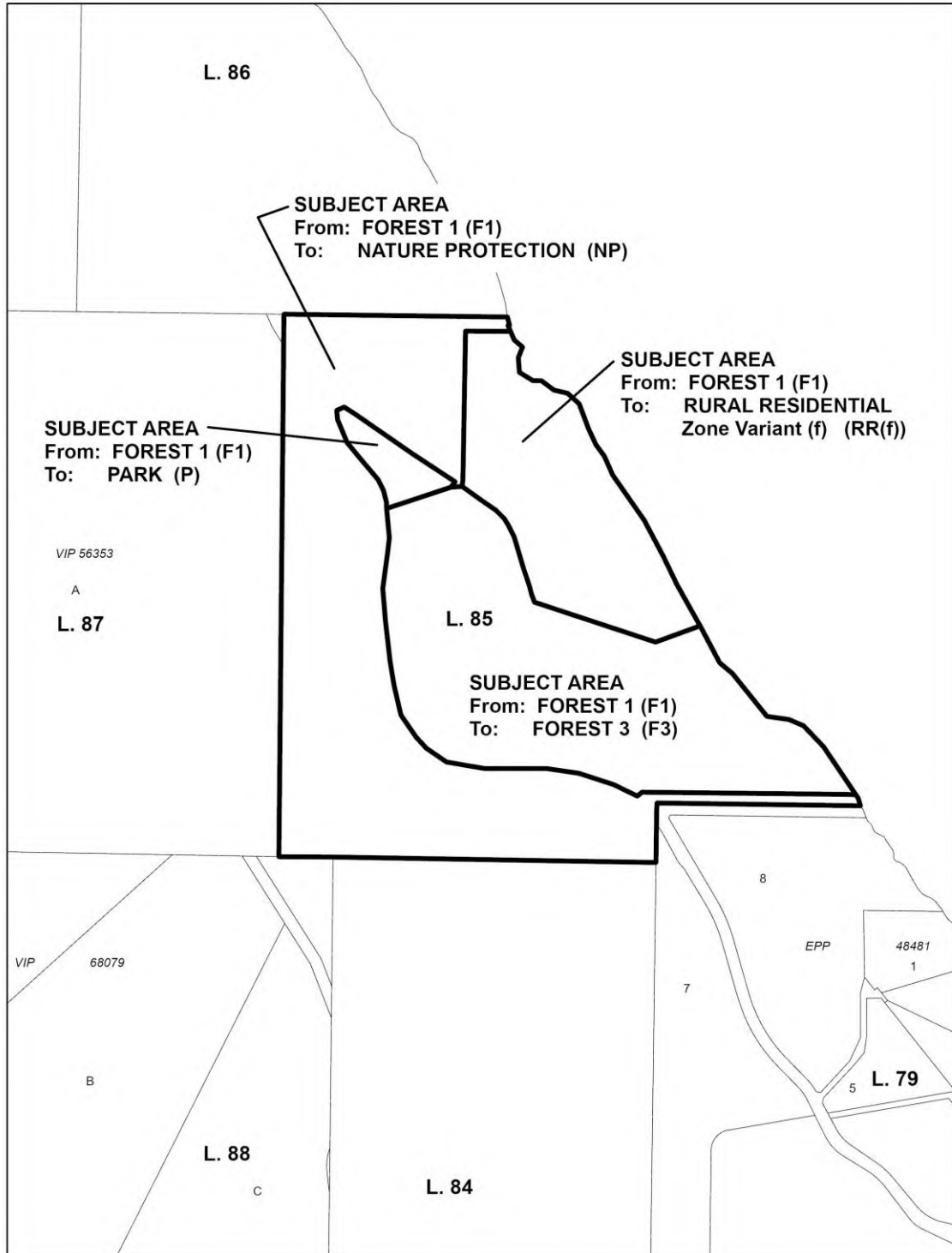
READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	9 TH	DAY OF	DECEMBER	2025/
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 295**

Plan No. 1





File No.: PL-TUP-2025-0471

x-ref: GL-TUP-2023.1

DATE OF MEETING: February 10, 2026

TO: Galiano Island Local Trust Committee

FROM: Bruce Belcher, Planner 2
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Renewal Temporary Use Permit
Applicant: Roksan Parfitt
Location: 2517 Sturdies Bay Road

RECOMMENDATION

1. That the Galiano Island Local Trust Committee approve issuance of Renewal Temporary Use Permit PL-TUP-2025-0471 (Parfitt) for a period of three (3) years.

REPORT SUMMARY

The purpose of the report is for a renewal Temporary Use Permit (TUP) to permit the use a community art centre and a short-term guest accommodation for artists.

BACKGROUND

The TUP (GL-TUP-2023.1) for the community art centre (Yellowhouse Art Centre Society) and short-term guest accommodation was approved for a period of three (3) years at the March 14, 2023 Galiano Island LTC meeting. The LTC adopted the following motions:

GL-2023-006

It was Moved and Seconded,

That the Galiano Island Local Trust Committee amend draft Temporary Use Permit GL-TUP-2023.1 (Parfitt), as shown in Figure 3 of this staff report by the addition of the following:

- a. Construction of a fence along the south-eastern edge of the property to shield visual and noise impacts from the stage area prior to issuance of a Temporary Use Permit renewal application; and
- b. Placement of individual fence panels in between existing structures along southern lot line to shield visual and noise impacts from the stage area prior to issuance of a Temporary Use Permit renewal application.

CARRIED

GL-2023-007

It was Moved and Seconded,

That the Galiano Island Local Trust Committee approve issuance of Temporary Use Permit GL-TUP-2023.1 (Parfitt) for a period of three (3) years, as amended.

CARRIED

The staff report and attachments for the initial application are available as part of the March 14, 2023 regular meeting agenda package (pp. 13-65): <https://islandstrust.bc.ca/document/galiano-ltc-regular-meeting-agenda-19/>

The renewal would allow the use to continue for an additional three years with the same operational conditions as were originally approved in the 2023 permit. Since the original permit was issued, staff have not received any complaints regarding the use of the property. There have been no changes since the 2023 permit was issued. The applicant's intention is to continue with the same use for an additional three years.



Figure 1: Subject Property Location

The Yellowhouse Art Centre Society is a non-profit organisation and the applicant has applied for fee sponsorship with the Islands Trust Executive Committee to have the TUP application fee refunded.

A copy of the draft permit, PL-TUP-2025-0471, is included as Attachment 2.

ANALYSIS

Official Community Plan:

The property is designated as **VR2 – Village Residential 2** in the Galiano Island Official Community Plan (OCP) Bylaw 108. Relevant Rural Residential OCP Policy is:

1.2 a) The principal use shall be residential.

The TUP use will be in addition to the established residential use on the subject property.

If the applicant decides to permanently legalize the Community Art Centre use through a rezoning application, a OCP bylaw amendment would also be required.

Land Use Bylaw:

The property is zoned as **Village Residential 2 (VR2)** in the Galiano Island LUB. Issuance of the TUP would permit the proposed Community Art Centre use as it is currently not a permitted use in the VR2 zone. The TUP conditions require a minimum of seven (7) parking spaces dedicated for the Community Art Centre use. Medium and large events require a Parking Coordinator, development of a parking plan, and management of parking prior to, during, and after the event. Overflow parking is permitted on the auxiliary fire hall located at 135 Cain Road for up to ten (ten) parking spaces.

TUP Conditions:

The TUP conditions have the objective to ensure that the use does not have an unreasonable impact on the local area, and, in the event it does, provide the ability to enforce compliance of the TUP.

The 2023 permit included the following two conditions requiring fencing prior to the issuance of a TUP renewal:

p) Construction of a fence along the south-eastern edge of the property to shield visual and noise impacts from the stage area prior to issuance of a Temporary Use Permit renewal permit.

q) Placement of individual fence panels in-between existing structures along southern lot line to shield visual and noise impacts from the stage area prior to issuance of a Temporary Use Permit renewal permit.

Staff received confirmation from the applicant that these conditions have been completed and all other conditions remain consistent with the permit application.

The proposed permit is included as Attachment 2. As a renewal, the permit can either be approved or denied, not altered.

Rationale for Recommendation

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

- There have been no formal complaints regarding the use of the property since the TUP was issued in 2023.
- The permit provides conditions consistent with OCP guidelines to ensure that the use does not have an unreasonable impact on the local area, and, in the event it does, there is the ability to enforce compliance with the TUP.

ALTERNATIVES

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

1. Renew for a different time period

The LTC may opt to approve the renewal for a shorter period. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee approve renewal application PL-TUP-2025-0471 for a period of _____ year(s).

2. Request further information

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

Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the applicant for renewal application PL-TUP-2025-0471 submit to the Islands Trust the following _____.

3. Deny the application

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

That the Galiano Island Local Trust Committee refuse renewal application PL-TUP-2025-0471.

Submitted By:	Bruce Belcher, Planner 2	January 29, 2026
Concurrence:	Robert Kojima, Regional Planning Manager	January 29, 2026

ATTACHMENTS

- 1. Site Context – with photos from February 2023 site visit
- 2. Draft Permit PL-TUP-2025-0471

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot D, Section 5, Galiano Island, Cowichan District, Plan 4693
PID	006-008-488
Civic Address	2517 Sturdies Bay Rd
Lot Size	0.14 ha (0.35 acres)

LAND USE

Current Land Use	Village Residential 2 (VR2)
Surrounding Land Use	Village Residential 2 (VR2) and Community Facility/Commercial (CF/C)

HISTORICAL ACTIVITY

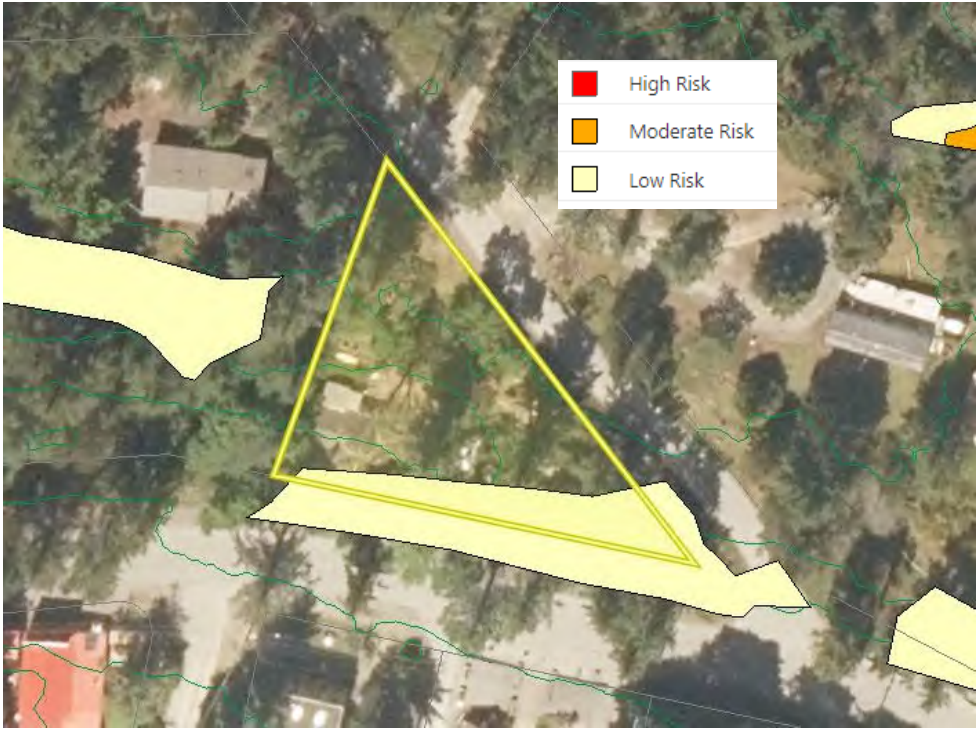
File No.	Purpose
GL-BP-2022.2	Construction of a workshop/art studio
GL-DVP-2023.1	Application for a variance for parking and existing structures in a setback.
GL-TUP-2023.1	Application for a temporary use permit for use of the property as a community arts centre with residential use.

POLICY/REGULATORY

Official Community Plan Designations	Galiano Island OCP No. 108, 1995 Designations VR2 – Village Residential 2; Development Permit Areas: DPA 3 – Tree Cutting – Not applicable to this application.
Land Use Bylaw	Galiano Island LUB No. 127, 1999: VR2 – Village Residential 2 <i>Zoning Map</i>
Other Regulations	None
Covenants	None
Bylaw Enforcement	GL-BE-2022.10 – Non-conforming Use

SITE INFLUENCES

Islands Trust Conservancy	There are no Conservancy covenants or properties in the direct area; therefore The proposal does not impact the ITC and no referral has been made.
Regional Conservation Strategy	The proposal does not impact the objectives and priorities of the Islands Trust Conservancy regional conservation plan.
Species at Risk	Sharp-tailed Snake
Sensitive Ecosystems	None

Hazard Areas	 <i>Steep Slope Hazard Mapping</i>
Archaeological Sites	Remote Access to Archaeological Data (RAAD) information indicates there are no archaeological sites on the property but there are areas of high archaeological potential mapped on the property. Notwithstanding, the applicant has been sent the Islands Trust Chance Find Protocol and provincial guidance on archaeological sites. By copy of this report, the owners and applicant should be aware that there unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work. The applicant has also been sent the Islands Trust Chance Find Protocol and provincial guidance on archaeological site
Climate Change Adaptation and Mitigation	The development proposal would have nominal impacts on GHG emissions. The nature of the development would expose it limited impacts of climate change.

