



Galiano Island Local Trust Committee

Regular Meeting Agenda

Date: June 9, 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. **PUBLIC PARTICIPATION PERIOD** 1:15 PM - 1:30 PM
9. **COMMUNITY INFORMATION MEETING** 1:30 PM - 2:00 PM
 - 9.1 **GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297**
 - 9.2 **Associated Islands Regulation Review Project - Draft Bylaw No. 300**
10. **PUBLIC HEARING** 2:00 PM - 2:30 PM
 - 10.1 **GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297**
 - 10.1.1 Recess for Public Hearing
 - 10.1.2 Recall to Order
11. **MINUTES** 2:30 PM - 2:40 PM
 - 11.1 **Local Trust Committee Minutes Dated February 10, 2026 (for Adoption)**

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11.2	Local Trust Committee Record of Public Hearing Dated February 10, 2026 - Bylaws 292 and 293 (for Receipt)	15 - 16
11.3	Local Trust Committee Record of Public Hearing Dated February 10, 2026 - Bylaws 294 and 295 (for Receipt)	17 - 18
11.4	Section 26 Resolutions Without Meeting Report Dated May 2026	19 - 19
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12.	BUSINESS ARISING FROM MINUTES	
12.1	Follow-up Action List Dated June 2026	37 - 39
13.	DELEGATIONS	
14.	CORRESPONDENCE	2:40 PM - 2:45 PM
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
14.1	Jennifer Margison re Galiano APC Report and LTC Response re Draft Policy Statement Referral	40 - 41
15.	MEETING BREAK - COMMUNITY UPDATE	
16.	APPLICATIONS AND REFERRALS	2:45 PM - 4:00 PM
16.1	Thetis Island Local Trust Committee Referral for Proposed Bylaw No. 117 (for Response) (attached)	42 - 45
16.2	Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 551 (for Response) (attached)	46 - 49
16.3	Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 552 (for Response) (attached)	50 - 53
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16.5	Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 554 (for Response) (attached)	60 - 64
16.6	GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297 - Staff Report (attached)	65 - 100
16.7	GL-SUB-2023.2 (Hayes) – Covenant Discharge - Staff Report (attached)	101 - 172
16.8	GL-PL-DP-2026-0147 (Keefer) - Staff Report (attached)	173 - 193
17.	LOCAL TRUST COMMITTEE PROJECTS	4:00 PM - 4:20 PM

17.1	Associated Islands Regulation Review Review Project - Draft Bylaw No. 300 - Staff Report (attached)	194 - 215
18.	REPORTS	4:20 PM - 4:30 PM
18.1	Work Program Reports (attached)	
18.1.1	<u>Active Projects Report Dated June 2026</u>	216 - 216
18.1.2	<u>Future Projects Report Dated June 2026</u>	217 - 218
18.2	Applications Report Dated June 2026 (attached)	219 - 223
18.3	Trustee and Local Expense Report Dated April 2026 (attached)	224 - 224
18.4	Adopted Policies and Standing Resolutions (attached)	225 - 229
18.5	Local Trust Committee Webpage	
18.6	Islands Trust Conservancy Report Dated Feb and Mar 2026	230 - 237
19.	NEW BUSINESS	
20.	UPCOMING MEETINGS	
20.1	Next Regular Meeting Scheduled for July 7, 2026 at the North Community Hall, Galiano Island	
21.	PUBLIC PARTICIPATION PERIOD	4:30 PM - 4:45 PM
22.	CLOSED MEETING - None	
23.	ADJOURNMENT	4:45 PM - 4:45 PM

**Galiano Island Local Trust Committee
Minutes of Regular Meeting**

Date: February 10, 2026
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Joe Elliott, Senior Indigenous Relations Advisor (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately seventy (70) members of the public present.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations and stated appreciation for the presence of Penelakut Elders, Chief, and Council members.

Penelakut Chief Jack thanked everyone for being present and stated gratitude for, and importance of, the support and guidance of the Elders in attendance.

3. APPROVAL OF AGENDA

The following reordering of the agenda was presented for consideration:

Item 16.2 and 16.3 to be heard following item 10.

By general consent the agenda was approved as amended.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Budget discussions are ongoing, further information about the budget is located on the website About Us / Accountability page, and details regarding cost increases and funding decreases were summarized

- The Islands Trust Conservancy Board elections were held and she was re-elected as Chair and Tanner Timothy was re-elected as Vice Chair
- The Accessibility Committee is working toward a draft of the provincially mandated accessibility action plan
- She was appointed as a member of Governance Committee
- Attended the Islands Trust Protecting the Shoreline webinar which featured speakers from the Pacific Salmon Foundation, Green Shores, and members from Malahat Nation
- Attended Climate Adaptation webinar featuring speaker from the Capital Regional District and a Heath Pollen, a permaculture farmer from Gabriola Island
- Will be attending the upcoming Trust Programs Committee meeting

Trustee Maberley thanked everyone for their attendance and recognized the importance of the day and the number of Penelakut people in attendance.

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Noted it is a special day for the Local Trust Committee and Penelakut Tribes and stated appreciation for those in attendance
- Attended the BC Municipal Climate Leadership Caucus with Minister Dix
- Attended Executive Committee meetings
- Attended Financial Planning Committee meeting and will be attending the upcoming Committee of the Whole meeting to discuss the budget prior to it being advanced to Trust Council in March
- Attended BC Ferries elected officials' engagement session
- Participated in the Trustee Onboarding Working Group

6. ELECTORAL AREA DIRECTOR'S REPORT - none

7. FIRST NATION REPORT - none

8. TOWN HALL AND QUESTIONS

A member of the public spoke in their capacity as Deputy Chair of the Galiano Advisory Planning Commission and brought attention to the Advisory Planning Commission's report on the referral regarding the Trust Policy Statement which had been included in the agenda for information. They reiterated the Advisory Planning Commission's main recommendations as outlined in their report to the Local Trust Committee.

Several members of the public spoke to the draft Trust Policy Statement and the following comments were noted:

- The original reason for creation of the Trust was to preserve the beauty and unique amenities of the area and the proposed Trust Policy Statement has had no meaningful consultation and must fulfil the mandate to preserve and protect
- Land and water distribution can not be the sole jurisdiction of the Trust and should be reviewed within the broader scope of Islands Trust governance
- Limitations on growth must be determined as growth erodes the functionality of fragile and limited ecosystems and resources
- The Trust lacks the ability to accommodate growth

- The proposed Trust Policy Statement must include direct engagement and meaningful consultation with information in order to protect and preserve the unique amenities of the Trust area
- Islands Trust must undertake a comprehensive analysis of the Trust Area's capacity to sustain current and projected growth in order to fulfill its mandate
- The Trust Policy Statement has not been amended since 1995, it has a lot of reach and should be debated in public

9. COMMUNITY INFORMATION MEETING

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

Island Planner Stockdill noted Proposed Bylaws No 292, 293, 294, and 295 represent rezoning applications for District Lots 85 and 86 and the following points were noted:

- The subject properties are currently zoned Forest 1 which does not permit residential use
- The application seeks to rezone the parcels to allow residential uses, Forest 3 use which permits a dwelling unit but requires a sustainable forestry covenant, as well a nature protection portion and a park portion
- District Lot 85 rezoning proposes 5 rural residential lots, a larger nature protection lot that will be transferred to Penelakut Tribes, a community park, and a Forest 3 zone
- To date the bylaws have received second reading, a public hearing will be held today, and next steps include consideration of third reading and adoption following approval by Executive Committee and the Ministry
- Once the bylaws are approved the applicant can move forward to subdivision, covenants would be registered on titles, and land transferred to the Penelakut

The following questions, answers, and comments were noted:

- What will the status of the paved road that goes through the properties be?
 - Staff are recommending, as a condition of final adoption, that the property owners of District Lot 86 register the statutory right-of-way in compliance with the road network plan and the draft covenants will provide the portion of the existing access that bisects lots 85 and 86 will be transferred as part of the subdivision application and will be a dedicated road access
- It is important that the road be used as emergency routing as needed
- The Ministry of Environment is interested in establishing a public vehicle access and if this is not supported by the Penelakut would this be a deal breaker?
 - The Planner noted BC Parks staff have stated they want access restricted and the gate kept closed at the north end of district lot 86
 - The Capital Regional District has had informal discussions with the Galiano Parks and Recreation Commission who have noted that land they receive must have public access so they would not want the gates restricted
- Area 7A and 7B are separated and the Galiano Parks and Recreation Commission do not have understanding why two different areas would potentially be separated

- Area 7A is zoned Park on District Lot 85 and intended to potentially be transferred to Galiano Park and Recreation, there is uncertainty about Area 7B as the applicants need to address access to the foreshore as part of the subdivision application

Members of Penelakut Tribes spoke to the question of gates and access and noted the issue is not about barriers but about protection of important cultural sites and that sacred ground needs to be protected.

Many Penelakut Elders shared stories of their history and experiences living in the Penelakut territory, on the land and surrounding waters, harvesting, hunting, and travelling. They spoke to concerns of pollution, over development, demolition of sacred cultural sites, and the importance of self governance and working together to form better understanding.

10. PUBLIC HEARING

10.1 GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293

10.1.1 Recess for Public Hearing

The meeting was recessed at 2:52 p.m.

10.1.2 Recall to Order

The meeting was recalled to order at 3:08 p.m.

10.2 GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295

10.2.1 Recess for Public Hearing

The meeting was recessed at 3:08 p.m.

10.2.2 Recall to Order

The meeting was recalled to order at 3:26 p.m.

The agenda was reordered and items 16.2 and 16.3 were heard next.

16.2 GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293 - Staff Report

Island Planner Stockdill summarized the recommendations outlined in the staff report.

There were no questions for the Planner.

GL-2026-001

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 third time.

CARRIED

GL-2026-002

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 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.

CARRIED

GL-2026-003

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 third time as amended.

CARRIED

GL-2026-004

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw Nos. 292 and 293 be forwarded to the Secretary of the Islands Trust Executive Committee for approval.

CARRIED

GL-2026-005

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 292 and 293 be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

16.3 GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295 - Staff Report

Island Planner Stockdill summarized the recommendations in the staff report.

The Local Trust Committee had no questions for the Planner.

GL-2026-006

It was MOVED and SECONDED,

that 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.

CARRIED

GL-2026-007

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 deleting the words “aggregate extraction” and moving the word “and” before the word “trails” in Section 1.

CARRIED

GL-2026-008

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 third time as amended.

CARRIED

GL-2026-009

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

- 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.

CARRIED

GL-2026-010

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 third time as amended.

CARRIED

GL-2026-011

It was MOVED and SECONDED,

that 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.

CARRIED

GL-2026-012

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 294 and 295 be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

The meeting was recessed for a break at 3:43 p.m. and reconvened at 3:58 p.m.

11. MINUTES

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

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

11.2 Section 26 Resolutions Without Meeting Report Dated Feb 2026

Received for information.

11.3 Advisory Planning Commission Minutes Dated November 25, 2025, January 6, 13 and 27, 2026 and January 30, 2026 Referral Report (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Feb 2026

Received for information.

13. DELEGATIONS

14. CORRESPONDENCE

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

15. MEETING BREAK - COMMUNITY UPDATE

16. APPLICATIONS AND REFERRALS

16.1 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 296 - Consideration of Adoption - Staff Report

Island Planner Stockdill noted staff are still working with the applicant to draft a Section 219 Covenant, the applicant has provided an Ecological Overview Report, and proposed Bylaw No. 296 to amend the Official Community Plan has been given first, second, and third readings, and approved by the Minister.

GL-2026-013

It was MOVED and SECONDED,

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

CARRIED

The agenda was reordered and items 16.2 and 16.3 were heard following item 10.

16.4 GL-PL-TUP-2025-0471 (Parfitt) - Staff Report

Island Planner Stockdill stated the application seeks a renewal of a Temporary Use Permit to allow a community art centre and short-term guest accommodation for

artists, the Temporary Use Permit was previously approved three years ago and no complaints have been received regarding the operation

The Local Trust Committee had no questions for the applicant or the Planner.

GL-2026-014

It was MOVED and SECONDED,

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

CARRIED

16.5 Mayne Island Local Trust Committee Referral for Proposed Bylaw No. 200 (for Response)

GL-2026-015

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaw No. 200.

CARRIED

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

Discussion ensued and the following comments were noted:

- A Trustee was involved in multiple discussions in drafting the Trust Policy Statement, it is not detrimental to Galiano, and it contains more explicit language around reconciliation, fresh water, and housing directives
- A Trustee stated they believe the process is moving too quickly, the community has not had enough time to provide feedback, feedback received has not been integrated, there should be more concrete directive policies around First Nations engagement and First Nation governing bodies need to be at the table during development of the Policy
- It is not possible to create a Policy Statement with directive policies that will be appropriate for each island
- There is concern that governance is being removed from the Local Trust Committee authority
- The document needs to be reviewed regularly, not rewritten every time, and a draft needs to be nimble enough to move the process forward
- Co-governance needs to be incorporated
- It is important to ground the document in tools that can be implemented today and not over promise what might not be able to be accomplished
- The Chair noted the policies are not perfect, there is ability to establish different policies for different Trust areas which would be a massive project, they do not think it advisable to continue operating under an existing Policy Statement that does not speak to reconciliation, there is preference to pass the draft and then sit down and begin amendments and delve into issues that do provide for different policies for different areas of the Trust
- Local Trust Committees can not work under a 30-year-old model that does not consider climate change, reconciliation, or housing

- There does not appear to be anything in the draft Trust Policy Statement that would undermine the Official Community Plan
- Islands Trust can not offer a co-governance structure that has legal validity without legislative backing
- The Senior Policy Advisor noted there is no requirement for the Local Trust Committee to submit a referral response; however, in lack of a response Trust Council does not have an opportunity to incorporate the referral into their considerations

The Local Trust Committee will not be providing a referral response at this time.

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulation Review Project – Staff Report

Island Planner Stockdill noted a draft bylaw has been provided. All boat-access-only lots on Associated Islands and Phillimore Point currently zoned Small Lot Residential would be rezoned to Small Island Residential. The rezoning would allow new exemptions to the setback from the natural boundary of the sea for specific structures including:

- Solar panel arrays to a maximum size
- Stairs to allow access to the foreshore with a width of less than 1.5 metres
- Walkways, stairs, or a ramp accessory to a permitted private dock in the Marine Zone,
- Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock to the upland lot.

The Planner noted a public hearing is not required and the proposed bylaw will be referred to the Advisory Planning Commission for comment.

The Local Trust Committee had no questions or comments.

GL-2026-016

It was MOVED and SECONDED,

that pursuant to Local Government Act s. 464(2), 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.

CARRIED

GL-2026-017

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting for draft Bylaw No. 300 prior to First Reading.

CARRIED

GL-2026-018

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to mail the notice of First Reading to all associated island and boat access-only residents.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Feb 2026

Received for information.

18.1.2 Future Projects Report Dated Feb 2026

Received for information.

18.2 Applications Report Dated Feb 2026

Received for information.

18.3 Trustee and Local Expense Report Dated Dec 2025

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage - None

18.6 Islands Trust Conservancy Report - None

19. NEW BUSINESS

19.1 Short Term Rental Accommodation – Principal Residence Opt-In – Briefing

The Local Trust Committee determined there is no urgency to discuss this item at this time.

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for April 7, 2026 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

A member of the public indicated the Trust Policy Statement speaks to climate change and noted there is not a goal listed to mitigate climate change.

A member of the public stated there has been little public participation in the Trust Policy Statement process and members of the Advisory Planning Commission had limited time to digest the document and provide recommendations.

A member of the public inquired about the Crystal Mountain application and the Planner indicated the applicant will be provided a deadline to respond, and following that, an update would be provided to the Local Trust Committee.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 5:05 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

DRAFT

Galiano Island Local Trust Committee Record of a Public Hearing Proposed Bylaws 292 and 293

Date: February 10, 2026
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Joe Elliott, Senior Indigenous Advisor (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 70 members of the public present.

10.1 GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293

Chair Peterson called the Public Hearing to order at 2:42 p.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

Island Planner Stockdill read a statement related to the purpose of proposed Bylaws No. 292 and 293 and developments to date. She noted that all legislative notification requirements had been met, a copy of the complete Public Hearing Binder was available at the meeting and online, and she summarized the referral responses received.

Proposed Bylaw 293 will amend the Galiano Land Use Bylaw for District Lot 86 from zone Forest 1 to split zones including a site specific Rural Residential E, Park, Forest 3 and Nature Protection. Proposed Bylaw 292 is to amend the Galiano Island Official Community Plan to redesignate a portion of the subject property from Forest to Nature Protection, Rural Residential and Park dedications with a portion of the property to retain the Forest designation.

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

- Roger Pettit, Galiano Island, BC stated support of the bylaws
- Lisa Hyde-Lay, Victoria, BC stated that any property zoned Forestry 1 should be permitted to change zoning to provide land stewardship
- Kieran Kellemen, Galiano Island, BC stated support of the bylaws
- Jeff Webster, Galiano Island, BC stated support of the bylaws
- Sandy Pottle, Galiano Island, BC stated support of the bylaws
- Sarah Knoebber, Galiano Island, BC stated support of the bylaws

Chair Peterson called three times for speakers and no comments were made. There being no further submissions, Chair Peterson closed the Public Hearing at 3:07 p.m.

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

Lisa Millard, RECORDER

DATE

Galiano Island Local Trust Committee Record of a Public Hearing Proposed Bylaws 294 and 295

Date: February 10, 2026
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Joe Elliott, Senior Indigenous Relations Advisor (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 70 members of the public present.

10.2 GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295

Chair Peterson called the Public Hearing to order at 3:09 p.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

Island Planner Stockdill read a statement related to the purpose of proposed Bylaws No. 294 and 295 and developments to date. She noted that all legislative notification requirements had been met, a copy of the complete Public Hearing Binder was available at the meeting and online, and she summarized the referral responses received to date.

Proposed Bylaw 295 will amend the Galiano Land Use Bylaw for District Lot 85 from zone Forest 1 to split zone Rural Residential D, Park, Forest 3 and Nature Protection. Proposed Bylaw 294 is to amend the Galiano Island Official Community Plan to redesignate a portion of the subject property from Forest to Nature Protection, Rural Residential and Park with a portion of the property retained as Forest designations.

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

- Roger Pettit, Galiano Island, BC spoke in support of the bylaws and noted appreciation for the land donation being made to Penelakut First Nation
- Ken Stevenson, Galiano Island, BC stated support of the proposed bylaws.
- Lisa Hyde-Lay, Victoria, BC stated support of the proposed bylaws
- Art Moses, Galiano Island, BC stated support of the land donation to Penelakut First Nation and the preservation of the forest ecosystem and stated issue with the lack of inclusion of waterfront in the land transfer
- Kurt Irwin, Penelakut Island, BC stated support of the proposed bylaws

- Chief Pam Jack, Penelakut Island, BC stated discussion with the Local Trust Committee and the Penelakut Council had been held. The Penelakut Tribe reviewed the rezoning proposal and agreed with it.

Chair Peterson called three times for speakers and no comments were made. There being no further submissions, Chair Peterson closed the Public Hearing at 3:25 p.m.

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

Lisa Millard, RECORDER

DATE



Resolutions Without Meetings Log

Galiano Island

Resolution Number	Action	Date
<p>2026-003</p> <p>Annual Report Wording Approval</p> <p>That the Galiano Island Local Trust Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.</p>	Carried	24-Mar-2026
<p>2026-002</p> <p>To cancel April 7 mtg</p> <p>THAT the Galiano Island Local Trust Committee cancel the April 7, 2026 regular scheduled business meeting.</p>	Carried	24-Mar-2026
<p>2026-001</p> <p>To adopt Bylaw No. 291</p> <p>That Galiano Island Local Trust Committee Bylaw No. 291, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023", be adopted.</p>	Carried	12-Mar-2026



ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: May 5, 2026
Location: Galiano Island Community Library

Members Present: Gilian Dusting, Chair
Danica Berginc, Member
Karen Harris, Member
Jann Helssen, Member
Gerald Longson, Member
Jennifer Margison, Member

Regrets: Art Moses, Vice-Chair

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

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

1. CALL TO ORDER

Chair Dusting called the meeting to order at 10:05 a.m.

2. APPROVAL OF AGENDA

A suggestion was made to add the following item: Discussion of Zoom Meeting Participation

By general consent, the agenda was approved as amended.

3. GALIANO JANUARY 27, 2026 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of January 27, 2026 were adopted as presented.

4. DEBRIEF FROM PREVIOUS TWO REFERRALS

Chair Dusting commented on recent correspondence between Commission members and the Local Trust Committee including individual discussions with each Trustee. She made the following comments:

- Referrals of the size and scope that the Commission received previously are rare

- A referral on the Trust Policy Statement to an Advisory Planning Commission is rare among the islands
- It is generally very helpful to Trustees to receive a list of recommendations with rationale from the Advisory Planning Commission
- The Commission’s report on the Trust Policy Statement will be included as public feedback in a deeper review by all Trustees, rather than a thorough analysis by the Galiano Local Trust Committee alone
- The Commission’s work related to the Official Community Plan review is not on the Islands Trust website because the Official Community Plan project is not yet moving forward; it is, however, included in the agenda of the meeting that was forwarded to the Local Trust Committee

5. OVERVIEW OF NEW REFERRAL (PLANNER STOCKDILL)

Island Planner Stockdill provided an overview of the new referral – a request by the Galiano Local Trust Committee that the Galiano Advisory Planning Commission review draft Bylaw No. 300 for the Associated Islands Regulations Review Project. The following comments were made:

- The Project was initiated when bylaw enforcement opened six files several years ago, primarily related to complaints about solar panels
- The increase in public complaints, particularly on Wise Island, prompted a delegation to the Galiano Local Trust Committee to request that a project be initiated to address the issues, and that bylaw enforcement be paused until the issues were reviewed
- The purpose of the project is to amend the land use bylaw to address concerns and the intent is to balance community needs with protection of sensitive coastal ecosystems
- A Community Information Meeting held last year gathered feedback from residents which informs staff recommendations in the draft land use bylaw
- The bylaw seeks to rezone associated islands and boat-access-only areas currently designated “Small Lot Residential” into a new zone called “Small Island Residential” that would allow exemptions for certain structures within setbacks

The Planner described the exemptions, then reviewed the process and timeline going forward. She suggested the Commission provide comments by May 29 to be included in the agenda of the June 9 Local Trust Committee meeting.

6. DISCUSSION OF NEW REFERRAL

Discussion ensued and the following comments were made:

- A Commissioner expressed concern about the lack of information related to potential environmental impacts included in the staff report
- The Planner commented that any structure built within 15 metres of the natural boundary of the sea would be included in the Marine Development Permit Area (DPA 2) and would require an impact assessment from a registered biologist

- A Commissioner commented that Wise Island is almost fully developed and the intent of this project is to allow what has already been built
- A Commissioner commented that the Development Permit Area application process would address environmental concerns
- A Commissioner questioned whether the exemptions should be applied only to Wise Island rather than all associated islands and Phillimore Point
- A Commissioner commented that Wise Island, Phillimore Point and two small islands off of Gossip Island do not have electricity
- A Commissioner distinguished between necessary structures and luxury structures and explained that accessibility for stairs and a landing platform are important safety measures on an island that has no driveways
- A Commissioner suggested a solar panel size of 10 square meters would be preferable to what is proposed
- A Commissioner commented that solar panels on the shoreline, where they are exposed to sunlight, might be preferable to having them on a rooftop to minimize potential tree cutting
- The Planner highlighted a need to ensure the regulations sufficiently meet the needs of community members so they do not need to seek an abundance of development permits
- The Planner noted that creating this bylaw does not create an exemption to the Development Permit Area and if the bylaw is approved and someone wants to install a structure that is compliant with the bylaw, they may still need to go through the Development Permit Area process; they will not, however, need to go through the variance process
- A Commissioner suggested propane tanks be included as an exempted structure and the Planner commented that they were not included out of concern that if they are allowed, there may be more tanks located within the natural boundary of the sea creating a visual impact
- A Commissioner suggested definitions be included in the bylaw for terms such as: decks, patios, platforms, landings, etc.
- A Commissioner expressed concern about not knowing the cumulative impact of applying the proposed bylaw to all of the associated islands and boat-access only areas, and another Commissioner responded that residents wanting to develop bare lots would still need to go through the permitting process

A Commissioner summarized the discussion thus far and noted the key concerns that have been raised as follows:

1. Does the bylaw, as it is written, cover the structures that would potentially be in the foreshore setback?
2. What are the environmental impacts of allowing those impacts in the foreshore setback?
3. Should the bylaw be restricted to Wise Island only or should it apply to the other proposed areas as well?

The Planner commented that there are other small islands that are boat-access only and having stairs, anchor pads, etc. would also be applicable in their situations.

7. DISCUSSION OF ZOOM MEETING PARTICIPATION

The Planner commented that Duncan Reid, Community Director on Wise Island, is permitted to join future meetings of the Advisory Planning Commission as a member of the public by Zoom.

8. NEXT MEETING

Chair Dusting expressed a willingness to seek additional feedback from residents of associated islands.

Island Planner Stockdill explained that the Advisory Planning Commission can include its comments within the meeting minutes and capture recommendations in a motion, and that a report is not mandatory.

Next meeting on Tuesday, May 19, 2026 at the Galiano Community Library

9. ADJOURNMENT

By general consent the meeting was adjourned at 11:56 a.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder



ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: May 19, 2026
Location: Galiano Island Community Library

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

Staff Present: Carly Bilney, APC Secretary (electronic)

Members of the Public: There was one member of the public present: Duncan Reid

1. CALL TO ORDER

Chair Dusting called the meeting to order at 10:05 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 MAY 5, 2026 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of May 5, 2026 were adopted as presented.

Duncan Reid introduced himself as a representative of the Wise Island Community Association. Chair Dusting noted that a folder has been created on the Project Page online for the referral.

The Chair read the following clarification that Planner Stockdill emailed in response to a question from Commissioners about why the word “may” is used on Page 3 of the minutes (Item 6):

The minutes are correct below; the property owner/applicant may still require a Development Permit. Any structure or land alteration in the Development Permit Area (DPA) triggers the requirement for review. When reviewing a DPA in relation to a structure/land alteration, a planner reviews the DPA exemptions to determine if one of the exemptions may apply. If an exemption applies to that scenario, then a Development Permit is not

required. If the scenario does not meet any of the DPA exemptions, then the applicant must apply for a Development Permit.

Brief discussion was held about when the Development Permit Area process might be triggered.

4. DISCUSSION OF REFERRAL – ASSOCIATED ISLANDS REGULATIONS REVIEW PROJECT

Discussion ensued about the referral and the following comments were made:

- Comments were made that the goal of residents on Wise Island is to make existing structures lawful
- A suggestion was made to add “existing wooden platforms” to the exemption list in the proposed bylaw
- A comment was made about the importance of definitions for terms such as: patio, landing, platform, pier, deck

Duncan Reid distinguished between three periods of time: first, before the 1999 Galiano bylaw was passed, second after the 1999 bylaw was in place and before there was enforcement on Wise Island, and third, in the future which is the focus of the proposed bylaw. He explained that residents of Wise Island are seeking to address the nonconforming structures that were built during the second period of time. Discussion ensued and the following comments were made:

- A comment was made that many structures in the second category were built decades ago and provide access to properties for emergency measures (e.g. fire, egress, etc.)
- It is unclear how many properties have structures that were built during the second period
- A comment was made that the proposed bylaw, as it is currently written, would leave a number of properties needing variance approvals
- Support was expressed for framing the bylaw so that fewer properties in the second category will need to seek variance approval while establishing a stricter standard for future development
- A suggestion was made to allow the structures that have been in place for decades to remain
- A question was raised about how to grandfather existing structures and ensure the bylaw only applies to future structures
- A comment was made about how every island is distinct in topography and rules
- A suggestion was made to add “Existing wooden platforms with an area of up to 30 m² to offload materials” as Section 2.1.4A.5 to the proposed bylaw (30 squared meters was chosen to mirror regulations used by Mayne Island)
- A comment was made that while Wise Island has two community docks, they could not necessarily be used to evacuate someone in an emergency

Discussion continued about whether the proposed provisions should be extended to other associated islands and Phillimore Point. The following comments were made:

- A question was raised about why solar array panels should be allowed within the sea setback on an island that is connected BC Hydro
- It was suggested that Wise Island is unique in having small lots, boat-access only and no connection to BC Hydro
- It was suggested that it was a mistake historically to create such high density on Wise Island
- A comment was made that staff implied a need to include other locations in the bylaw while the project is open and the topic is being addressed (i.e. a need to “get it right the first time”)
- Commissioners were encouraged to consider the potential cumulative impact of extending the bylaw to all proposed areas
- A comment was made that docks and stairs are analogous to driveways and are necessary for boat-access only locations
- A comment was made that it is difficult to apply the criteria to other islands

A Commissioner described comments received from members of the public prior to the meeting and noted some was expressed for the proposed use of solar panels in the bylaw, and opposition was expressed for the proposal due to impacts on the shoreline. Discussion ensued and the following comments were made:

- A comment was made that the proposed bylaw is not a request from Wise Islanders to develop beyond what is already in place
- A comment was made that the 1999 Galiano bylaw was designed for Galiano Island properties and has left Wise Islanders in a situation that does not make sense
- A comment was made that someone has tried to weaponize a bylaw that was designed for a different reason and bylaw enforcement has had to take action
- A Commissioner noted correspondence was submitted that suggests Phillimore Point should not be included in the proposed zoning because it might be connected by a formal road in the future
- It was noted that the middens on Wise Island are within park land
- A comment was made that a property owner on Wise Island received a variance for a structure on the basis that it would cause greater erosion to the shoreline to remove it than to leave it in place
- A Commissioner noted the prohibition restricting the submission of private moorage applications in the Southern Gulf Islands expired

Discussion continued about the specifics of solar panels, and the following comments were made:

- Comments were made about how a property’s orientation and contour, as well as house design, impact how solar panels may be used, and this varies widely across properties on Wise Island
- A suggestion was made to increase the size allowance of solar panels in the proposal to 10 squared meters
- It was suggested that the impact of generators (using fossil fuels) be considered when assessing the impact of siting solar panels within the setback of the sea

A suggestion was made to limit structures to within a third of the total area of a property’s marine lot line, and leave two thirds of the waterfront undeveloped. Questions were raised about the applicability of such a limitation on Wise Island and varying opinions were expressed.

Chair Dusing recapped the discussion and noted the following questions would be put to the Planner for clarification:

1. There are a number of structures on Wise Island built sometime after 1999 and before 2011 that are non-compliant. To remove those or put them through the variance process would have consequences (e.g. costly, labour-intensive, possible environmental issues). Is it possible to make these legally non-compliant or grandfather them, and if so, what would be involved?
2. Is it possible for the proposed draft bylaw to apply only to Wise Island and not, at this time, to the other associated islands and boat access-only properties? What would be the downside of restricting these changes to Wise only? Could application of the proposed new zoning and bylaw be tested on Wise?
3. Because there may at some point be road access to Phillimore Point, would it no longer be considered a boat-access only zone?
4. How much input from First Nations has been received on the proposal?
5. We are interested in a suggestion inspired by the Heritage Forest as follows: *"create a Development Permit area designation (instead of an all-out removal of the existing set-backs) that applies to structures and that the combined areas that intrude into the sea set back never to be more than 1/3 of the total area of the lot that fronts the sea.* Do you think this suggestion would balance the access needs of the owners with the preserve and protect mandate for the shoreline? What might the implications be?

Discussion continued and the following comments were made:

- A suggestion was made to amend Section 2.14A to permit one solar panel array, one set of stairs, one walkway, and one anchor pad, rather than allowing multiple accesses
- Caution was expressed in adding limitations (comments were made about a property on Wise Island that has had two sets of stairs for decades – one on each side of the shoreline – and one of which is unusable at low tide)
- Comments were made about how applying the draft bylaw to the various islands is challenging
- Comments were made that the subject is particularly acute on Wise Island because of how the island was developed alongside Galiano bylaws, and how a series of enforcement issues exacerbated the situation
- Comments were made that it would be most efficient to address issues only on Wise Island

5. NEXT MEETING

May 26, 2026 at 10:00 a.m. at the Galiano library

6. ADJOURNMENT

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

Gilian Disting, Chair

Certified Correct:

Carly Bilney, Recorder



ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: May 26, 2026
Location: Galiano Island Community Library

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

Members Regrets: Gerald Longson, Member

Staff Present: Carly Bilney, APC Secretary (electronic)

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

1. CALL TO ORDER

Chair Dusting called the meeting to order at 10:03 a.m. Vice-Chair Moses acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. GALIANO MAY 19, 2026 APC MINUTES (FOR ADOPTION)

The following change was suggested:

- On Page 3 change “has ended” to “expired” in the following: “A Commissioner noted the prohibition restricting the submission of private moorage applications in the Southern Gulf Islands has ended”

By general consent the Galiano Advisory Planning Commission meeting minutes of May 19, 2026 were adopted as amended.