PHOTOGRAPHS: STAFF CONDUCTED A SITE VISIT ON FEBRUARY 13, 2023



EXISTING DWELLING UNIT



ROOFED STAGE AREA



STRUCTURES LOCATED WITHIN FRONT LOT LINE SETBACK (LOOKING SOUTH)



STRUCTURES LOCATED WITHIN FRONT LOT LINE SETBACK (LOOKING NORTH FROM STURDIES BAY ROAD)



LOOKING WEST TOWARDS NEIGHBOURING HOUSE AND CORNER OF WORKSHOP/MAKERY LOCATION (AREA FOR POTENTIAL FENCE)



WORKSHOP/MAKERY LOCATION



**GALIANO ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
PLTUP20250471
Renewal of GL-TUP-2023.1 (Parfitt)**

2517 Sturdies Bay Road

To: Roksan Parfitt

1. This Permit applies to the land described below:

That portion of:

Lot D, Section 5, Galiano Island, Cowichan District, Plan 4693
(PID: 006-008-488)

As shown on Schedule 'A' attached to and forming part of this permit.

2. This Permit is issued for the purpose of permitting the owner(s) to conduct the following uses on the property:

- a) Community Art Centre; and,
- b) Short term guest accommodation for artist(s).

3. The uses shall be carried on subject to the following conditions:

- a) The community arts centre is permitted within all existing and proposed buildings and structures located on the subject property;
- b) The community arts centre is permitted to host workshops, exhibits, and events and must abide by the conditions within this permit;
- c) The hours of operation for the use shall be limited to between the hours of 8:00 a.m. to 10 p.m.;
- d) Workshops are permitted for a maximum of 15 people at one time and workshops must abide by the conditions within this permit;
- e) Medium events (exhibits, ceremonies and meetings) are those with a maximum duration of 3 hours and must abide by the following conditions:
 - i. Parking Coordinator is required and must abide by parking requirements as stated in this permit.
 - ii. A maximum number of 30 participants at any one time during the event (this includes those who are managing the event).
 - iii. Provide or sell food or drink in compliance with conditions of this permit.
 - iv. Sound from event must not exceed 85 decibels.
 - v. A maximum of twelve (12) medium events is permitted within a calendar year.
- f) Large events are those with a maximum duration of 12 hours and must abide by the following conditions:
 - i. Parking Coordinator is required and must abide by parking requirements as stated in this permit.
 - ii. A maximum number of 60 participants at any one time during

- the event (this includes those who are managing the event).
 - iii. Provide or sell food or drink in compliance with conditions of this permit.
 - iv. Sound from event must not exceed 85 decibels.
 - v. A maximum of three (3) large events is permitted within a calendar year.
- g) Food and drink is permitted to be provided and sold during medium and large events and must comply with:
 - i. Island Health food safety requirements. An application to operate temporary food service may be required from Island Health.
 - ii. BC Liquor and Cannabis Regulation Branch requirements. A Special Event Liquor Permit may be required from the BC Liquor and Cannabis Regulation Branch.
- h) Short term guest accommodation for a maximum of two (2) artists at one time.
- i) Short term guest accommodation for artist(s) must be within the existing dwelling.
- j) Installation of water cistern(s) with a capacity of up to 20,000 Litres.
- k) A water metre to be installed on the subject property's well to monitor use. Water metre data may be requested at time of permit renewal.
- l) Seven (7) parking spaces are required on the subject property for the community arts centre use. Two (2) parking spaces are required on the subject property for the dwelling.
- m) One bike rack to accommodate up to four (4) bikes.
- n) For medium and large events, the following must be completed:
 - i. Identify a Parking Coordinator who manages parking for the event.
 - ii. Event Coordinator informs Parking Coordinator of maximum capacity (which must comply with this permit). Parking Coordinator will create a parking plan, identify overflow parking areas, and inform the Event Coordinator.
 - iii. Parking Coordinator to notify Manzanita Ventures, BC Ferries, South Galiano Fire Department of the event and areas for overflow parking.
 - iv. Two notices must be posted on the subject property (one within front lot line adjacent to Sturdies Bay Road, and one within exterior lot line adjacent to Cain Road), which provides details of the event, hours of the event, and areas of overflow parking.
 - v. Event Coordinator to encourage carpooling, and other modes of transportation (biking and walking) to attend the event.
 - vi. Parking Coordinator manages the parking before, during and after the event.
 - vii. Parking Coordinator provides an overview of the parking management of the event to the Event Coordinator after the event.
- o) A maximum of one (1) unilluminated free-standing sign not exceeding 1.2 m² in total sign area (not including the mechanism(s) to support the sign) and one (1) sandwich-board sign are permitted on the property.
- p) Construction of a fence along the south-eastern edge of the property to shield visual and noise impacts from the stage area prior to issuance of a Temporary Use Permit renewal permit.
- q) Placement of individual fence panels in-between existing structures along southern lot line to shield visual and noise impacts from the stage area prior to issuance of a Temporary Use Permit renewal permit.
- r) The temporary use permitted by this permit shall cease on the date of the expiry of this permit unless the permit is renewed; and,

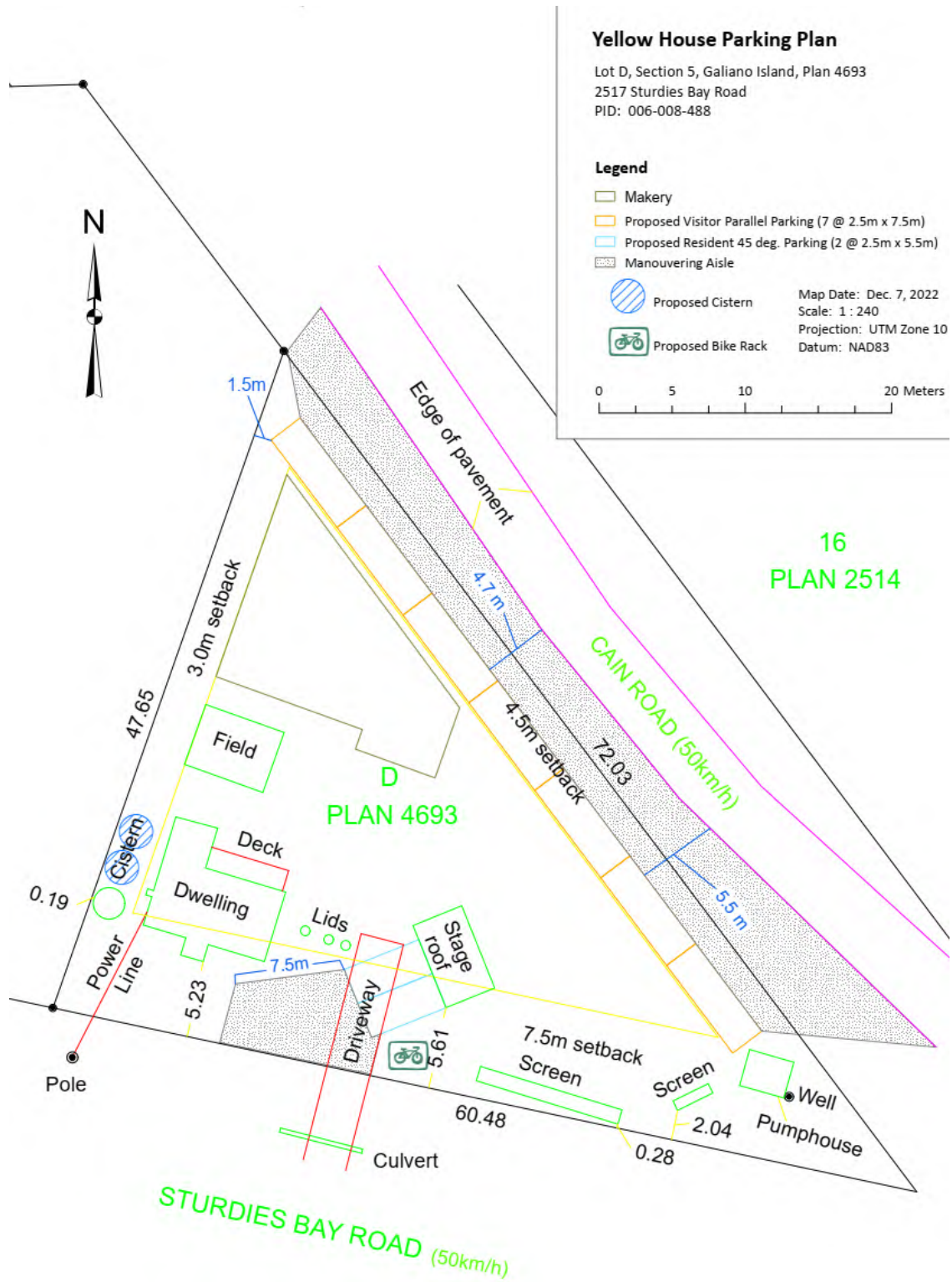
- s) The holder of this Permit, will be held accountable for any violation of the conditions of this Permit. The Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation with the holder of the Permit for the purpose of investigating a complaint.
- 4. This permit is valid for three (3) years from date of issuance of the permit and upon expiry of the permit; the owner of the site shall discontinue the temporary use to the satisfaction of the Islands Trust.
- 5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Galiano Island Land Use Bylaw No. 127, 1999" and to obtain other approvals necessary for completion of the proposed development, including approvals from the Capital Regional District, Island Health and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE THIS XXTH DAY OF XX.

Deputy Secretary, Islands Trust

Date Issued

SCHEDULE 'A' - SITE PLAN



MEMORANDUM

DATE OF MEETING:	February 10, 2026	File No.: MA-BL-200 PL-RZ-2025-0305 (BC Ferries))
TO:	Galiano Island Local Trust Committee	
FROM:	Jas Chonk, Legislative Clerk, Southern Team	
SUBJECT:	Referral: Draft Bylaw No. 200	

PURPOSE

The Mayne Island Local Trust Committee has referred draft Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” to the Galiano Island Local Trust Committee.

BACKGROUND

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

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

NEXT STEPS

The following draft resolutions have been provided for consideration:

1. **If the LTC considers their interests unaffected by the bylaw:**
That the Galiano Island Local Trust Committee respond to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaw No. 200.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Mayne Island Local Trust Committee that draft Bylaw No. 200 proceed for the following reasons:
 - *[list reasons] ...*
3. **If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Galiano Island Local Trust Committee recommend to the Mayne Island Local Trust Committee that draft Bylaw No. 200 proceed, subject to the following recommendations:
 - *[list recommendations] ...*
4. **If the LTC wishes to recommend not proceeding with the bylaw:**
That the Galiano Island Local Trust Committee recommend to the Mayne Island Local Trust Committee that draft Bylaw No. 200 not proceed for the following reasons:
 - *[list reasons] ...*

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

1. BYLAW REFERRAL FORM



Islands Trust

BYLAW REFERRAL FORM

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

Island: Mayne Island Local Trust Area Bylaw No.: 200 Date: December 17, 2025

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

APPLICANTS NAME / ADDRESS:

Lee Orpen (BC Ferries) / Village Bay Ferry Terminal, Mayne Island

PURPOSE OF BYLAW:

MA-PL-RZ-2025-0305

The purpose of Bylaw No. 200 is to amend the Mayne Island Land Use Bylaw by rezoning the foreshore adjacent to the BC Ferries Village Bay ferry terminal property from Water Moorage (W2) to a site-specific zone permitting a shoreline stabilization rip-rap structure to prevent erosion and slumping of the upland property.

Professional reports and staff reports are available on the Mayne Island webpage:

<https://islandstrust.bc.ca/island-planning/mayne/current-applications/>

GENERAL LOCATION:

Mayne Island Local Trust Area

LEGAL DESCRIPTION:

LOT A SECTION 6 MAYNE ISLAND COWICHAN DISTRICT PLAN VIP75220

SIZE OF PROPERTY AFFECTED:

3.58 ha total (1.01 ha subject parcels)

ALR STATUS:

No

OFFICIAL COMMUNITY PLAN DESIGNATION:

Public Services

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

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

Name: Bruce Belcher

Bruce Belcher

(Signature)

Title: Planner 2

Contact Info Tel: 250-405-5179

Email: bbelcher@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Federal Agencies

Fisheries and Oceans Canada
Transport Canada

Provincial Agencies

BC Archaeology Branch
Min. of Transportation & Transit – via portal

Regional Agencies

Capital Regional District – Southern Gulf Islands Harbours
Commission (Integrated Water Services)

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
North Pender Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation – via portal
Penelakut Tribe – via portal
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan) – via portal
Tsartlip First Nation
Tsawout First Nation - via portal and email
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

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

Mayne Island Local Trust Area

(Island)

(Signature)

(Date)

200

(Bylaw Number)

(Name and Title)

(Agency)

MEMORANDUM

DATE OF MEETING:	February 10, 2026	File No.: TC-BL-183 (Policy Statement)
TO:	Galiano Island Local Trust Committee	
FROM:	Jas Chonk, Legislative Clerk, Southern Team	
SUBJECT:	Referral: Proposed Bylaw No. 183	

PURPOSE

The Islands Trust Council has referred proposed Bylaw No. 183 (cited as "Islands Trust Policy Statement Bylaw, 2025") to the Galiano Island Local Trust Committee.