4. DISCUSSION OF REFERRAL – ASSOCIATED ISLANDS REGULATIONS REVIEW PROJECT

Chair Dusting commented on an email she sent to Commissioners prior to the meeting with the following list of questions for consideration:

1. Do we recommend the bylaw as proposed?

2. Should we make recommendations for Wise only?
3. What are the pros and cons of detailing a number: one solar array, one set of stairs etc?
4. Size of solar panels – 5 sq meters or 10 sq meters?
5. Should “existing wooden platforms (of a defined size)” be added to the exemptions list?
6. Are there additions that we think should be added to the bylaw?
7. Is it possible to recommend a test period using Wise as the model?
8. Should construction materials be noted?
9. Other questions?

Discussion ensued about the referral and the following comments were made:

- Mixed opinions were expressed about allowing solar panels within the setback to the sea for islands that have BC Hydro
- A comment was made that solar panels seem to be the least controversial item in the bylaw compared to platforms, docks and stairs
- Concern was expressed about extending the bylaw to include all water-access-only islands
- A comment was made that residents of Wise Island have suggested Wise is unique and support was expressed for applying the proposed bylaw only to Wise
- It was suggested that an exemption from the setback to the natural boundary of the sea is a major deal and there is a lack of rationale from staff to justify the exemption
- Concern was expressed about the ecologically sensitive foreshore and the importance of the marine setback
- Concern was expressed about the lack of information regarding the environmental impact of a reduction to the marine setback for the proposed uses
- A comment was made that shoreline protection is too important to approve a blanket rezoning in the way that has been proposed
- A suggestion was made that if Small Lot Residential zoning changes for water-access-only areas, it should apply to all water-access-only areas (Wise Island should not receive preferential treatment)
- It was noted that residents of areas other than Wise that would be impacted by the proposed bylaw have not requested the change
- Concern was expressed about setting precedent for other waterfront properties
- Support was expressed for allowing a solar array to be sited as outlined in the proposal if it can be demonstrated that a property owner has no other option to locate the solar array on the property
- A comment was made that the goal of the bylaw, for Wise Islanders, is to permit existing structures on Wise Island and stop complaints made about them from triggering bylaw enforcement
- It was noted that should this bylaw pass, there would still be existing structures on Wise Island that would require variance
- A comment was made that some may find solar arrays on the shoreline to be visually unappealing
- A suggestion was made to only allow solar panels within the marine setback for islands that are not connected to BC Hydro, and only if no other locations for siting the solar array are possible

- A comment was made that encouraging the use of solar panels is good, but there is need to be careful about setting a precedent that impacts sensitive habitat in the foreshore and creates an eyesore
- An assumption was expressed that, in the absence of enforcement or complaints, people who own land in the subject areas will do what they want (e.g. Wild West) and a suggestion was made that applying the proposed bylaw might provide guidance for good management practices
- A need was expressed for clearer definitions of the permitted structures
- Opposition was expressed to including all of the structures in the proposed bylaw other than solar panels
- Support was expressed for applying the bylaw to Wise Island only because residents of Wise Island are the ones who have come forward with particular requirements
- Support was expressed for the proposed bylaw with the addition of Clause 2.14 A.5 “Existing wooden platforms with an area of up to 30 square meters to offload materials”
- Concern was expressed that no feedback has been received by First Nations
- Concern was expressed about the lack of consultation with First Nations
- A comment was made that no response from Penelakut Tribe does not mean they do not care about the issues in the proposal
- A recommendation was suggested that the Local Trust Committee arrange a face-to-face meeting with relevant First Nations to review the proposal and seek input
- Commissioners noted a shared concern for environmental impacts and a commitment to preserve and protect the island
- A Commissioner recommended that an environmental impact assessment be provided to the Local Trust Committee to assess the impact of the proposal

The Chair listed each question previously sent to the Commissioners and asked them to comment.

1. Do we recommend the bylaw as proposed?

Two Commissioners expressed support; one Commissioner expressed opposition; others expressed varying opinions including applying the bylaw to Wise Island only, or to all proposed areas excluding Phillimore Point. Some Commissioners suggested specific changes to certain clauses.

2. Should we make recommendations for Wise only?

- Preference was expressed for restricting the bylaw to Wise Island only
- A comment was made that it is clear the intent of the bylaw is to legalize the majority of the non-complying structures on Wise Island
- A comment was made that removing the non-complying structures could be more environmentally detrimental than leaving them in place
- Support was expressed for recommending the bylaw apply to all boat-access-only islands in the waters around Galiano (it was noted that an

argument can be made that Phillimore Point is not an island in the waters around Galiano)

- Support was expressed for explicitly not including Phillimore Point in the proposed bylaw because it is not an island and a road and power could extend there in the future
- A distinction was made between a “boat-access-only” category and a “boat-access-only small island” category and a comment was made that, out of fairness, Wise Island should not be a category on its own

Commissioners weighed the pros and cons of including Phillimore Point in the bylaw. While some Commissioners expressed support for excluding Phillimore Point from the bylaw, they also made suggestions as to why it might be included. The following comments were made:

- Phillimore Point is not heavily treed and has a more open landscape than on Wise Island
- Solar panels could perhaps be used on Phillimore in the proposed setback only after all other options for locations have been exhausted
- If the bylaw is accepted as written, Phillimore Point will still be designated Small Island Residential if the road-access eventually opens, and the Local Trust Committee would have to amend the use through a bylaw amendment; amending the use is complicated and some residents might be opposed
- We don’t know what the consequences of some of the arguments put forward might be

3. What are the pros and cons of detailing a number: one solar array, one set of stairs etc?

A suggestion was made that the bylaw allow “a set” of stairs to access the foreshore, and “one” solar panel array of 10 square meters within the marine setback. (The rationale given for the increase to 10 square meters from 5 is that 10 square meters would provide power for an average household.)

4. Size of solar panels – 5 sq meters or 10 sq meters?

- One Commissioner was opposed to increasing the size of solar arrays to 10 square meters while the others expressed support
- A recommendation was made to add to Clause 2.14 A.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 10 m² providing they have exhausted all other viable locations for a solar panel array
- A comment was made that the aim is to encourage the use of solar panels, but not to have them all located in the setback to the sea
- A suggestion was made that, as part of the Development Permit Area process, there needs to be an assessment done that shows the solar panels

cannot be located anywhere else on the property; a comment was made that while this is out of the scope of the referral, some language should be included in the bylaw – to provide guidance for property owners – about how solar arrays can be situated in the marine setback only if no alternative locations are available

- Support was expressed for including Phillimore Point in the bylaw because it does not have BC Hydro power
- A comment was made that Phillimore Point is effectively an island

5. Should “existing wooden platforms (of a defined size)” be added to the exemptions list?

6. Are there additions that we think should be added to the bylaw?

- A suggestion was made to add Clause 2.14 A.5 “Existing wooden platforms with an area of up to 30 square meters to offload materials”
- A comment was made that any new wooden platforms or alterations to existing wooden platforms would be subject to the Development Permit Area process

7. Is it possible to recommend a test period using Wise as the model?

A comment was made about how this would not work given how unique Wise Island is from the other areas.

8. Should construction materials be noted?

Commissioners agreed to not specify construction materials in the bylaw.

9. Other questions?

Commissioners discussed a question from Commissioner Longson sent via email prior to the meeting that asked: *Will a CRD Building Permit be required for the construction of new wooden platforms, or alterations to existing wooden platforms, stairs, walkways, ramps and solar array installations?* It was suggested that the question is out of the scope of the present referral.

Discussion continued and mixed opinions from the Commissioners as to whether or not to include Phillimore Point in the proposed bylaw were expressed. One Commissioner commented that there is little information in the staff report, and another suggested the pros and cons of the impact of the bylaw should be presented.

5. NEXT MEETING – None

6. ADJOURNMENT

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

Gilian Dusing, Chair

Certified Correct:

Carly Bilney, Recorder



DRAFT

Minutes of the Galiano Island Advisory Planning Commission

Date: June 2, 2026
Location: Galiano Island Community Library

Members Present: Gilian Dusting, 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 Dusting called the meeting to order at 10:03 a.m. and 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 MAY 26, 2026 APC MINUTES (FOR ADOPTION)

Brief discussion was held about whether context should be added to the minutes to explain why construction materials might be specified in the bylaw. Commissioners agreed to make no changes.

By general consent the Galiano Advisory Planning Commission meeting minutes of May 26, 2026 were adopted as presented.

4. ASSOCIATED ISLANDS REGULATIONS REVIEW PROJECT REFERRAL REPORT

The following changes to the report were suggested:

- On page 1, General Comments, change the third bullet to say: "One commissioner was strongly opposed to the proposed bylaw due to the absence of an environmental impact review, noting that it would affect a large number of shoreline

properties (approximately 137) on many water-access-only islands and Galiano's Philimore Point

- On page 1, General Comments, change the fourth bullet to say: That commissioner recommended that an environmental impact assessment be provided to the Local Trust Committee to assess the impact of the proposal, in keeping with the object of the Islands Trust

GL-APC-2026-001

It was MOVED and SECONDED,

that the Galiano Advisory Planning Commission approves the Associated Islands Regulations Review Project Report, as amended, for submission to the Local Trust Committee.

CARRIED

Chair Dusting outlined a plan for presenting the report at the July Local Trust Committee.

5. NEXT MEETING – None

6. ADJOURNMENT

By general consent the meeting was adjourned at 10:20 p.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder

Follow Up Action Report

Galiano Island

09-Sep-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 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

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

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

Follow Up Action Report

Galiano Island

10-Feb-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 11.1 GL LTC meeting minutes of December 9, 2025 adopted as is.	Emily Bryant	Target: 20-Feb-2026	Completed
0%	2 16.3 GL-RZ-2024-0003 - Bylaw Nos. 296 & 297\n1. Bylaw No. 296 - Adopted. Staff to update adoption date and post to website. (DONE)\n2. Bylaw No. 297 - schedule CIM and Public Hearing (June 2026).	Jas Chonk Kim Stockdill	Target: 10-Apr-2026	Completed
0%	3 16.2 GL-RZ-2021.2 - Bylaws 292 and 293\n1. Bylaw No. 292 was given third reading. Staff to update bylaw reading date and post to website. (DONE)\n2. Bylaw No. 293 given third reading as amended. Staff to amend bylaw, update reading date and post to website. (DONE)\n3. Bylaws to be forwarded to EC for approval. (DONE)\n4. Bylaw No. 292 to be forwarded to the Minister for approval. (DONE)	Jas Chonk Kim Stockdill	Target: 28-Aug-2026	Completed
0%	4 16.2 GL-RZ-2023.2 - Bylaws 294 and 295\n1. Bylaw No. 294 was given third reading and amended. Staff to amend bylaw (DONE), update reading date and post to website. (DONE)\n2. Bylaw No. 295 given third reading as amended. Staff to amend bylaw (DONE), update reading date and post to website. (DONE)\n3. Bylaws to be forwarded to EC for approval. (DONE)\n4. Bylaw No. 292 to be forwarded to the Minister for approval. (DONE)\n5. Staff to work with the CRD and applicant on a draft SROW for emergency access.	Jas Chonk Kim Stockdill	Target: 28-Aug-2026	In Progress

Follow Up Action Report

Galiano Island

10-Feb-2026

Progress	Activity	Responsibility	Dates	Status
0%	5 16.4 GL-PL-TUP-2025-0471 - TUP renewed for an additional 3 years.	Bruce Belcher Jas Chonk	Target: 27-Feb-2026	Completed
0%	6 16.5 That the Galiano LTC interests are unaffected for Mayne Island LTC Bylaw No. 200.	Jas Chonk	Target: 27-Feb-2026	Completed
0%	7 17.1 Associated Islands Regulation Review Project - Bylaw No. 300 1. Staff to refer the draft bylaw to the Galiano APC. (DONE) 2. Staff to schedule a CIM prior to notice of First Reading (June 9 LTC meeting). (DONE) 3. Staff to draft notice of First Reading (June 9 LTC meeting). (DONE) 4. Staff to mail notice of First Reading to all associated island and boat access only residents.	Jas Chonk Kim Stockdill	Target: 24-Apr-2026	Completed

From: Jennifer Margison <[REDACTED]>
Sent: Monday, February 16, 2026 12:06 PM
To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Ben Mabberley <bmabberley@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>
Cc: art_moses <[REDACTED]>; Danica Berginc <[REDACTED].m>; Karen Harris <[REDACTED]>; Jann Helssen <[REDACTED]>; Gilian Disting <[REDACTED]>; Gerald Longson <[REDACTED]>; Islands2050 <Islands2050@islandstrust.bc.ca>
Subject: Re: Galiano APC Report and LTC Response

Dear Galiano Local Trust Committee,

I am writing to express my concern regarding the Local Trust Committee's (LTC) recent decision not to utilize the recommendations of your Advisory Planning Commission (APC) and provide a formal response to the Trust Council regarding the draft Trust Policy Statement (TPS).

While I was unable to attend the recent LTC meeting, I have been briefed by a fellow APC member. I understand that Trustee Peterson suggested the draft TPS will likely be approved because other LTCs have remained neutral or supportive. This rationale is deeply troubling. The role of the Galiano LTC is to represent the specific interests and concerns of this island, not to remain silent simply because other jurisdictions have chosen to do so.

The Galiano APC was given an exceptionally tight timeframe to schedule meetings, research and formulate a response to this referral. This followed a previous OCP review referral—another significant undertaking by the APC—that was also ultimately shelved. Despite these constraints, the APC worked diligently to reach a consensus among six diverse community members, identifying critical deficiencies in the draft TPS.

To have the LTC choose "no response" effectively silences the volunteer labor and expertise provided by your own advisory body. This decision is not only disheartening but disrespectful to the community members who stepped up to assist you. Volunteering for the APC requires a belief that our input is valued.

Our report aligns with concerns raised by the Galiano Conservancy and many other residents both on Galiano and elsewhere in the Trust Area as documented in the many letters on the islands2050 site. For the LTC to ignore this collective voice is a missed opportunity for meaningful advocacy.

While I recognize that the LTC is not required to adopt every APC recommendation, it is your responsibility to ensure that the unique concerns of Galiano are reflected in the Trust Council's deliberations. Simply waiting for a staff summary of public feedback is not a substitute for the LTC taking a clear, principled stand on behalf of its constituents.

I urge the LTC to reconsider its silence and formally transmit the APC's findings to the Trust Council to ensure Galiano's voice is part of the official record.

Sincerely,

Jennifer Margison



c.c. Galiano Advisory Planning Commission



MEMORANDUM

DATE OF MEETING: June 9, 2026 File No.: TH-BL-117
 TO: Galiano Island Local Trust Committee
 FROM: Jas Chonk, Legislative Clerk, Southern Team
 SUBJECT: Referral: Proposed Bylaw No. 117

PURPOSE

The Thetis Island Local Trust Committee has referred proposed Bylaw No. 117 cited as “Thetis Island Land Use Bylaw No. 89, 2011, Amendment No. 1, 2025” to the Galiano Island Local Trust Committee.

BACKGROUND

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

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

NEXT STEPS

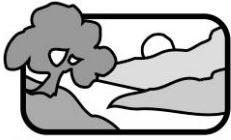
The following draft resolutions have been provided for consideration:

1. **If the LTC considers their interests unaffected by the bylaw:**
That the Galiano Island Local Trust Committee respond to the Thetis Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 117.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Thetis Island Local Trust Committee that proposed Bylaw No. 117 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 Thetis Island Local Trust Committee that proposed Bylaw No. 117 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 Thetis Island Local Trust Committee that proposed Bylaw No. 117 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	April 17, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM



Islands Trust

BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Thetis Island Local Trust Area Bylaw No.: 117 Date: April 10, 2026

You are requested to comment on the attached Bylaw for potential effect on your Nation's/agency's/organization's interests. We would appreciate your response by June 30, 2026. If no response is received within that time, it will be assumed that your Nation's/agency's/organization's interests are unaffected.

APPLICANTS NAME / ADDRESS:

THETIS ISLAND LOCAL TRUST COMMITTEE

PURPOSE OF BYLAW:

Amendments to the Thetis Island Land Use Bylaw (LUB) are the result of a bylaw amendment application for a proposed shoreline protection and restoration project.

The intent of **Bylaw No. 117**, if adopted, would be to amend the Thetis Island Land Use Bylaw No. 89, 2014 Rural Residential (R-1) and marine Water 4 (W-4) zones to allow a nature-based shoreline protection and restoration structure along the shoreline at 83 and 84 Blue Heron Rd, in order to protect the land and existing buildings and structures from further erosion and enhance the ecological functions of the shoreline. The project is proposed along parts of the shoreline area of both properties up to 10 metres seaward of the natural boundary of the sea, and up to 5 metres upland.

Nature-based protection and restoration structure means a structure along the shoreline designed by a qualified professional that includes vegetation enhancement, drainage control, beach enhancement, anchor trees, gravel, and cobble placement that does not interrupt natural coastal processes and enhances the ecological functions of the shoreline.

GENERAL LOCATION:

83 and 84 Blue Heron Rd, and Unsurveyed Crown Foreshore or land covered by water being part of the bed on Clam Bay, Cowichan District, containing .09 hectares, more or less.

SIZE OF PROPERTY AFFECTED:

0.165 hectares of upland and foreshore area

ALR STATUS:

n/a

OFFICIAL COMMUNITY PLAN DESIGNATION:

Upland: Rural Residential (R-1), Foreshore: N/A

OTHER INFORMATION:

The Thetis Island Local Trust Committee gave First Reading to proposed Bylaw Nos. 117 on February 3, 2026. All relevant background information, including staff reports and public correspondence received is posted to the Thetis Current Applications webpage: <https://islandstrust.bc.ca/island-planning/thetis/current-applications/>

Please direct any communications regarding this referral to Nadine Mourao at 250-247-2206, or by email to nmourao@islandstrust.bc.ca.

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

(Signature)

Name: Margot Thomaidis

Title: Planner 2

This referral has been sent to the following agencies and organizations:

Federal Agencies

Fisheries & Oceans, Canada - Pacific Region

First Nations

Penelakut Tribe
Lyackson First Nation
Cowichan Tribes
Halalt First Nation
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-asatx First Nation
Tsawout First Nation

Organizations

Penelakut Seafoods Inc.
Thetis Island Community Association
Thetis Island Residents and Ratepayers Association
Thetis Island Nature Conservancy
Thetis Island Marine Association
Thetis Island Marina and Resort

Regional Agencies

Island Health Authority
Cowichan Valley Regional District, Planning and Development
Cowichan Valley Regional District, Thetis Island Port Commission

Adjacent Local Trust Committees and Municipalities

Salt Spring Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee

Provincial Agencies

Ministry of Water, Land, and Resource Stewardship
Ministry of Agriculture and Food
Ministry of Environment and Parks

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

Thetis Island Local Trust Area
(Island)

(Signature)

(Date)

117 (LUB)
(Bylaw Number)

(Name and Title)

(First Nation / Agency)



MEMORANDUM

DATE OF MEETING: June 9, 2026 File No.: SS-BL-551 (SS-PL-RZ-2025-0001)
 TO: Galiano Island Local Trust Committee
 FROM: Jas Chonk, Legislative Clerk, Southern Team
 SUBJECT: Referral: Proposed Bylaw No. 551

PURPOSE

The Salt Spring Island Local Trust Committee has referred proposed Bylaw No. 551 (cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 6, 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 Salt Spring Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/salt-spring/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 Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 551.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 551 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 551 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 551 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	May 22, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM

From: Britt Holowaty
Sent: Wednesday, May 13, 2026 2:49 PM
To: Nadine Mourao; Jas Chonk; saltspring@rcmp-grc.gc.ca; FrontCounterBC@gov.bc.ca; realestate@crd.bc.ca; jholmes@saltspringfire.com; gateway_office@islandhealth.ca; vancouver.island@bcassessment.ca; amanda.vanderkloof@bcas.ca
Cc: Oluwashogo Garuba
Subject: Salt Spring Island Local Trust Committee Proposal Bylaw No. 551 Referral - For Response - Agencies
Attachments: SS-BL-551_2026-05-13_ReferralFormFinal.pdf

Dear Referrals Coordinator(s),

We are contacting your Agency in regards to a referral of Bylaw No. 551 (attached). The Salt Spring Island Local Trust Committee of the Islands Trust has received an application with the intent to change subject property zoning from Rural (R) to Rural variant q (R(q)) to permit one existing oversized seasonal cottage to be converted into full time dwelling units and reduce front lot line setback for existing building.

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

Materials related to this application are located under the Islands Trust file number for this application: SS-BL-551

In the meantime, should you have any questions or concerns regarding the proposed bylaw, please contact Planner Oluwashogo Garuba at 250-538-5603 or by email ogaruba@islandstrust.bc.ca, or if you wish for staff to bring forward your concern or comments to the Salt Spring Island Local Trust Committee for their consideration of next steps.

A response to the referral is respectfully requested by June 22, 2026.

Thank you for your time,

Britt Holowaty

Legislative Clerk | Deputy Secretary

Islands Trust

4 – 121 McPhillips Ave | Salt Spring Island, BC, V8K 2T6

T 250-538-5601 | 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, səliwətəʔ, SEMYOME, shíshálh, Skwx̱ wú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW̱, Stz'uminus, ʔəʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱ JOŁŁŁP, W̱ SIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and x̱məθḵəy̱əm First Nations/Tribes/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

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area Bylaw No.: 551 Date: May 13, 2026

You are requested to comment on the attached Bylaw for potential effect on your First Nations/Agency's interests. We would appreciate your response by June 22, 2026. If no response is received within that time, it will be assumed that your First Nations/Agency's interests are unaffected.

APPLICANT'S NAME / ADDRESS:

Serena Klaver

PURPOSE OF BYLAW:

To change subject property zoning from Rural (R) to Rural variant q (R(q)) to permit one existing oversized seasonal cottage to be converted into full time dwelling units and reduce front lot line setback for existing building.

GENERAL LOCATION:

120 Mansell Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT A, SECTION 6, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN VIP56901

SIZE OF PROPERTY AFFECTED:

1.27 ha (3.13 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural Neighbourhoods (RL)

OTHER INFORMATION:

The current [Rural \(R\)](#) zone of the property does not permit more than 1 Single Family Dwelling and the proposed new zone will permit 2 full time dwellings and also reduce the front lot line setback from 7.5m to 0.95m for an existing legal non-conforming building on the subject property. Staff reports and other information is available at <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLRZ20250001 the application number for this rezoning bylaw

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

(Signature)

Name: Oluwashogo Garuba

Title: Planner 2

This referral has been sent to the following agencies:

First Nations

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

Salt Spring Island Coast Salish Society

Provincial Agencies

- BC Assessment Authority
- Front Counter BC

Regional Agencies

- CRD – All Referrals
- CRD – SSI Building Inspection
- CRD – Salt Spring Local Community Commission
- Vancouver Island Health Authority
- SSI Advisory Planning Commission

Non-Agency Referrals

- BC Ambulance Service
- RCMP
- SSI Fire-Rescue
- Salt Spring Island Coast Salish Society

Adjacent Local Trust Committees and Municipalities

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

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

551
(Bylaw Number)

(Print Name and Title)

(First Nation/Agency)



MEMORANDUM

DATE OF MEETING: June 9, 2026 File No.: SS-BL-552 (SS-RZ-2023.1)

TO: Galiano Island Local Trust Committee

FROM: Jas Chonk, Legislative Clerk, Southern Team

SUBJECT: Referral: Proposed Bylaw No. 552

PURPOSE

The Salt Spring Island Local Trust Committee has referred proposed Bylaw No. 552 (cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2026") 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 Salt Spring Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/salt-spring/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 Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 552.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 552 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 552 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 552 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	May 22, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM

From: Britt Holowaty
Sent: Thursday, May 14, 2026 4:16 PM
To: Nadine Mourao; Jas Chonk; realestate@crd.bc.ca; ALC.Referrals@gov.bc.ca; Reed.Bailey@gov.bc.ca; PLUM@gov.bc.ca; FrontCounterBC@gov.bc.ca; gateway_office@islandhealth.ca; amanda.vanderkloof@bcas.ca; jholmes@saltspringfire.com; info@nsswaterworks.ca; saltspring@rcmp-grc.gc.ca
Cc: Oluwashogo Garuba
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No. 552 Referral - For Response - Agencies
Attachments: SS-BL-552_2026-05-13_ReferralFormFinal.pdf

Dear Referrals Coordinator(s),

We are contacting your Agency in regards to a referral of Bylaw No. 552 (attached). The Salt Spring Island Local Trust Committee of the Islands Trust has received an application with the intent to change the subject property zoning from Rural to Commercial 1 to bring into compliance current land use permitted by Land Use Contract Bylaw No. 10.

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

Materials related to this application are located under the Islands Trust file number for this application: SS-BL-552

In the meantime, should you have any questions or concerns regarding the proposed bylaw, please contact Planner Oluwashogo Garuba at 250-538-5603 or by email ogaruba@islandstrust.bc.ca, or if you wish for staff to bring forward your concern or comments to the Salt Spring Island Local Trust Committee for their consideration of next steps.

A response to the referral is respectfully requested by July 13, 2026.

Thank you for your time,

Britt Holowaty

Legislative Clerk | Deputy Secretary

Islands Trust

4 – 121 McPhillips Ave | Salt Spring Island, BC, V8K 2T6

T 250-538-5601 | 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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səilwətəʔ, SEMYOME, shishálh, Sḵw̓x wú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW̓, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̓ JOŁŁP, W̓ SIKEM, Xeláitxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations/Tribes/Nations. Islands Trust is



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area Bylaw No.: 552 Date: May 14, 2026

You are requested to comment on the attached Bylaw for potential effect on your First Nations/Agency's interests. We would appreciate your response by July 13, 2026. If no response is received within that time, it will be assumed that your First Nations/Agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Chris Schmah

PURPOSE OF BYLAW:

To change the subject property zoning from Rural to Commercial 1 to bring into compliance current land use permitted by Land Use Contract Bylaw No. 10.

GENERAL LOCATION:

104 Atkins Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT A, SECTION 4, RANGE 2 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 3367

SIZE OF PROPERTY AFFECTED:

1.05 hectares (2.6 acres)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural Neighbourhood (RL)

OTHER INFORMATION:

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

(Signature)

Name: Oluwashogo Garuba

Title: Planner 2

This referral has been sent to the following agencies:

First Nations

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

Salt Spring Island Coast Salish Society

Non-Agency Referrals

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

Regional Agencies

- CRD – All Referrals
- CRD – SSI Building Inspection
- CRD – Salt Spring Local Community Commission
- CRD – Ganges Sewer Commission
- Vancouver Island Health Authority
- SSI Advisory Planning Commission
- SSI Agricultural Advisory Planning Commission

Provincial Agencies

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

Adjacent Local Trust Committees and Municipalities

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

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

552
(Bylaw Number)

(Print Name & Title)

(First Nation/Agency)



MEMORANDUM

DATE OF MEETING: June 9, 2026 File No.: SS-BL-553 (SS-PL-RZ-2026-0013)

TO: Galiano Island Local Trust Committee

FROM: Jas Chonk, Legislative Clerk, Southern Team

SUBJECT: Referral: Proposed Bylaw No. 553

PURPOSE

The Salt Spring Island Local Trust Committee has referred proposed Bylaw No. 553 (cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2026") 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 Salt Spring Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/salt-spring/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 Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 553.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 553 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 553 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 553 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	May 22, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM

From: Britt Holowaty
Sent: Tuesday, May 12, 2026 2:38 PM
To: Nadine Mourao; Jas Chonk; Robert Barlow; 'mtippett@cvrld.bc.ca'; 'info@nsswaterworks.ca'; 'saltspring@rcmp-grc.gc.ca'; 'FrontCounterBC@gov.bc.ca'; 'LUPRI@gov.bc.ca'; 'jenny.patton@gov.bc.ca'; Kris Nichols; 'jholmes@saltspringfire.com'; 'vancouver.island@bcassessment.ca'; 'gateway_office@islandhealth.ca'; 'realestate@crd.bc.ca'
Cc: Milad Panahifar
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No. 553 Referral - For Response
Attachments: SS-BL-553_2026-05-05_ReferralFINAL.pdf

Dear Referrals Coordinator(s),

We are contacting your Agency in regards to a referral of Bylaw No. 553 (attached). The Salt Spring Island Local Trust Committee of the Islands Trust has received an application with the intent to change the subject property zoning from split-zone Residential 6 and Residential 6(b) to a Commercial zone variant that permits the proposed commercial uses (As listed on the bylaw) and reduces the required lot line setback.

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

Materials related to this application are located under the Islands Trust file number for this application: SS-BL-553

In the meantime, should you have any questions or concerns regarding the proposed bylaw, please contact Planner Milad Panahifar at 250-538-5602 or by email mpanahifar@islandstrust.bc.ca, or if you wish for staff to bring forward your concern or comments to the Salt Spring Island Local Trust Committee for their consideration of next steps.

A response to the referral is respectfully requested by July 4, 2026.

Thank you for your time,

Britt Holowaty

Legislative Clerk | Deputy Secretary
4 – 121 McPhillips Avenue | Salt Spring Island BC V8K 2T6
T 250-538-5601 | islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Find out more about Salt Spring's review of the our Official Community Plan and Land Use Bylaw: <https://islandstrust.bc.ca/island-planning/salt-spring/projects/salt-spring-official-community-plan-review/>

Get the latest updates from the Salt Spring Island Local Trust Committee sent to your email:
<https://islandstrust.bc.ca/subscribe/>

Protecting islands in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKÉCEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scáwaθan, səlılwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW , Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱ JOŁEŁP, W̱ SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm First Nations. Islands Trust Conservancy 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

BYLAW REFERRAL FORM

4-121 McPhillips Ave
Salt Spring Island, BC V8K2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 553 Date: April 09, 2026

You are requested to comment on the attached Bylaw for potential effect on your First Nation/Agency's interests. We would appreciate your response by July 4, 2026. If no response is received within that time, it will be assumed that your First Nation/Agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Martin Ogilvie

PURPOSE OF BYLAW:

To change the subject property zoning from split-zone Residential 6 and Residential 6(b) to a Commercial zone variant that permits the proposed commercial uses (As listed on the bylaw) and reduces the required lot line setback.

GENERAL LOCATION:

116 Jackson Avenue, Salt Spring Island (PID: 031-451-977)

LEGAL DESCRIPTION:

LOT 2 SECTION 1 RANGE 3 EAST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN EPP99513

SIZE OF PROPERTY AFFECTED:

0.08 hectares (0.209 acres)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Core Area (GVC)

OTHER INFORMATION:

The applicant previously obtained a Temporary Use Permit that allowed the proposed uses on the property for a period of three years. The owner is now seeking permanent zoning to provide greater certainty for tenants and to ensure the continued operation of these uses in compliance with the Land Use Bylaw. Currently, the R6 and R6(b) zones permit single-family dwellings, duplexes, and funeral homes. The proposed new zone would additionally permit the following uses, buildings, and structures:

- Indoor retail sales and rentals
- Indoor retail services, excluding Laundromats
- Outdoor retail sales of nursery plants and home gardening supplies
- Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day
- Offices
- Bank or Credit Union
- Restaurants
- Day care centres for children, seniors, or people with special needs

Additionally, a Development Variance Permit (DVP) was previously issued to reduce setbacks for specific structures on the subject property. The current proposal seeks to permanently reduce the required setbacks from lot lines as follows:

- (1) Front lot line setback: from 7.5 m (24.6 ft) to 4.5 m (14.8 ft)
- (2) Rear lot line setback: from 7.5 m (24.6 ft) to 3.0 m (9.8 ft)
- (3) Interior side lot line setback: from 3.0 m (9.8 ft) to 1.5 m (4.9 ft)

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



(Signature)

Name: Milad Panahifar

Title: Planner 1

This referral has been sent to the following agencies:

First Nations

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Stzuminus First Nation
- Tsartlip First Nation

Provincial Agencies

- BC Assessment Authority
- Front Counter BC
- Ministry of Municipal Affairs

Regional Agencies

- Capital Regional District
- CRD – All Referrals & SSI Senior Manager
- CRD – SSI Building Inspection
- SS LTC – Advisory Planning Commission

Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Ts'uubaa-Asatx (Lake Cowichan) First Nation

Adjacent Local Trust Committees and Municipalities

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

Islands Trust – Accessibility Committee
Vancouver Island Health Authority

Non-Agency Referrals

RCMP
SSI Fire-Rescue
Salt Spring Island Coast Salish Society
North Salt Spring Waterworks District

BYLAW REFERRAL FORM RESPONSE SUMMARY

- Approval Recommended for Reasons Outlined Below

- Approval Recommended Subject to Conditions Outlined Below

- Interests Unaffected by Bylaw

- Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

553
(Bylaw Number)

(Print Name & Title)

(First Nation/Agency)



MEMORANDUM

DATE OF MEETING: June 09, 2026 File No.: SS-BL-554 (SS-PL-RZ-2025-0177)

TO: Galiano Island Local Trust Committee

FROM: Jas Chonk, Legislative Clerk, Southern Team

SUBJECT: Referral: Proposed Bylaw No. 554

PURPOSE

The Salt Spring Island Local Trust Committee has referred proposed Bylaw No. 554 (cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2026") 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 Salt Spring Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/salt-spring/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 Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 554.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Galiano Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 554 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 554 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 Salt Spring Island Local Trust Committee that proposed Bylaw No. 554 not proceed for the following reasons:
 - *[list reasons] ...*

Submitted By:	Jas Chonk, Legislative Clerk	May 22, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM

From: Britt Holowaty
Sent: Thursday, May 14, 2026 2:31 PM
To: Nadine Mourao; Jas Chonk; martin.collins@gov.bc.ca; vancouver.island@bcassessment.ca; realestate@crd.bc.ca; gateway_office@islandhealth.ca; amanda.vanderkloof@bcas.ca; saltspring@rcmp-grc.gc.ca; jholmes@saltspringfire.com; info@nsswaterworks.ca; mtippett@cvrd.bc.ca; LUPRI@gov.bc.ca; jenny.patton@gov.bc.ca; Kris Nichols; shawn.haley@gov.bc.ca; FrontCounterBC@gov.bc.ca
Cc: Oluwashogo Garuba
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No. 554 Referral - For Response - Agency
Attachments: SS-BL-554_2026-05-13_ReferralFormFinal.pdf

Dear Referrals Coordinator(s),

We are contacting your Agency in regards to a referral of Bylaw No. 554 (attached). The Salt Spring Island Local Trust Committee of the Islands Trust has received an application for Rezoning to Permit Additional Commercial Guest Accommodation Units on Commercial Accommodation 1 variant f (CA1 (f)) zone.

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

Materials related to this application are located under the Islands Trust file number for this application: SS-BL-554 and PLRZ20250177

In the meantime, should you have any questions or concerns regarding the proposed bylaw, please contact Planner Oluwashogo Garuba at 250-538-5603 or by email ogaruba@islandstrust.bc.ca, or if you wish for staff to bring forward your concern or comments to the Salt Spring Island Local Trust Committee for their consideration of next steps.

A response to the referral is respectfully requested by July 13, 2026.

Thank you for your time,

Britt Holowaty

Legislative Clerk | Deputy Secretary

Islands Trust

4 – 121 McPhillips Ave | Salt Spring Island, BC, V8K 2T6

T 250-538-5601 | 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 BOĶÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scáwáθən, sáilwatał, SEMYOME, shíshálh, Skwx wú7mesh, Snaw-



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 554 **Date:** May 14, 2026

You are requested to comment on the attached Bylaw for potential effect on your First Nations/Agency's interests. We would appreciate your response by July 13, 2026. If no response is received within that time, it will be assumed that your First Nations/Agency's interests are unaffected.

APPLICANT'S NAME / ADDRESS:

Patrick Wheeler

PURPOSE OF BYLAW:

Rezoning to Permit Additional Commercial Guest Accommodation Units on Commercial Accommodation 1 variant f (CA1 (f)) zone

GENERAL LOCATION:

121 Upper Ganges Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT 1 SECTION 3 RANGE 3 EAST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN 11914 EXCEPT PARTS IN PLANS VIP56622 AND VIP59981

SIZE OF PROPERTY AFFECTED:

1.18 ha (2.93 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper (GVU)

OTHER INFORMATION:

The current zone of the property permits up to 55 commercial guest accommodation unit and these must be sited within the walls of the existing building. The proposed amendments to the Land Use Bylaw will increase the maximum permitted number of units to 75. This does not bring about an increase in density or intensity of use of the subject property as this number brings the lot coverage to 18% out of the permitted 33% in accordance with the Salt Spring Land Use Bylaw No. 355. Staff reports and other information is available at <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLRZ20250177 the application number for this rezoning bylaw.

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

(Signature)

Name: Oluwashogo Garuba
Title: Planner 2

This referral has been sent to the following agencies:

First Nations

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

Salt Spring Island Coast Salish Society

Provincial Agencies

- Agricultural Land Commission
- Ministry of Agriculture
- BC Assessment Authority

Regional Agencies

- CRD – All Referrals
- CRD – SSI Building Inspection
- CRD – Salt Spring Local Community Commission
- Vancouver Island Health Authority
- SSI Advisory Planning Commission
- SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

- BC Ambulance Service
- RCMP
- SSI Fire-Rescue
- Salt Spring Island Coast Salish Society
- North Salt Spring Waterworks District

Adjacent Local Trust Committees and Municipalities

- Galiano Island Local Trust Committee
- Mayne Island Local Trust Committee
- North Pender Island Local Trust Committee
- Thetis Island Local Trust Committee

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

554
(Bylaw Number)

(Print Name and Title)

(First Nation/Agency)



DATE OF MEETING: June 9, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Mary Storzer, Regional Planning Manager

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

Applicant: Leif Palmberg

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

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024” be read a second time.
2. That Galiano Island Local Trust Committee Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024” be read a third time.
3. That the Galiano Island Local Trust Committee proposed Bylaw No. 297 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) with a draft covenant for rezoning application GL-PL-RZ-2024-0003 (Palmberg) and to outline options for how to proceed following the Public Hearing

BACKGROUND

A staff report was presented to the Galiano Island LTC on February 10, 2026. At this meeting the LTC passed the following resolution:

GL-2026-013

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.

CARRIED

ANALYSIS

Proposed OCP Bylaw No. 296

The Galiano Island Official Community Plan (OCP) Bylaw No. 296 was adopted on February 10, 2026. The amending bylaw has since been consolidated into the Galiano Island OCP and can be found here <https://islandstrust.bc.ca/document/galiano-ltc-ocp-bylaw-no-108/>

Proposed LUB Bylaw No. 297

Proposed Land Use Bylaw (LUB) Bylaw No. 297 was given First Reading by the Galiano Island LTC on April 8, 2025. The purpose of proposed Bylaw No. 297 is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: 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

The bylaw referrals were sent out to the following agencies and First Nations for Bylaw No. 297 in late April 2025. The following is a summary of referral responses (also attached to staff report):

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

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

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

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

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

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

Salt Spring LTC – interests unaffected

Mayne LTC – interests unaffected

Thetis LTC – interests unaffected

Terms of Reference

The applicant has provided all required documents as outline in the Terms of Reference. The draft covenant must be registered on the property title prior to the LTC's consideration of bylaw adoption.

Water Management Plan:

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

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

The report also includes the following recommendations:

1. Conduct a pumping test and water quality sampling of the existing well to verify its capacity and potability for meeting the projected water demands for the property. The test will need to be conducted by a registered well pump installer.
2. Obtain permission from one or more neighbouring well owners to monitor their wells during the pump testing of the existing well on the subject property.
3. Apply for a water licence for commercial and irrigation purposes on the well and the pond.
4. As the orchard is being development it may be beneficial to develop an Environmental Farm Plan for the property.
5. Install a sounding tube in the well to enable monitoring of water levels including a water meter at the well to monitor water consumption.
6. Install water meters on the storage tank outlets to monitor water use for the cidery and the orchard. This will be beneficial for detecting any leaks in the water system.

Recommendations 1, 3, 5 and 6 are included as conditions in the Section 219 covenant (see below). Recommendation 2 was not included in the covenant as it would be difficult to adhere this condition if no neighbours agree to a monitoring device on their well. Recommendation 4 was also not included in the covenant as it was 'suggested' by the engineer.

Ecological Overview Report

The applicant has provided an [ecological overview report](#) as outlined in the Terms of Reference. The report identified the following recommended mitigation measures, which have been included in the section 219 covenant:

- No land disturbance or construction may occur within the Riparian Area
- Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the Riparian area and Sensitive Ecosystems area

Section 219 covenant

At the April 8, 2025, the Galiano LTC passed the following resolution:

GL-2025-017

that Galiano Island Local Trust Committee request a covenant under Section 219 of the Land Title Act from the applicant for PL-RZ-2024-0003 (Palmberg) as a condition of adopting Bylaw No. 297 that includes conditions and restrictions for the proposed uses and recommendations from the water management plan.

CARRIED

The draft section 219 covenant is attached, and can also be viewed on the [Galiano Island Applications webpage](#). The following are conditions of use within the draft covenant:

Restriction on Use

1. *The processing, crushing, or washing of aggregate is prohibited.*

2. *All permitted machinery and equipment must be stored with a suspended drip system (consisting of grommeted canvas squares suspended beneath engines and lined with absorbent pads).*
3. *Dust control measures shall be implemented to prevent impacts on neighbouring properties.*
4. *Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the 'Riparian' area and 'Sensitive Ecosystems' area identified on the Site Plan attached as Schedule A*
5. *An emergency spill kit must be located within the 'Work/Aggregate Yard/Sawmill' area as identified on the Site Plan attached as Schedule A.*
6. *A source of water for emergency fire response must be located no greater than 20 metres from the sawmill area.*
7. *The maximum number of vehicles, equipment, and machinery associated with Contractor Workshop and Contractor Yard uses is limited to ten (10).*
8. *The hours of operation for the use, including any loading, unloading and/or movement of any truck, motor vehicle, trailer or equipment shall be limited to between the hours of 8:00 a.m. and 5:00 p.m. daily, except on Saturdays, Sundays, and Holidays, when it shall be limited to between 9:00 a.m. and 5:00 p.m."*
9. *The maximum volume of gravel, soil and aggregate stored at one time is limited to 305 m³ (400 yd³).*
10. *The maximum volume of raw logs for wood processing shall not exceed 350 m³ per year.*
11. *Cidery and winery uses, including production, storage, and sales, must comply with the Liquor Control and Licensing Act and the Liquor Control and Licensing Regulation.*
12. *The use of the cidery or winery building for special or private events exceeding 100 persons is limited to six (6) per calendar year.*

Riparian Area

13. *No land disturbance or construction may occur within the Riparian area as shown on the Site Plan attached as Schedule A.*

Water Management

14. *All uses must comply with the Water Sustainability Act and the Water Sustainability Regulation.*
15. *All pump test reports and water quality test results in compliance with the Water Sustainability Act and as required for a Water Licence must be provided to the Galiano Island Local Trust Committee.*
16. *The Owner shall not use or permit the use of the Land or any building on the Land for the purpose of a cidery or winery until a water licence in compliance with the Water Sustainability Act has been obtained. An approved water licence must be forwarded to the Galiano Island Local Trust Committee.*

17. A staff gauge must be installed to monitor water fluctuations in the 'Pond' identified on the Site Plan attached as Schedule A.
18. A sounding tube must be installed in Well WTN 131111 (WID 72049) to enable monitoring of water levels.
19. A water meter must be installed at Well WTN 131111 (WID 72049) to monitor water consumption.
20. Installation of water meters on any water storage tank outlets to monitor water use.

If the Galiano LTC wishes to amend the draft conditions or request staff to add additional conditions, a resolution would be required (see Alternative No. 2). Once all final amendments are complete, the covenant will be signed by the Chair of the Galiano LTC and then registered on the property title by the applicant.

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 No. 297 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 Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
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 approve the bylaw, the next step for the LTC would be to adopt the bylaw after the section 219 covenant has been registered.

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. Amend the draft covenant

That the Galiano Island Local Trust Committee request staff to amend the draft s.219 covenant for application PL-RZ-2024-0003 to include/to amend...

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).

Submitted By:	Kim Stockdill, Island Planner	May 27, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	June 1, 2026

ATTACHMENTS

- 1. Adopted Bylaw No. 296
- 2. Proposed Bylaw No. 297
- 3. Referral responses
- 4. Draft S.219 covenant

**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	10 TH	DAY OF	FEBRUARY	2026.

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: <ul style="list-style-type: none"> • 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

			<p>the regulations of Part 15 of this bylaw.</p> <p>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.</p>
--	--	--	--

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 8TH 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____

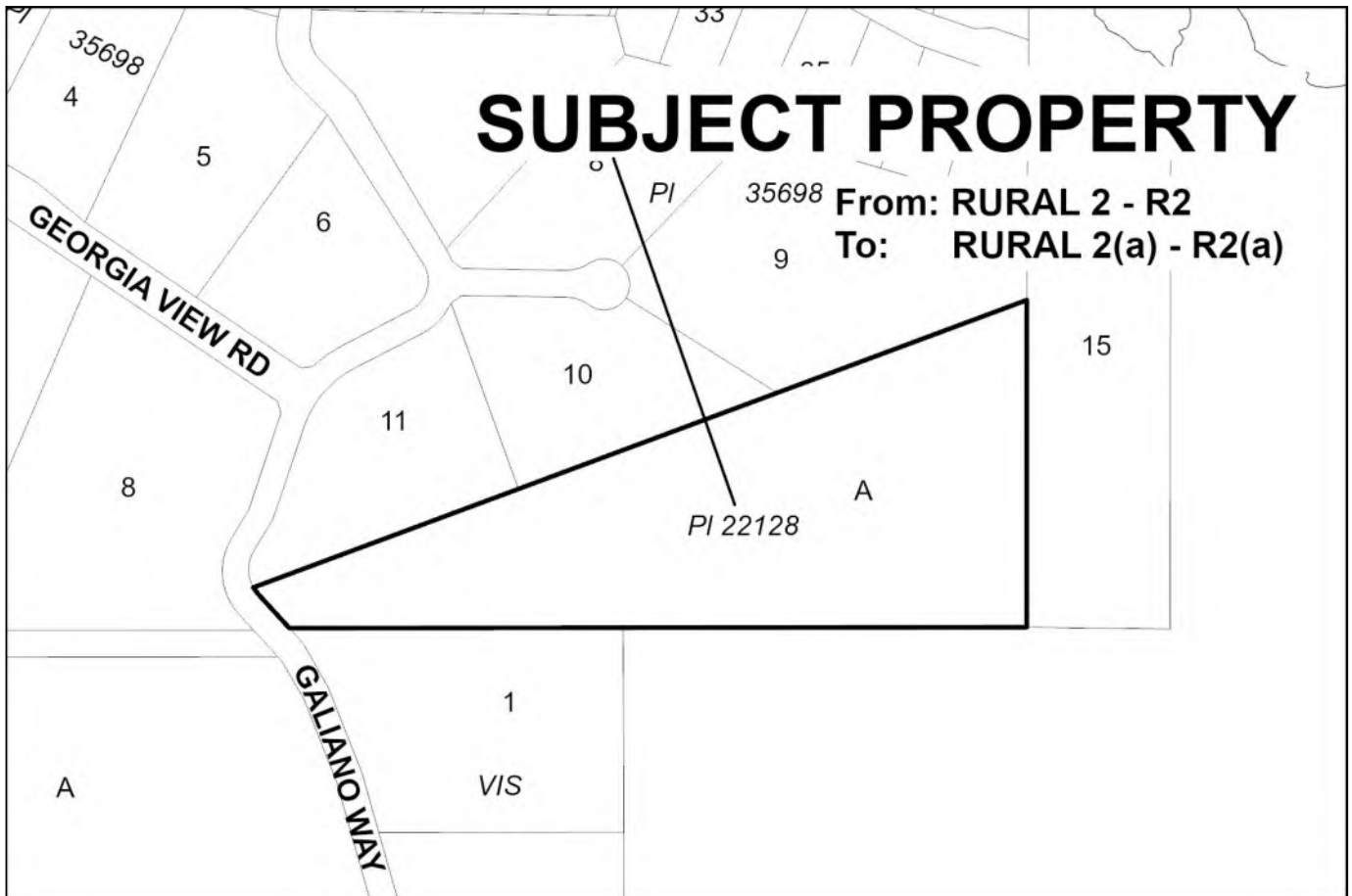
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1



Jas Chonk

From: eDAS@gov.bc.ca
Sent: Monday, April 28, 2025 2:01 PM
To: Jas Chonk
Subject: Applicant Notification - File #2025-01959 (Task Id: 26956417)

Date: 2025-Apr-28

Hello,

The Ministry of Transportation and Transit Approval Application 2025-01959 is available for the next step and your action. You can access the file at <https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ApprovalApplication&PosseObjectId=26945811&PossePane=Tasks>

Please accept this email as a response from the Ministry regarding MOTT file 2025-01959. The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use ?agriculture? to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.

If you have any questions please feel free to contact me.

Sincerely,

Dana Spilde
Development Services Officer
250-739-8228
Dana.Spilde@gov.bc.ca

Jas Chonk

From: Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: Tuesday, April 29, 2025 10:31 AM
To: Jas Chonk
Cc: Riparian Areas WLRS:EX
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Good Morning Jas,

Thank you for the opportunity to review the proposed changes to Galiano Island's bylaws.

Given the volume of documents and current internal workload constraints, we are only able to provide high-level comments at this time.

Please note the following:

- The *Riparian Areas Protection Regulation (RAPR)* applies to the Islands Trust and to all residential, commercial, or industrial development within 30 metres of a stream, as defined in the regulation.
- “Development” includes:
 - (a) the addition, removal, or alteration of soil, vegetation, or any building or other structure;
 - (b) the addition, removal, or alteration of works and services as outlined in section 506(1) [subdivision serving requirements] of the *Local Government Act*;
 - (c) subdivision, as defined in section 455 of the *Local Government Act*.
- During the bylaw amendment process, we strongly recommend updating Galiano Island's Official Community Plan (OCP), Riparian Development Permit Area (DPA), Riparian DPA fact sheet, and any other related bylaws or documents to align with the current RAPR framework. The previous *Riparian Areas Regulation (RAR)* was replaced by the RAPR in 2019.
 - Aligning your bylaws with the current provincial framework will:
 - Help prevent potential contraventions of the federal *Fisheries Act*;
 - Support improved understanding and compliance;
 - Contribute to stronger environmental protection and outcomes.
 - If provided with sufficient lead time (approximately 8 weeks), the province can review and provide comments on proposed amendments to the OCP, DPA, or other riparian-related documents to help ensure clarity and alignment with current regulatory standards.

We hope this information is helpful. Please don't hesitate to reach out if you have any questions or need further clarification.

Warmest wishes,

Ashley



Ashley D. Long (she/her)
Senior Policy Analyst
Aquatic Ecosystems Branch | Water, Fisheries and Coast
Ministry of Water, Land and Resource Stewardship

I am honoured and privileged to live, work, and play on the traditional lands of the Tsimshian People.

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: Wednesday, April 23, 2025 2:04 PM

To: 'achan@crd.bc.ca' <achan@crd.bc.ca>; 'jarnet@crd.bc.ca' <jarnet@crd.bc.ca>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief@gvfd.ca' <chief@gvfd.ca>; HMA Land Use, Planning & Regional Impacts Branch HMA:EX <LUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; LCRB Licensing Help Desk LCRB:EX <LCLBHelpDesk@gov.bc.ca>; LCRB Liquor Policy LCRB:EX <LCRBliquorPolicy@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>; BCA Vancouver Island Assessment Region BCA:EX <vancouver.island@bcassessment.ca>; Properties, Help Desk <properties.helpdesk@bchydro.com>; 'Jeannine Georgeson' <georgeson508@outlook.com>; Pingle, Rob <rpingle@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

You don't often get email from jchonk@islandstrust.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Friday, May 23, 2025**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)
Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | 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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səliłwətəʔ, SEMYOME, shishálh, Sk̓w̓xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S̓TÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̓JOLÉLP, W̓SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw
X

Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)



(Signature)

8 May 2025
(Date)

296/297

(Bylaw Number)

Rob Pingle - Legislative Clerk
(Name and Title)

Salt Spring Island Local Trust Committee
(Agency)

Jas Chonk

From: SouthInfo
Sent: Friday, May 9, 2025 4:01 PM
To: Jas Chonk
Subject: FW: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Thank you,

Emily Bryant (she, her, hers)
Planning Team Assistant
Islands Trust | T 250-405-5163

From: Moran, Caitlin HMA:EX <Caitlin.Moran@gov.bc.ca>
Sent: Friday, May 9, 2025 11:31 AM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Cc: Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Dear Kim Stockdill,

Thank you for your April 23, 2025, referral of proposed Galiano Island Bylaw No. 296 and 297 to the Ministry of Housing and Municipal Affairs for review. As a Senior Planner with the Land Use Planning and Regional Impacts branch, I am pleased to provide comments.

At the time of the referral, the Profiles on Indigenous Peoples database identified the following First Nations as having interests in the bylaw area: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Pauquachin First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Tsartlip First Nation, Tsawout First Nation, Tsawwassen First Nation, and Tseycum First Nation. I understand these First Nations have all been considered as part of your engagement process.

I would also like to acknowledge the engagement of other relevant provincial agencies as part of the referral process. In particular, the referral to the Ministry of Water, Land and Resource Stewardship through the Riparian Areas Protection Regulation inbox is appropriate and consistent with current WLRS contact protocols.

Please note that while the Ministry of Transportation and Transit (MOTT) was listed as a referral agency, a contact does not appear to have been included in the email distribution list dated April 23, 2025. MOTT has advised that referrals can be submitted through the electronic [Development Approvals System](#), with Dana Spilde (Dana.Spilde@gov.bc.ca) as the appropriate contact for Galiano Island. They also recommend copying DevelopmentServices.Saanich@gov.bc.ca on initial correspondence to ensure continuity in case of staff absences or turnover.

The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and

inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve.

While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island's broader housing needs and land use strategy.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at Caitlin.Moran@gov.bc.ca or by telephone at 236 478-2301. Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs.

Sincerely,

Caitlin Moran (she/her)

Senior Planner

Land Use, Planning, and Regional Impacts Branch

Local Government Division

Ministry of Housing and Municipal Affairs

Caitlin.Moran@gov.bc.ca

I am grateful to live and work from the territory of the ləkʷəŋən and WSÁNEĆ Peoples.

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: April 23, 2025 14:04

To: 'achan@crd.bc.ca' <achan@crd.bc.ca>; 'jarnet@crd.bc.ca' <jarnet@crd.bc.ca>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief@gvfd.ca' <chief@gvfd.ca>; HMA Land Use, Planning & Regional Impacts Branch HMA:EX <LUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; LCRB Licensing Help Desk LCRB:EX <LCRBHelpDesk@gov.bc.ca>; LCRB Liquor Policy LCRB:EX <LCRBLiquorPolicy@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>; BCA Vancouver Island Assessment Region BCA:EX <vancouver.island@bcassessment.ca>; Properties, Help Desk <properties.helpdesk@bchydro.com>; 'Jeannine Georgeson' <georgeson508@outlook.com>; Pingle, Rob <rpingle@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Friday, May 23, 2025**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | 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 BOĶĒĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scáwáðan, səlilwətəł, SEMYOME, shíshálh, Sḵwḵwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x^wməθk^wəyám First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM 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

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 Island Local Trust Area

(Island)

R Atwal

(Signature)

May 15, 2025

(Date)

296/297

(Bylaw Number)

Rajpreet Atwal (Environmental Health Officer)

(Name and Title)

Island Health

(Agency)

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

Galiano Island Local Trust Area

(Island)

J. Chonk

(Signature)

May 26, 2025

(Date)

296/297

(Bylaw Number)

Jas Chonk, Legislative Clerk

(Name and Title)

Mayne Island Local Trust Committee

(Agency)

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

Galiano Island Local Trust Area

(Island)



(Signature)

June 3, 2025 (Date)

296/297

(Bylaw Number)

Legislative Clerk / Deputy Secretary
(Name and Title)

Thetis Local Trust Committee
(Agency)

From: NationsConnect <support@nationsconnect.ca>
Sent: Wednesday, April 23, 2025 4:24 PM
To: Jas Chonk
Subject: NationsConnect: Decision regarding consultation: GL-BLs-296-297 regarding GL-BLs-296-297
Attachments: response--gl-b-ls-296-297--from--pauquachin-first-nation.pdf

A new conversation has been started by lands@pauquachin.com and you were indicated as a person to notify.

Subject: Decision regarding consultation: GL-BLs-296-297

To whom it may concern,

Body:

Please see the attached PDF concerning: GL-BLs-296-297

[View conversation in NationsConnect](#)



Pauquachin First Nation

23-Apr-2025 16:23 PDT

Islands Trust
Attn: Jas Chonk

Project Name: GL-BLs-296-297

Date Received: 23-Apr-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 3

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

From: NationsConnect <support@nationsconnect.ca>
Sent: Wednesday, April 23, 2025 4:21 PM
To: Jas Chonk
Subject: NationsConnect: Decision regarding consultation: GL-BLs-296-297 regarding GL-BLs-296-297
Attachments: response--islands-trust--gl-b-ls-296-297--from--ts-uubaa-asatx-nation.pdf

A new conversation has been started by Monty Horton and you were indicated as a person to notify.

Subject: Decision regarding consultation: GL-BLs-296-297

To whom it may concern,

Body:

Please see the attached PDF concerning: GL-BLs-296-297

[View conversation in NationsConnect](#)



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

23-Apr-2025 16:21 PDT

Islands Trust
Attn: Jas Chonk

Project Name: GL-BLs-296-297
Date Received: 23-Apr-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

Jas Chonk

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Friday, June 6, 2025 4:12 PM
To: Jas Chonk
Subject: Re: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Hi Jas,

Thank you for the email.

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.

hay čx^w qə

Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



scəwəθən məsteyəx^w
TSAWVASSEN FIRST NATION

From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Wednesday, April 23, 2025 2:32 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Hello Tsawwassen First Nation Referral Coordinators:

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

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manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Monday, June 23, 2025**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | 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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scáwáðən, səlilwətəʃ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʃaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyám 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.

PART 2 – TERMS OF INSTRUMENT

SECTION 219 COVENANT

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

AMONG:

1230869 BC LTD

Address: 479 Montague Park Road, Galiano Island, British Columbia, V0N 1P0

(the “Owner”)

AND:

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

(the “Trust Committee”)

GIVEN THAT:

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

Parcel Identification Number: 003-321-649

Legal Description: Lot “A” of Lot 15, Galiano Island, Cowichan District, Plan 22128

(the “Land”);

- B. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land, the building on land, the subdivision of land and the preservation of land or a specified amenity on the land;
- C. The Owner has requested that the Trust Committee rezone the Land to Rural 2(a), and the Owner has granted the Trust Committee this covenant in order to induce the Trust Committee to rezone the Lands;

- D. The Owner wishes to grant and the Trust Committee wishes to accept this Covenant over the Land, restricting the use of the Land in the manner specified;
- E. The Owner has provided a site plan (the "Site Plan") attached as Schedule A.

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

S. 219 Covenant

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

Restriction on Use

1. The processing, crushing, or washing of aggregate is prohibited.
2. All permitted machinery and equipment stored for 14 or more days must be equipped with a suspended drip system (consisting of grommeted canvas squares suspended beneath engines and lined with absorbent pads).
3. Dust control measures shall be implemented to prevent impacts on neighbouring properties.
4. Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the 'Riparian' area and 'Sensitive Ecosystems' area identified on the Site Plan attached as Schedule A
5. An emergency spill kit must be located within the 'Work/Aggregate Yard/Sawmill' area as identified on the Site Plan attached as Schedule A.
6. A source of water for emergency fire response must be located no greater than 30 metres from the sawmill area.
7. The maximum number of vehicles, equipment, and machinery associated with Contractor Workshop and Contractor Yard uses is limited to ten (10).
8. The hours of operation for the sale of gravel, soil and aggregates, including any associated loading, unloading and/or movement of any truck, motor vehicle, trailer or equipment for this use, shall be limited to between the

hours of 8:00 a.m. and 5:00 p.m. daily, except on Saturdays, Sundays, and Holidays, when it shall be limited to between 9:00 a.m. and 5:00 p.m.”

9. The maximum volume of gravel, soil and aggregate stored at one time is limited to 305 m³ (400 yd³).
10. The maximum volume of raw logs for wood processing shall not exceed 350 m³ per year.
11. Cidery and winery uses, including production, storage, and sales, must comply with the Liquor Control and Licensing Act and the Liquor Control and Licensing Regulation.
12. The use of the cidery or winery building for special or private events exceeding 100 persons is limited to six (6) per calendar year.

Riparian Area

13. No land disturbance or construction may occur within the Riparian area as shown on the Site Plan attached as Schedule A.

Water Management

14. All uses must comply with the Water Sustainability Act and the Water Sustainability Regulation.
15. All pump test reports and water quality test results in compliance with the Water Sustainability Act and as required for a Water Licence must be provided to the Galiano Island Local Trust Committee.
16. The Owner shall not use or permit the use of the Land or any building on the Land for the purpose of a cidery or winery until a water licence in compliance with the Water Sustainability Act has been obtained. An approved water licence must be forwarded to the Galiano Island Local Trust Committee.
17. A staff gauge must be installed to monitor water fluctuations in the ‘Pond’ identified on the Site Plan attached as Schedule A.
18. A sounding tube must be installed in Well WTN 131111 (WID 72049) to enable monitoring of water levels.
19. A water meter must be installed at Well WTN 131111 (WID 72049) to monitor water consumption.

20. Installation of water meters on any water storage tank outlets to monitor water use.

No Effect On Laws or Powers

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

Limitation on Obligations

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

Entry by Trust Committee Staff

23. The Owner hereby authorizes the Trust Committee, through its employees or agents, to enter the Land at all reasonable times after giving 24 hours notice for the express purpose of confirming whether or not this Agreement is being complied with.

Indemnity

24. The Owner hereby indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents,

from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

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

Covenant Runs With the Land

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

Registration

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

Waiver

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

Severance

29. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

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

Binding of Successors

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

Further Acts

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

Deed and Contract

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

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

CONSENT AND PRIORITY AGREEMENT

WHEREAS:

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

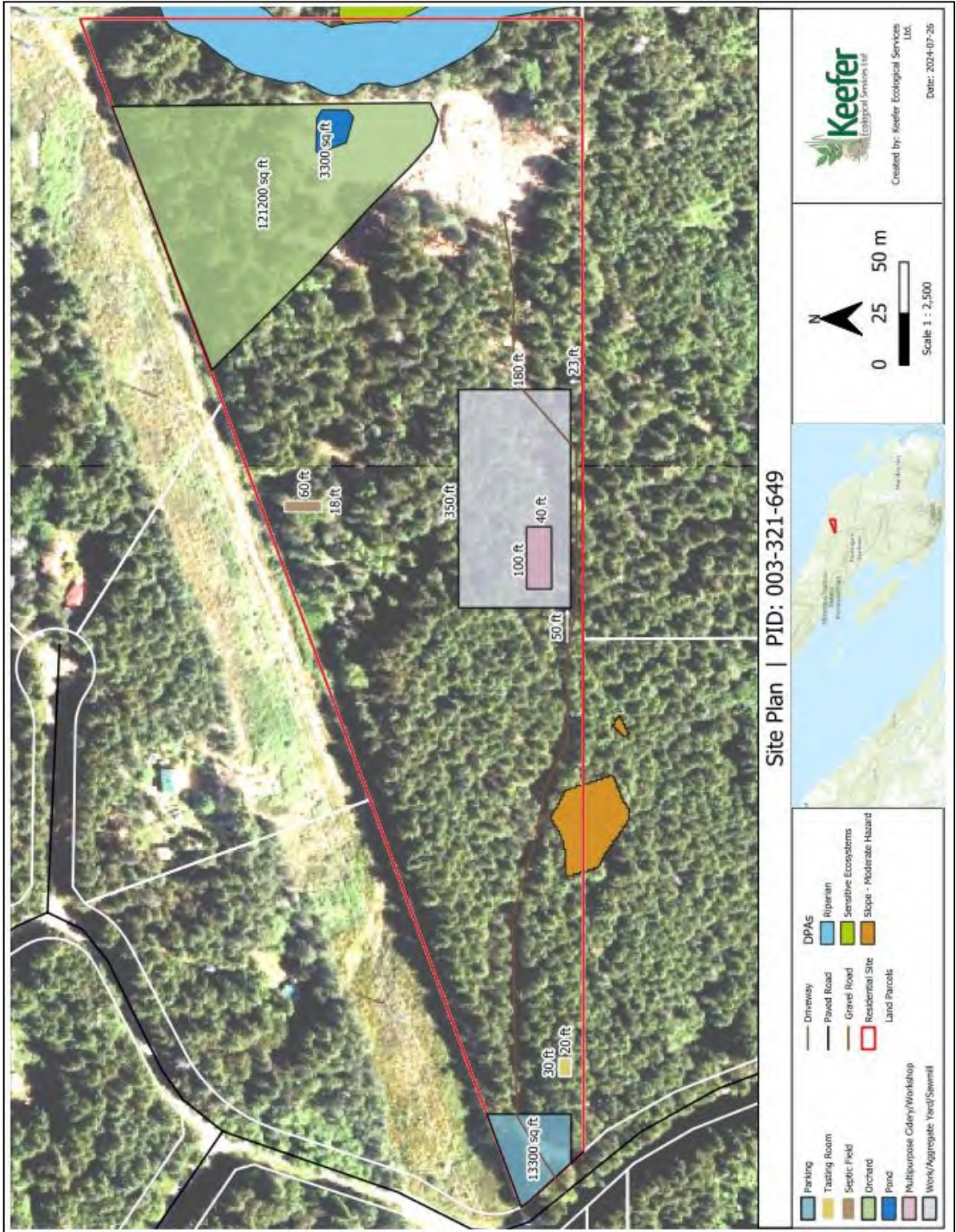
THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED BY THE PRIOR CHARGEHOLDER FROM THE SUBSEQUENT CHARGEHOLDER (THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED):

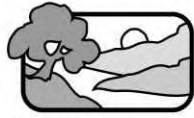
- 1. The Prior Chargeholder hereby consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder hereby agrees that the Subsequent Charge shall be binding upon its interest in and to the Land.
- 2. The Prior Chargeholder hereby grants to the Subsequent Chargeholder priority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

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

SCHEDULE A

Site Plan





DATE OF MEETING: June 9, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Mary Storzer, Regional Planning Manager

SUBJECT: Covenant Discharge Request
Applicant: Judy Hayes
Location: 490 Gardner Rd, Galiano Island

RECOMMENDATION

- 1. That the Galiano Island Local Trust Committee accepts the discharge of Section 219 covenant CB2533501 from ‘Lot A, Plan 50163’ designates the Chair of the Galiano Island Local Trust Committee to sign the discharge of the covenant.**

REPORT SUMMARY

The purpose of this report is to consider a request to discharge Section 219 Covenant CB2533501 (Attachment 1) which was registered on the parcel prior to final subdivision.