BACKGROUND

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

Additional information regarding this project including the preliminary staff report with site context, photos, correspondence, and other information can be found on the Islands 2050 webpage: <https://islandstrust.bc.ca/programs/islands-2050/>

NEXT STEPS

The following draft resolutions have been provided for consideration:

1. **If the LTC considers their interests unaffected by the bylaw:**
That the Galiano Island Local Trust Committee respond to the Islands Trust Council that interests are unaffected by proposed Bylaw No. 183.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed for the following reasons:
 - *[list reasons] ...*
3. **If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Galiano Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:
 - *[list recommendations] ...*
4. **If the LTC wishes to recommend not proceeding with the bylaw:**
That the Galiano Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	February 3, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM

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

Dear Referral Coordinator(s),

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

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

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

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

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

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

Agencies Information Session Webinars

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

Please register in advance for one of the two sessions:

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

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

Your response to this referral is respectfully requested:

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

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

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

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

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

or by mail to:

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

Thank you for your time and attention to this matter.

Respectfully,

Nadine Mourao

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

Islands Trust

700 North Road | Gabriola BC V0R 1X3

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

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

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

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



ISLANDS TRUST POLICY STATEMENT BYLAW REFERRAL FORM

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

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

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

PURPOSE OF BYLAW:

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

GENERAL LOCATION:

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

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

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

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

OTHER INFORMATION:

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

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

(Signature)

Name: David Marlor

Title: Secretary, Islands Trust

This referral has been sent to the following agencies:

Federal Agencies

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

Regional Agencies

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

School District Boards

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

Improvement District Boards

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

Adjacent Local Trust Committees and Municipalities

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

Provincial Agencies

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

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

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

Islands Trust Area (Islands 2050)

(Island)

(Signature)

(Date)

TC 183

(Bylaw Number)

(Printed Name and Title)

(Agency)

File No.: Associated Islands
Regulations Review

DATE OF MEETING: February 10, 2026
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Associated Islands Regulations Project – Draft Bylaw No. 300

RECOMMENDATION

1. That, pursuant to Local Government Act s. 464(2), the Galiano Island Local Trust Committee resolves to not hold a public hearing for Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” and that staff give notice of First Reading in accordance with s.467 of the Local Government Act.
2. That the Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting for draft Bylaw No. 300 prior to First Reading.
3. That the Galiano Island Local Trust Committee request staff to mail the notice of First Reading to all associated island and boat access-only residents.

REPORT SUMMARY

The staff report provides the Galiano Island Local Trust Committee (LTC) with a draft bylaw as part of the Associated Islands Regulations Review Project and options to proceed with Notice of First Reading.

BACKGROUND

At the December 9, 2025 the Galiano Island LTC passed the following resolutions:

GL-2025-94

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.

CARRIED

GL-2025-95

that 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.

CARRIED

GL-2025-96

that Galiano Island Local Trust Committee request staff refer the draft bylaw for the Associated Islands Regulations Project to the Galiano Island Advisory Planning Commission.

CARRIED

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

ANALYSIS

Policy/Regulatory

Official Community Plan

The proposed Land Use Bylaw amendment is consistent with the policies of the Galiano Island Official Community Plan (OCP) therefore an amending OCP bylaw is not required.

Land Use Bylaw

Draft Bylaw No. 300 will amend the Galiano Island Land Use Bylaw (LUB) to rezone all boat-access-only lots (associated islands and Phillimore Point) currently zoned Small Lot Residential (SLR) to Small Island Residential (SIR). The new SIR zone mirrors all uses, density, and siting and size regulations in the SLR zone.

The only differences between the SLR and SIR zones are the proposed new exemptions to the setback from the natural boundary of the sea for SIR-zoned lots. The draft bylaw exempts the following structures located in the SIR zone:

- Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 m².
- Stairs to access the foreshore with a width less than 1.5 metres.
- Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone and stairs to access the foreshore with a width less than 1.5 metres.
- Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock or wharf to the upland lot.

To reduce impacts on the sensitive shoreline and marine ecosystem, staff have not included exemptions to the natural boundary of the sea for decks or lift structures.

If the LTC wishes to amend the draft bylaw, a draft motion is provided in Alternative No. 1.

Consultation

Advisory Planning Commission:

Staff will refer Draft Bylaw No. 300 to the Galiano Island Advisory Planning Commission (APC), as requested by the Galiano Island LTC at its December 9, 2025 regular meeting. The referral will be sent to the Galiano APC after the February 10, 2026 LTC meeting to incorporate any amendments to the draft bylaw made by the LTC. Staff will request that the APC provide its comments and recommendations by March 26, 2026.

Statutory Requirements – Notice of First Reading

Section 464(2) of the *Local Government Act (LGA)* states that a local government is not required to hold a public hearing on a proposed land use bylaw if:

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

If the LTC determines that the proposed land use bylaw amendment meets these conditions, the LTC may choose not to hold a public hearing; however, notice must be given prior to First Reading of the draft bylaw. The LTC may choose to hold a community information meeting prior to First Reading which could in fact act as a de facto public hearing.

The process for not holding a public hearing (in compliance with Section 464(2) of the LGA) would be as follows:

1. LTC gives direction to staff to draft a LUB amending bylaw - completed
2. Staff to initiate bylaw referrals to agencies and First Nations – in progress
3. Staff brings forward the draft LUB for LTC's review – in progress
4. LTC gives direction to staff to give Notice of First Reading – See Recommendation No. 1
5. The LTC has the option to request staff to schedule a Community Information Meeting prior to First Reading – See Recommendation No. 2
6. The LTC may give First, Second, and Third reading at a single LTC meeting.

If the LTC opts to hold a public hearing, the normal statutory process will apply. The decision to hold or not hold a public hearing must be made prior to First Reading of the bylaw.

Referrals

First Nations

Staff have identified the following First Nations for bylaw referral based on the Province's database:

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation
- Pauquachin First Nation – via portal
- Penelakut Tribe – via portal
- Semiahmoo First Nation
- Snuneymuxw First Nation – via portal
- Stz'uminus First Nation
- Ts'uubaa-asatx Nation (Lake Cowichan) – via portal
- Tsartlip First Nation
- Tsawout First Nation – via portal and email
- Tsawwassen First Nation
- Tseycum First Nation

Agencies

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed.

- WSANEC Leadership Council
- Coast Salish People of Galiano
- Georgeson Family
- BC Archaeological Branch
- CRD, Planning and Protective Services, Building Inspection
- Galiano Island Fire Rescue – North & South Department
- Mayne Island Local Trust Committee
- Thetis Island Local Trust Committee
- Salt Spring Island Local Trust Committee

Rational for Recommendation

Staff recommend that the Galiano Island LTC provide direction to staff to schedule a community information meeting and proceed with notice of First Reading, for the following reasons:

- The draft bylaw would address issues raised by associated island and boat-access-only property owners
- The draft bylaw would have minimal impact on the shoreline, and any proposed buildings and structures must still comply with Development Permit Areas
- The draft bylaw is consistent with the Galiano Island Official Community Plan

ALTERNATIVES

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

1. Amend draft bylaw

That the Galiano Island Local Trust Committee request staff to amend draft Bylaw No. 300 by...

2. Give First Reading

If LTC wishes to proceed with First Reading without giving notice, then a public hearing will be required.

That Galiano Island Local Trust Committee Bylaw No. 300, cited "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be read a first time.

3. 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...

4. 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.

5. Receive for information

The LTC may receive the report for information

NEXT STEPS

Based on direction from the LTC, staff will schedule the community information meeting and notice of first reading.

Submitted By:	Kim Stockdill, Island Planner	January 26, 2026
Concurrence:	Robert Kojima, Regional Planning Manager	January 27, 2026

ATTACHMENT

1. Draft Bylaw No. 300

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 300

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, 2026”.

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 2 – General Regulations, by adding the following new section after Section 2.14:

- “2.14A Despite Section 2.14, the following structures in the Small Island Residential Zone are permitted to be sited within the 7.5 metres from the natural boundary of the sea:
- 2.14A.1 Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 m².
 - 2.14A.2 Stairs to access the foreshore with a width less than 1.5 metres.
 - 2.14A.3 Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone and stairs to access the foreshore with a width less than 1.5 metres.
 - 2.14A.4 Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock or wharf to the upland lot.”

2.2 Part 4 – Creation and Extent of Zones, by amending Section 4.1 by adding the following new zone:

“Small Island Residential (SIR)”

2.3 Part 5 – Residential Zones, by adding the following new section:

“5.7 Small Island Residential - SIR

Permitted Uses

- 5.7.1 In the Boat Access Only zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

5.7.1.1 dwellings

- 5.7.1.2 cottages
- 5.7.1.3 home occupations
- 5.7.1.4 secondary suite

Permitted Density

- 5.7.2 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.
- 5.7.3 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.
- 5.7.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

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

Minimum Setbacks

- 5.7.6 Buildings and structures must be sited
 - 5.7.6.1 at least 7.5 metres from front and rear lot lines;
 - 5.7.6.2 at least 6 metres from each interior side lot line; and
 - 5.7.6.3 at least 6 metres from an exterior side lot line.
- 5.7.7 Buildings and structures for the accommodation of farm animals including poultry must be sited
 - 5.7.7.1 at least 7.5 metres from a front lot line;
 - 5.7.7.2 at least 30 metres from rear and interior side lot lines; and
 - 5.7.7.3 at least 6 metres from an exterior side lot line.
- 5.7.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

- 5.7.9 No lot may be created by subdivision that has an area less than
 - 5.7.9.1 0.6 hectares where at least one of the boundaries of the lot is the natural boundary of the sea; and
 - 5.7.9.2 0.8 hectares in all other cases.

Average Lot Size

5.7.10 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 1.2 hectares.”

2.4 Schedule “B” – Zoning Map, is amended by adding ‘Small Island Residential Zone’ as shown on Plan Nos. 1 to 4 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.

3. SEVERABILITY

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

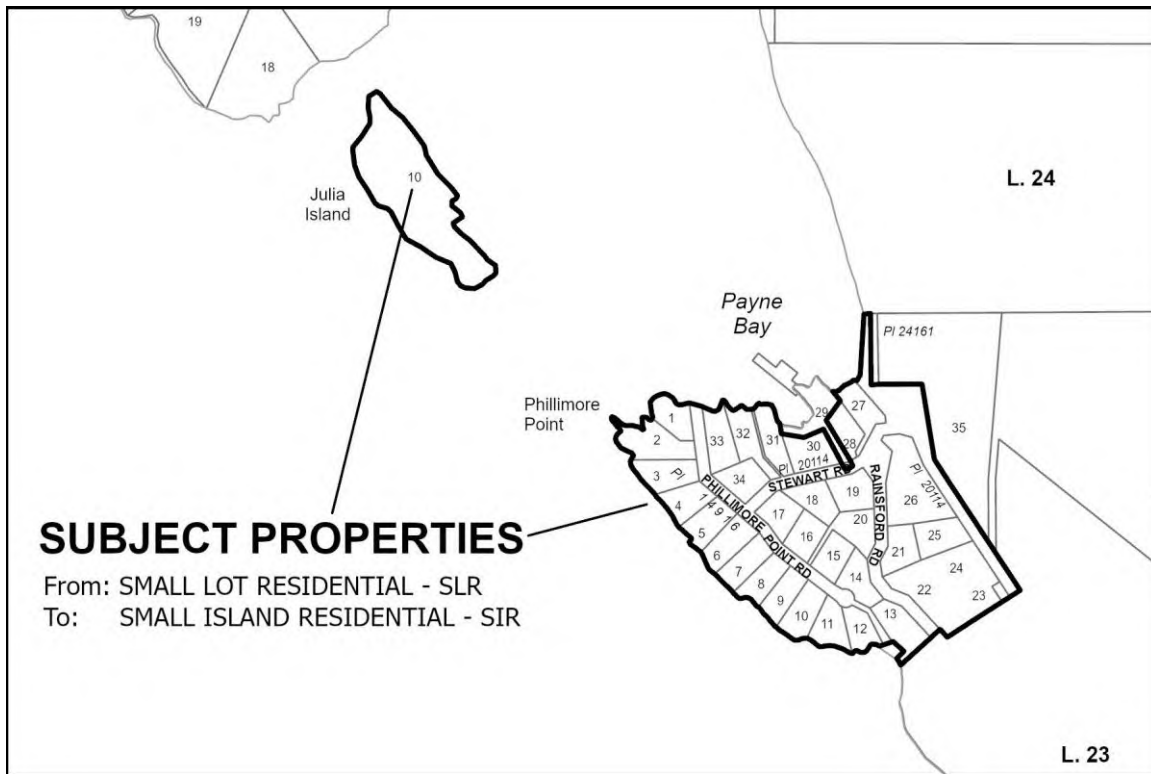
READ A FIRST TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____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