The above recommendation is supported by staff as the covenant’s conditions only pertain to the parent parcel (Remainder Lot 1) referenced as 490 Garner Road.

BACKGROUND

The approximate 13.5 ha parent parcel was subdivided into two lots:

- Newly created Lot A (2.02 ha in area) – Well WID 69176
- Remainder Lot 1 – 490 Gardner Road (11.4 ha in area) – Well WID 69177

As a condition of rezoning and subdivision, a groundwater report prepared by a professional engineer was required to ensure that the two existing wells met or exceeded Health Canada’s Guidelines for Canadian Drinking Water Quality and to provide proof of water quantity. The groundwater report determined that Well WID 69177, located on the parent parcel (Remainder Lot 1), required treatment and a filtration plan. It also referenced and had recommendations for the well on the newly created Lot A (Well WID 69176).

In response to this groundwater report, the Ministry of Transportation and Transit (MOTT) then updated the Preliminary Layout Review (PLR) to require a Section 219 covenant due to the contaminants outlined in the potable water report for both lots. However, it is important to note that while they required this covenant for both lots, all conditions within the covenant apply only to Well WID 69177 (there are no conditions for Well WID 69176).

The property owner is now requesting the discharge of the covenant from the newly created Lot A, as the conditions within the covenant do not pertain to Well WID 69176 located on that lot, and so there is no reason

for the covenant to remain on it. As noted in the attachment titled Covenant Discharge Request, MOTT will review and decide on the covenant discharge request upon receipt of the Galiano LTC’s covenant discharge approval.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

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

2. Deny the covenant discharge request

Submitted By:	Kim Stockdill, Island Planner	May 26, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	June 1, 2026

ATTACHMENTS

1. Covenant CB2533501
2. Covenant Discharge Request – April 20, 2026



1. Application

<p>Avra Law Suite 300 - 171 Water Street Vancouver BC V6B 1A7 6048280431</p>

2. Description of Land

PID/Plan Number	Legal Description
004-695-844	LOT 1, DISTRICT LOTS 1 AND 3 AND OF SECTION 7, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 13005 EXCEPT ALL OF DISTRICT LOTS 1 AND 3 NOW INCLUDED IN PLAN 50163.
EPP141091	LOT A, DISTRICT LOTS 1 AND 3 AND OF SECTION 7, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 13005 EXCEPT ALL OF DISTRICT LOTS 1 AND 3 NOW INCLUDED IN PLAN 50163.

3. Nature of Interest

Type	Number	Additional Information
COVENANT		

4. Terms

Part 2 of this instrument consists of:
(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

JUDY ANN HAYES

6. Transferee(s)

<p>HIS MAJESTY THE KING IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PARLIAMENT BUILDINGS VICTORIA BC V8V 1X4</p>
--

<p>GALIANO ISLAND LOCAL TRUST COMMITTEE 1627 FORT STREET VICTORIA BC V8R 1H8</p>

7. Additional or Modified Terms



8. Execution(s)

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

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
_____	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> YYYY-MM-DD </div>	_____ Judy Ann Hayes

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<div style="background-color: black; width: 200px; height: 60px; margin: 0 auto;"></div> <p style="text-align: center;">for British Columbia Suite 310 - 1500 Woolridge Street Coquitlam, BC V3K 0B8</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> YYYY-MM-DD 2025-11-13 </div>	His Majesty the King in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure By their Authorized Signatory <div style="background-color: black; width: 150px; height: 40px; margin: 5px auto;"></div>

MIN. OF. TRANSPORTATION & TRAVEL

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Land Title Act

Charge

General Instrument – Part 1

Witnessing Officer Signature



**Commissioner for Taking Affidavits
For British Columbia
200-1627 Fort Street
Victoria BC V8R 1H8
Commission Expires August 31 2028**

Execution Date

YYYY-MM-DD
2025-12-04

Transferor / Transferee / Party Signature(s)

**Galiano Island Local Trust
Committee**

By their Authorized Signatory



Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

YYYY-MM-DD
2025-11-13

Transferor / Transferee / Party Signature(s)

Covenant document (as a condition of subdivision)

includes the following approval by Approving Officer: This is an instrument required by the approving officer for subdivision plan EPP141091 creating the condition or covenant entered into under s.219 of the Land Title Act

By their Authorized Signatory



PROVINCIAL APPROVING OFFICER
MIN. OF TRANSPORTATION & TRANSIT

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.



TERMS OF INSTRUMENT - PART 2

WATER QUALITY COVENANT (SECTION 219 *LAND TITLE ACT*)

WHEREAS:

- A. The Transferor is the fee simple owner of the hereinbefore described lands and premises as shown in paragraph 2 of Form "C" (hereinafter called the "**Lands**");
- B. The consent of the Provincial approving officer is first required with respect to the Transferor's proposed subdivision of the Lands and, as a condition of such consent, a Covenant is required to be charged against the Lands in priority to any financial charges pursuant to Section 219 of the *Land Title Act*, Chapter 250, R.S.B.C. 1996, which Covenant is for the purpose of preventing any use of the Lands unless certain conditions have been complied with and to ensure potential purchasers are made aware of the potential water quality issues and the ongoing role the property owners must assume to protect their property investment;
- C. The water supplied to the Lands is from one well with a WID of 69177 (the "**Well**") located on the Lands, as more particularly described in a water treatment and filtration assessment on November 13th, 2024 (the "**Assessment**"), which is attached as Appendix A to this Covenant;
- D. As reported in the Assessment, chemical analyses of the *untreated* water from the Well have indicated levels of manganese that exceeded, or may in the future exceed, the Guidelines for Canadian Drinking Water Quality, published by the Ministry of Health Canada, as amended from time to time (the "**Guidelines**");
- E. The results of chemical testing are representative of the individual sample. All chemical parameters for wells are subject to fluctuation and may, in future, change and thereby further affect the suitability of the water for drinking purposes;
- F. The quantity of water delivered by a well fluctuates over time and may not be reliable;
- G. The Lands feature a water treatment and filtration system, further detailed on pages 2-6 the Assessment (the "**Water Treatment System**") to treat the water from the Well;
- H. The Assessment confirms that the Water Treatment System succeeds in treating the untreated water from the Well such that it produces treated potable water that meets the Guidelines; and
- I. The Lands, in order to be used for ordinary residential purposes, must have access to potable water that meets the Guidelines. It is recognized that an appropriate and effective water treatment system, such as the Water Treatment System, is necessary to upgrade the water quality on the Lands to meet the Guidelines. Ongoing repair, maintenance, and potential repair of the Water Treatment System may be required in the future to treat the water supplied from the Well, or to meet changes to the Guidelines or the requirements of the Capital Regional District.

NOW THEREFORE WITNESSETH that for and in consideration of One Dollar (\$1.00) now paid by the Transferee to the Transferor and for other good and valuable consideration (the receipt and sufficiency

whereof is hereby acknowledged), the Transferor and all other persons claiming under him agree to use the Lands only in accordance with the following restrictions:

1. The Transferor shall maintain, repair, and replace (if necessary), the Water Treatment System on an ongoing basis as long as may be required to ensure that the treated water from the Well continues to meet the Guidelines and the requirements of the Capital Regional District.
2. The Transferor:
 - (a) is solely responsible for future testing of the water supply used for drinking water purposes, including the determination of frequency of testing; and
 - (b) undertakes and agrees to be solely responsible for ensuring the continued effectiveness of the Water Treatment System.
3. The Transferor shall register this covenant as a charge on the Lands in priority to all financial charges, and proof of its registration must be provided to the Transferee.
4. The Transferor does remise, release and forever discharge the Transferee and its officers, employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or its heirs, executors, administrators, successors and assigns may have against the Transferee and its officers, employees, servants or agents from and by reason of any damage suffered personally or in connection with any building, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the said Lands.
5. The Transferor, on behalf of themselves and their heirs, executors, administrators, successors and assigns, hereby indemnifies and saves harmless the Transferee and its employees, servants and agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or the Transferee or any of their employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or their heirs, executors, administrators, successors and assigns contained in this agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lands, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lands which is caused by any matter or thing addressed in the preceding paragraphs as the subject-matter of this restrictive covenant.
6. The Transferor's covenants contained in this agreement shall burden and run with the Transferor's Lands and shall enure to the benefit of and be binding upon the Transferor, his heirs, executors, administrators, successors and assigns.
7. No term, condition, covenant or other provision of this agreement will be considered to have been waived by the Transferee unless the waiver is expressed in writing by the Transferee. Any waiver by the Transferee of any term, condition, covenant or other provision of this agreement or any waiver by the Transferee of any breach, violation or non-performance of any term, condition, covenant or other provision of this agreement does not constitute and will not be construed as a waiver of any further or other term, condition, covenant or other provision of this agreement or any further or other breach, violation or non-performance of any term, condition, covenant or other provision of this agreement.

8. Nothing in this agreement shall prejudice or affect the rights, powers and remedies of the Transferee in relation to the Transferor (including his heirs, executors, administrators, successors and assigns) or the Transferor's Lands under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Transferee as if this agreement had not been made by the parties.
9. The Transferor or any of their heirs, executors, administrators and assigns, as the case may be, shall give written notice of this agreement to any person to whom he proposes to dispose of the Transferor's Lands or any part thereof, which notice shall be received by that person prior to such disposition. For the purposes of this paragraph, the word "dispose" shall have the meaning given to it under Section 29 of the Interpretation Act.
10. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
11. This agreement will be interpreted according to the laws of the Province of British Columbia. If any section or any part of this agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this agreement and the remaining sections or parts of this agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this agreement.
12. Where there is a reference to an enactment of the Province of British Columbia in this agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.
13. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this agreement.
14. The parties agree that the Transferee is not responsible to inspect the Transferor's Lands or to otherwise ensure compliance with this agreement, nor is the Transferee required to remedy a default of this agreement, and a failure to enforce this agreement by the Transferee shall not constitute a waiver of its rights hereunder.

THIS IS THE INSTRUMENT CREATING THE CONDITION OR COVENANT ENTERED INTO UNDER SEC. 219 OF THE LAND TITLE ACT BY THE REGISTERED OWNER(S) REFERRED TO HEREIN.

APPENDIX A
WATER TREATMENT AND FILTRATION ASSESSMENT REPORT

November 13, 2024

C/O: Judy Hayes
832 Cumberland Crescent
North Vancouver, BC V7P 1Y4

RE: 490 Gardner Road, Galiano Island - Water Treatment and Filtration System Assessment

To: Ms. Judy Hayes

Please find enclosed a brief letter report summarizing the findings of my assessment of the existing potable water treatment and filtration system at 490 Gardner Road, Galiano Island (PID 004-695-844) coupled with a review of the corresponding raw well water analytical and post-treatment analytical results.

To summarize, I found the existing water treatment and filtration system to be in good working order and well maintained. Analytical testing results indicate the treated water does meet Canadian Drinking Water Standards. The existing treatment and filtration system at 490 Gardner Road, Galiano Island is therefore deemed adequate and appropriate for treating the raw water sourced from Well ID 69177.

I hope this will meet your needs and provide MoTI with the assurances they are looking for with respect to your sub-division request.

As always, please let me know if you have any questions or concerns and feel free to pass along my contact information should MoTI have any questions.

Best Regards,



Jason Lyth, P.Ag EP, CPESC.

Principal Consultant

Guidewire Environmental Management Ltd.

Overview

Guidewire Environmental Management Ltd. (GEM) was retained by Ms. Judy Hayes to help provide responses to the MOTI 'Preliminary Layout Review' letter dated November 6th, 2024, which outlines a number of information requirements to support Ms. Hayes request to subdivide her property (PID 004-695-844) on Galiano Island.

Specifically, this letter report aims to provide a response to the following:

- *'Please request the applicant to submit a filtration proposal completed by a qualified professional, preferably on company letterhead'.*

In support of this request, I have inspected the water treatment system located at 490 Gardner Road, Galiano Island in-person, reviewed the maintenance records and compared the pre-treatment and post-treatment analytical results. The following is a summary of this review.

Treatment and Filtration System History, Condition and Maintenance Summary

History

As per the Owner, the treatment and filtration system was originally installed in 2006. Prior to the installation of the drilled well in 2023, water to the existing house was sourced from a dug well on the property. The treatment and filtration system was put in place to filter this water from the dug well. Once the new well (ID #69177) was drilled, it was connected to the existing plumbing system in the house, which includes the filtration system. The treatment and filtration system consists of a controller (BA ICE S), a UV light (VIQUE S463rl) and a sediment filter.

Appendix A includes photos of the installed system.

Condition and Maintenance

The treatment and filtration system was inspected and confirmed to be functional and in good condition. The units appear to be properly and professionally installed and have been maintained regularly (See Appendix B for Owner installation and maintenance records. per Owner's records).

According to the Owner (and the appended records) the filter is replaced annually, and the UV light is either replaced or cleaned annually. Every time maintenance occurs, the controller is reset for 365 days. When 365 days have passed, an alarm sounds signifying maintenance is required. Maintenance on average appears to cost ~\$379/yr. As a result, the units are in excellent condition and visually/aesthetically, the treated water is crystal clear from the kitchen and laundry sink tap.

Pump Test and Analytical Summary for Wells #WID 69176 (Lot A) and #69177

Two (2) new wells were drilled and developed in 2023 by a professional water well drilling company. Hy-Geo Consulting was tasked with reviewing the completed Well logs and pump tests and provided a comprehensive review of the wells and the raw water results, which is attached as Appendix C.

Both wells (69176 and 69177) have production and re-charge capacity that exceeds regulatory requirements. Analytical lab results did indicate that the raw, untreated well water met all parameters for Canadian Drinking Water (CDW) Standards with the exception of Manganese (Aesthetic Objective exceedance in both wells and CDW exceedance in Well 69177).

It should be noted that for Well #69176, associated with the proposed Lot A, the raw untreated water met CDW standards and could be utilized without secondary treatment as the only exceedance is for manganese and is above Aesthetic Objective (AO) only.

For Well# 69177, where a CDW exceedance for Manganese (185ug/L vs 120ug/L CWS standard) was detected, the recommendation was to re-sample for Manganese to determine if any additional treatment and filtration above and beyond what was already in place was required/warranted. Following this, the home Owner collected a sample of the treated 'end-of-pipe' water from inside of the house and had it sent to MB Labs for analysis. Lab analysis indicated that the treated water met Canadian Drinking Water Standards (4ug/L for Manganese vs 120ug/L CDW Standard) and demonstrates that the existing treatment and filtration system is adequate and does not require any modifications. Associated MB Lab analysis is attached as Appendix D

Closing

On November 9th, 2024 I inspected the existing water treatment and filtration system at 490 Gardner Road, Galiano Island and reviewed the report by Hy-Geo Consulting (Appendix C) along with the associated pre-treatment (raw) and post-treatment analytical results. The results clearly indicate that the existing treatment and filtration system at 490 Gardner Road, Galiano Island is fully capable of treating the raw water from Well ID#69177 for manganese and produces treated potable water that meets all Canadian Drinking Water Standards.

Moreover, for raw water from the well (ID#69176) located on proposed Lot A sub-division property is shown to produce raw untreated water that meets Canadian Drinking Water Standards without secondary treatment. Secondary treatment of this well is still recommended by not strictly required given the quality of the raw well water.

In closing, the wells located on both the subject property (490 Gardner Road, Galiano Island) and the proposed subdivision (Lot A) have wells that meet capacity and re-charge requirements and have raw water that can be treated with the existing treatment and filtration system in the case of 490 Gardner Road, Galiano Island and/or a similar system, if deemed required/desired for Lot A.

Please do not hesitate to contact the undersigned should you have any questions or concerns regarding the findings of this assessment.

Sincerely,



Jason Lyth, P.Ag EP, CPESC.

Principal Consultant

Guidewire Environmental Management Ltd.

Appendix A – Photo Documentation

PHOTO DOCUMENTATION



Photo 1. System includes a Controller, a large Filter (Blue Container) and UV Light (Stainless Steel tube) to treat and filter the well water.



Photo 2. Controller



Photo 4. UV Light



Photo 5. Filter

Appendix B – Installation and Maintenance Records

Appendix C – Hy-Geo Consulting Report on Wells #69176 and 69177



File: 2306071

August 3, 2023

Judy Hayes
Galiano Island BC

Attention: Judy Hayes

Re: Groundwater Supply for Proposed Subdivision of 490 Gardner Way, Galiano Island

As requested, Hy-Geo Consulting has completed a review of two pumping tests conducted on bedrock wells (WID 69176) and WID 69177) for the above property. An unregistered dug well also located on the property, was not tested. The two pumping tests were conducted on the bedrock wells in order to meet the requirements of *Standards for Potable Water Supply, Sections 13.24 to 13.29* under *Galiano Island Land Use Bylaw, No. 127, 1999* (Galiano Island Local Trust Committee, 2023). The minimum water requirements are 2275 L/day for a single residence. This quantity is equivalent to a pumping rate of 0.42 USgpm (1.58 L/min).

Site Location

The property proposed for subdivision into 2 lots is situated at the southeastern end of Galiano Island approximately 0.6 kilometres southwest of Murcheson Cove (Figures 1 and 2). The property is currently designated as PID 4695844 and comprises 13.43 hectares. The property is situated along a gentle relatively uniform west-facing slope between elevations of 70 to 45 metres above sea level (Figure 3). Surface drainage is towards the west and northwest into a regional lowland area via drainage ditches. A small excavated pond is situated in the western portion of the property (Figure 3). Reported nearby well locations mapped under the *British Columbia Water Resources Atlas* (Province of British Columbia, 2023a), are shown in Figure 1. The wells are all situated within the *Murcheson-Whaler Bay Groundwater Region* delineated by Kohut and Johanson (1998).

Climate

The climate of Galiano Island is characterized by cool dry summers and humid mild winters. With the absence of a current climate station on Galiano Island, the Saturna Campon climate station (ID 1017098) may be considered representative of the general longer-term (monthly) precipitation patterns on Galiano having an annual normal precipitation amount of 812.2 mm based on the 1981-2010 period (Figure 4). The active climate station on Saturna is now the Saturna Campon CS station (ID 1017099). Table 1 indicates that the cumulative precipitation for the Saturna Campon CS station during the nine-month period from October 2022 to end of June 2023 climate station was 96.1 percent of normal. While the overall precipitation was close to normal, there was significant variability among the months, e.g. 51.6% of normal in January 2023 and 251.2 % of normal in December 2022. The months of May and June 2023 were especially dry.

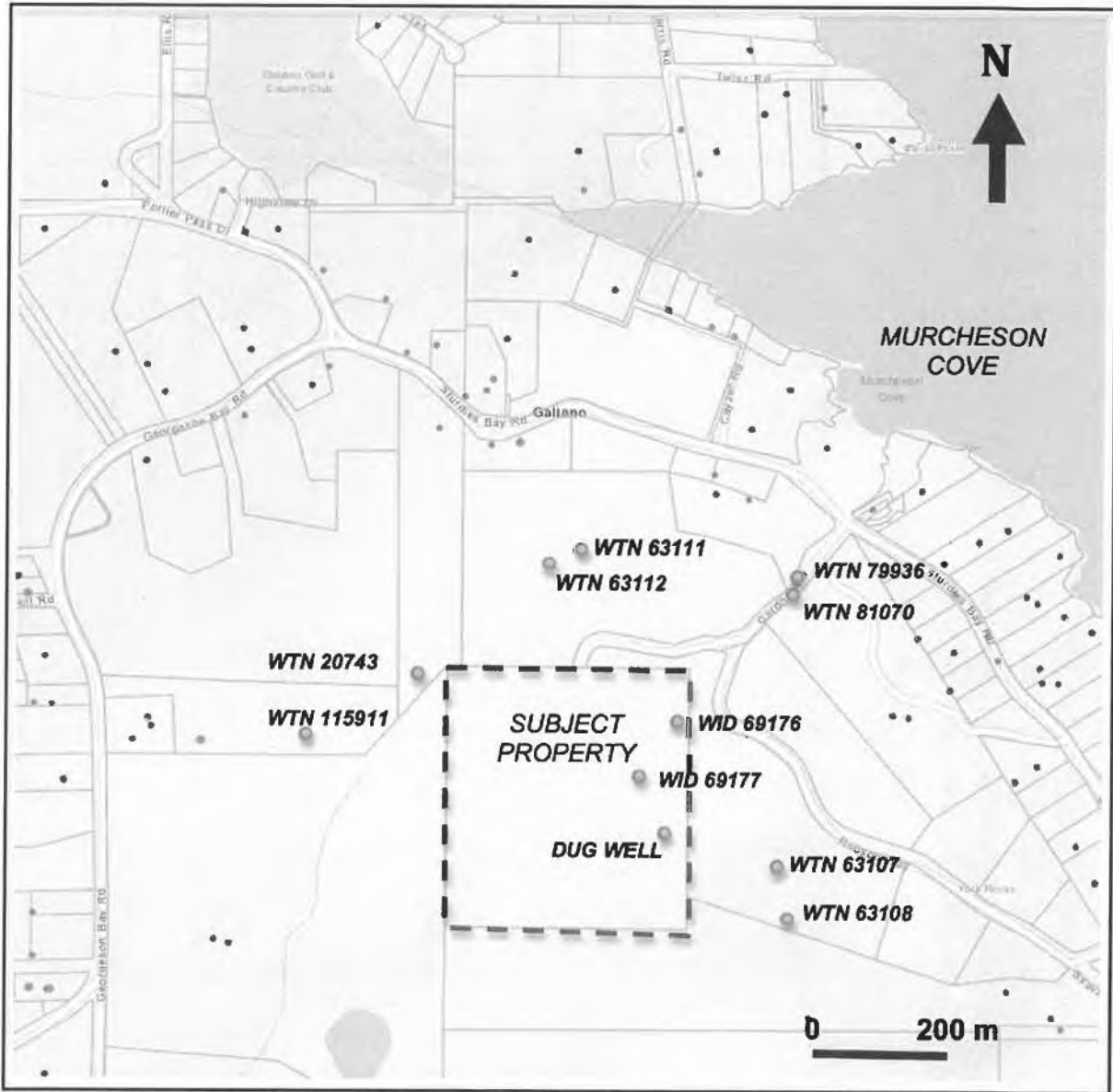


Figure 1. Location of subject property, pump tested wells (WID 69176 and WID 69177) and closest neighbouring wells. Basemap from Province of British Columbia (2023a).

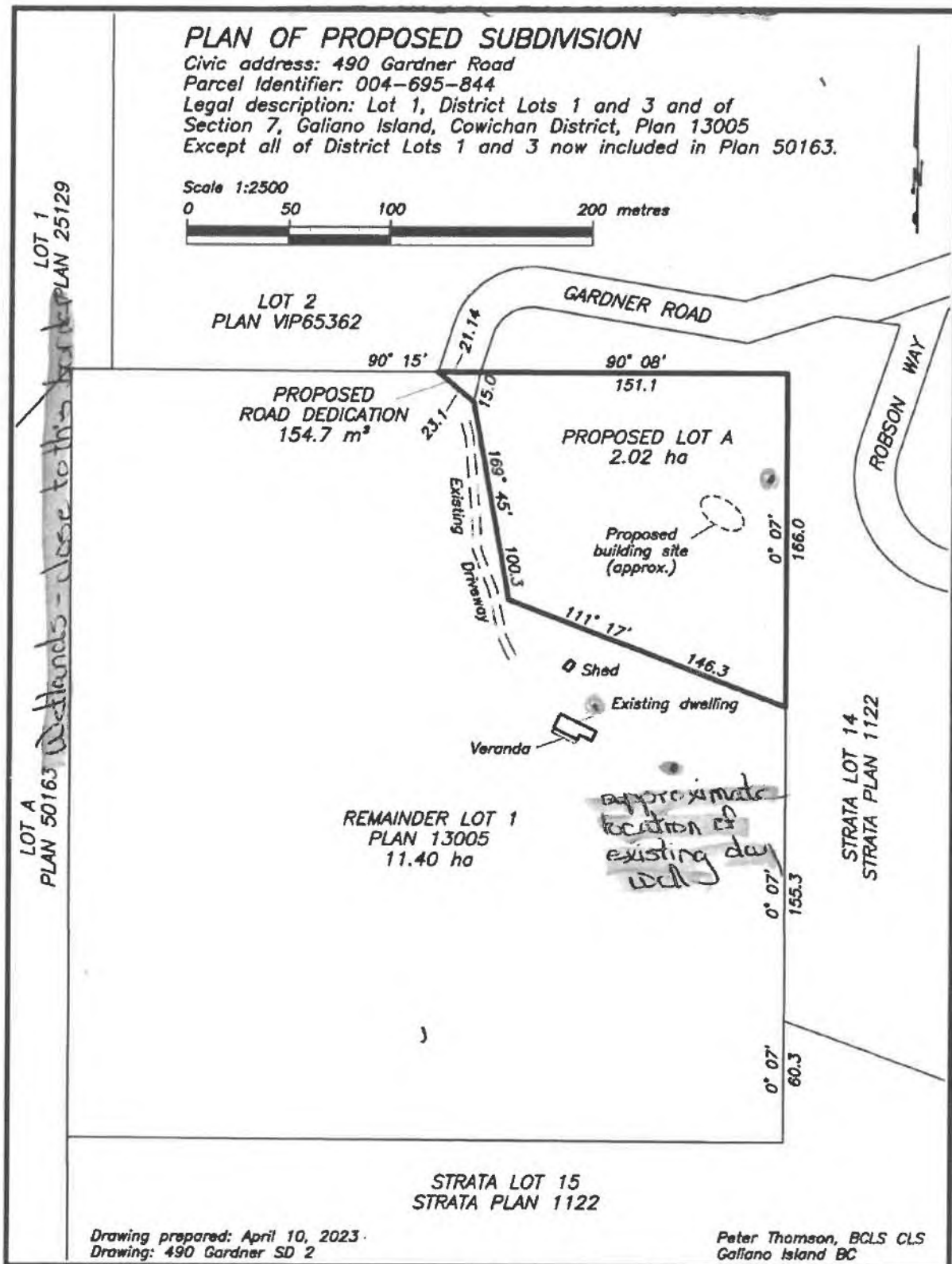


Figure 2. Draft plan of proposed subdivision. Adapted from Thomson (2023).

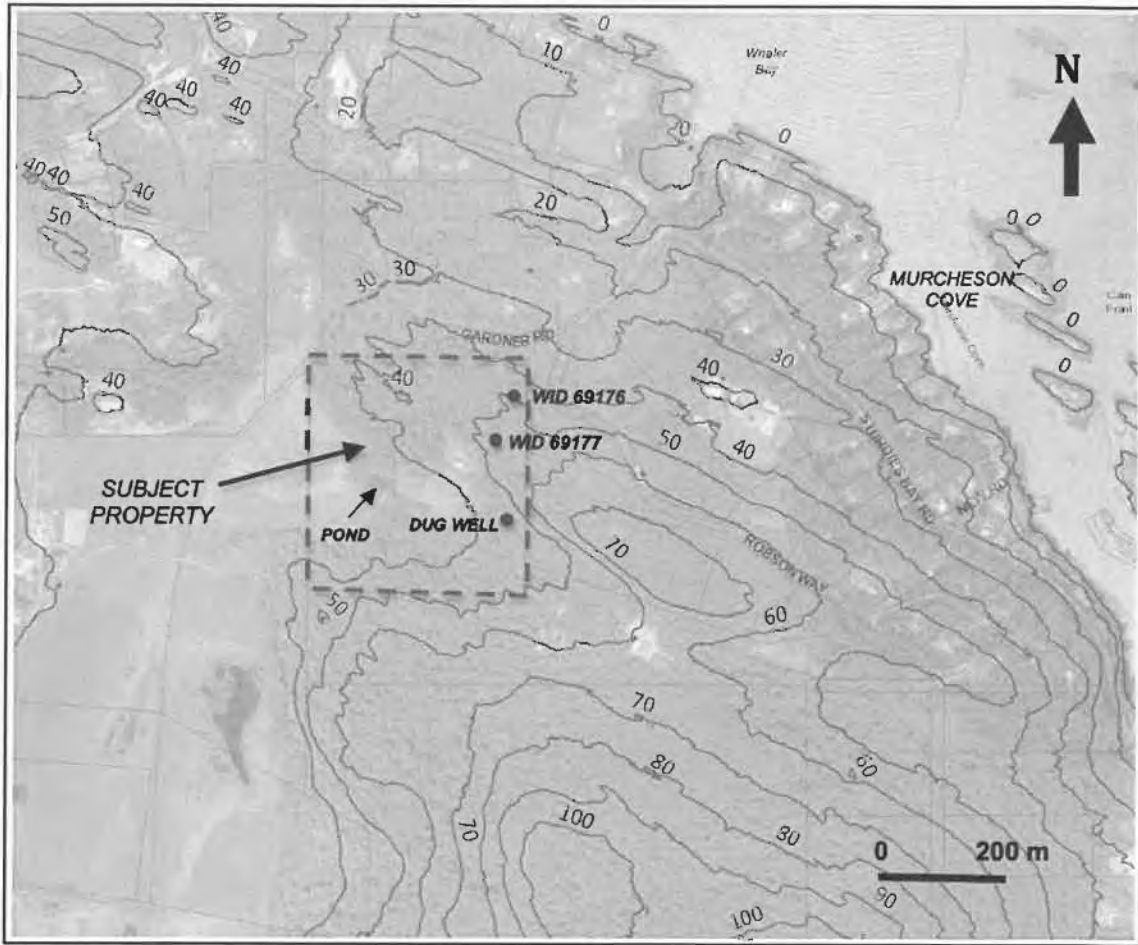


Figure 3. Topographic site conditions. Contour interval = 10 m. Basemap from Islands Trust (2023).