CHAIR

SECRETARY

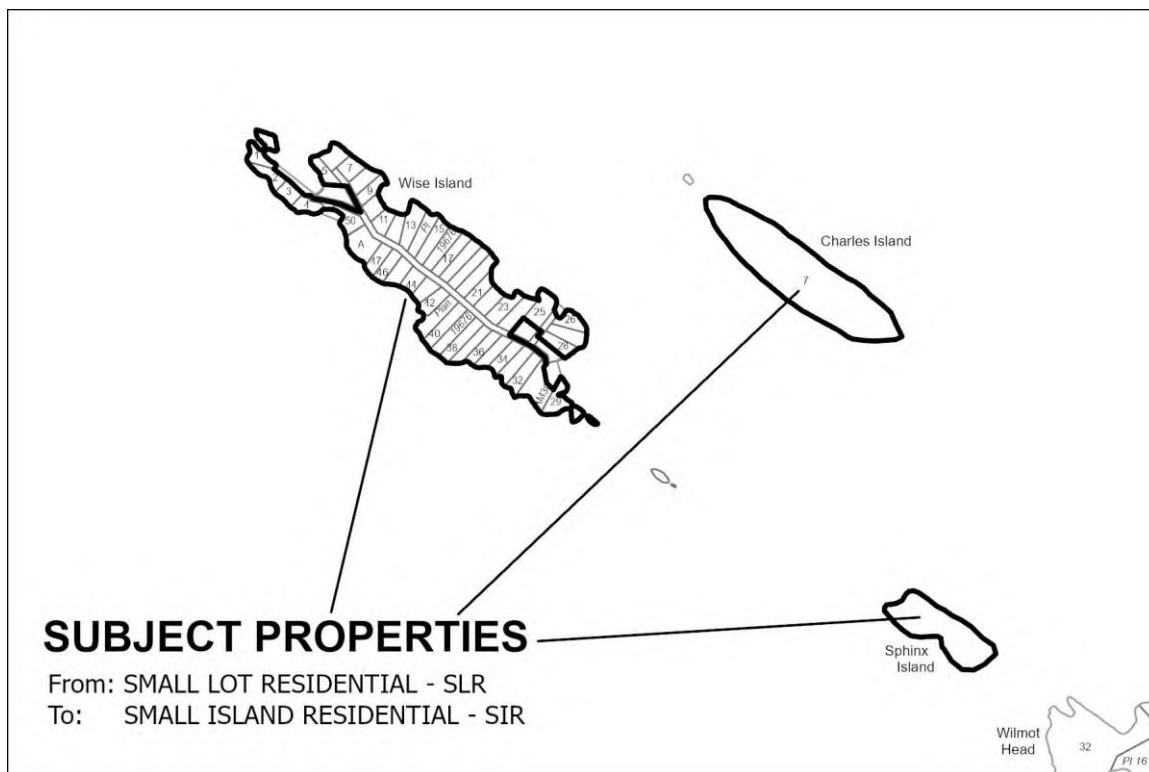
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 1



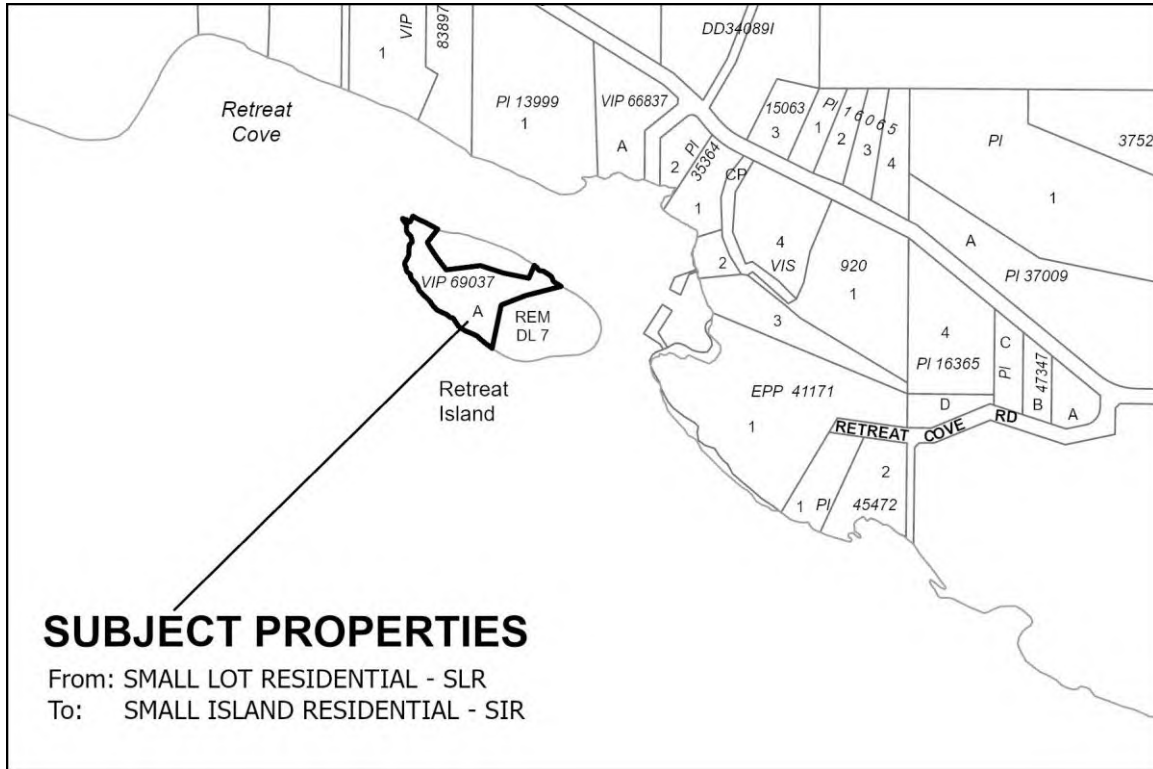
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 2



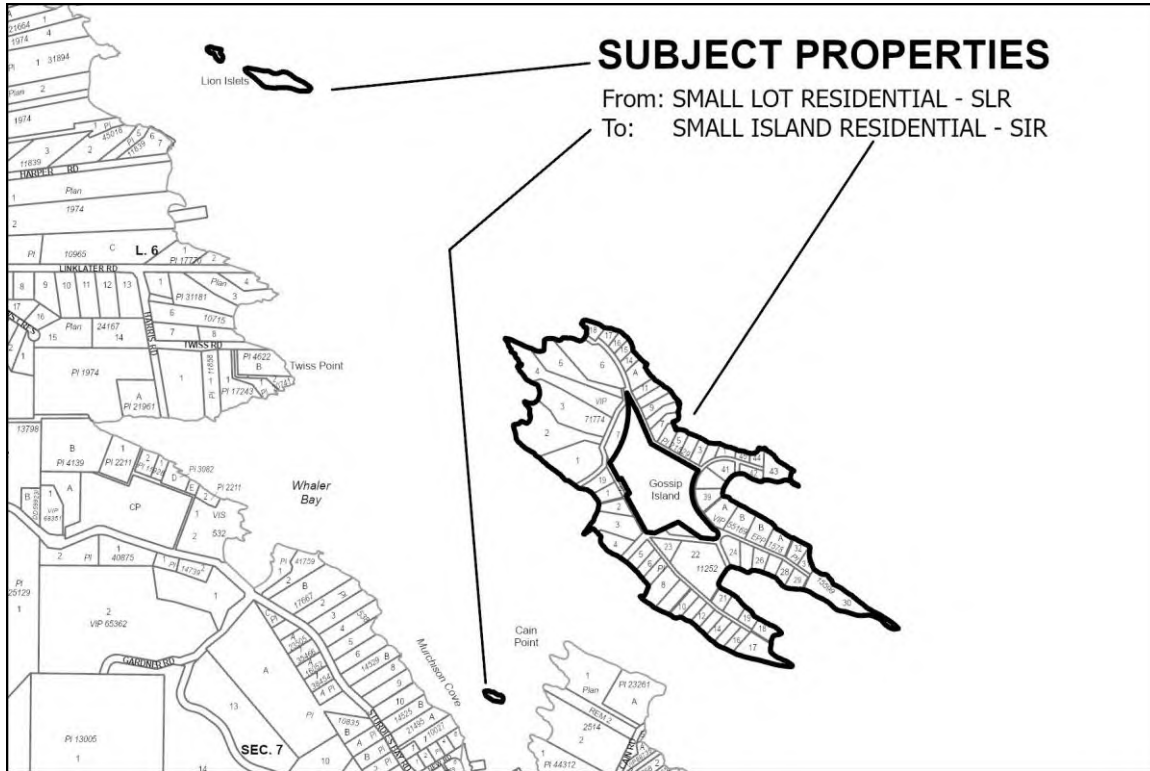
**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300**

Plan No. 3



**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300**

Plan No. 4



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: February 3, 2026

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
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	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250266	Chad Brealey	7/10/2025	121 ARBUTUS POINT RD, GALIANO	Application for a delegated DP for Shoreline Stabilization
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Under Review	Add Optional Referrals	

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

Galiano

Rezoning

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

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
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		Local Trust Committee	Generate & Send Notice of LTC Decision	

Galiano

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	

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	

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	

Galiano

Temporary Use Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20250471	Roksan Parfitt	12/2/2025	2517 STURDIES BAY RD, GALIANO	The Galiano Island Local Trust Committee issued a Temporary Use Permit on March 23, 2023, that allows the above noted property to be used as Community Art Centre and short-term guest accommodation for artists. The permit was issued for a period of three years, expiring on March 23, 2026. We would like to renew this permit for another three years.
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Local Trust Committee	Advertise	

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

625 Galiano	Invoices posted to Month ending December 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	2,467.18	2,951.82
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,380.00	1,997.87	2,382.13
65210-625	LTC - Local Exp - APC Meeting Expenses	0.00	1,615.06	-1,615.06
65220-625	LTC - Local Exp - Communications	2,600.00	1,738.94	861.06
TOTAL LTC Local Expense		<u>12,399.00</u>	<u>7,819.05</u>	<u>4,579.95</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

BRIEFING

To: Local Trust Committees **For the Meeting of:** January 2026
From: Executive Committee **Date Prepared:** January 16, 2026
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In

PURPOSE:

To forward a briefing received by the Executive Committee, regarding opting in to the provincially regulated principal residence requirement for short term rental accommodations (STRA), to local trust committees. The briefing is a reminder that the deadline to opt-in to the provincial's principal residence requirement for STRAs is March 31, 2026.

BACKGROUND:

On September 3, 2025, the Executive Committee (EC) requested staff to forward the attached briefing which provided an update to EC that the Ministry of Housing and Municipal Affairs had informed the Salt Spring Island Local Trust Committee that their request to opt-in to the principal residence requirement had been approved by BC Order in Council 277/2025, and would come into effect November 1, 2025.

The attached briefing reminds local trust committees that should they choose to opt in to the provincially regulated principal residence requirements for short term rental accommodations, they must pass a resolution to do so by March 31st in order for the request to come into force by November of the same year. The attached briefing includes some brief background information and draft resolutions to assist local trust committees. The attached briefing includes the ministry's letter to the Salt Spring Island Local Trust Committee and a copy of the approved Order-in-Council.

ATTACHMENT(S):

1. Short Term Rental Accommodation – Principal Residence Opt-In Update - Briefing

FOLLOW-UP: Staff will forward local trust committee resolutions to the Ministry of Housing and Municipal Affairs, Housing Policy Branch.

Prepared By: Stefan Cermak , Director, Planning Services

To: Executive Committee **For the Meeting of:** August 6, 2025
From: Planning Services **Date Prepared:** July 29, 2025
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In Update

PURPOSE: To provide the Executive Committee with an update that the Ministry of Housing and Municipal Affairs, Housing Policy Branch, has informed staff that the Salt Spring Island Local Trust Committee request to opt-in to the principal residence requirement has been approved by BC Order in Council 277/2025, and will come into effect November 1, 2025.

BACKGROUND:

The *Short Term Rental Accommodation Act* (STRA Act) Received Royal Assent on October 26, 2023. The *Short Term Rental (STR) Accommodation Regulations* (Order in Council) were adopted December 7, 2023. The STRA Act and regulations create a framework including key considerations relating to principal residence requirements, time period regulations, legal non-conforming use, business licensing updates and enforcement. The province has provided information in an easy to read [STR Policy Guidance Document](#).

Properties in the Islands Trust Area are exempt from the requirement to have STRs operated by a principal residence of the subject property. However, a local trust committee or Bowen Island Municipality may pass a resolution requesting to be removed from the list of exempt land in order to “opt-into” the principal residence requirement. Opting in means the provincial restriction on short-term rental accommodations will over-ride any schemes that the local trust committee or island municipality has enacted (where there is a conflict between them).

Both the Bowen Island Municipality and Gabriola Island Local Trust Committee “opted-in” and are currently reflected in the current STR regulations. The Salt Spring Island Local Trust Committee requested “opting-in” earlier this year. The attached communications confirm that the request to opt-in to the principal residence requirement has been approved and will come into force effective November 1, 2025.

Remaining Local Trust Committees (LTC) may also “opt-in” via resolution submitted to the Minister of Housing and Municipal Affairs by March 31 each year. A sample LTC resolution to opt-in may read:

That the [XX Local Trust Committee] request that the Minister of Housing and Municipal Affairs, on behalf of the Lieutenant Governor in Council, apply the principal residence requirement to the [XX Local Trust Area] and that the [XX Local Trust Area] be removed from the exempt land as per S. 15 of the Short-Term Rental Accommodation Act.

Requests should include appropriate background information that describes the area and jurisdiction. The request must be submitted to the Minister of Housing by March 31, and the prescribed period of time starts on November 1, of the same year. If the Province grants a change

to exempt land status, that change remains in effect indefinitely unless a subsequent request to reverse the exemption is made by March 31 of a future year.

ATTACHMENT(S):

1. Ministry of Housing and Municipal Affairs, Letter dated July 25, 2025

FOLLOW-UP: Staff will place the correspondence from the Ministry on their next regular business meeting agenda. Staff will update the legislative monitoring spreadsheet.

Prepared By: **Stefan Cermak, Director, Planning Services**

Reviewed By/Date: **CAO / July 30, 2025**



July 25, 2025

Reference: 187606

Chris Hutton
Regional Planning Manager, Salt Spring Island
Islands Trust
Email: chutton@islandstrust.bc.ca

Dear Chris Hutton:

This is to confirm your community's request to opt-in to the principal residence requirement has been approved by BC [Order in Council 277/2025](#), and will come into effect November 1, 2025.