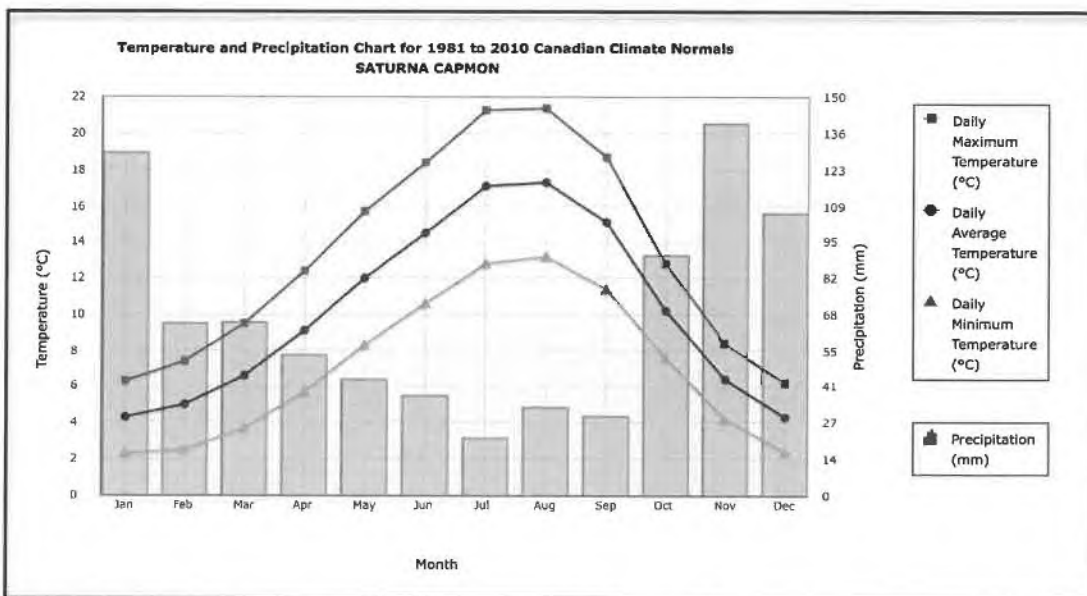


Figure 4. Graph of monthly normal precipitation for Saturna Campon station (Climate ID. 1017098). Graph from Government of Canada (2023a).

Table 1. Monthly precipitation data for Saturna Campon CS climate station (Climate ID. 1017099) in 2022-23 compared to 1981-2010 normals.

Month	Precipitation in 2022-23 (mm)	Monthly Precipitation Normal (mm)	Percent of Normal	Cumulative Percent of Normal
October	100.2	90.2	111.1	111.1
November	84.2	140.1	60.1	80.1
December	266.8	106.2	251.2	134.1
January	66.6	129.0	51.6	111.3
February	62	64.6	95.8	109.4
March	31	65.0	47.7	102.6
April	52.4	52.7	99.4	102.4
May	19.7	43.4	45.4	98.8
June	17.4	37.3	46.6	96.1
Total:	700.3	728.5	96.1	

Data from Government of Canada (2023b).

Hydrogeologic Setting

Galiano is comprised of sedimentary clastic rocks belonging to the Nanaimo Group of Late Cretaceous age (Muller and Jeletzky, 1970). These consist of alternating interbeds of sandstone, mudstone, siltstone, shale and conglomerate. The general groundwater conditions of Galiano Island have been reported by several authors including Harrison (1994), Kohut and Johanson (1998) and Waterline Resources Inc. (2011). Groundwater on the island is found primarily in open fractures in the bedrock formations as they are encountered during drilling of water wells. These fractures constitute the major zones for groundwater storage and movement.

From historic observation well data in the Gulf Islands, groundwater levels in bedrock wells generally rise and fall with the seasons, in response to available precipitation, becoming highest during the late fall and winter months. Water levels then normally decline during the dry summer months reaching seasonal lows in the late fall months (Kohut *et al.*, 1984). Figure 4 shows the available reported groundwater level trend data for Provincial Observation Well 258, situated near Sturdies Bay during 2022 - 2023. Data after early March 2023 is currently not available. Historically, water levels during July would be expected to be seasonally low approaching seasonal minimum levels of September-October.

Well WID 69176

Well WID 69176 was drilled on April 27, 2023 by Red Williams Well Drilling Ltd., to a depth of 305 feet (92.96 m) and completed in grey sandstone with fractures reported at 30 to 35 ft (9.14 to 10.67 m), 37 to 38 feet (11.28 to 11.58 m), 73 to 75 feet (22.25 to 22.86 m) and 250 feet (76.20 m). Well WID 69176 is likely completed within interbedded sandstone layers of the Gabriola Formation (Muller and Jeletzky, 1970). The well was airlifted for 2 hours at a rate of 1 USgpm (3.78 L/min). The fracture at 250 feet (76.20 m) likely provides the main source of water in the well.

Elevation of the wellhead is approximately 45 m (147.6 feet) above mean sea level based on topography at the site. A copy of the original well record is provided in Appendix A. The final well depth is approximately 157.4 feet (48 m) below sea level. The non-pumping (static) water level upon well completion was reported at 55 feet (16.8 m) or approximately 92.52 feet (28.2 m) above sea level.

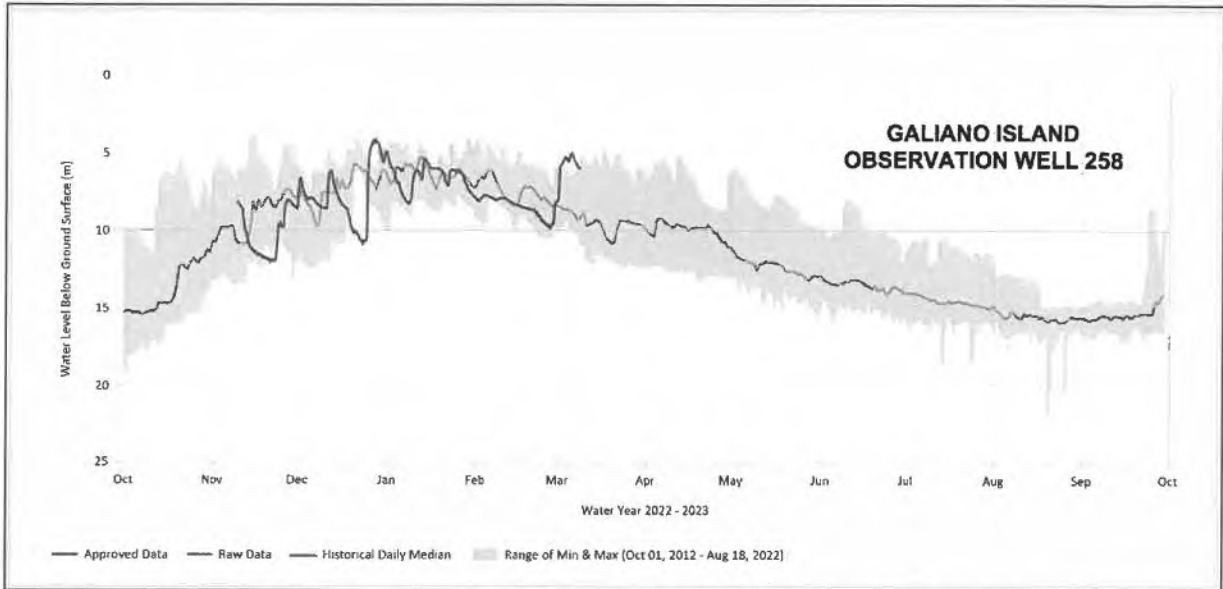


Figure 4. Groundwater level trend in 2022-2023 compared to historic maximum, minimum and median data for Observation Well 258. Adapted from Province of British Columbia Environment (2023b).

Pump Testing Conducted on Well WID 69176

A pumping test of 12 hours duration is generally considered sufficient for determining the sustainable yield of a domestic residential well where the minimum water requirements are 2275 L/day for a single residence, as set out under *Galiano Island Land Use Bylaw No. 127, 1999*, (Galiano Island Local Trust Committee, 2023).

A 12 hour constant rate pumping test was subsequently carried out on Well WID 69176 on July 10-11, 2023 at an average rate of 1.1 USgpm (4.16 L/min) based on flow metre readings. The test was undertaken by Red Williams Well Drilling and Pump Installations Ltd., with a submersible pump set in the well at a depth of 285 to 290 feet (86.87 to 88.39 m). Pumped water was discharged 150 feet (45.72 m) away from the wellhead towards the north. Manual water level readings were taken during the test at prescribed intervals (Province of British Columbia, 2010). A Heron™ Instruments Inc., *dipperLog* datalogger was set in the pumped well to record water levels at one minute intervals. Pumping was followed by manually measuring the recovery water levels at prescribed intervals for 4 hours. A second Heron™ Instruments Inc., was also set in Well WID 69177 which was used as an observation well during the pumping of Well WID 69176.

During the day of the test, no precipitation was recorded at the Saturna Campon climate station (Climate ID. 1017099) and 16.6 mm of precipitation was recorded during the 10 days prior to the start of the test. It is unlikely this amount of precipitation would have significantly affected groundwater levels during this time.

Water samples were taken from the Well WID 69176 on July 11 after 11.8 hours of pumping and delivered within 24 hours of sampling with ice packs to the Bureau Veritas Ltd., laboratory in Esquimalt for analysis of chemical and bacteriological parameters. All samples were unadulterated and taken from Well WID 69176 and delivered to the laboratory by A. Kohut.

Results of Pump Testing Well WID 69176

Pump testing data for Well WID 69176 are provided in Appendix B. Appendix C contains copies of the analytical laboratory reports from Bureau Veritas Ltd. Figure 5 shows the drawdown in Well WID 69176 during pumping. At the end of the test, drawdown reached 6.06 m (19.88 feet) below the pre-pumping level of 16.30 m (53.48 feet) below the top of casing or 5.45 m (17.88 feet) below ground. Water level recovery was 68.5% after 4 hours of the pump shutting down (Figure 6) and 77.6 % after 12 hours. Figure 7 indicates a slowing down of the recovery in Well WID 69176 due to the startup of the pumping test on Well WID 69177. The effects, however, are not considered significant.

Extrapolation of the drawdown curve to 100 days without recharge indicates the drawdown would reach 15 m (49.21 feet), utilizing 25% of the available drawdown of 59.9 m in the well to the top of the major water-bearing fracture at a depth of 76.20 m (250 feet).

Based on the above results, the long-term well capacity is likely much greater than the rate at which the well was pump tested i.e., 1.1 USgpm (4.164 L/min). It would be prudent, however, to not rate the capacity of the well greater than the rate at which it was pumped. With the limited drawdown observed during the test it is unlikely that pumping the well for a residence would have any significant measureable effects on any neighbouring wells. Use of the well for domestic purposes would not result in drawdown in the well falling below sea level and causing sea water intrusion into the aquifer.

Well WID 69176 is more than capable of meeting the minimum standards of 0.42 USgpm (1.58 L/min) or 2275 L/day for potable water supply under *Galiano Island Land Use Bylaw No. 127, 1999*, (Galiano Island Local Trust Committee, 2023).

Water Quality of Well WID 69176

Results of the July 11, 2023 water quality analyses are provided in Table 2. The water quality is moderately low in dissolved mineralization with TDS of 270 mg/L. Sample results met or exceeded the *Guidelines for Canadian Drinking Water-Summary Table* (Health Canada, 2022) for all parameters analyzed except for elevated levels of total manganese at 53.7 µg/L. No coliform or E. coli bacteria were detected. Manganese above 20 µg/L is of aesthetic concern and may result in staining of laundry and/or toilet fixtures.

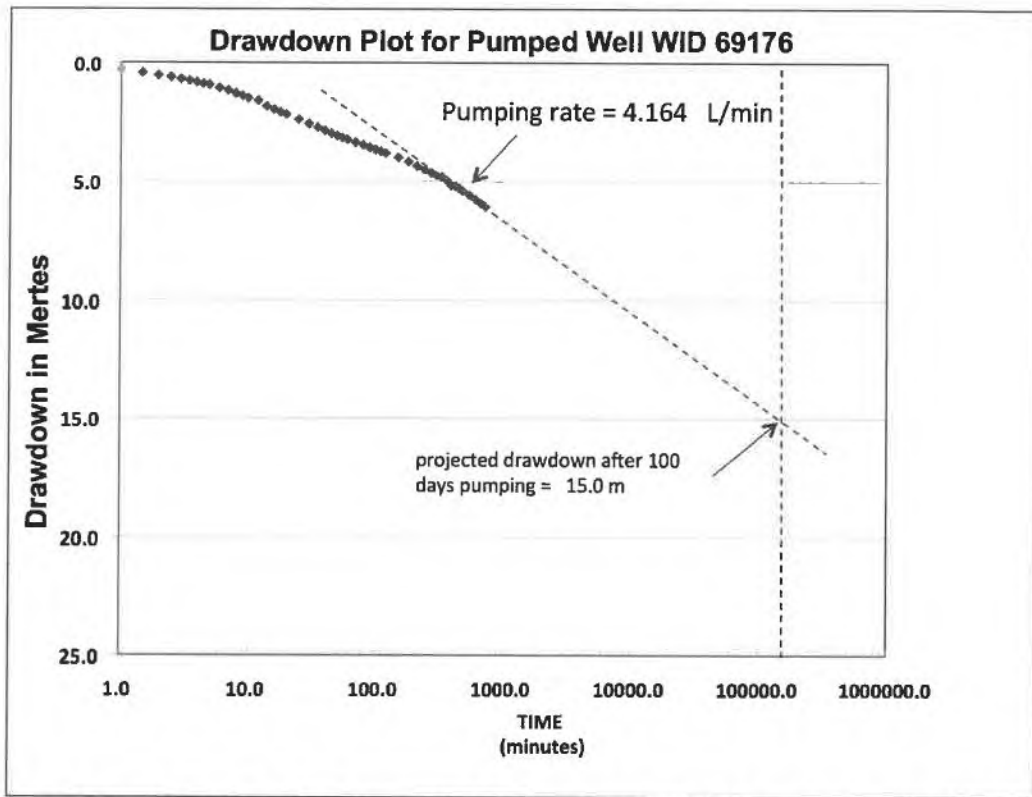


Figure 5. Semi-log drawdown plot for Well WID 69176 pumping at 4.164 L/min.

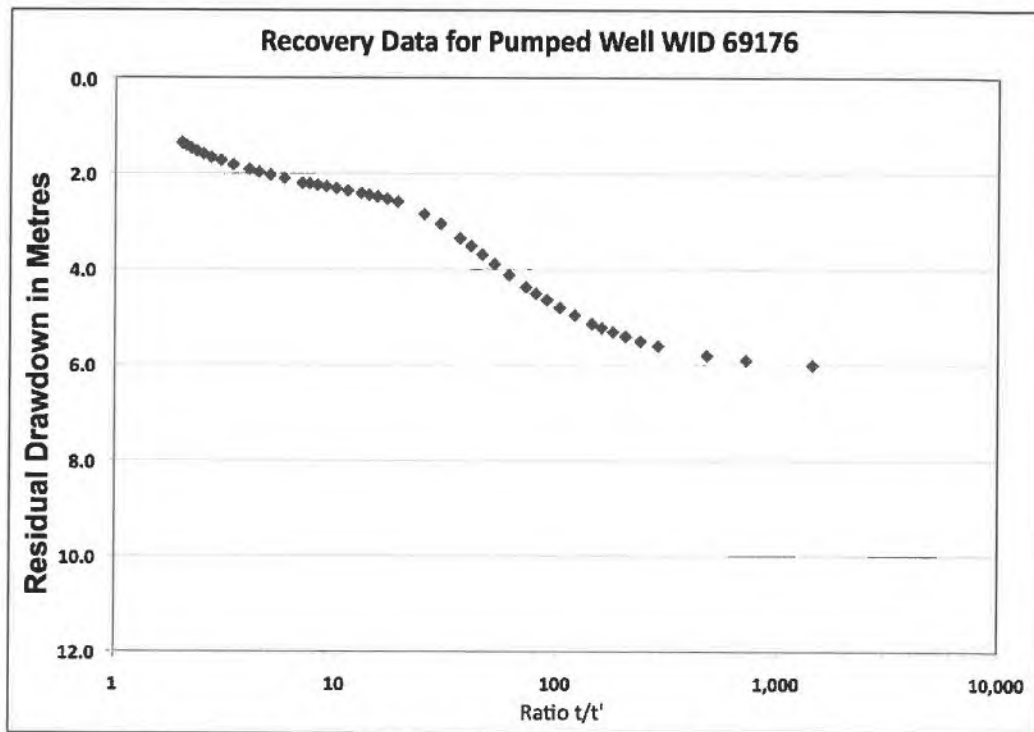


Figure 6. Semi-log recovery plot for Well WID 69176.

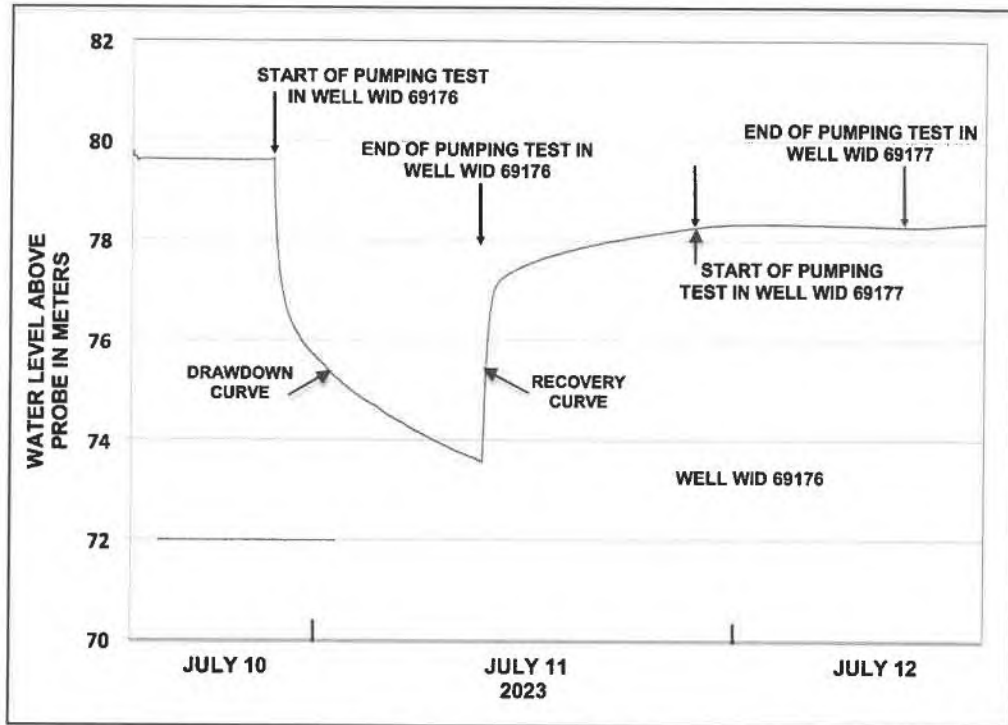


Figure 7. Water level in Well WID 69176 during pumping of Well WID 69176 and Well WID 69177.

Well WID 69177

Well WID 69177 was drilled on April 27, 2023 by Red Williams Well Drilling Ltd., to a depth of 205 feet (62.48 m) and completed in grey sandstone. Well WID 69177 is likely completed within sandstone layers of the Gabriola Formation (Muller and Jeletzky, 1970). Water-bearing fractures were not reported but are likely below a depth of 179 feet (54.60 m). The wellhead is approximately 52 m above sea level with the bottom of the well at 10.48 m below sea level. A copy of the original well record is provided in Appendix A. The non-pumping (static) water level on April 27, 2022 was not reported. The well was airlifted for 2 hours at a rate of 1 USgpm (3.78 L/min) and yield estimated at 1 USgpm (3.78 L/min).

Pump Testing Conducted on WID 69177

A 12 hour constant rate pumping test was carried out on Well WID 69177 on July 11-12, 2023 at an average rate of 1.01 USgpm (3.823 L/min) based on flow metre readings. The test was undertaken by Red Williams Well Drilling and Pump Installations Ltd., with a submersible pump set in the well at a depth of 194 feet (59.13 m). Pumped water was discharged 150 feet (45.72 m) downslope away from the wellhead towards the west. Manual water level readings were taken during the test at prescribed intervals (Province of British Columbia, 2010). A Heron™ Instruments Inc., *dipperLog* datalogger was set in the pumped well to record water levels at one minute intervals. Pumping was followed by manually measuring the recovery water levels at prescribed intervals for 4 hours. A Heron™ Instruments Inc., datalogger was also employed in Well WID 69176 which was used as an observation well during the testing of WID 69177.

During the days of the test, no precipitation was recorded at the Saturna Campon climate station (Climate ID. 1017099) and 16.1 mm of precipitation was recorded during the 10 days prior to the start of the test. It is unlikely this amount of precipitation would have significantly affected water levels in the well.

Water samples were taken from the Well WID 69177 on July 12 after 11.8 hours of pumping and delivered within 24 hours of sampling with ice packs to the Bureau Veritas Ltd., laboratory in Esquimalt for analysis of chemical and bacteriological parameters. All samples were unadulterated and taken from Well WID 69177 and delivered to the laboratory by A. Kohut.

Results of Pump Testing Well WID 69177

Pumping test data for Well WID 69177 are provided in Appendix B. Appendix C contains copies of the analytical laboratory reports from Bureau Veritas Ltd. Figure 8 shows the drawdown in Well WID 69177 during pumping. At the end of the test, drawdown reached 5.78 m (18.96 feet) below the pre-pumping level of 9.40 m (30.84 feet) below the top of casing, or 8.40 m (27.56 feet) below ground. Water level recovery was 98.3 % complete after 4 hours of the pump shutting down (Figure 9). Figure 10 indicates a slight (<0.1 m) lowering of the water level in Well WID 69177 during the pumping test of Well WID 69176. This effect, however, is not considered significant.

Extrapolation of the latter portion of the drawdown data to 100 days without recharge indicates the drawdown would reach 9.0 m (29.53 feet), utilizing 19.5% of the available drawdown of 46.2 m in the well to the top of the major water-bearing fracture at a depth of 54.6 m (179 feet).

Based on the above results the long-term well capacity is likely much greater than the rate at which the well was pump tested i.e., 1.01 USgpm (3.823 L/min). It would be prudent, however, to not rate the capacity of the well greater than the rate at which it was pumped. With the limited drawdown observed during the test it is unlikely also that pumping the well for a residence would have any significant measureable effects on any neighbouring wells or nearby surface water sources. Use of the well for domestic purposes would not result in drawdown in the well falling below sea level and causing sea water intrusion into the aquifer.

Well WID 69177 is more than capable of meeting the minimum standard of 2275 L/day for potable water supply under *Galiano Island Land Use Bylaw No. 127, 1999*, (Galiano Island Local Trust Committee, 2023).

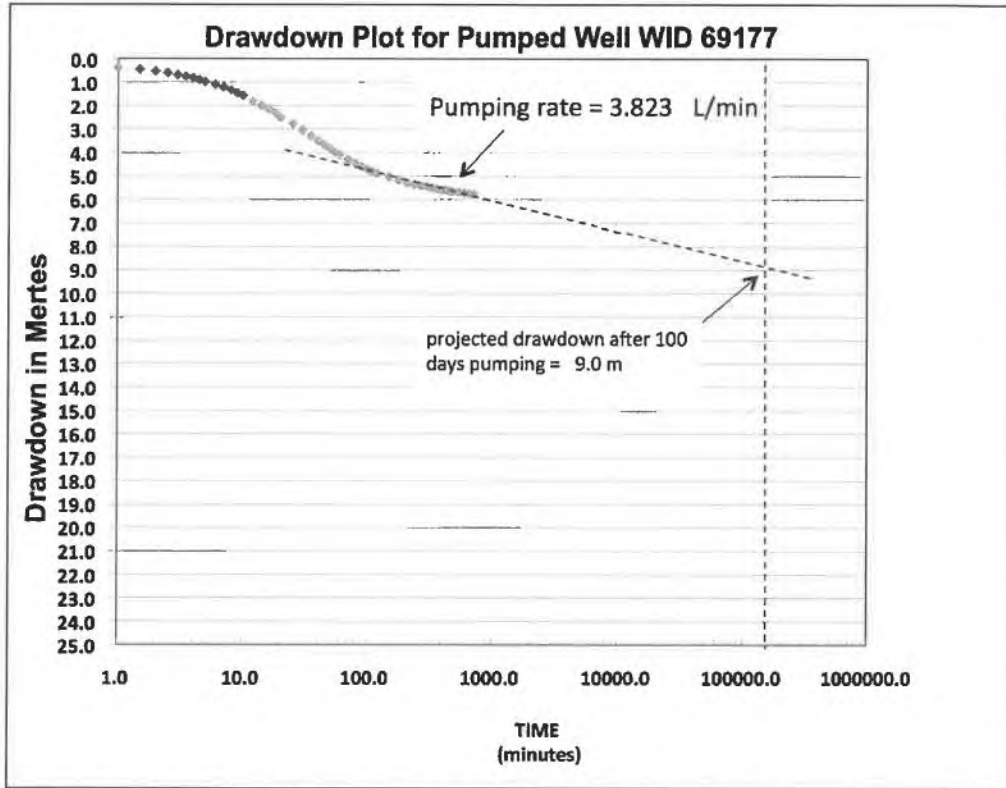


Figure 8. Semi-log drawdown plot for Well WID 69177 pumping at 3.823 L/min.

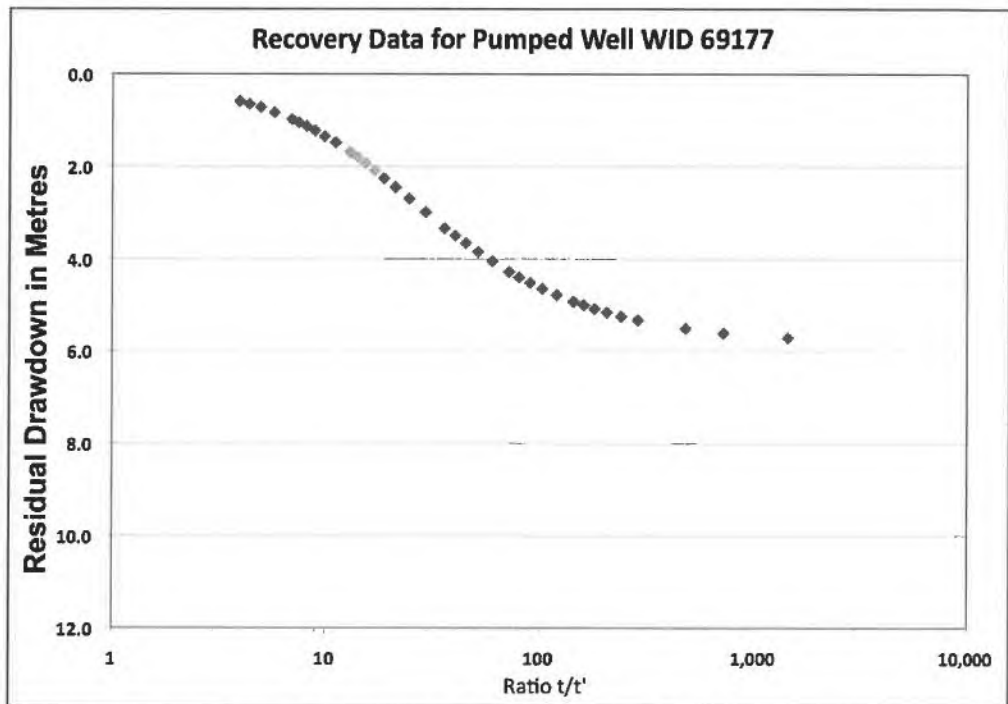


Figure 9. Semi-log recovery plot for Well WID 69177.

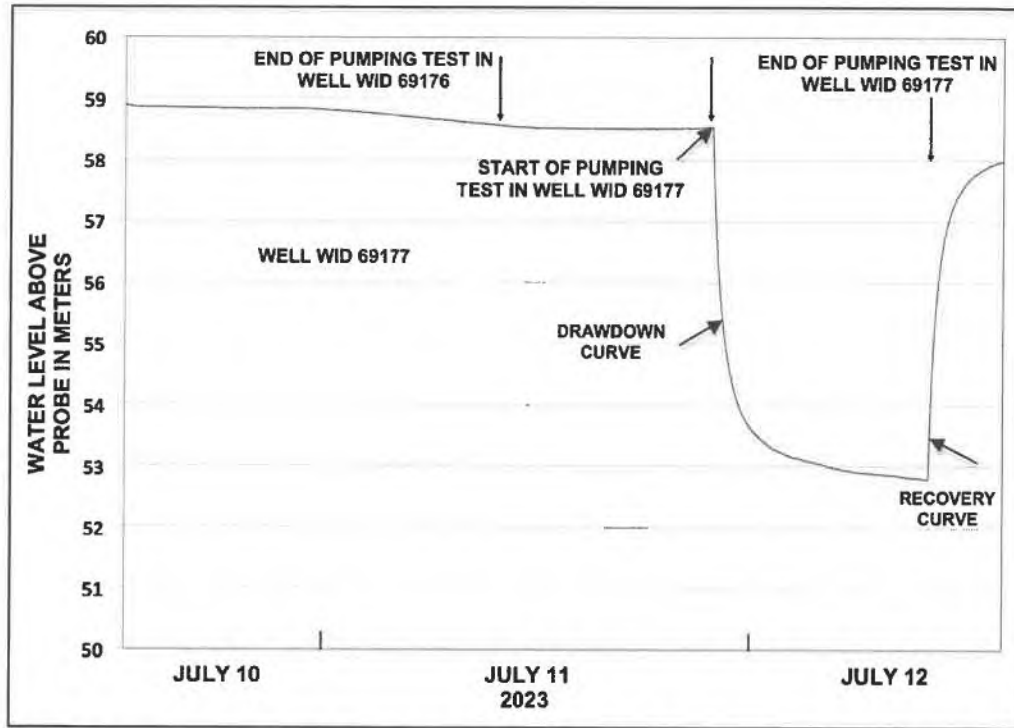


Figure 10. Water level in Well WID 69177 during pumping of Well WID 69176 and Well WID 69177.

Water Quality of Well WID 69177

Results of the July 12, 2023 water quality analyses are provided in Table 2. The water quality is moderately mineralization with total dissolved solids (TDS) of 240 mg/L. Sample results met or exceeded the *Guidelines for Canadian Drinking Water-Summary Table* (Health Canada, 2022) for all parameters analyzed except for elevated levels of total manganese at 185 µg/L and total coliforms at 2.0 CFU/100mL. No E. coli bacteria were detected.

Total manganese levels above 20 µg/L is of aesthetic concern and may result in staining of laundry and/or toilet fixtures. Manganese above 120 µg/L is of a health concern and may cause neurological effects in young children consuming large amounts of water with elevated manganese levels. Further testing for dissolved manganese levels would be warranted before deciding whether water treatment measures may be required. Elevated total coliforms, however, are of a health concern and would require treatment. The levels detected could be natural as a result of decaying organic matter present in the bedrock formations. There are no potential sources of contamination from animal wastes in proximity to the well.

Table 2. Summary of water quality analyses.

Parameters/Site and Sampling Date	WELL WID 69176 Donna Knox Well July 11/23	WELL WID 69177 Judy Hayes Well July 12/23	Canadian DWGuideline 2022	Units
PHYSICAL TESTS				
True Colour	<5.0	<5.0	15	TCU
Conductivity	460	410		µS/cm
Total Hardness (CaCO ₃)	35.8	125		mg/L
pH	8.27	7.86	7.0-10.5	pH units
Total Dissolved solids (TDS)	270	240	500	mg/L
Turbidity	0.38	0.38	<1.0	NTU
ANIONS				
Alkalinity (Total as CaCO ₃)	210	180		mg/L
Alkalinity (PP as CaCO ₃)	<1.0	<1.0		mg/L
Bicarbonate	250	220		mg/L
Carbonate	<1.0	<1.0		mg/L
Hydroxide	<1.0	<1.0		mg/L
Chloride	16	8.5	250	mg/L
Fluoride	0.30	0.11	1.5	mg/L
Nitrate (N)	<0.020	0.560	10	mg/L
Nitrite (N)	<0.0050	0.0	1	mg/L
Total Organic Nitrogen (N)				mg/L
Total Ammonia (N)				mg/L
Nitrate plus Nitrite (N)	<0.020	0.567		mg/L
Total Nitrogen (N)				mg/L
Total Organic Carbon (C)				mg/L
Total Phosphorus (P)				mg/L
Total Sulphide			0.05	mg/L
Sulphide (as H ₂ S)			0.05	mg/L
Sulphate	6.1	6.0	500	mg/L
TOTAL METALS				
Aluminum	23.3	15.7	2900	µg/L
Antimony	<0.50	<0.50	6	µg/L
Arsenic	1.44	0.66	10	µg/L
Barium	2.0	6.2	2000	µg/L
Beryllium				µg/L
Bismuth				µg/L
Boron	228	63	5000	µg/L
Cadmium	<0.010	<0.010	7	µg/L
Chromium	<1.0	<1.0	50	µg/L
Cobalt	0.27	<0.20		µg/L
Copper	5.40	6.02	1000 and 2000	µg/L
Iron	30.2	34.1	300	µg/L
Lead	<0.20	0.23	5	µg/L
Manganese	53.7	185	20 and 120	µg/L
Mercury	<0.0019	<0.0019	1	µg/L
Molybdenum	2.2	1.0		µg/L
Nickel	<1.0	<1.0		µg/L
Selenium	<0.10	<0.10	50	µg/L
Silicon	7250	10400		µg/L
Silver	<0.020	<0.020		µg/L
Strontium	80.2	304	7000	µg/L
Thallium				µg/L
Tin				µg/L
Titanium				µg/L
Uranium	0.12	0.32	20	µg/L
Vanadium	<5.0	<5.0		µg/L
Zinc	<5.0	8.7	5000	µg/L
Zirconium				µg/L
Calcium	11.9	41.6		mg/L
Magnesium	1.49	5.11		mg/L
Potassium	0.193	0.303		mg/L
Sodium	89.7	39.7	200	mg/L
Sulphur	<3.0	<3.0		mg/L
MICROBIOLOGICAL				
Total coliforms	0	2.0	ND	CFU/100mL
Escherichia coli (E. coli)	0	0	ND	CFU/100mL

* Turbidity guideline applies to a surface water source or a groundwater source under the direct influence of surface water.