Please find a copy of the approved Order-in-Council attached.

Your truly,

A handwritten signature in blue ink, appearing to read "H. Rabinovitch".

Hannah Rabinovitch
Director, Housing Policy Branch
Ministry of Housing and Municipal Affairs

Attachment:

- Order-in-Council 277-2025

CC: Trevor Lammie, Registrar, Short-Term Rentals Branch (Trevor.Lammie@gov.bc.ca)
Islands Trust, Salt Spring Island (ssinfo@islandstrust.bc.ca)
Stephen Henderson, General Manager, CRD (shenderson@crd.bc.ca)

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 277, Approved and Ordered June 9, 2025



Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is amended as set out in the Schedule.



Minister of Housing and Municipal Affairs



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: Short-Term Rental Accommodations Act, s. 38

Other: O.C. 679/2023

R10897624

SCHEDULE

- 1** *Section 13.1 (4) is amended by striking out “on the application programming interface specified by the registrar” and substituting “through the application programming interface specified by the registrar or in another electronic format in the form required by the minister”.*
- 2** *Section 13.1 (5) (c) of the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is repealed and the following substituted:*
 - (c) on a monthly basis.
- 3** *Section 13.2 is amended*
 - (a) by repealing subsection (2) (b) and substituting the following:*
 - (b) subject to subsection (2.1), the validity of the relevant registration number is confirmed in accordance with section 13.1 of this regulation. , **and**
 - (b) by adding the following subsections:*
 - (2.1) A platform service provider is not prohibited from providing platform services in respect of a platform offer if,
 - (a) for the reasons described in subsection (2.2), the platform service provider is unable to confirm the validity of a registration number in respect of the platform offer in the time frame described in section 13.1 (4) or (5), as applicable, and
 - (b) the platform service provider meets the requirements of subsection (2.3).
 - (2.2) For the purposes of subsection (2.1) (a), the platform service provider must be unable to confirm the validity of a registration number because
 - (a) there is a temporary disruption of a platform, an application programming interface, an electronic portal or any other electronic system or means required for the platform service provider to
 - (i) access the information required to confirm the validity of the registration number, or
 - (ii) confirm the validity of the registration number, and
 - (b) there are no commercially reasonable steps the platform service provider can take, despite the disruption described in paragraph (a), to confirm the validity of the registration number in the time frame described in section 13.1 (4) or (5), as applicable.
 - (2.3) For the purposes of subsection (2.1) (b), if a disruption described in subsection (2.2) (a) occurs, the platform service provider must
 - (a) within one business day of first becoming aware of the disruption and in the manner determined by the registrar,
 - (i) notify the registrar of the failure, and
 - (ii) provide details on the nature of the disruption to the registrar;
 - (b) if possible, attempt to confirm the validity of the registration number at the following intervals:

- (i) if the platform service provider is a major platform service provider, within one hour of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (ii) if the platform service provider is a medium platform service provider or a minor platform service provider, within 24 hours of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (c) take all commercially reasonable steps to resolve the disruption in cooperation with the registrar;
- (d) as soon as reasonably possible after the disruption ends, confirm the validity of the registration number.

4 The following division is added to Part 4:

Division 4 – Information Sharing

Prescribed person or entity

- 27.1** (1) The minister responsible for the administration of the *Financial Administration Act* is prescribed for the purpose of section 34 (5) of the Act.
- (2) The purposes described in section 33 (2) (b) (i) to (iii) of the Act are prescribed for the purpose of section 34 (5) (b) of the Act.

5 Schedule 1 is amended

- (a) in paragraph (a) by striking out “Town of Creston”,
- (b) in paragraph (b) by adding “District of Tofino”,
- (c) in paragraph (c) in Table 1 by repealing items 4, 6, 9, 10 and 14 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1.1	Baldy Mountain Resort	Baldy Mountain Resort	December 2, 2024
4	Crystal Mountain Ski Resort	Crystal Mountain Ski Resort	December 2, 2024
6	Hudson Bay Mountain Resort	Hudson Bay Mountain Resort	December 2, 2024
10	Panorama Mountain Resort	Panorama Mountain Resort	December 2, 2024
14	Saddle Mountain Resort	Saddle Mountain Resort	December 2, 2024

,

(d) in paragraph (d) in Table 2 by repealing items 2, 3, 4, 5, 6 and 15 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
2	Fairmont Hot Springs Ski Area	Fairmont Hot Springs Ski Area	December 2, 2024
3	Harper Mountain Ski Hill	Harper Mountain Ski Hill	December 2, 2024
4	Hudson's Hope Ski Hill	Hudson's Hope Ski Hill	December 2, 2024
5	Mount Cain Ski Hill	Mount Cain Ski Hill	December 2, 2024
6	Mount Timothy Ski Resort	Mount Timothy Ski Resort	December 2, 2024
15	Wapiti Ski Hill	Wapiti Ski Hill	December 2, 2024

,

(e) in paragraph (g) by adding the following subparagraph:

(iii) Saltspring Island; ,

(f) in paragraph (i) (i) by striking out “Electoral Area E,” and “, Electoral Area G”, and

(g) in paragraph (i) by adding the following subparagraph:

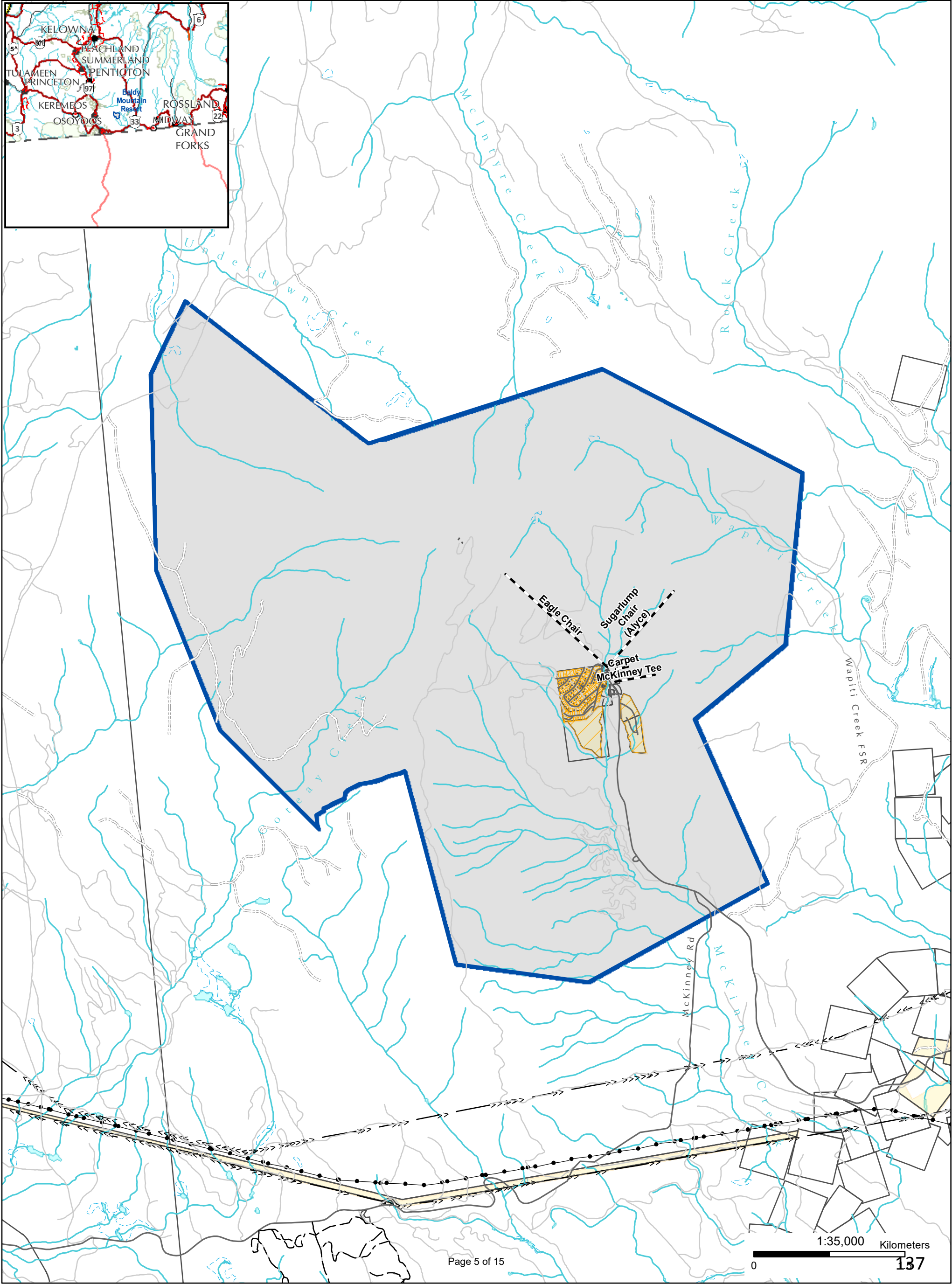
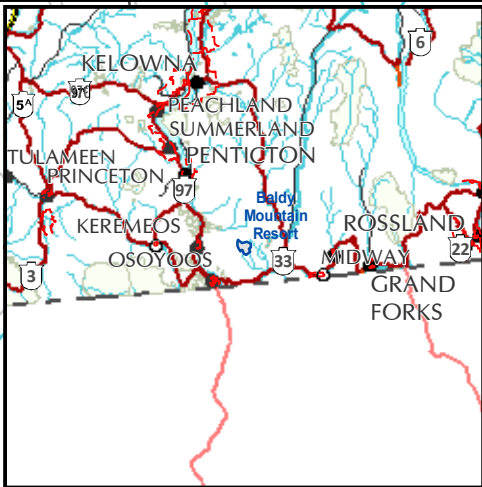
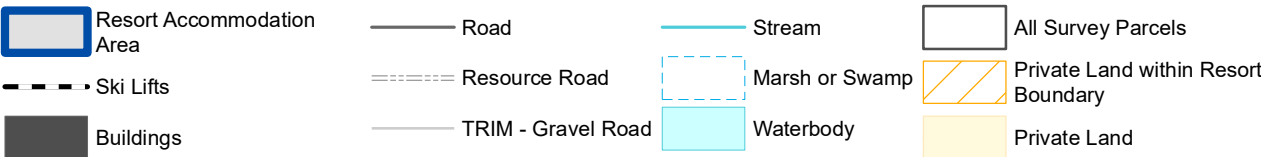
(v) Electoral Area B of the Columbia-Shuswap Regional District.

Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

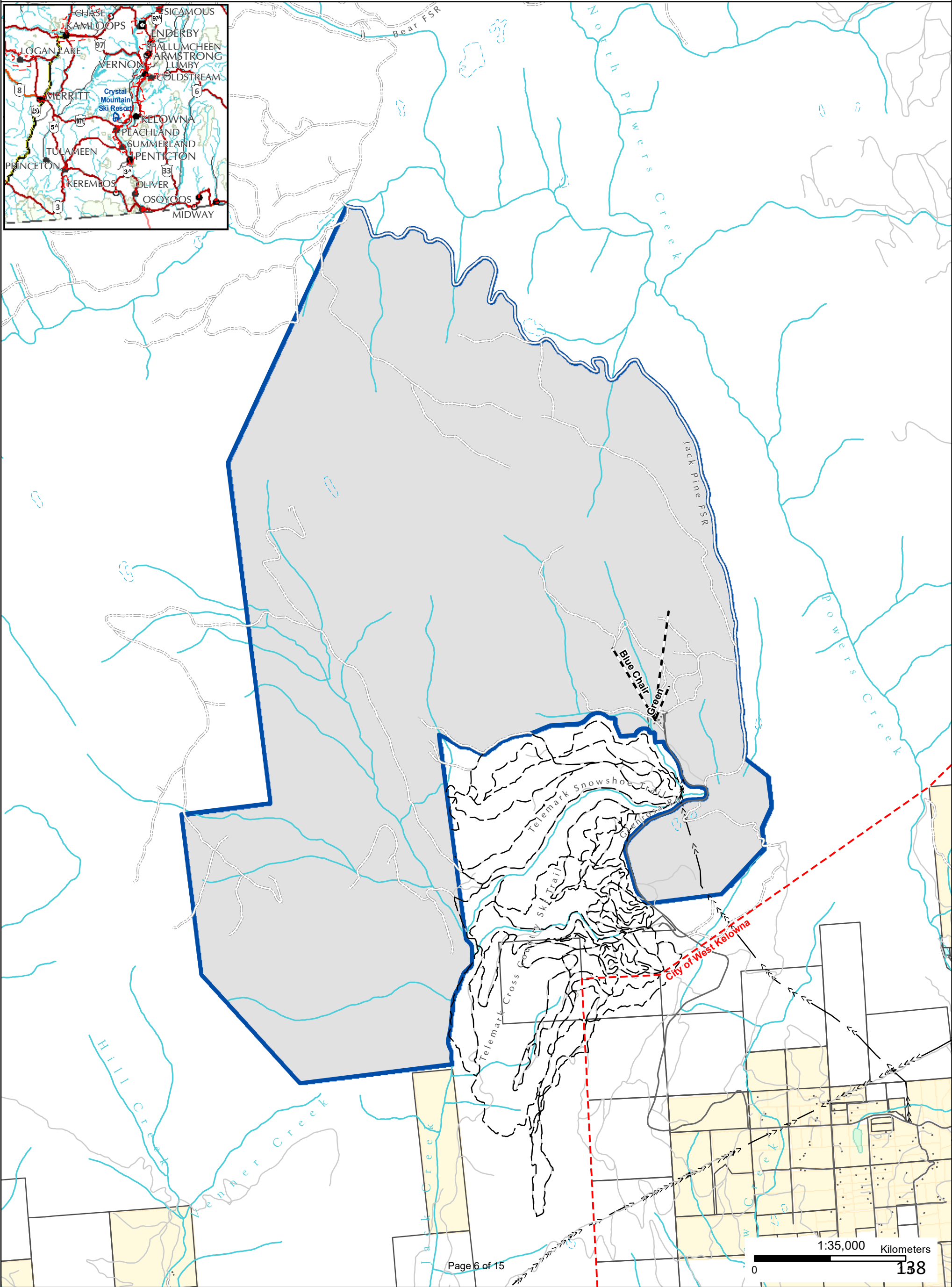
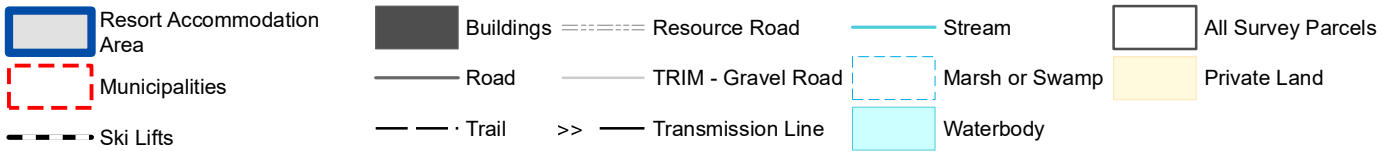
Baldy Mountain Resort