ND means none detectable.
Exceedances shown in red font.

Conclusions

Two bedrock wells, **Well WID 69176** and **Well WID 69177** were recently pump tested for the proposed subdivision in mid July 2023 for periods of 12 hours each. Results of the pump testing indicates that each well is capable of meeting the minimum standards of 0.42 USgpm (1.58 L/min) or 2275 L/day for potable water supply under *Galiano Island Land Use Bylaw No. 127, 1999*, (Galiano Island Local Trust Committee, 2023). Based on the limited drawdowns observed during the pump testing, use of the wells for domestic residential purposes should have no measureable adverse effects on neighbouring water sources or cause sea water intrusion into the bedrock aquifer.

Water quality results for **Well WID 69176** met or exceeded the *Guidelines for Canadian Drinking Water-Summary Table* (Health Canada, 2022) for all parameters analyzed except for elevated levels of total manganese at 53.7 µg/L. No coliform or E. coli bacteria were detected. Manganese levels above 20 µg/L are an aesthetic concern and may result in staining of laundry and/or toilet fixtures.

Water quality results for **Well WID 69177** met or exceeded the *Guidelines for Canadian Drinking Water-Summary Table* (Health Canada, 2022) for all parameters analyzed except for elevated levels of total manganese at 185 µg/L and total coliforms at 2.0 CFU/100mL. No E. coli bacteria were detected. Total manganese levels above 20 µg/L are of aesthetic concern and may result in staining of laundry and/or toilet fixtures. Manganese above 120 µg/L is of a health concern and may cause neurological effects in young children consuming large amounts of water with elevated manganese levels. Further testing for dissolved manganese levels would be warranted before deciding whether water treatment measures may be required. Elevated total coliforms, are of a health concern and would require treatment. The low level detected, however, could be natural as a result of decaying organic matter present in the bedrock formations. There are no potential sources of contamination from animal wastes in proximity to the well.

Recommendations

1. As a precautionary measure against any future potential sources of coliform bacteria, water from each well should be treated with an appropriately designed and maintained ultraviolet irradiation (UV) treatment system.
2. Further sampling for dissolved manganese of water from Well WID 69177 should be considered prior to designing any potential treatment system as the levels of manganese could be due to particulate matter.
3. Generally for low yielding water wells, apart from utilizing a pressure tank for the water distribution system, consideration should be given to installing a storage tank e.g. 1000 USgals, to reduce frequent cycling of the well pump during high water use periods.

4. For Well WID 69176, the pump should be set a few metres above the major water-producing fracture at 250 feet (78.2 m) to facilitate efficient cooling of the submersible pump motor. Similarly for Well WID 69177, the pump should be set a few metres above the major water-producing fracture at 179 feet (54.6 m)
5. Consideration should be given to equipping the discharge line from each well with a totalizing water flow meter to monitor and record well use with time and having a water level sounding tube installed for taking periodic water level measurements in each well. This information would be valuable in the event any future maintenance of the well or pumping system may be required.

Closure

This report was prepared in accordance with generally accepted engineering, hydrogeological and consulting practices. It is intended for the prime use of Judy Hayes and Donna Knox in connection with its purpose as outlined under the scope of work for this project. This report is based on data and information available to the author from various sources at the time of its preparation and the findings of this report may therefore be subject to revision. Data and information supplied by others has not been independently confirmed or verified to be correct or accurate in all cases. Any errors, omissions or issues requiring clarification should be brought to the attention of the author. The author and Hy-Geo Consulting accepts no responsibility for damages suffered by any third party as a result of any unauthorized use of this report.

Respectfully submitted,



Alan P. Kohut P.Eng
Principal and Senior Hydrogeologist

HY-GEO CONSULTING
EGBC Permit to Practice Number 1001034

References

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Appendix A
Well Drilling Records



Well Construction Report
 Well Alteration Report

RED WILLIAMS WELL DRILLING LTD
 5140 FORTY-THIRD AVENUE #115
 PRINCE GEORGE BC V2Y 1W5
 (250) 248-5552

Ministry Well ID Plate Number: 69177
 Where ID Plate is attached: CASING
 Ministry Well Tag Number: _____

See reverse for notes & definitions of abbreviations.

Well Class: Class of well (see note 2): WATER SUPPLY Sub-class of well: DOMESTIC
 Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify): _____
 Start date of work (YYYY/MM/DD): 2020/04/27 End date of work (YYYY/MM/DD): 2023/04/27

Person Responsible for Work (print clearly): Name (first, last) (see note 3): THOMAS WILLIAMS
 Person who completed the work: THOMAS WILLIAMS Registration no. (see note 4): WDO6102703

Consultant (if applicable; name and company): _____
 DECLARATION: Well construction, well alteration or well decommission, as the case may be, has been done in accordance with the requirements in the Water Sustainability Act and the Ground Water Protection Regulation.
 Signature of Person Responsible: PER THOMAS WILLIAMS

Owner name: _____
 Mailing address: _____ Prov. BC Postal Code: _____

Well Location (see note 6): Address: Street no. 490 Street name: GARDNER ROAD Town: GALIANO ISLAND
 Legal description: Lot 1 Plan Vip 3005 D.L. 3 Block 3 Sec. 7 Twp. Rg. Land District 16
 PID: 04-695-844 and Description of well location (attach sketch, if nec.): WITHIN PROPERTY BOUNDARIES
PORT GALIANO ISLAND, EXCEPT PLAN 50163

Well Location:
 NAD 83: Zone: 10 and UTM Easting: 475028 m or Latitude (see note 8): _____
 (see note 7) UTM Northing: 5414694 m or Longitude: _____
 Method of drilling: Air rotary dual rotary cable tool mud rotary auger driving jetting other (specify): _____
 Orientation of well: Vertical horizontal Ground elevation: 110' ft (asi) Method (see note 9): GPS Accuracy 4'

Lithologic description (see notes 10-15)

From ft (bgl)	To ft (bgl)	Material Description	Moisture			Colour					Hardness					Observations (e.g. other geological materials (e.g. boulders), est. water bearing flow (USgpm))						
			Dry	Damp	Wet	Black	Blue	Brown	Green	Grey	Van-coloured	Red	Tan	White	Dense		Hard	Loose	Medium	Soft	Sluff	Very Hard
0	2	SILT/ORGANICS																				
2	35	SANDSTONE																				
35	170	SANDSTONE																				
170	179	SHALEY SANDSTONE																				
179	205	SANDSTONE																				

Casing Details:

Type: Surface Production Open Hole Steel Removed

From ft (bgl)	To ft (bgl)	Dia in	Casing Material/Open Hole (see note 16)	Wall Thickness in	Drive Shoe
0	19'	6	STEEL	.219	-

Screen details:

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 17)	Slot Size

Surface seal: Type: BENTONITE Depth: 19' ft
 Method of Installation: Poured Pumped Thickness: 2" in
 Backfill: Type: _____ Depth: _____ ft
 Liner: PVC Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl)
 Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Intake: Screen Open bottom Uncased hole
 Screen type: Telescope Pipe size
 Screen material: Stainless steel Plastic Other (specify): _____
 Screen opening: Continuous slot Slotted Perforated pipe
 Screen bottom: Bail Plug Plate Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by: Air lifting Bailing Jetting Pumping Surging Other (specify): _____ Total duration: 2 hrs

Notes: _____
 Well yield estimated by: Pumping Air lifting Bailing Other (specify): _____
 Rate: 1 USgpm Duration: 2 hrs SWL before test: _____ ft (btoc) Drawdown: _____ ft (btoc)
 Hydro-fracturing: Yes No Increase in Well Yield due to Hydro-fracturing: _____ USgpm

Water Quality: Water sample collected: Yes No
 Date (YYYY/MM/DD) _____ Water quality odour: _____
 Characteristics: Clear Cloudy Fresh Gas Salty Sediment Other (specify): _____
 Colour: Black Black flecks Brown Clear/none grey
 Slight colour/milky Orange Other (specify): _____

Final well completion data:
 Total depth drilled: 205' ft Finished well depth: 205' ft (bgl)
 Final casing stick up: 12" in Depth to bedrock: 2' ft (bgl)
 SWL: _____ ft (btoc) Estimated well yield: 1 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft
 Type of well cap: VERMIN Well disinfected: Yes No

Comments: _____ Confirmation/alternative specs. attached Original well construction report attached

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction or alteration, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

Appendix B
Pumping Test Results

APPENDIX B

Pumping Test Data for Subject Well WID 69176

Project: WID 69176
Client: Donna Knox
Location: 490 Gardner Rd., Galiano Island
Date of Test: July 10 and 11/23
Test Conducted by: Red Williams Well Drilling

Reference: all readings from top of sounding tube

Stick up: 0.61 m
Observation Wells: WID 69177

Pumped Well: 92.96 m deep
Pumping Rate: 4.164 L/min (1.1 USgpm)
Static Water Level: 16.30 m

Pump Start Time: 10:00 PM July 10, 2023
Pump End Time: 10:00 AM July 11, 2023
Analysis by: A. Kohut, P.Eng.

Drawdown Data:

Recovery Data:

Time (minutes)	Water Level (m)	Drawdown (m)	Time t (minutes)	Time t' (minutes)	Water Level (m)	t/t'	Residual Drawdown (m)
0.5	16.42	0.12	720.5	0.5	22.30	1441.00	6.00
1.0	16.59	0.29	721	1	22.20	721.00	5.90
1.5	16.72	0.42	721.5	1.5	22.10	481.00	5.80
2.0	16.82	0.52	722.5	2.5	21.90	289.00	5.60
2.5	16.90	0.60	723	3	21.80	241.00	5.50
3	16.97	0.67	723.5	3.5	21.70	206.71	5.40
3.5	17.05	0.75	724	4	21.61	181.00	5.31
4	17.11	0.81	724.5	4.5	21.52	161.00	5.22
4.5	17.17	0.87	725	5	21.44	145.00	5.14
5	17.22	0.92	726	6	21.26	121.00	4.96
6	17.35	1.05	727	7	21.10	103.86	4.80
7	17.44	1.14	728	8	20.940	91.00	4.64
8	17.58	1.28	729	9	20.810	81.00	4.51
9	17.68	1.38	730	10	20.67	73.00	4.37
10	17.78	1.48	732	12	20.42	61.00	4.12
12	17.88	1.58	734	14	20.19	52.43	3.89
14	18.13	1.83	736	16	19.99	46.00	3.69
16	18.25	1.95	738	18	19.81	41.00	3.51
18	18.37	2.07	730	20	19.650	36.50	3.35
20	18.47	2.17	745	25	19.35	29.80	3.05
25	18.68	2.38	750	30	19.150	25.00	2.85
30	18.86	2.56	760	40	18.89	19.00	2.59
35	19.02	2.72	765	45	18.83	17.00	2.53
40	19.15	2.85	770	50	18.78	15.40	2.48
45	19.28	2.98	775	55	18.75	14.09	2.45
50	19.36	3.06	780	60	18.71	13.00	2.41
55	19.45	3.15	790	70	18.66	11.29	2.36
60	19.52	3.22	800	80	18.61	10.00	2.31
70	19.65	3.35	810	90	18.57	9.00	2.27
80	19.76	3.46	820	100	18.54	8.20	2.24
90	19.86	3.56	830	110	18.51	7.55	2.21
100	19.95	3.65	840	120	18.50	7.00	2.20
110	20.03	3.73	870	150	18.4	5.80	2.10
120	20.10	3.80	900	180	18.33	5.00	2.03
150	20.28	3.98	930	210	18.27	4.43	1.97
180	20.46	4.16	960	240	18.21	4.00	1.91
210	20.64	4.34	1020	300	18.117	3.40	1.82
240	20.79	4.49	1080	360	18.024	3.00	1.72
270	20.93	4.63	1140	420	17.962	2.71	1.66
300	21.04	4.74	1200	480	17.89	2.50	1.59
330	21.11	4.81	1260	540	17.828	2.33	1.53
360	21.25	4.95	1320	600	17.777	2.20	1.48
390	21.47	5.17	1380	660	17.715	2.09	1.42
420	21.49	5.19	1440	720	17.663	2.00	1.36
450	21.59	5.29					
480	21.70	5.40					

Drawdown Data:**Recovery Data:**

Time (minutes)	Water Level (m)	Drawdown (m)	Time t (minutes)	Time t' (minutes)	Water Level (m)	t/t'	Residual Drawdown (m)
540	21.87	5.57					
600	22.05	5.75					
660	22.21	5.91					
720	22.36	6.06					
	Data from datalogger						

APPENDIX B

Pumping Test Data for Subject Well WID 69177

Project: WID 69177
Client: Judy Hayes
Location: 490 Gardner Rd., Galiano Island
Date of Test: July 11 and 12/23
Test Conducted by: Red Williams Well Drilling

Reference: all readings from top of sounding tube

Stick up: 1.0 m
Observation Wells: WID 69176

Pumped Well: 62.48 m deep
Pumping Rate: 3.823 L/min (1.01 USgpm)
Static Water Level: 9.40 m

Pump Start Time: 10:00 PM July 11, 2023
Pump End Time: 10:00 AM July 12, 2023
Analysis by: A. Kohut, P.Eng.

Drawdown Data:

Recovery Data:

Time (minutes)	Water Level (m)	Drawdown (m)	Time t (minutes)	Time t' (minutes)	Water Level (m)	t/t'	Residual Drawdown (m)
0.5	9.70	0.30	720.5	0.5	15.11	1441.00	5.71
1.0	9.77	0.37	721	1	15.01	721.00	5.61
1.5	9.85	0.45	721.5	1.5	14.91	481.00	5.51
			722.0	2.0	14.82	361.00	5.42
2.0	9.93	0.53	722.5	2.5	14.73	289.00	5.33
2.5	10.00	0.60	723	3	14.65	241.00	5.25
3	10.08	0.68	723.5	3.5	14.56	206.71	5.16
3.5	10.15	0.75	724	4	14.48	181.00	5.08
4	10.22	0.82	724.5	4.5	14.40	161.00	5.00
4.5	10.29	0.89	725	5	14.33	145.00	4.93
5	10.38	0.98	726	6	14.18	121.00	4.78
6	10.49	1.09	727	7	14.05	103.86	4.65
7	10.61	1.21	728	8	13.920	91.00	4.52
8	10.73	1.33	729	9	13.800	81.00	4.40
9	10.85	1.45	730	10	13.68	73.00	4.28
10	10.96	1.56	732	12	13.45	61.00	4.05
12	11.22	1.82	734	14	13.25	52.43	3.85
14	11.40	2.00	736	16	13.06	46.00	3.66
16	11.54	2.14	738	18	12.90	41.00	3.50
18	11.69	2.29	730	20	12.740	36.50	3.34
20	11.90	2.50	745	25	12.39	29.80	2.99
25	12.17	2.77	750	30	12.100	25.00	2.70
30	12.45	3.05	755	35	11.85	21.57	2.45
35	12.69	3.29	760	40	11.66	19.00	2.26
40	12.88	3.48	765	45	11.49	17.00	2.09
45	13.06	3.66	770	50	11.33	15.40	1.93
50	13.22	3.82	775	55	11.20	14.09	1.80
55	13.38	3.98	780	60	11.09	13.00	1.69
60	13.48	4.08	790	70	10.88	11.29	1.48
70	13.69	4.29	800	80	10.75	10.00	1.35
80	13.85	4.45	810	90	10.63	9.00	1.23
90	14.00	4.60	820	100	10.53	8.20	1.13
100	14.11	4.71	830	110	10.45	7.55	1.05
110	14.20	4.80	840	120	10.38	7.00	0.98
120	14.28	4.88	870	150	10.23	5.80	0.83
150	14.44	5.04	900	180	10.12	5.00	0.72
180	14.57	5.17	930	210	10.05	4.43	0.65
210	14.69	5.29	960	240	9.99	4.00	0.59
240	14.75	5.35					
270	14.81	5.41					
300	14.83	5.43					
330	14.89	5.49					
360	14.92	5.52					
390	14.98	5.58					
420	15.00	5.60					
450	15.03	5.63					

Drawdown Data:**Recovery Data:**

Time (minutes)	Water Level (m)	Drawdown (m)	Time t (minutes)	Time t' (minutes)	Water Level (m)	t/t'	Residual Drawdown (m)
480	15.06	5.66					
540	15.08	5.68					
600	15.11	5.71					
660	15.15	5.75					
720	15.18	5.78					

Appendix C
Laboratory Water Quality Sampling Results



Your Project #: 490 GARDNER
Your C.O.C. #: WI034252

Attention: AL KOHUT
HY-GEO CONSULTING
4470 Arsens Place
VICTORIA, BC
Canada V8Z 2M9

Report Date: 2023/07/18
Report #: R3366518
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C351946

Received: 2023/07/11, 14:40

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Alkalinity @25C (pp, total), CO ₃ ,HCO ₃ ,OH	1	N/A	2023/07/13	BBY6SOP-00026	SM 24 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2023/07/13	BBY6SOP-00011 / BBY6SOP-00017	SM24-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2023/07/12	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2023/07/13	BBY6SOP-00026	SM 24 2510 B m
Fluoride	1	N/A	2023/07/17	BBY6SOP-00048	SM 24 4500-F C m
Hardness Total (calculated as CaCO ₃) (1)	1	N/A	2023/07/15	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2023/07/13	2023/07/13	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2023/07/15	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2023/07/14	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2023/07/12	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2023/07/12	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2023/07/13	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2023/07/13	BBY6SOP-00026	SM 24 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2023/07/14	2023/07/17	BBY6SOP-00033	SM 24 2540 C m
Total Coliform & E.Coli by MF-Chromocult	1	N/A	2023/07/12	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2023/07/12	BBY6SOP-00027	SM 23 2130 B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.



Your Project #: 490 GARDNER
Your C.O.C. #: WI034252

Attention: AL KOHUT
HY-GEO CONSULTING
4470 Arsens Place
VICTORIA, BC
Canada V8Z 2M9

Report Date: 2023/07/18
Report #: R3366518
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C351946
Received: 2023/07/11, 14:40

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested. This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).

(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276

=====

This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Raphael Kwan, Senior Manager, BC and Yukon Regions responsible for British Columbia Environmental laboratory operations.



BUREAU VERITAS

Bureau Veritas Job #: C351946
Report Date: 2023/07/18

HY-GEO CONSULTING
Client Project #: 490 GARDNER

DRINKING WATER PACKAGE (NON-REGULATED)

Bureau Veritas ID					BUI440		
Sampling Date							
COC Number					WI034252		
	UNITS	MAC	AO	OG	WID 69176	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	<0.0050	0.0050	B031618
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	35.8	0.50	B029061
Nitrate (N)	mg/L	10	-	-	<0.020	0.020	B029303
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	460	2.0	B031571
pH	pH	-	-	7.0:10.5	8.27	N/A	B031567
Total Dissolved Solids	mg/L	-	500	-	270	10	B034173
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	B031568
Alkalinity (Total as CaCO3)	mg/L	-	-	-	210	1.0	B031568
Bicarbonate (HCO3)	mg/L	-	-	-	250	1.0	B031568
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	B031568
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.30	0.050	B036370
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	B031568
Chloride (Cl)	mg/L	-	250	-	16	1.0	B032704
Sulphate (SO4)	mg/L	-	500	-	6.1	1.0	B032704
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	<5.0	5.0	B030877
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	<0.020	0.020	B031612
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.38	0.10	B030966
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	B032486
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	23.3	3.0	B034118
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	B034118
Total Arsenic (As)	ug/L	10	-	-	1.44	0.10	B034118
Total Barium (Ba)	ug/L	2000	-	-	2.0	1.0	B034118
Total Boron (B)	ug/L	5000	-	-	228	50	B034118
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	B034118
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	B034118
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
N/A = Not Applicable							



DRINKING WATER PACKAGE (NON-REGULATED)

Bureau Veritas ID					BUI440		
Sampling Date							
COC Number					WI034252		
	UNITS	MAC	AO	OG	WID 69176	RDL	QC Batch
Total Cobalt (Co)	ug/L	-	-	-	0.27	0.20	B034118
Total Copper (Cu)	ug/L	2000	1000	-	5.40	0.20	B034118
Total Iron (Fe)	ug/L	-	300	-	30.2	5.0	B034118
Total Lead (Pb)	ug/L	5	-	-	<0.20	0.20	B034118
Total Manganese (Mn)	ug/L	120	20	-	53.7	1.0	B034118
Total Molybdenum (Mo)	ug/L	-	-	-	2.2	1.0	B034118
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	B034118
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	B034118
Total Silicon (Si)	ug/L	-	-	-	7250	100	B034118
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	B034118
Total Strontium (Sr)	ug/L	7000	-	-	80.2	1.0	B034118
Total Uranium (U)	ug/L	20	-	-	0.12	0.10	B034118
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	B034118
Total Zinc (Zn)	ug/L	-	5000	-	<5.0	5.0	B034118
Total Calcium (Ca)	mg/L	-	-	-	11.9	0.050	B029300
Total Magnesium (Mg)	mg/L	-	-	-	1.49	0.050	B029300
Total Potassium (K)	mg/L	-	-	-	0.193	0.050	B029300
Total Sodium (Na)	mg/L	-	200	-	89.7	0.050	B029300
Total Sulphur (S)	mg/L	-	-	-	<3.0	3.0	B029300
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	0	N/A	B031605
E. coli	CFU/100mL	0	-	-	0	N/A	B031605
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
N/A = Not Applicable							



BUREAU
VERITAS

Bureau Veritas Job #: C351946

Report Date: 2023/07/18

HY-GEO CONSULTING

Client Project #: 490 GARDNER

GENERAL COMMENTS

Sample BUI440 [WID 69176] : Sampling Date not provided for Total Coliform & E.Coli by MF-Chromocult; therefore, hold time status cannot be assessed.

MAC,AO,OG: The guidelines that have been included in this report have been taken from the Canadian Drinking Water Quality Summary Table, September 2022.

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

Turbidity Guidelines:

1. Chemically assisted filtration: less than or equal to 0.3 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 1.0 NTU at any time.
2. Slow sand / diatomaceous earth filtration: less than or equal to 1.0 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 3.0 NTU at any time.
3. Membrane filtration: less than or equal to 0.1 NTU in 99% of the measurements made or at least 99% of the time each calendar month. Shall not exceed 0.3 NTU at any time.
4. To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less.

Measurement of Uncertainty has not been accounted for when stating conformity to the selected criteria, where applicable.

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C351946
Report Date: 2023/07/18

QUALITY ASSURANCE REPORT

HY-GEO CONSULTING
Client Project #: 490 GARDNER

QC Batch	Parameter	Date	Matrix Spike		Spiked Blank		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
B030877	True Colour	2023/07/12			101	80 - 120	<5.0	Col. Unit	NC	20
B030966	Turbidity	2023/07/12			97	80 - 120	<0.10	NTU	18	20
B031567	pH	2023/07/13			100	97 - 103			1.4	N/A
B031568	Alkalinity (PP as CaCO3)	2023/07/13					<1.0	mg/L		
B031568	Alkalinity (Total as CaCO3)	2023/07/13			100	80 - 120	<1.0	mg/L		
B031568	Bicarbonate (HCO3)	2023/07/13					<1.0	mg/L		
B031568	Carbonate (CO3)	2023/07/13					<1.0	mg/L		
B031568	Hydroxide (OH)	2023/07/13					<1.0	mg/L		
B031571	Conductivity	2023/07/13			100	90 - 110	<2.0	uS/cm		
B031612	Nitrate plus Nitrite (N)	2023/07/12	104	80 - 120	108	80 - 120	<0.020	mg/L	NC	25
B031618	Nitrite (N)	2023/07/12	99	80 - 120	104	80 - 120	<0.0050	mg/L	NC	20
B032486	Total Mercury (Hg)	2023/07/13	85	80 - 120	95	80 - 120	<0.0019	ug/L	NC	20
B032704	Chloride (Cl)	2023/07/13	NC	80 - 120	98	80 - 120	<1.0	mg/L		
B032704	Sulphate (SO4)	2023/07/13	NC	80 - 120	99	80 - 120	<1.0	mg/L	1.6	20
B034118	Total Aluminum (Al)	2023/07/14	99	80 - 120	99	80 - 120	<3.0	ug/L	0.47	20
B034118	Total Antimony (Sb)	2023/07/14	102	80 - 120	102	80 - 120	<0.50	ug/L	NC	20
B034118	Total Arsenic (As)	2023/07/14	102	80 - 120	101	80 - 120	<0.10	ug/L	6.6	20
B034118	Total Barium (Ba)	2023/07/14	100	80 - 120	99	80 - 120	<1.0	ug/L	0.49	20
B034118	Total Boron (B)	2023/07/14	98	80 - 120	95	80 - 120	<50	ug/L	NC	20
B034118	Total Cadmium (Cd)	2023/07/14	97	80 - 120	98	80 - 120	<0.010	ug/L	NC	20
B034118	Total Chromium (Cr)	2023/07/14	98	80 - 120	99	80 - 120	<1.0	ug/L	NC	20
B034118	Total Cobalt (Co)	2023/07/14	94	80 - 120	95	80 - 120	<0.20	ug/L	NC	20
B034118	Total Copper (Cu)	2023/07/14	NC	80 - 120	94	80 - 120	<0.20	ug/L	0.17	20
B034118	Total Iron (Fe)	2023/07/14	100	80 - 120	97	80 - 120	<5.0	ug/L	2.2	20
B034118	Total Lead (Pb)	2023/07/14	99	80 - 120	100	80 - 120	<0.20	ug/L	0.88	20
B034118	Total Manganese (Mn)	2023/07/14	97	80 - 120	96	80 - 120	<1.0	ug/L	NC	20
B034118	Total Molybdenum (Mo)	2023/07/14	104	80 - 120	102	80 - 120	<1.0	ug/L	NC	20
B034118	Total Nickel (Ni)	2023/07/14	96	80 - 120	98	80 - 120	<1.0	ug/L	0.65	20
B034118	Total Selenium (Se)	2023/07/14	105	80 - 120	105	80 - 120	<0.10	ug/L	NC	20
B034118	Total Silicon (Si)	2023/07/14	NC	80 - 120	102	80 - 120	<100	ug/L	1.9	20
B034118	Total Silver (Ag)	2023/07/14	100	80 - 120	99	80 - 120	<0.020	ug/L	NC	20
B034118	Total Strontium (Sr)	2023/07/14	NC	80 - 120	98	80 - 120	<1.0	ug/L	1.6	20
B034118	Total Uranium (U)	2023/07/14	92	80 - 120	84	80 - 120	<0.10	ug/L	NC	20



BUREAU
VERITAS

Bureau Veritas Job #: C351946
Report Date: 2023/07/18

QUALITY ASSURANCE REPORT(CONT'D)

HY-GEO CONSULTING
Client Project #: 490 GARDNER

QC Batch	Parameter	Date	Matrix Spike		Spiked Blank		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
B034118	Total Vanadium (V)	2023/07/14	100	80 - 120	97	80 - 120	<5.0	ug/L	NC	20
B034118	Total Zinc (Zn)	2023/07/14	NC	80 - 120	100	80 - 120	<5.0	ug/L	1.4	20
B034173	Total Dissolved Solids	2023/07/17	100	80 - 120	97	80 - 120	<10	mg/L	0.83	20
B036370	Dissolved Fluoride (F)	2023/07/17	104	80 - 120	102	80 - 120	<0.050	mg/L	NC	20

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



Bureau Veritas Job #: C351946
Report Date: 2023/07/18

HY-GEO CONSULTING
Client Project #: 490 GARDNER

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



Mauro Oselin, Scientific Specialist



Bureau Veritas Proprietary Software
Logiciel Propriétaire de Bureau Veritas

Automated Statchk

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by {0}, {1} responsible for {2} {3} laboratory operations.



Your Project #: 490 GARDNER
Your C.O.C. #: WI034479

Attention: AL KOHUT

HY-GEO CONSULTING
4470 Arsens Place
VICTORIA, BC
Canada V8Z 2M9

Report Date: 2023/07/19
Report #: R3367441
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C352397

Received: 2023/07/12, 14:46

Sample Matrix: Drinking Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Alkalinity @25C (pp, total), CO ₃ ,HCO ₃ ,OH	1	N/A	2023/07/14	BBY6SOP-00026	SM 24 2320 B m
Chloride/Sulphate by Auto Colourimetry	1	N/A	2023/07/14	BBY6SOP-00011 / BBY6SOP-00017	SM24-4500-Cl/SO4-E m
Colour (True) by Kone Lab	1	N/A	2023/07/14	BBY6SOP-00057	SM 23 2120 C m
Conductivity @25C	1	N/A	2023/07/14	BBY6SOP-00026	SM 24 2510 B m
Fluoride	1	N/A	2023/07/17	BBY6SOP-00048	SM 24 4500-F C m
Hardness Total (calculated as CaCO ₃) (1)	1	N/A	2023/07/15	BBY WI-00033	Auto Calc
Mercury (Total) by CV	1	2023/07/14	2023/07/14	AB SOP-00084	BCMOE BCLM Oct2013 m
Na, K, Ca, Mg, S by CRC ICPMS (total)	1	N/A	2023/07/15	BBY WI-00033	Auto Calc
Elements by CRC ICPMS (total)	1	N/A	2023/07/14	BBY7SOP-00003 / BBY7SOP-00002	EPA 6020b R2 m
Nitrate + Nitrite (N)	1	N/A	2023/07/14	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrite (N) by CFA	1	N/A	2023/07/14	BBY6SOP-00010	SM 23 4500-NO3- I m
Nitrogen - Nitrate (as N)	1	N/A	2023/07/15	BBY WI-00033	Auto Calc
pH @25°C (2)	1	N/A	2023/07/14	BBY6SOP-00026	SM 24 4500-H+ B m
Total Dissolved Solids (Filt. Residue)	1	2023/07/14	2023/07/17	BBY6SOP-00033	SM 24 2540 C m
Total Coliform & E.Coli by MF-Chromocult	1	N/A	2023/07/13	BBY4SOP-00143	Merck KGaA Version 1
Turbidity	1	N/A	2023/07/13	BBY6SOP-00027	SM 23 2130 B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.



Your Project #: 490 GARDNER
Your C.O.C. #: WI034479

Attention: AL KOHUT

HY-GEO CONSULTING
4470 Arsens Place
VICTORIA, BC
Canada V8Z 2M9

Report Date: 2023/07/19
Report #: R3367441
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C352397

Received: 2023/07/12, 14:46

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) "Total Hardness" was calculated from Total Ca and Mg concentrations and may be biased high (Hardness, or Dissolved Hardness, calculated from Dissolved Ca and Mg, should be used for compliance if available).

(2) The CCME method requires pH to be analysed within 15 minutes of sampling and therefore field analysis is required for compliance. All Laboratory pH analyses in this report are reported past the CCME holding time. Bureau Veritas endeavours to analyze samples as soon as possible after receipt.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Customer Solutions, Western Canada Customer Experience Team
Email: customersolutionswest@bureauveritas.com
Phone# (604) 734 7276

=====
This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Raphael Kwan, Senior Manager, BC and Yukon Regions responsible for British Columbia Environmental laboratory operations.