Date: 2024-12-02
Coord. Sys: PCS Albers



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Crystal Mountain Ski Resort

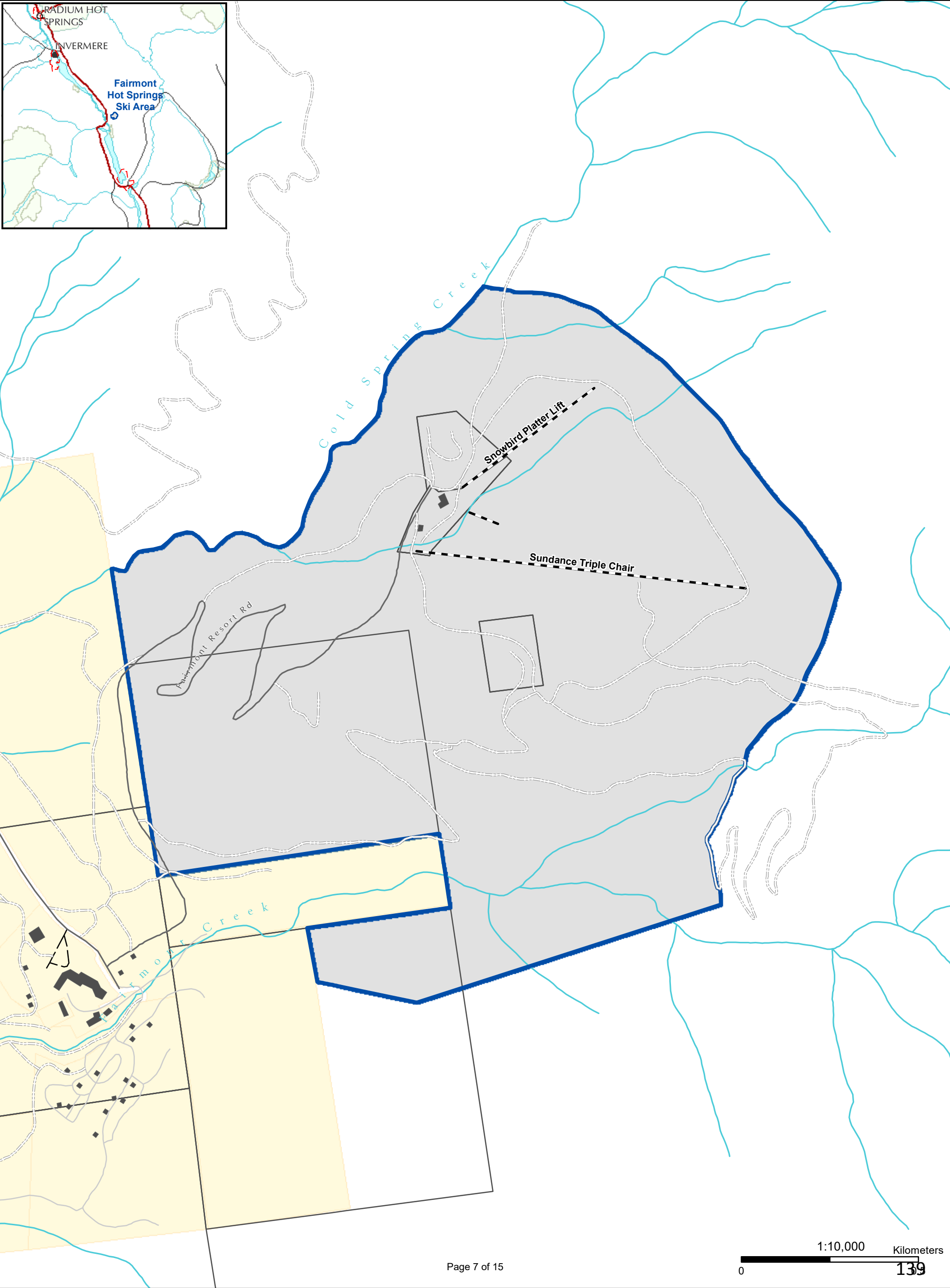
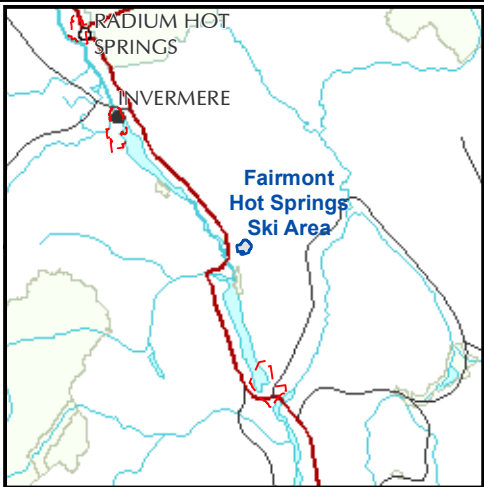


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Fairmont Hot Springs Ski Area



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | |
|---------------------------|--------------------|--------------------|
| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | All Survey Parcels |
| Buildings | TRIM - Gravel Road | Private Land |

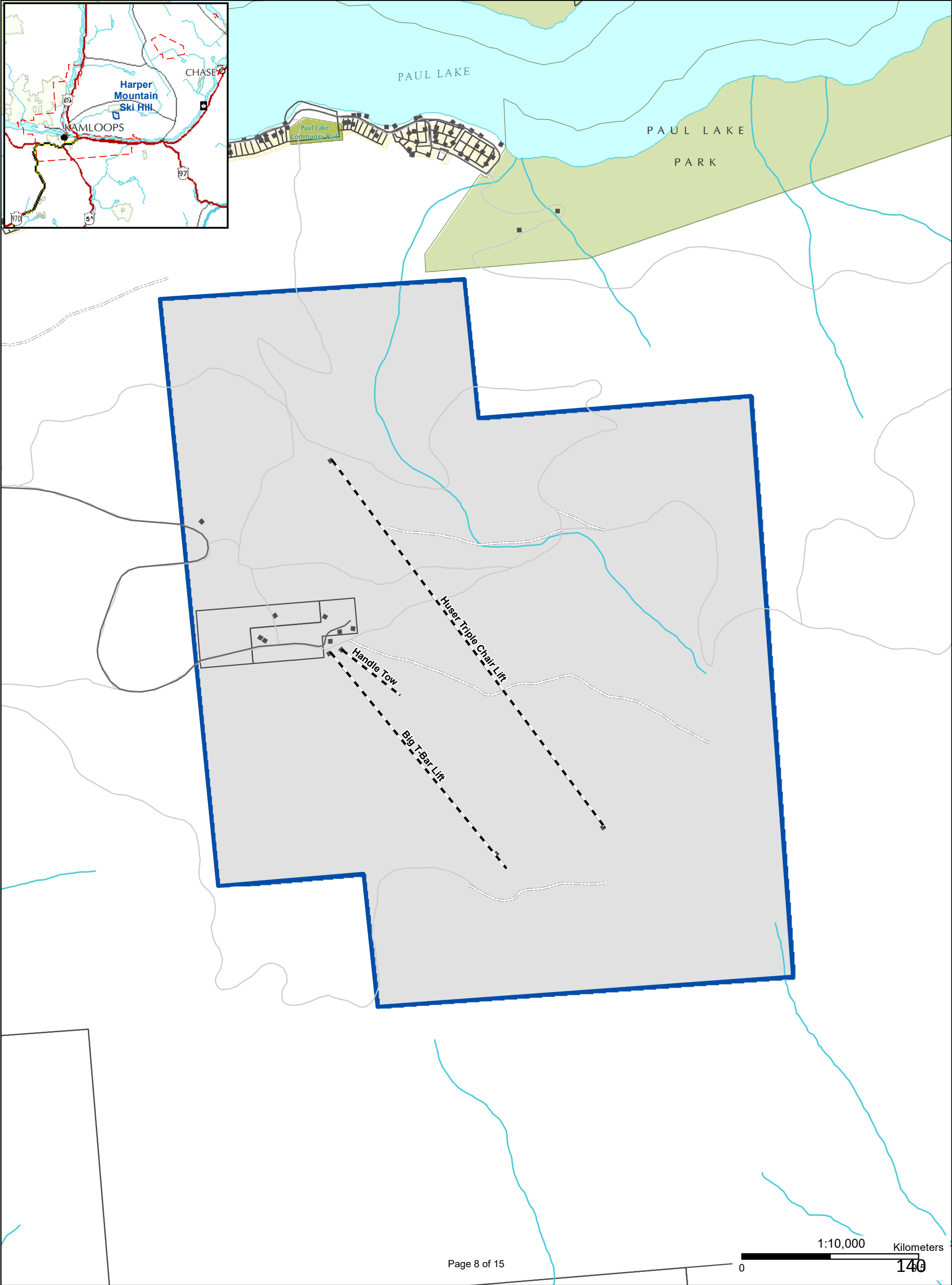
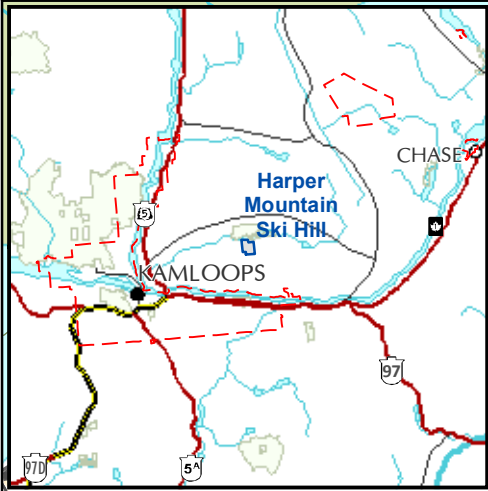


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Harper Mountain Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | |
|---------------------------|--------------------|--------------------|
| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | All Survey Parcels |
| Buildings | TRIM - Gravel Road | Private Land |

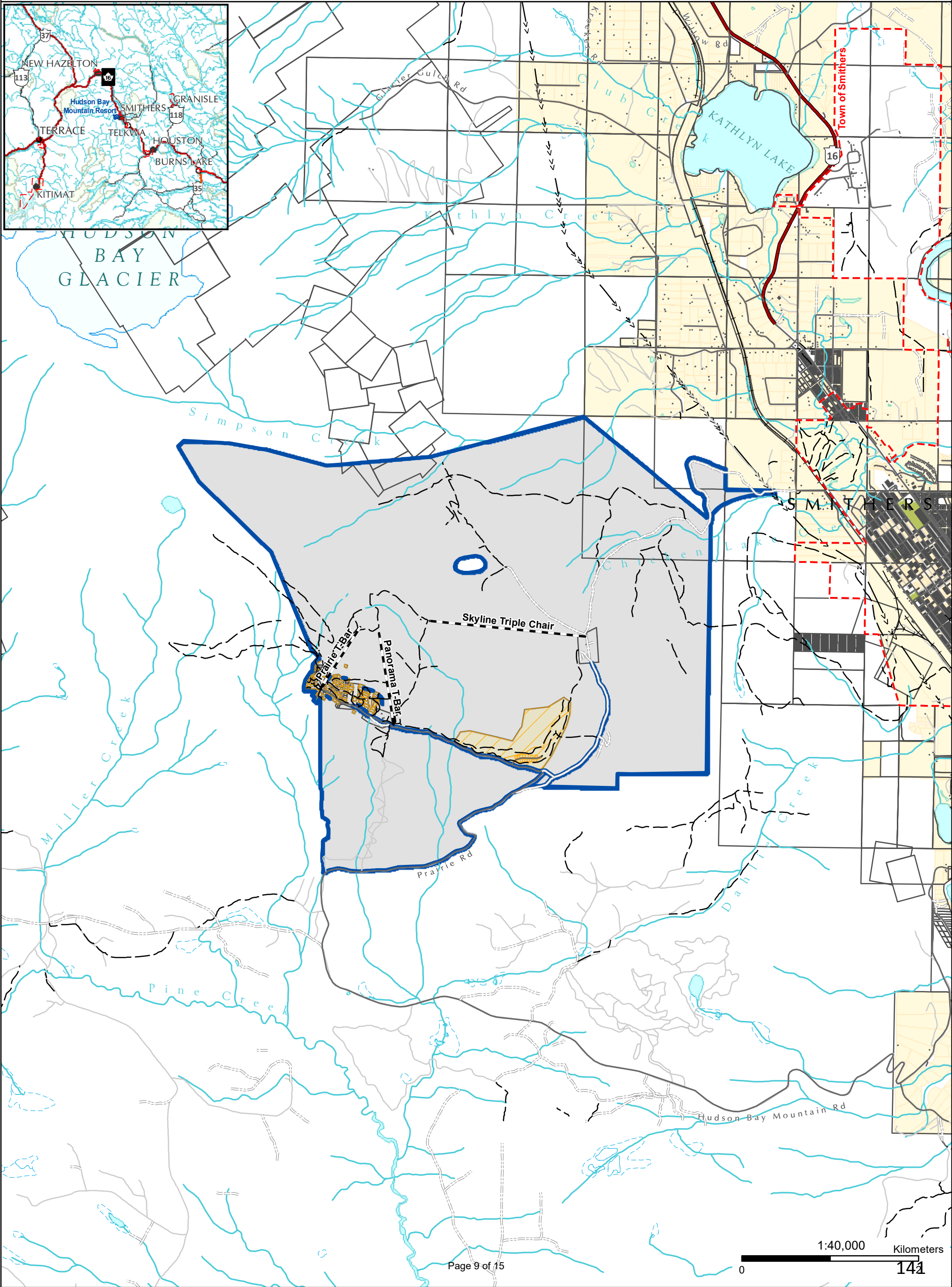


1:10,000 Kilometers

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Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Hudson Bay Mountain Resort

- | | | | | |
|--|---|--|--|---|
|  Resort Accommodation Area |  Buildings |  Resource Road |  Stream |  Private Land within Resort Boundary |
|  Municipalities |  Road |  TRIM - Gravel Road |  Waterbody |  Private Land |
|  Ski Lifts |  Trail |  Transmission Line |  All Survey Parcels | |



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Hudson's Hope Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- 

Resort Accommodation Area

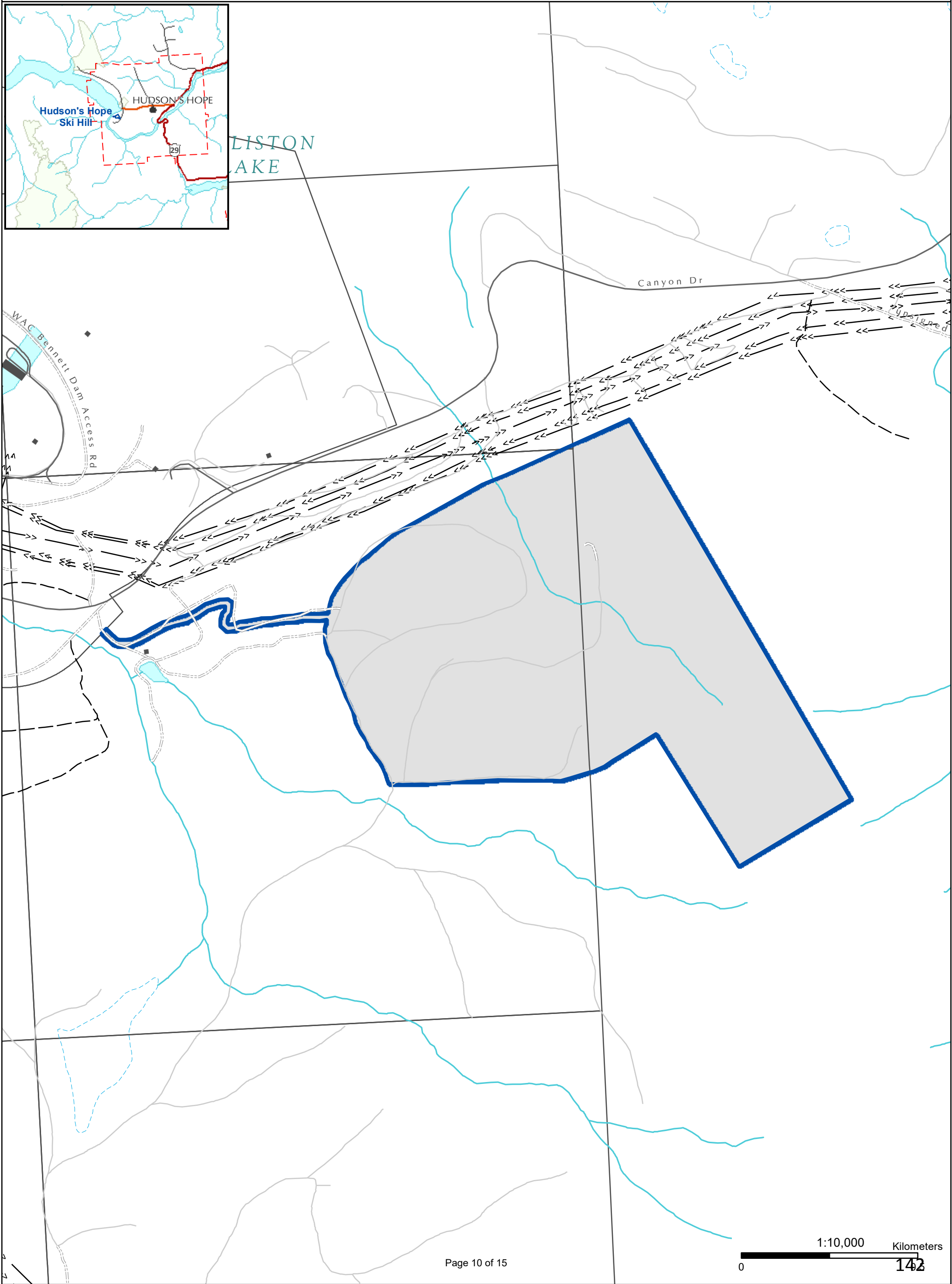
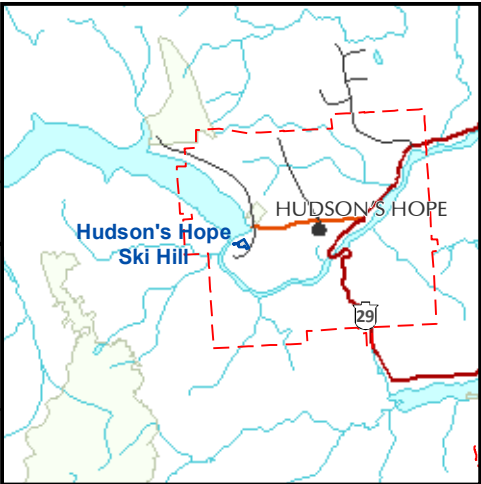
Municipalities

Resource Road

TRIM - Gravel Road

Stream

All Survey Parcels

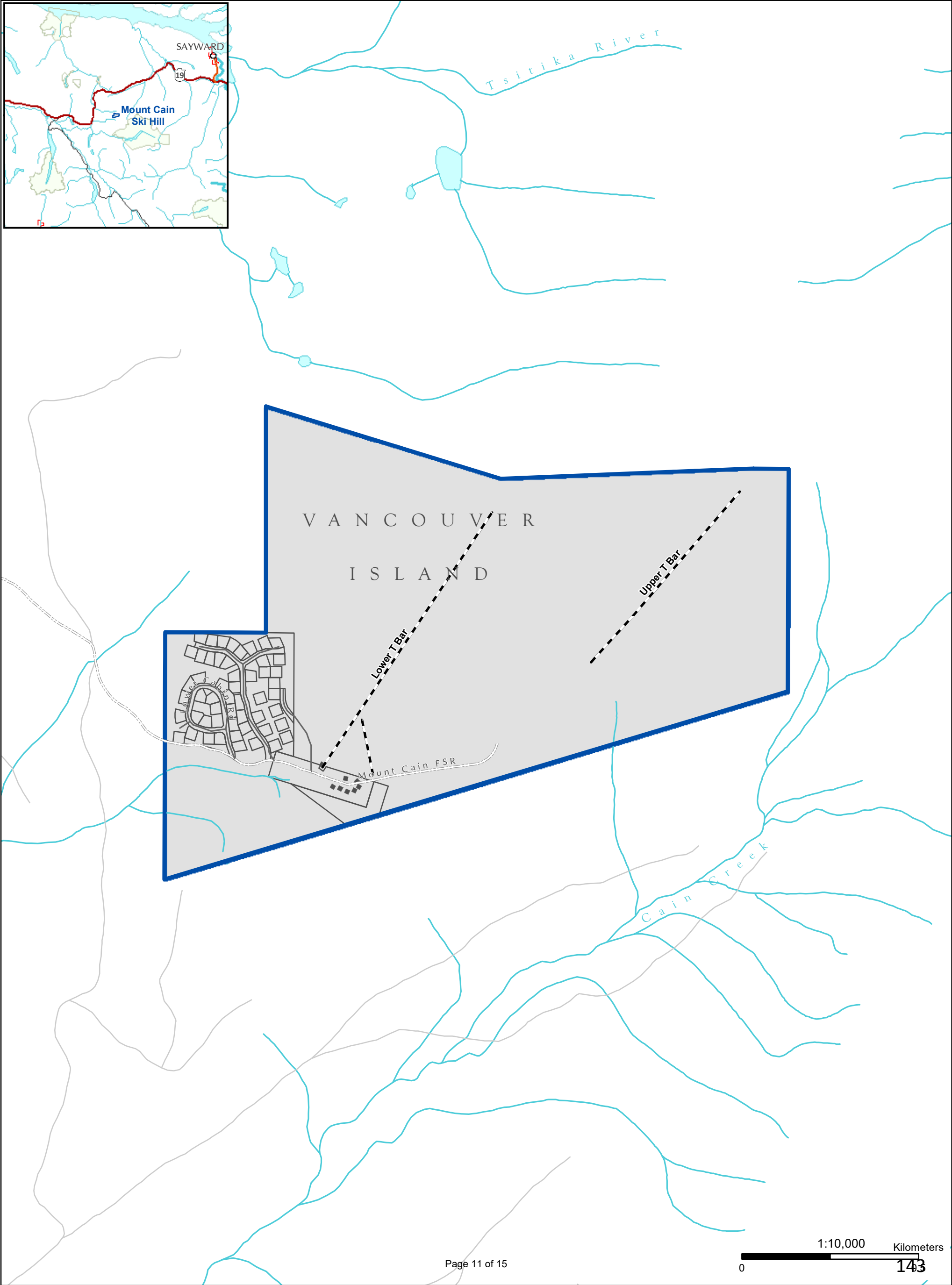
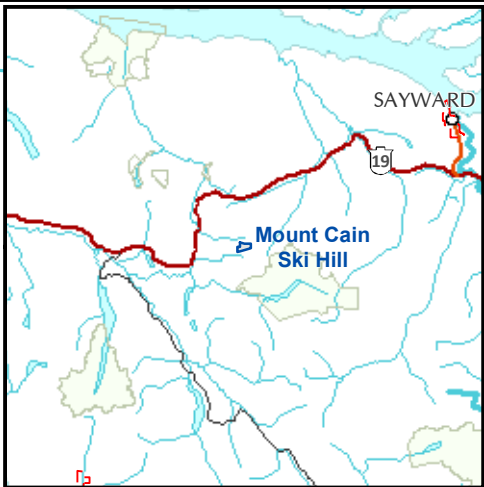


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Mount Cain Ski Hill

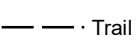
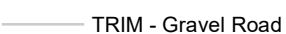