DRINKING WATER PACKAGE (NON-REGULATED)

Bureau Veritas ID					BUL010		
Sampling Date					2023/07/12 09:50		
COC Number					WI034479		
	UNITS	MAC	AO	OG	WID 69177	RDL	QC Batch
ANIONS							
Nitrite (N)	mg/L	1	-	-	0.0069	0.0050	B034898
Calculated Parameters							
Total Hardness (CaCO3)	mg/L	-	-	-	125	0.50	B030744
Nitrate (N)	mg/L	10	-	-	0.560	0.020	B030823
Misc. Inorganics							
Conductivity	uS/cm	-	-	-	410	2.0	B033528
pH	pH	-	-	7.0:10.5	7.86	N/A	B033527
Total Dissolved Solids	mg/L	-	500	-	240	10	B034173
Anions							
Alkalinity (PP as CaCO3)	mg/L	-	-	-	<1.0	1.0	B033526
Alkalinity (Total as CaCO3)	mg/L	-	-	-	180	1.0	B033526
Bicarbonate (HCO3)	mg/L	-	-	-	220	1.0	B033526
Carbonate (CO3)	mg/L	-	-	-	<1.0	1.0	B033526
Dissolved Fluoride (F)	mg/L	1.5	-	-	0.11	0.050	B036749
Hydroxide (OH)	mg/L	-	-	-	<1.0	1.0	B033526
Chloride (Cl)	mg/L	-	250	-	8.5	1.0	B034435
Sulphate (SO4)	mg/L	-	500	-	6.0	1.0	B034435
MISCELLANEOUS							
True Colour	Col. Unit	-	15	-	<5.0	5.0	B034238
Nutrients							
Nitrate plus Nitrite (N)	mg/L	-	-	-	0.567	0.020	B034897
Physical Properties							
Turbidity	NTU	see remark	see remark	see remark	0.38	0.10	B033464
Elements							
Total Mercury (Hg)	ug/L	1	-	-	<0.0019	0.0019	B034230
Total Metals by ICPMS							
Total Aluminum (Al)	ug/L	2900	-	100	15.7	3.0	B034118
Total Antimony (Sb)	ug/L	6	-	-	<0.50	0.50	B034118
Total Arsenic (As)	ug/L	10	-	-	0.66	0.10	B034118
Total Barium (Ba)	ug/L	2000	-	-	6.2	1.0	B034118
Total Boron (B)	ug/L	5000	-	-	63	50	B034118
Total Cadmium (Cd)	ug/L	7	-	-	<0.010	0.010	B034118
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
N/A = Not Applicable							



DRINKING WATER PACKAGE (NON-REGULATED)

Bureau Veritas ID					BUL010		
Sampling Date					2023/07/12 09:50		
COC Number					WI034479		
	UNITS	MAC	AO	OG	WID 69177	RDL	QC Batch
Total Chromium (Cr)	ug/L	50	-	-	<1.0	1.0	B034118
Total Cobalt (Co)	ug/L	-	-	-	<0.20	0.20	B034118
Total Copper (Cu)	ug/L	2000	1000	-	6.02	0.20	B034118
Total Iron (Fe)	ug/L	-	300	-	34.1	5.0	B034118
Total Lead (Pb)	ug/L	5	-	-	0.23	0.20	B034118
Total Manganese (Mn)	ug/L	120	20	-	185	1.0	B034118
Total Molybdenum (Mo)	ug/L	-	-	-	1.0	1.0	B034118
Total Nickel (Ni)	ug/L	-	-	-	<1.0	1.0	B034118
Total Selenium (Se)	ug/L	50	-	-	<0.10	0.10	B034118
Total Silicon (Si)	ug/L	-	-	-	10400	100	B034118
Total Silver (Ag)	ug/L	-	-	-	<0.020	0.020	B034118
Total Strontium (Sr)	ug/L	7000	-	-	304	1.0	B034118
Total Uranium (U)	ug/L	20	-	-	0.32	0.10	B034118
Total Vanadium (V)	ug/L	-	-	-	<5.0	5.0	B034118
Total Zinc (Zn)	ug/L	-	5000	-	8.7	5.0	B034118
Total Calcium (Ca)	mg/L	-	-	-	41.6	0.050	B030822
Total Magnesium (Mg)	mg/L	-	-	-	5.11	0.050	B030822
Total Potassium (K)	mg/L	-	-	-	0.303	0.050	B030822
Total Sodium (Na)	mg/L	-	200	-	39.7	0.050	B030822
Total Sulphur (S)	mg/L	-	-	-	<3.0	3.0	B030822
Microbiological Param.							
Total Coliforms	CFU/100mL	0	-	-	2.0	N/A	B033178
E. coli	CFU/100mL	0	-	-	0	N/A	B033178
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
N/A = Not Applicable							



GENERAL COMMENTS

MAC,AO,OG: The guidelines that have been included in this report have been taken from the Canadian Drinking Water Quality Summary Table, September 2022.

Criteria A = Maximum Acceptable Concentration (MAC) / Criteria B = Aesthetic Objectives (AO) / Criteria C = Operational Guidance Values (OG)
It is recommended to consult these guidelines when interpreting your data since there are non-numerical guidelines that are not included on this report.

Turbidity Guidelines:

1. Chemically assisted filtration: less than or equal to 0.3 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 1.0 NTU at any time.
2. Slow sand / diatomaceous earth filtration: less than or equal to 1.0 NTU in 95% of the measurements or 95% of the time each month. Shall not exceed 3.0 NTU at any time.
3. Membrane filtration: less than or equal to 0.1 NTU in 99% of the measurements made or at least 99% of the time each calendar month. Shall not exceed 0.3 NTU at any time.
4. To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less.

Measurement of Uncertainty has not been accounted for when stating conformity to the selected criteria, where applicable.

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C352397
Report Date: 2023/07/19

QUALITY ASSURANCE REPORT

HY-GEO CONSULTING
Client Project #: 490 GARDNER

QC Batch	Parameter	Date	Matrix Spike		Spiked Blank		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
B033464	Turbidity	2023/07/13			101	80 - 120	<0.10	NTU	0.71	20
B033526	Alkalinity (PP as CaCO3)	2023/07/14					<1.0	mg/L		
B033526	Alkalinity (Total as CaCO3)	2023/07/14			97	80 - 120	<1.0	mg/L		
B033526	Bicarbonate (HCO3)	2023/07/14					<1.0	mg/L		
B033526	Carbonate (CO3)	2023/07/14					<1.0	mg/L		
B033526	Hydroxide (OH)	2023/07/14					<1.0	mg/L		
B033527	pH	2023/07/14			100	97 - 103				
B033528	Conductivity	2023/07/14			99	90 - 110	<2.0	uS/cm		
B034118	Total Aluminum (Al)	2023/07/14	99	80 - 120	99	80 - 120	<3.0	ug/L	0.47	20
B034118	Total Antimony (Sb)	2023/07/14	102	80 - 120	102	80 - 120	<0.50	ug/L	NC	20
B034118	Total Arsenic (As)	2023/07/14	102	80 - 120	101	80 - 120	<0.10	ug/L	6.6	20
B034118	Total Barium (Ba)	2023/07/14	100	80 - 120	99	80 - 120	<1.0	ug/L	0.49	20
B034118	Total Boron (B)	2023/07/14	98	80 - 120	95	80 - 120	<50	ug/L	NC	20
B034118	Total Cadmium (Cd)	2023/07/14	97	80 - 120	98	80 - 120	<0.010	ug/L	NC	20
B034118	Total Chromium (Cr)	2023/07/14	98	80 - 120	99	80 - 120	<1.0	ug/L	NC	20
B034118	Total Cobalt (Co)	2023/07/14	94	80 - 120	95	80 - 120	<0.20	ug/L	NC	20
B034118	Total Copper (Cu)	2023/07/14	NC	80 - 120	94	80 - 120	<0.20	ug/L	0.17	20
B034118	Total Iron (Fe)	2023/07/14	100	80 - 120	97	80 - 120	<5.0	ug/L	2.2	20
B034118	Total Lead (Pb)	2023/07/14	99	80 - 120	100	80 - 120	<0.20	ug/L	0.88	20
B034118	Total Manganese (Mn)	2023/07/14	97	80 - 120	96	80 - 120	<1.0	ug/L	NC	20
B034118	Total Molybdenum (Mo)	2023/07/14	104	80 - 120	102	80 - 120	<1.0	ug/L	NC	20
B034118	Total Nickel (Ni)	2023/07/14	96	80 - 120	98	80 - 120	<1.0	ug/L	0.65	20
B034118	Total Selenium (Se)	2023/07/14	105	80 - 120	105	80 - 120	<0.10	ug/L	NC	20
B034118	Total Silicon (Si)	2023/07/14	NC	80 - 120	102	80 - 120	<100	ug/L	1.9	20
B034118	Total Silver (Ag)	2023/07/14	100	80 - 120	99	80 - 120	<0.020	ug/L	NC	20
B034118	Total Strontium (Sr)	2023/07/14	NC	80 - 120	98	80 - 120	<1.0	ug/L	1.6	20
B034118	Total Uranium (U)	2023/07/14	92	80 - 120	84	80 - 120	<0.10	ug/L	NC	20
B034118	Total Vanadium (V)	2023/07/14	100	80 - 120	97	80 - 120	<5.0	ug/L	NC	20
B034118	Total Zinc (Zn)	2023/07/14	NC	80 - 120	100	80 - 120	<5.0	ug/L	1.4	20
B034173	Total Dissolved Solids	2023/07/17	100	80 - 120	97	80 - 120	<10	mg/L	0.83	20
B034230	Total Mercury (Hg)	2023/07/14	104	80 - 120	99	80 - 120	<0.0019	ug/L	NC	20
B034238	True Colour	2023/07/14			106	80 - 120	<5.0	Col. Unit	NC	20
B034435	Chloride (Cl)	2023/07/14	NC	80 - 120	100	80 - 120	<1.0	mg/L	0.074	20



BUREAU
VERITAS

Bureau Veritas Job #: C352397
Report Date: 2023/07/19

QUALITY ASSURANCE REPORT(CONT'D)

HY-GEO CONSULTING
Client Project #: 490 GARDNER

QC Batch	Parameter	Date	Matrix Spike		Spiked Blank		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
B034435	Sulphate (SO4)	2023/07/14	NC	80 - 120	101	80 - 120	<1.0	mg/L	0.94	20
B034897	Nitrate plus Nitrite (N)	2023/07/14	102	80 - 120	107	80 - 120	<0.020	mg/L	NC	25
B034898	Nitrite (N)	2023/07/14	99	80 - 120	106	80 - 120	<0.0050	mg/L	NC	20
B036749	Dissolved Fluoride (F)	2023/07/17	110	80 - 120	106	80 - 120	<0.050	mg/L	0	20

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



BUREAU
VERITAS

Bureau Veritas Job #: C352397
Report Date: 2023/07/19

HY-GEO CONSULTING
Client Project #: 490 GARDNER

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



Mauro Oselin, Scientific Specialist



Bureau Veritas Proprietary Software
Logiciel Propriétaire de Bureau Veritas

Automated Statchk

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by {0}, {1} responsible for {2} {3} laboratory operations.

Appendix D – MB Labs Post-Treatment Analytical Results for Well ID #69177

Brad Lockett
620 Montague Rd
Galiano Island, BC
VON 1P0

10Jul24 08:30
Source: Well
Type of Sample: Water
No. of Samples: 1

W181577

TEL: 250 539-2393
thepumpguy@hotmail.com
jlockettconsulting@gmail.com

Arrival temp.: 8.0C
Pd B1178 1007 Cash

Sample: 490 Gardner Rd, Judy Hayes

<u>SAMPLE</u>	<u>DATE</u>	<u>TIME</u>	<u>Mn</u> <u>(mg/L)</u>
Laundry Tap in House	07Jul24	17:45	0.004
Lab Blank			ND
So			0.001
REF. VALUE			1.00
STD ± 2SD			0.955 ± 0.054

SD = standard deviation; REF VALUE = primary or secondary reference material
STD = secondary standard calibrated to primary standard reference material
So = standard deviation at zero analyte concentration; method detection limit
is generally considered to be 3x So value
ND = none detected n/a = not applicable

Comments:

Manganese: high amounts can cause staining of laundry, porcelain & plumbing fixtures
& an undesirable tastes. Not considered toxic-caution children under 6 months

* Maximum acceptable concentration: 120 ug/L (0.12 mg/L); AO = 0.02 mg/L

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92,
& 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and
Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

From: Kim Stockdill
Sent: Wednesday, May 6, 2026 9:45 AM
To: 'Ari Tsetsekas'
Cc: Judy Hayes; Steve Michoulas
Subject: RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Hi Ari,

Yes I see the rationale to discharge the covenant from the newly created 'child parcel'. Although the Groundwater Assessment prepared by Hy-GeoConsulting references both wells, and includes recommendation for Well 69176 (on page 15), the covenant is silent on referencing Well 69176.

The next step is for the Galiano Island Local Trust Committee to approve the discharge of the covenant from the child parcel by LTC resolution. I can have this placed on the June 9th LTC meeting agenda, with the intention for the Chair of the LTC to sign the Form C discharge on June 17th.

Please move forward with drafting the Form C, and send it to me when its ready.

Thank you,

Kim Stockdill (she/her)

Island Planner

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5157 | 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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Penelakut, Qualicum, scəwəθən, səlilwətəʔ, SEMYOME, shishálh, Sḵw' xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṚÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱ JOŁŁP, W̱ SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm 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.

From: Ari Tsetsekas <atsetsekas@avralaw.com>

Sent: Monday, April 20, 2026 2:31 PM

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

Cc: Judy Hayes <kussos@shaw.ca>; Steve Michoulas <smichoulas@avralaw.com>

Subject: Re: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Hello Ms. Stockdill,

As you may be aware, we act for the owner of lands within the Trust Area. We are writing to seek Islands Trust's assistance with respect to the discharge of a Water Quality Covenant that was registered as part of a recently completed subdivision.

By way of background, the subdivision has now been successfully filed and all relevant covenants have been registered. PID 004-695-844 is the parent parcel, and PID 032-781-369 is the child parcel. Each parcel is served by its own well: WID 69177 serves the parent parcel, and WID 69176 serves the child parcel.

Our client, Judy Hayes, has instructed us that the Water Quality Covenant was not intended to be registered against the child parcel. For your reference, we have appended below our correspondence with the Ministry of Transportation and Infrastructure, together with the materials we submitted. The hydrological report is attached.

Accordingly, we are seeking Islands Trust's assistance with the following two matters:

1. Discharge of the Water Quality Covenant from the child parcel.

To effect the discharge, we respectfully request that Islands Trust execute a registrable discharge (Form C – Release) limited to the child parcel. We would be pleased to prepare the Form C and provide it to you for execution.

2. Confirmation regarding the effect of a subsequent transfer.

Our client intends to transfer the child parcel to a non-arm's-length corporate entity for development purposes, and we seek confirmation that such a transfer would not be a barrier to the covenant discharge.

By way of further context, our client intends to transfer the child parcel to a non-arm's-length corporate entity for development purposes. Given the length of time the subdivision process has already taken, further delay may jeopardize the project. We do not anticipate that the proposed transfer affects the substantive considerations relevant to this discharge request, but we raise it proactively in case it informs the Trust's preferred process or sequencing.

We would be grateful for your guidance on Islands Trust's requirements and next steps, and we would be happy to provide any additional information you may require.

Kind regards,

Ari Tsetsekas

Articling Student



Vancouver, BC
tel 604.782.4965 | email atsetsekas@avralaw.com
www.avralaw.com

From: Disher, Keisha TT:EX <Keisha.Disher@gov.bc.ca>
Sent: Monday, April 20, 2026 2:13 PM
To: Steve Michoulas <smichoulas@avralaw.com>
Cc: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>; Ari Tsetsekas <atsetsekas@avralaw.com>; Judy Hayes <kussos@shaw.ca>
Subject: RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Hi Mr. Michoulas,

My apologies, it appears that my below email was unclear. My from earlier this afternoon was solely in response to your question regarding the transfer of title from Judy Hayes to another entity, and not in reference to the covenant discharge since the ministry has not yet received from you all required documentation for a fulsome review. The Provincial Approving Officer cannot prematurely assess/approve any application as it fetters the decision-making process.

For clarity:

1. The ministry/Provincial Approving Officer will work with you while you support the property owner of the "child" parcel so long as you are directed to represent them in this matter.
2. The ministry/Provincial Approving Officer has no discretion regarding the transfer of properties.
3. The ministry and approving officer will consider the potable water covenant discharge request including the Form C for discharge and supporting documentation (support from Islands Trust) when all relevant documents are submitted to this office.

Thank you.



Keisha Disher (She/Her)
Provincial Approving Officer
Vancouver Island District
Ministry of Transportation and Transit

Phone: 250-331-9939
Email: Keisha.Disher@gov.bc.ca
Web: [Subdividing Land Outside a Municipality](#)

From: Steve Michoulas <smichoulas@avralaw.com>
Sent: April 20, 2026 2:00 PM
To: Disher, Keisha TT:EX <Keisha.Disher@gov.bc.ca>
Cc: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>; Ari Tsetsekas <atsetsekas@avralaw.com>; Judy Hayes <kussos@shaw.ca>
Subject: RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

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Dear Ms. Disher,

Thank you for getting back to us.

In the interest of playing it safe, I understand your email to mean that:

1. the Provincial Approving Officer has no role or decision-making authority with respect to our proposed transfer of title to the non arm's length company (Bennox Investments Ltd.), which we understand and appreciate,
2. that the Ministry has no concerns with discharging the potable water covenant on PID 032-781-369 (subject to hearing back from Islands Trust), and
3. the Ministry would continue to work with Bennox to discharge the covenants if the transfer from Ms. Hayes to Bennox proceeds as planned.

Please let me know if I've misunderstood. We will reach out to Islands Trust.

Thanks again!

Kind regards,

Steve

A. Steve Michoulas

Principal



Vancouver, BC

tel 604.828.0431 | email smichoulas@avralaw.com

www.avralaw.com

From: Disher, Keisha TT:EX <Keisha.Disher@gov.bc.ca>
Sent: April 20, 2026 1:38 PM
To: Steve Michoulas <smichoulas@avralaw.com>
Cc: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>; Ari Tsetsekas <atsetsekas@avralaw.com>; Judy Hayes <kussos@shaw.ca>

RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Subject: RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Hi Mr. Micholas,

The Provincial Approving Officer has no discretion regarding the transfer of title of properties. The ministry has no concerns.

We look forward to reviewing Island Trust's approval of the discharge of the potable water covenant on PID 032-781-369.

Thank you,



Keisha Disher (She/Her)

Provincial Approving Officer

Vancouver Island District

Ministry of Transportation and Transit

Phone: 250-331-9939

Email: Keisha.Disher@gov.bc.ca

Web: [Subdividing Land Outside a Municipality](#)

From: Steve Michoulas <smichoulas@avralaw.com>

Sent: April 10, 2026 2:52 PM

To: Disher, Keisha TT:EX <Keisha.Disher@gov.bc.ca>

Cc: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>; Ari Tsetsekas <atsetsekas@avralaw.com>; Judy Hayes <kussos@shaw.ca>

Subject: RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Keisha and Dana,

Thank you for connecting with us on this issue. At this stage, our primary focus is obtaining a discharge of the water quality covenant from the Child Parcel, as it presents the most significant constraint on our client's future development plans.

RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

For ease of reference, PID 004-695-844 is the Parent Parcel and PID 032-781-369 is the Child Parcel. Each property has one well: WID 69177 serves the Parent Parcel and WID 69176 serves the Child Parcel. While I acknowledge that the PLR appears to suggest that the water quality covenant ought to be registered against both parcels, I respectfully submit that this was not the intent of the parties nor is it required given the test results of WID69176. In particular:

- a. Please see attached the relevant water quality report, along with an email dated June 20, 2024 from the Ministry confirming that WID 69176 (the well on the Child Parcel) meets acceptable drinking water standards and does not require the treatment mandated by the existing water quality covenant. The relevant portion of the hydrological report appears at page 7 "Water Quality of Well WID 6917".
- b. The water quality covenant, as registered against the Child Parcel, makes reference to WID 69177, which is *not* located on the Child Parcel. I will send you a copy of the filed water quality covenant via separate email, due to the size of the file.

With that said, there are two things I am hoping you can comment on:

1. Are the attached email and hydrological report sufficient for you (with the corresponding approval of Islands Trust) to move forward on the discharge?
2. Our client is under some pressure to move forward with their development of the Child Parcel, and the first step of that development is transferring title to a non-arm's length corporate entity. Our client intends to proceed with this transfer as soon as practicable. We anticipate that the Ministry will be able to continue engaging with the successor non-arm's-length corporation in the same manner to advance the discharge of the registrations at issue. Please let us know if this proposed transfer raises any concerns from your perspective, or if it would create any obstacles to continuing to work toward a discharge after the transfer occurs.

We will also be reaching out concurrently to Islands Trust to obtain their approval for the covenant discharge, and will provide that confirmation as soon as it is available.

Thanks again for your time and consideration.

Kind regards,

Steve

A. Steve Michoulas

Principal



Vancouver, BC
tel 604.828.0431 | email smichoulas@avralaw.com
www.avralaw.com

From: Disher, Keisha TT:EX <Keisha.Disher@gov.bc.ca>
Sent: April 8, 2026 4:28 PM
To: Steve Michoulas <smichoulas@avralaw.com>
Cc: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>
Subject: FW: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Hi Steve,

I left you a voicemail this afternoon regarding your request to discharge of two covenants on PID 032-781-369. Please feel free to call me directly to discuss.

Our office is willing to review the covenants that your client has asked to be considered. I note that the Preliminary Layout Review document (enclosed) dated Nov 6, 2024 indicates in condition 4 (regarding potable water) and condition 7 (regarding flooding) that the covenants would apply to all proposed lots. If Judy has documentation from the ministry that indicates that either of the covenants would be on only one parcel, please forward them for our review.

To continue reviewing your client's request, please forward to us Island Trust's approval of the discharge of the potable water covenant on PID 032-781-369.

I understand you have also reached out to Islands Trust for their consent to discharge the referenced covenants. Please note that the ministry is a signatory to both covenants, whereas Islands Trust is a signatory to the potable water covenant only.

Regards,



Keisha Disher (She/Her)
Provincial Approving Officer
Vancouver Island District
Ministry of Transportation and Transit
Phone: 250-331-9939
Email: Keisha.Disher@gov.bc.ca
Web: [Subdividing Land Outside a Municipality](#)

From: Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>
Sent: April 2, 2026 3:30 PM
To: Disher, Keisha TT:EX <Keisha.Disher@gov.bc.ca>
Subject: FW: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Thank You,



Dana Spilde
Development Services Officer- SA01/ SA02
Ministry of Transportation & Transit
(250) 739 -8228 Direct Line

****Please Include File Number in Subject line, if applicable.**

Saanich Area Office-SA01
(250) 952-4515 Office Line
Suite 240- 4460 Chatterton Way
Victoria, BC
V8X 5J2
Nanaimo Area Office-SA02
(250) 250-751-3246 Office Line
Suite 301- 2100 Labieux Road
Nanaimo, BC
V9T 6E9

[eDAS Development Department](#)
[Highway use permits - Province of British Columbia](#)
[SUBDIVISION INFORMATION](#)
[Rural Subdivision Approvals Manual](#)

From: Steve Michoulas <smichoulas@avralaw.com>
Sent: March 31, 2026 3:05 PM
To: Stockdill, Kim <kstockdill@islandstrust.bc.ca>
Cc: Ari Tsetsekas <atsetsekas@avralaw.com>; Judy Hayes <kussos@shaw.ca>; Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>
Subject: FW: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Kim,
I hope all is well. Please see below an email I just sent to Dana at MoTI regarding the recent subdivision and covenant registration on Ms. Judy Hayes' property(ies) on Galiano. I am

RE: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

forwarding this note to you because we are requesting that Islands Trust consider granting Ms. Hayes a discharge of the flood covenant against the "Child Parcel", for the reasons outlined below.

We look forward to hearing back from you at your soonest convenience.

Thank you for considering.

Kind regards,

Steve

A. Steve Michoulas

Principal



Vancouver, BC

tel 604.828.0431 | email smichoulas@avralaw.com

www.avralaw.com

From: Steve Michoulas

Sent: March 31, 2026 3:01 PM

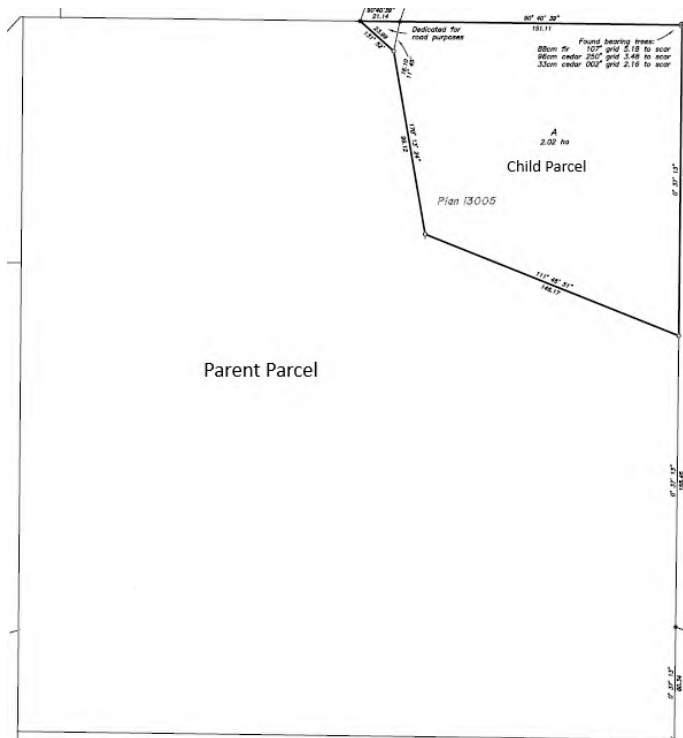
To: Spilde, Dana TT:EX <dana.spilde@gov.bc.ca>

Cc: Ari Tsetsekas <atsetsekas@avralaw.com>; Judy Hayes <kussos@shaw.ca>

Subject: eDAS File # 2023-05349 - 2 Lot Subdivision, Galiano Island - Covenant Registration Issue

Hello Dana,

As you may know, the subdivision was successfully filed and the covenants have been fully registered and the against both the parent parcel (PID: 004-695-844, the "**Parent Parcel**") and the child parcel (PID: 032-781-369, the "**Child Parcel**"). Please see image below setting out the location of the parcels, for illustrative purposes.



Our client, Judy Hayes, has reached out to us and has explained that the covenants ought not to have been registered against the Child Parcel. Judy's understanding, based on numerous discussions with MOTI and the Islands Trust throughout the subdivision process, was that these covenants were required only on the Parent Parcel.

Flood Covenants

As shown in the attached Riparian Areas Report and Islands Trust Development Permit, the flood-prone and/or environmentally sensitive areas giving rise to the flood covenants are not located on the Child Parcel. Rather, they are situated at the far rear of the Parent Parcel, well removed from the child lot and any development or use associated with it.

Water Quality Covenant

Similarly, the attached Hydrological Report (and prior correspondence with your office) confirms that only the well on the parent parcel (**WID 69177**) exhibited water quality concerns. By contrast, testing of the well servicing the child parcel (**WID 69176**) showed no detectable coliform or E. coli bacteria and acceptable total manganese levels.

Our Request to MoTI and Islands Trust

In light of the above, the covenants were not required for, and do not relate to, the Child Parcel, and their registration against that title appears to have been inadvertent.

Accordingly, we are seeking MOTI's assistance in discharging the Water Quality Covenant from the child parcel. To affect that discharge, we ask that MOTI execute registrable discharge (a Form C (Release)) in respect of the Child Parcel, which we will prepare and provide for execution. We will be separately following up with the Islands Trust regarding the discharge of the Flood Covenant.

Please let us know whether MOTI is amenable to executing a discharge, or if there is any additional information you require in order to proceed.

Kind regards,

A. Steve Michoulas

Principal



Vancouver, BC

tel 604.828.0431 | email smichoulas@avralaw.com

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File No.: PL-DP-2026-0147

x-ref: GL-DP-2022.4

DATE OF MEETING: June 9, 2026

TO: Galiano Island Local Trust Committee

FROM: Bruce Belcher, Planner 2
Southern Team

COPY: Mary Storzer, Regional Planning Manager

SUBJECT: Development Permit Amendment Application PL-DP-2026-0147
Applicant: Jesse Keefer
Location: 18585 Porlier Pass Rd, Galiano Island

RECOMMENDATION

1. That the Galiano Island Local Trust Committee approve issuance of Development Permit Amendment PL-DP-2026-0147.

REPORT SUMMARY

The purpose of this report is to consider a Development Permit (DP) amendment application for the addition of a container kitchen on the property within **Development Permit Area Six – Commercial and Industrial Form and Character (DPA 6)**.

BACKGROUND

The DP amendment application was submitted to the Islands Trust for the applicant’s plans to add a container kitchen to the existing DP plan, which was approved by the Galiano Island Local Trust Committee (LTC) in December 2022, included as Attachment 3. The amendment application is part of the commercial restaurant and café known as the Pink Geranium, located on the north retail commercial zoned portion of 18585 Porlier Pass Road.

A DP is required for any new construction leading to an increase in total lot coverage on a property within DPA 6, as per section 6.4 of the Galiano Island Official Community Plan No. 108, 1995 (OCP).

The original DP application included the renovations and additions made to the existing restaurant with the intent to operate the building as a café, restaurant, and retail food store. The 2022 DP included conditions for the siting and layout of buildings on the property, visual building form and character, landscaping, parking, lighting, and signage. The staff report presented at the December 2022 LTC meeting can be found at the following link:

<https://islandstrust.bc.ca/document/galiano-ltc-regular-meeting-agenda-17/#page=23>

The draft development permit amendment is included as Attachment 4

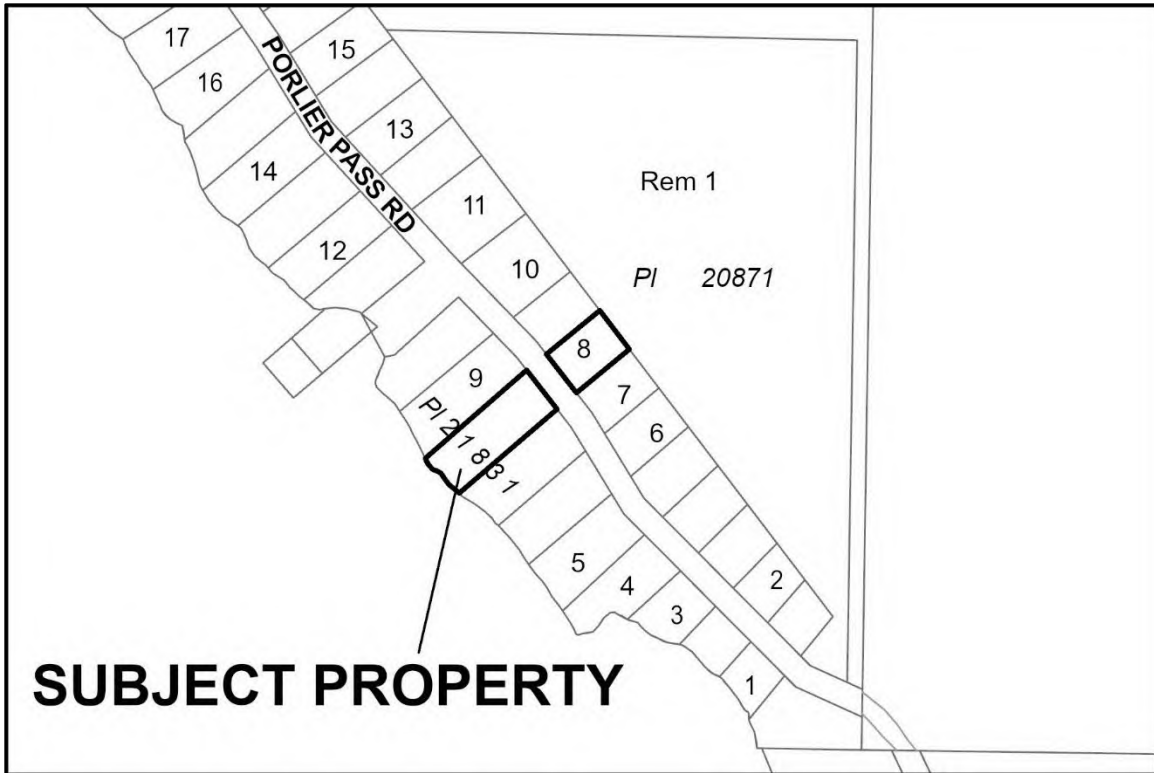


Figure 1: Subject Property Location

ANALYSIS

Policy/Regulatory

Official Community Plan:

The entirety of the northern portion of the property where the commercial restaurant business is located is within DPA 6.

The new container kitchen addition to the property complies with the DPA 6 guidelines outlined in the OCP. The location of the new container kitchen is within a previously developed area of the property and would not be visible from Porlier Pass Road. Staff consider that the existing landscaping, parking, and general development conditions remain sufficient for the development work.

Islands Trust staff have completed a checklist of the OCP DPA guidelines which is included as Attachment 2, and determined that the proposed building form and character proposed in this amendment adhere to the guidelines.