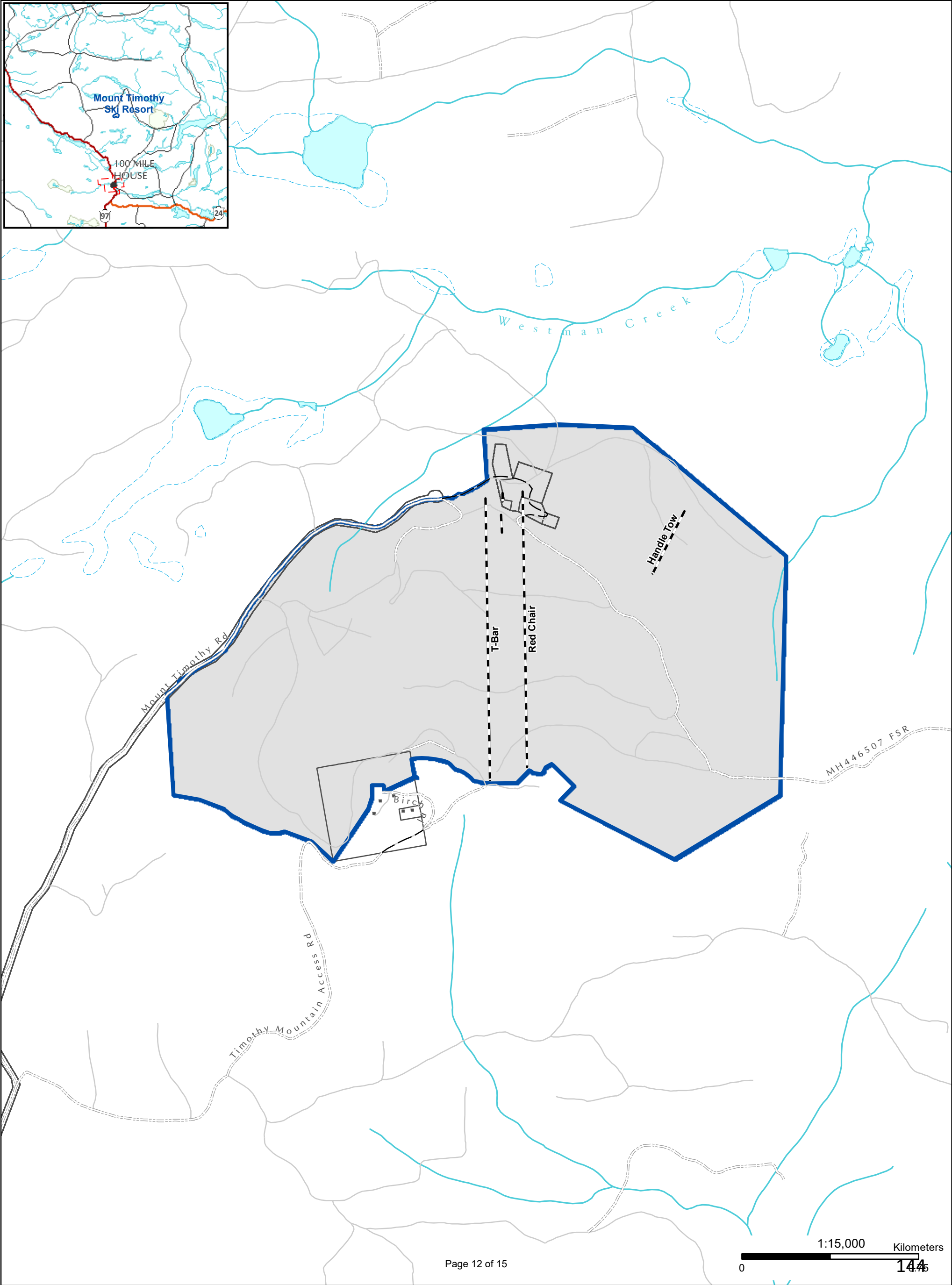
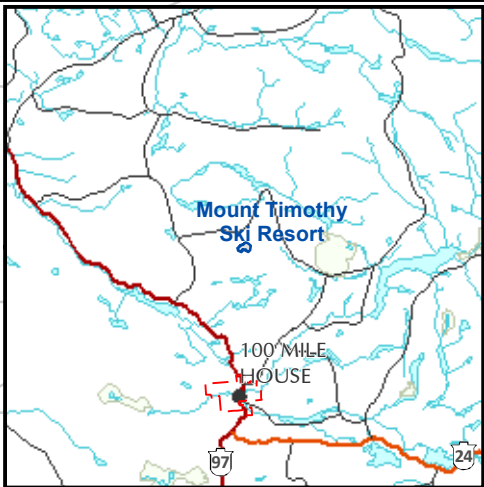
Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | | | | |
|--|---------------------------|--|--------------------|--|--------------------|
| | Resort Accommodation Area | | Road | | Stream |
| | Ski Lifts | | Resource Road | | Waterbody |
| | Buildings | | TRIM - Gravel Road | | All Survey Parcels |



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Mount Timothy Ski Resort

-  Resort Accommodation Area
-  Ski Lifts
-  Buildings
-  Trail
-  Resource Road
-  TRIM - Gravel Road
-  Stream
-  All Survey Parcels

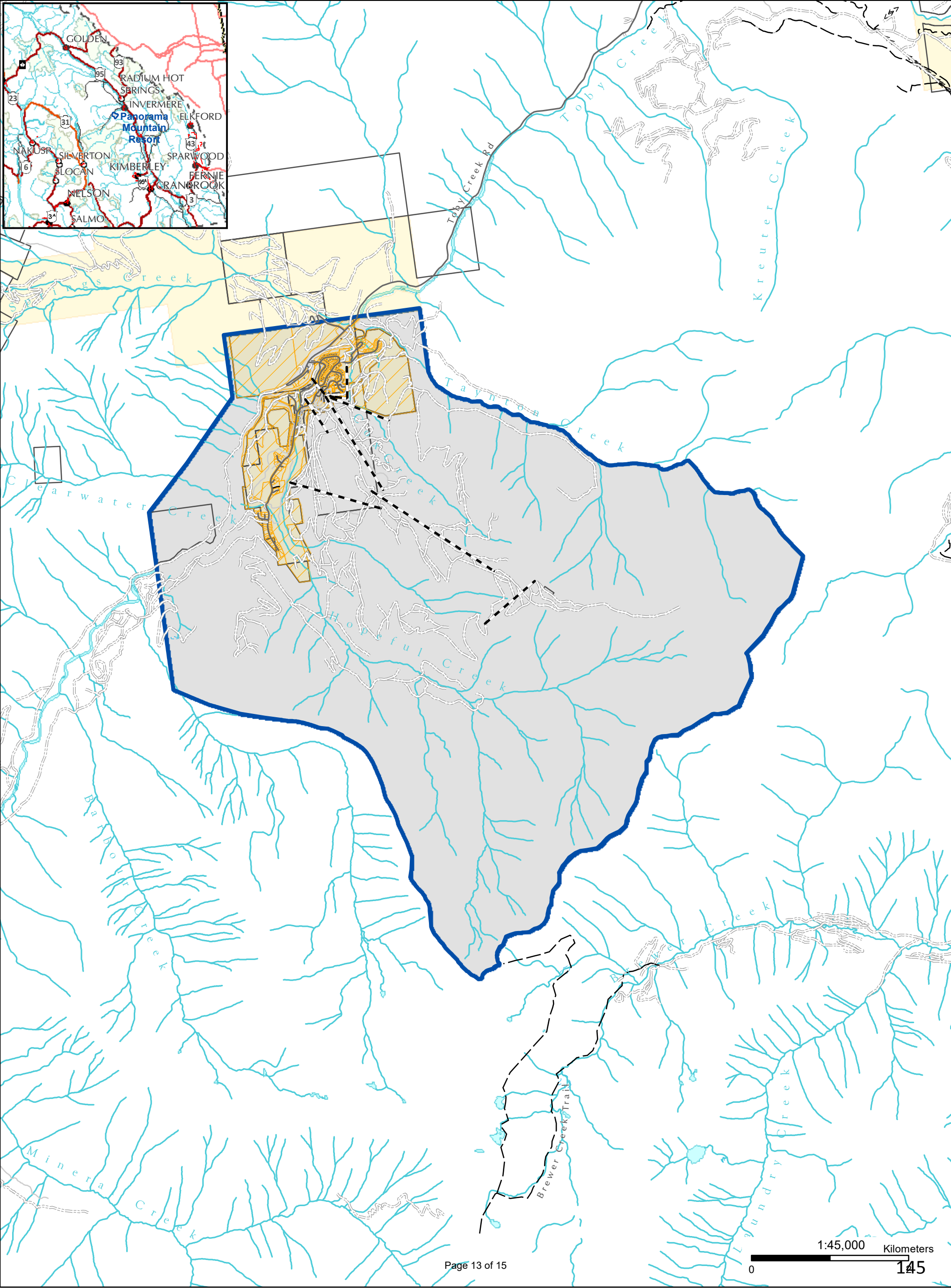
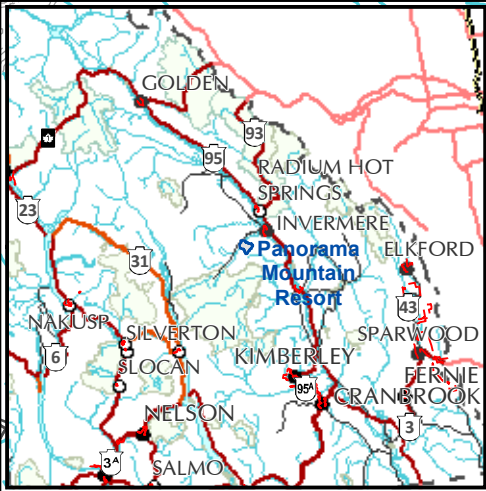
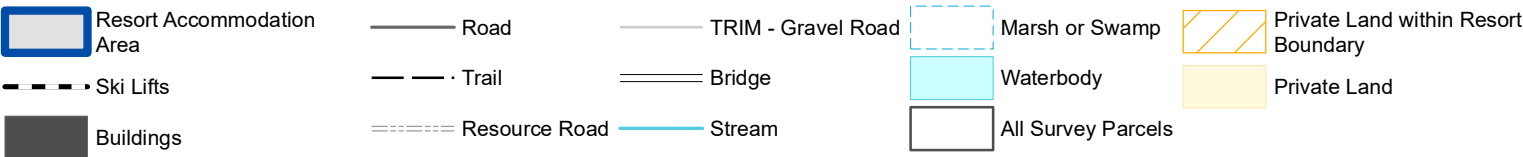


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

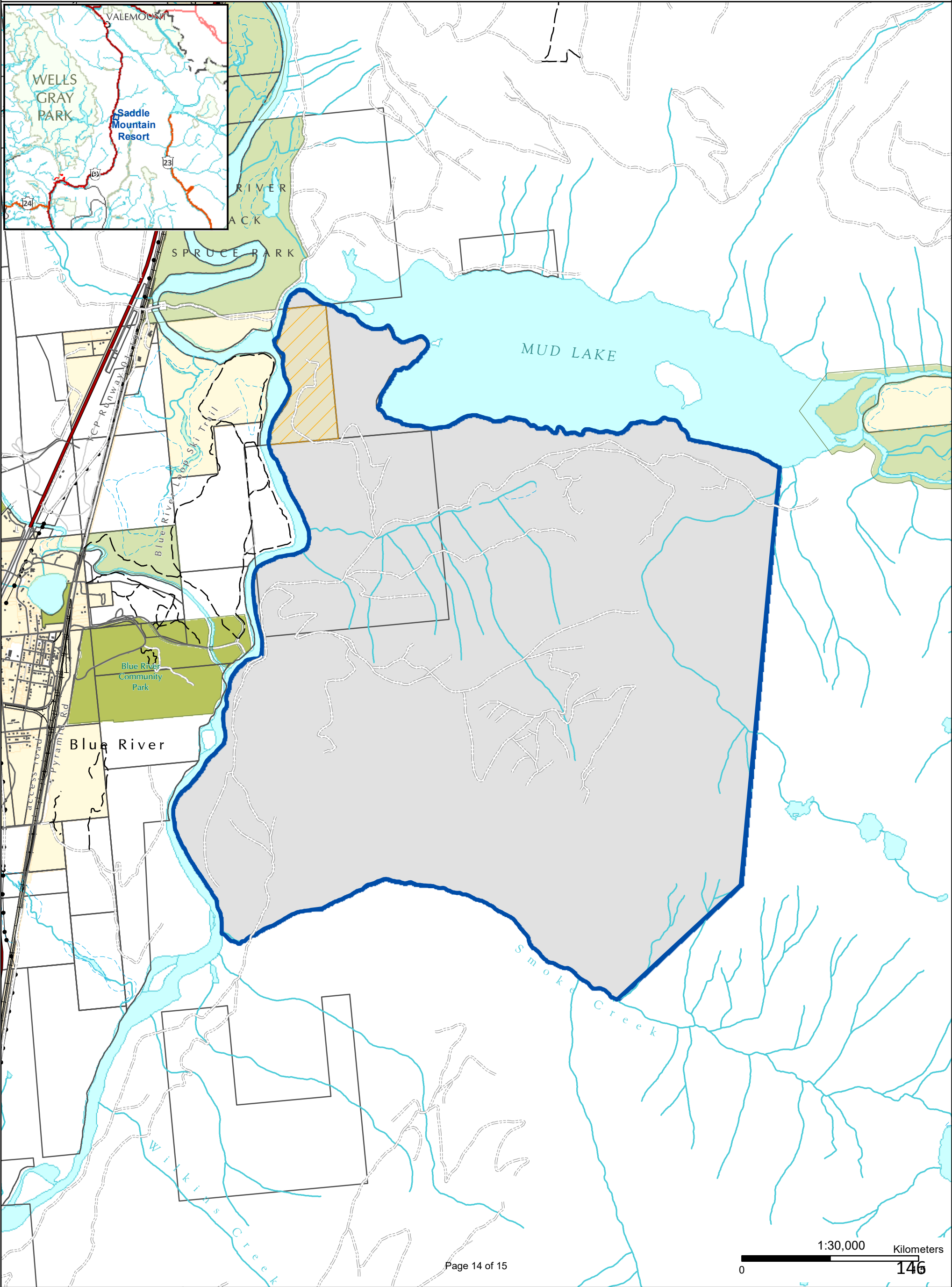
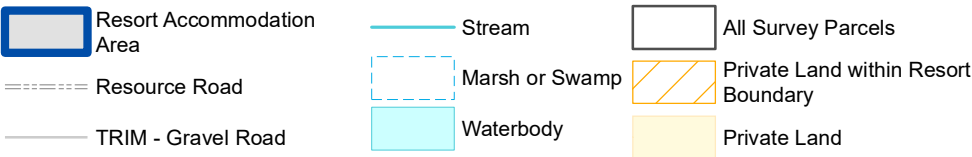
Panorama Mountain Resort



Date: 2024-12-02
Coord. Sys: PCS Albers



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Saddle Mountain Resort



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Wapiti Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- Resort Accommodation Area

Municipalities

Ski Lifts

Buildings

Road

Trail

Resource Road

TRIM - Gravel Road

Stream

All Survey Parcels

Private Land
-
-
- 1:10,000 Kilometers
- 0 147
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