Land Use Bylaw:

The property is split zoned Small Lot Residential (SLR) and Retail Commercial (C1) in the Galiano Island Land Use Bylaw No. 127, 1999 (LUB). The property is split in two by Porlier Pass Road and the entirety of the north portion of the property where the commercial business is located is within the C1 zone.

Among other permitted uses the C1 zone allows retail stores, restaurants, and bakeries. The addition of the new container kitchen would not exceed the maximum lot coverage for the property of 33%. The container

kitchen addition would not involve any increase to the total number of restaurant seats, and therefore the existing 12 parking spaces remain consistent with the required parking in section 14 of the LUB.

Consultation

There is no public or agency consultation regularly associated with a DP application or amendment, nor any requirement for statutory notification.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Rationale for Recommendation

The recommendation on page 1 is supported as:

- The proposal is consistent with the DPA guidelines for development within DPA 6;
- The development of the property following issuance of the 2022 DP has been substantively in accordance with the terms, conditions, and provisions of the Permit (GL-DP-2022.4) including landscaping, siting, and parking to effectively manage the form and character of the business which staff consider sufficient for the development work proposed as part of this amendment.

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. Recommended wording for the resolution is as follows:

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

2. Determine that the DPA guidelines are not being met

The LTC may determine that the application as presented does not meet one or more guidelines of DPA 6. If this is the case, the LTC may request that the applicant amend the proposal to more closely align with DPA guidelines. The LTC should indicate which guidelines are not being met and the reasons for this. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee has determined that application PLDP20260147 as presented does not meet guideline(s) _____ for the following reasons: _____.

Submitted By:	Bruce Belcher, Planner 2	May 27, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	May 28, 2026

ATTACHMENTS

1. Site Context
2. DPA Guidelines Checklist
3. Issued Development Permit (GL-DP-2022.4)
4. Draft Development Permit Amendment

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 8, DISTRICT LOT 83, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 21831
PID	003-364-712
Civic Address	18585 Porlier Pass Rd Galiano
Lot Size	0.63 ha (1.55 ac)

LAND USE

Current Land Use	Retail Commercial (C1) and Small Lot Residential (SLR) – existing structure is unoccupied
Surrounding Land Use	Small Lot Residential (SLR)


HISTORICAL ACTIVITY

File No.	Purpose
GL-BP-2022.17	Building permit for a restaurant
GL-DP-2022.4	Development Permit for commercial development (restaurant)

POLICY/REGULATORY

Official Community Plan Designations	Commercial (C) and Small Lot Residential (SLR) DPA 6 – Commercial and Industrial Form and Character
Land Use Bylaw	Retail Commercial (C1) and Small Lot Residential (SLR) 
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	The proposal has no implications for the Islands Trust Conservancy.
Regional Conservation Strategy	The proposal does not impact the objectives and priorities of the Islands Trust Conservancy regional conservation plan.
Species at Risk	N/A
Sensitive Ecosystems	<p>Mature Forest</p> 
Hazard Areas	None where development will take place.
Archaeological Sites	<p>Mapping archaeological potential on the subject site.</p> <p>Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously 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.</p>
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

Attachment 2: DPA Guidelines Checklist

Galiano Island

OCP Bylaw No. 108, 1995

Commercial and Industrial Form and Character Development Permit Area (DPA 6)

Guideline	Complies			Comments
	Yes	No	N/A	
1. Where an application involves <u>retail commercial</u> buildings or structures, which are buildings and structures designed and intended for commercial uses other than for visitor accommodation, the building form and character should adhere to the following guidelines:				
a) Buildings and other structures should utilize existing topography and vegetation to be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) Buildings should be designed and sited with the main entrance oriented to the front lot line or to the main point of entry from the road where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c) Building form and character should not overwhelm the scale, mass and character of adjacent non-commercial properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shipping container kitchen is under 3 meters in height and is located on the north side of the restaurant building, not visible from Porlier Pass Rd.
d) Building mass should be appropriately proportioned in comparison to building height by limiting building frontage length in relation to building height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e) Building mass should be softened by the use of small-scale elements such as windows, panels, entrances and other detail features in order to avoid monotony in design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f) Buildings should not be designed with blank walls presenting an aspect to the highway or to highly visible areas; features such as garage doors and windowless facades should be minimized.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Container kitchen not visible from Porlier Pass Rd.
g) Buildings giving the impression of strip development should not be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
h) Natural materials should be incorporated into the design of buildings with construction materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cedar wood siding and deck, stone chimney, metal roofing on existing restaurant building.
i) Architectural variety should be provided through the use of features such as pitched roofs, dormers and similar features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Variation in roof heights
j) New buildings should be sited in a manner that results in minimal disturbance to existing vegetation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Container kitchen involves no new disturbance to existing vegetation.
k) In order to reduce noise, elements such as roof top mechanical equipment, shipping and loading areas, exterior storage areas, transformers, and meters should be screened from public view as effectively as possible through the use of any combination of landscaping, solid fencing and building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
l) Social gathering should be encouraged by creating spaces such as porches, patios and gardens that are visible and accessible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor dining patio, informal seating throughout garden
4. All applications should include <u>landscaping</u> adhering to the following guidelines:	No new landscaping planned in development permit amendment; previous development permit meets landscaping requirements.			
a) A landscape plan prepared by a landscape professional should:				
i. provide supporting documentary evidence pertaining to landscape specifications, irrigation requirements, planting lists (highlighting indigenous species), cost estimates, and the total value of the work;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ii. identify existing vegetation by type and identify areas which are to be cleared;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Guideline	Complies			Comments
	Yes	No	N/A	
iii. provide for the landscape treatment of the frontage of the site which abuts onto existing or future public roads;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iv. provide for vegetative buffers along lot lines;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
v. identify how landscape treatment will avoid the use of herbicides, pesticides and fungicides.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Existing site topography, landscape features, and indigenous vegetation should be retained wherever possible. Significant or important existing indigenous vegetation within all setback areas should be preserved (i.e. wetlands and mature wooded areas). Significant existing indigenous vegetation within the buildable area of the site should be preserved wherever possible through careful and innovative site design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Appropriate natural buffering and landscaping should be provided along all roads. The width and extent of this buffer strip should be established based on the overall useable site area of the parcel, the extent of existing vegetation, the provision for adequate access and visual clearances, and any zoning requirements for landscape screening. Appropriate buffering should also be provided adjacent to the boundary of the Agricultural Land Reserve, along abutting residential properties and adjacent to watercourses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Any storage areas on the property facing public roadways should have adequate landscape screening or the provision of other screening consistent with the overall character of the site and with the other guidelines in this section.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Proposed new plantings should consist of indigenous vegetation or other non-invasive vegetation suitable for local environmental conditions; buffer planting using massing of indigenous trees and shrubs is encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Appropriate planting should be used to soften building massing, to break up parking areas and to provide screening along lot lines. It is not intended that plantings form a full-height visual screen around the whole site and screen all buildings from view; planting should reduce and soften the apparent scale and mass of buildings, provide screens, and create breaks in a building façade or at building corners.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) New drainage swales and detention basins should be planted with materials that will assist in the treatment of stormwater runoff and that are also complementary to the surrounding natural vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h) All landscaping and screening should be completed within 12 months of an occupancy permit being issued and should meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i) The application may include a security, in the form of an irrevocable letter of credit for 125% of the value of the quoted landscaping cost.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. All applications should provide a <u>parking</u> layout plan, adhering to the following guidelines:	No new parking is planned in development permit amendment; previous development permit meets parking requirements.			
a) Large impervious and surfaced parking areas should be avoided. Parking should be provided through smaller parking areas dispersed throughout the development and separated with planted landscaped areas. Porous or permeable surfaces should be used where practical and impervious surfaces should be minimized and swales and open ditches should be installed rather than curb and gutter systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Guideline	Complies			Comments
	Yes	No	N/A	
b) Visitor parking spaces should be clearly identified and provided within the development. Tree planting is encouraged in and around parking areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Parking should be located at the sides or rear of buildings wherever feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Development should provide for and clearly identify pedestrian circulation areas, preferably with different paving and/or landscaping treatment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) All significant paved parking areas should be included within the context of any stormwater water plan and incorporate oil/water separators.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) The shared use of a common access between businesses is encouraged. The number of accesses should be limited to the number required for traffic safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) All new development should include provision for bicycle parking or storage.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. <u>Lighting</u> proposed as part of an application for a new building or overall site development should adhere to the following guidelines:	No new lighting is planned in development permit amendment; previous development permit meets lighting requirements.			
a) Lighting for walks and parking areas should be small in scale and used to illuminate signs, displays and pedestrian paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) High intensity lighting in parking lots and along roadsides is discouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Security and other lighting should not be placed so as to shine directly onto residential or agricultural properties or to reduce the effectiveness of any landscaped buffer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Signs</u> should adhere to the following guidelines:	No new signage is planned in development permit amendment; previous development permit meets signage requirements.			
a) Each site should have no more than one freestanding sign, located on the same lot as the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) One sign should be installed for each business premise. All signs should be integrated into the overall design of the building and should not extend above the top wall of a building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Signs should not be backlit or equipped with flashing, oscillating or moving lights or beacons.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. The LTC may consider variances to siting, size, or parking regulations where the variance may result in closer adherence to the objectives and guidelines of this development permit area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



**GALIANO ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT GL-DP-2022.4**

To: Jesse Keefer

1. This Development Permit (the "Permit") applies the land described below and all buildings, structures and other developments therein:

Lot 8, District Lot 83, Galiano Island, Cowichan District, Plan 21831.
(PID: 003-364-712)

2. This Development Permit GL-DP-2022.4 authorizes the renovation of an existing building for the purposes of a café/restaurant and retail store as well as landscaping and parking areas all within **Development Permit Area ("DPA") 6 – Commercial and Industrial Form and Character**, subject to the following requirements and conditions:

Siting and Layout

- a) The siting and layout of the building and structures shall be substantially in accordance with the Site Plan attached to and forming part of this permit as **Schedule 'A'**;

Building Form and Character

- b) Renovation of the building shall be substantially in accordance with the Building and Elevation Plans as attached to and forming part of this permit as **Schedule 'B Plan 1-3'**;
- c) Building design should substantively adhere to descriptions and visuals provided, including:
 - i. incorporation of natural materials, such as cedar and stone, into the design of the building;
 - ii. existing patio shall be demolished and replaced with accessible stair and ramp;

Landscaping

- d) Landscaping shall be substantially in accordance with the Landscape Plan forming part of this permit as **Schedule 'C' and Schedule 'D'**;
- e) Landscaping shall substantively adhere to the following conditions:
 - i. existing site topography, landscape features, and indigenous vegetation shall be retained whenever possible;
 - ii. tree removal shall be limited to the existing tree adjacent to the 'Garden Seating Area' identified on Schedule 'C';
 - iii. maintain all mature trees and native planting as shown on Schedule 'C';
 - iv. landscape buffering shall be provided along Porlier Road as shown in Schedule 'C';

- v. proposed new plantings shall consist of native vegetation or other non-invasive vegetation suitable for local environmental conditions as shown on Schedule 'D';
- vi. social gathering shall be encouraged through the provision of an outdoor dining patio and informal seating throughout the property as specified on Schedule 'C' and Schedule 'D';
- vii. irrigation requirements and site drainage conditions shall be addressed through drainage into a raingarden as detailed on Schedule 'C' and Schedule 'D'.

Parking

- f) Parking configuration, number of stalls, landscaping components and construction shall generally be in accordance with the Site Plan attached to and forming part of this Permit as **Schedule 'A'**;

Lighting, Signage, and Bike Rack


- g) Lighting, signage, and the bike rack shall be substantially in accordance with the Lighting, Signage, Bike Rack Plan attached to and forming part of this permit as **Schedule 'E'**;

3. Pursuant to Section 502 of the *Local Government Act*, the Local Trust Committee requires security to ensure that any conditions respecting new planting and other landscape elements are satisfied:
 - a) Where the Local Trust Committee considers that a condition in the permit respecting landscaping has not been satisfied the Local Trust Committee may undertake and complete the works required to satisfy the landscaping condition, at the cost of the permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the permit holder.
 - b) Any interest earned on the security provided under Condition 4 shall accrue to the permit holder and be paid to them immediately on return of the security or, on default, become part of the amount of the security.
 - c) The security provided by the permit holder shall be in the form of:
 - I. An irrevocable letter of credit with a clause for automatic renewal, or cash equivalent.
 - II. Payable to the Islands Trust,
 - III. In the amount of 125% of the quoted landscaping cost totaling \$3,750.00 based upon the cost estimate of \$3,000.00 confirmed by the applicant November 18, 2022.
4. Any further development within designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.
5. The area described herein shall be developed substantively in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.

6. This permit does not relieve the applicant from complying with the provisions of the Galiano Island Land Use Bylaw No. 127, 1999 unless varied by this Permit.

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, but not limited to, the provincial Ministry of Forests, Lands And Natural Resource Operations and Rural Development and the Department of Fisheries and Oceans.

AUTHORIZING RESOLUTION PASSED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE, THIS 15TH DAY OF DECEMBER, 2022.



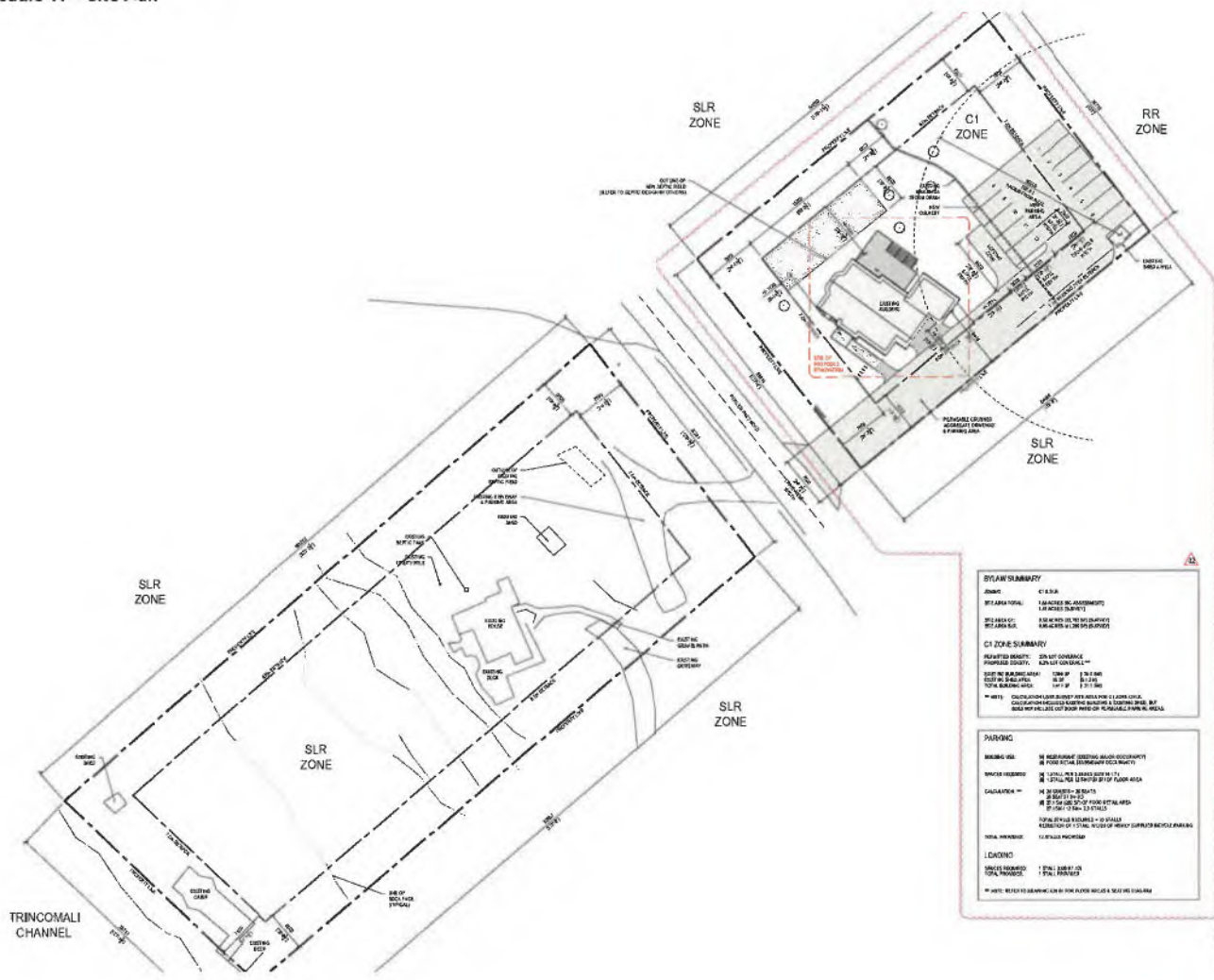
Deputy Secretary, Islands Trust

January 5, 2023

Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE 5TH DAY OF JANUARY, 2025 THIS PERMIT AUTOMATICALLY LAPSES.

**GALIANO ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT 2022.4
Schedule 'A' – Site Plan**

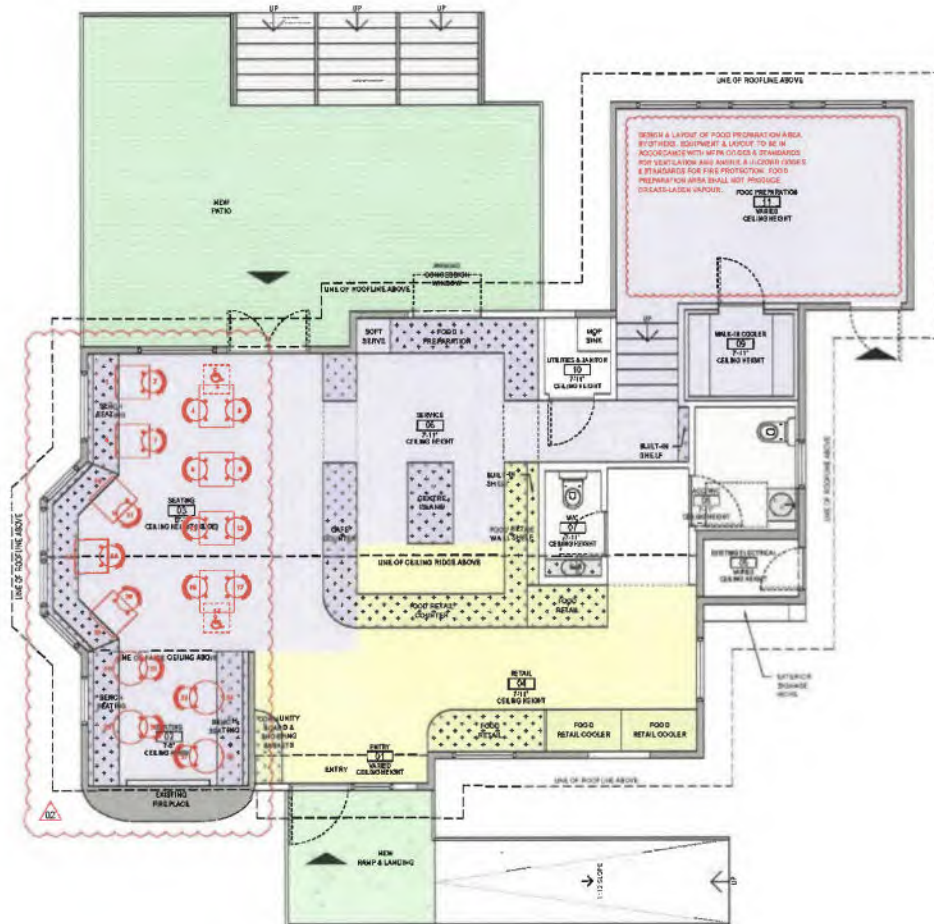


I hereby certify this to be Schedule A which is attached to and forms part of Development Permit No. GL-DP-2022.4.

Signature of Islands Trust Official

January 5, 2023
Date of Issuance

GALIANO ISLAND LOCAL TRUST COMMITTEE
 DEVELOPMENT PERMIT 2022.4
 Schedule 'B'
 Building and Elevation Plan 1



I hereby certify this to be Schedule B which is attached to and forms part of Development Permit No. GL-DP-2022.4.

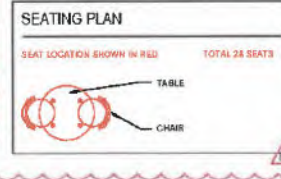
Signature of Islands Trust Official

January 5, 2023

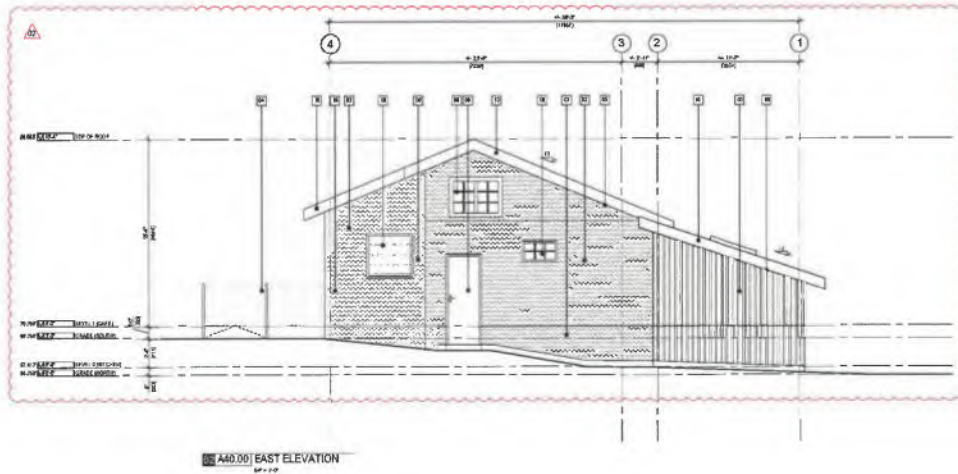
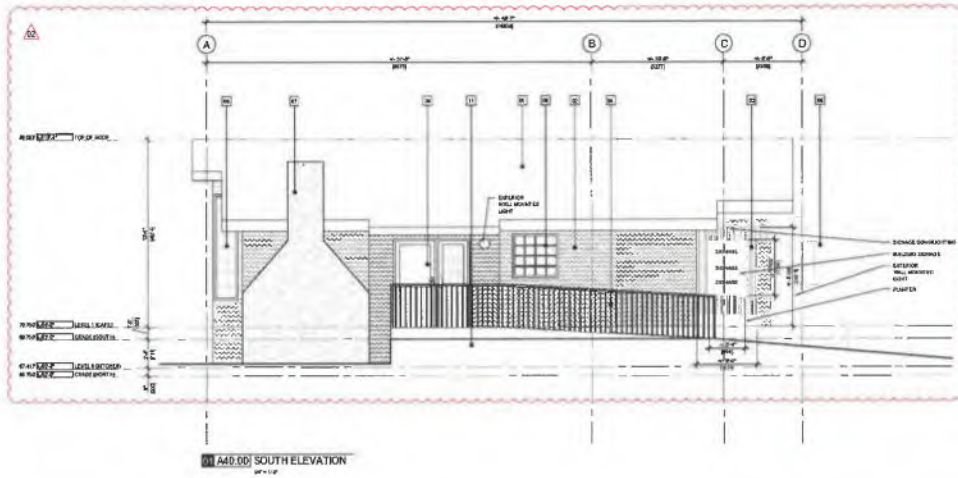
Date of Issuance

LEGEND

PROGRAMME	AREA
RETAIL - GROCERY	202 SF
RESTAURANT / CAFE SEATING & SERVICE	610 SF
WC (x2)	66 SF
UTILITY ROOM & SERVICE SPACES	74 SF
TERRACE / PATIO	482 SF (PATIO)
TOTAL INTERIOR AREA	1,342 SF
TOTAL PATIO AREA	482 SF



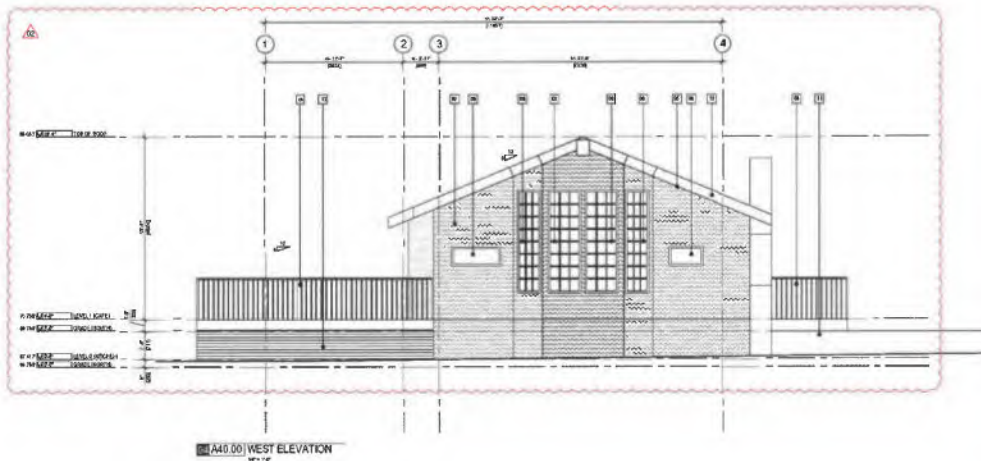
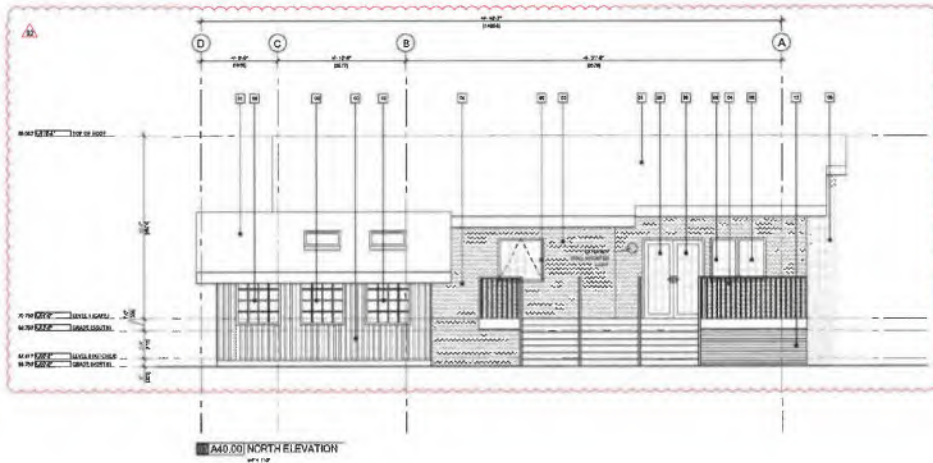
GALIANO ISLAND LOCAL TRUST COMMITTEE
 DEVELOPMENT PERMIT 2022.4
 Schedule 'B' Cont.' - Building and Elevation Plan 2



FINISH LEGEND

01	STANDING SEAM METAL ROOFING FINISH - TBD
02	WOOD SHINGLE CLADDING FINISH - TBD
03	VERTICAL WOOD SIDING FINISH STAIN - TBD
04	WOOD PATIO FINISH STAIN - TBD
05	WOOD SOFFIT W/ FINISH STAIN - TBD
06	SOLID CORE DOOR FINISH STAIN - TBD
07	STONE CHIMNEY EXISTING
08	WINDOW - EXISTING FRAME FINISH - TBD
09	WINDOW / DOOR - NEW FRAME FINISH - TBD
10	METAL BREAK SHAPES POWDER COAT FINISH - TBD
11	CONCRETE FINISH - TBD
12	HORIZONTAL WOOD DECK CLADDING FINISH STAIN - TBD

GALIANO ISLAND LOCAL TRUST COMMITTEE
 DEVELOPMENT PERMIT 2022.4
 Schedule 'B' Cont.' - Building and Elevation Plan 3



FINISH LEGEND

01	STANDING SEAM METAL ROOFING FINISH - TBD
02	WOOD SHINGLE CLADDING FINISH - TBD
03	VERTICAL WOOD SIDING FINISH STAIN - TBD
04	WOOD PATIO FINISH STAIN - TBD
05	WOOD SOFFIT W/ FINISH STAIN - TBD
06	SOLID CORE DOOR FINISH STAIN - TBD
07	STONE CHIMNEY EXISTING
08	WINDOW - EXISTING FRAME FINISH - TBD
09	WINDOW / DOOR - NEW FRAME FINISH - TBD
10	METAL BREAK SHAPE POWDER COAT FINISH - TBD
11	CONCRETE FINISH - TBD
12	HORIZONTAL WOOD DECK CLADDING FINISH STAIN - TBD

GALIANO ISLAND LOCAL TRUST COMMITTEE
 DEVELOPMENT PERMIT 2022.4
 Schedule 'C' - Landscape Plan



I hereby certify this to be Schedule C which is attached to and forms part of Development Permit No. GL-DP-2022.4.

Signature of Islands Trust Official

January 5, 2023
 Date of Issuance



**GALIANO ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT 2022.4
Schedule 'D' - Landscape Design Principles Plan**

LANDSCAPE DESIGN PRINCIPLES

PINE COTTAGE GARDEN

Reminiscence of an English Country Cottage Garden, the Pine Cottage landscape seeks to sit and absorb with your round. Meticulous beauty. Mindful of current climate conditions and local ecological values, the landscape will be planted with hardy native shrubs and groundcovers, interspersed with light flowering low maintenance perennials.



WATER MANAGEMENT

Naturally a very wet site, the landscape will be well drained around the building and throughout the garden with subsurface drainage that collects like a coarse sponge. This garden creates collection for heavy rain events but also offers ecological benefits to small amphibians and birds. A focus on native plant material will ensure that the vegetation is successful even during the hot summer months.



ACCESSIBILITY + ACCESS

Paths will have two paths encircling the building main entrance, one to come along the driveway, utilizing a distinct pavement treatment from the gravel to delineate a safe space for pedestrians. A secondary path to cross across the driveway and through the surrounding landscape for a more experiential connection to the building. Firm and back of building to be accessible with a ramp.



OUTDOOR DINING + SOCIAL SPACES

A cabernet-sized patio into a large garden. Outdoor dining path to be surrounded by floral garden buffers from the parking lot and driveway. A model patio with tables and chairs and external seating throughout the garden to enjoy.



**PLANTING EXAMPLES,
DETAILED PLANTING PLAN IN PROGRESS**

TREES



**KATSURA TREE AROUND
RAIN GARDEN**

FLOWERING CRABAPPLE

SHRUBS



OLEARIA SPICATA

NOOTKA ROSE

HYDRANGEA

SNOWBERRY

PERENNIALS + GROUNDCOVERS



SEA THRIFT

CAMASSIA

LAVENDER

YARROW PINK GRAPEFRUIT

PACIFIC ASTER

IRRIGATION REQUIREMENTS
The intent is to use hardy and primarily native plant species, aims to avoid additional irrigation throughout the property. Being located at the base of a steep slope, the site is naturally a wet environment and allows for the unique opportunity of water collection. The proposed landscape design includes the construction of a rain garden which aims to temporarily store water and naturally filter it into the ground. The rain garden will also be used to irrigate portions of the site with watering, such as the low maintenance perennials. The intent is to establish a landscape that will flourish through patches and natural watering to avoid manual irrigation.

HERBICIDES, INSECTICIDES & FUNGICIDES
An important way of avoiding the use of using harmful chemicals on landscape vegetation is through plant selection. The aim of the proposed planting plan relies on naturally native plants to maintain a natural landscape environment throughout the site. Mechanical weeding will be implemented to control unwanted weed growth, and will be undertaken on a regularly scheduled basis to ensure a well-maintained landscape. As the site is naturally a wet environment, herbicide spraying would not be suitable.

COST ESTIMATE
Construction of the proposed landscape design will be estimated by the owner, who has all required machinery and labor to implement stone walls and plant materials.

Large & small rocks from minor excavations on-site will be collected to form the stone landscape elements.

Planting will come from the owner's starts and cuttings which are currently grown in their greenhouse nursery at Dudgeon Ridge on Galiano Island.

Pathway gravel will be cut & collected by the owner from materials on-site and in their possession.

Additional material, such as rock & pathway aggregate, landscape lighting, parking wheelstops and bicycle racks will be self-sourced to site. A high level cost breakdown is shown below.

Road & pathway aggregate	\$1,500
Landscape lighting	\$500
Stone wheelstops	\$500
Bicycle racks	\$500
Total	\$4,000

03

I hereby certify this to be Schedule D which is attached to and forms part of Development Permit No. GL-DP-2022.4.

Signature of Islands Trust Official

January 5, 2023
Date of Issuance



**GALIANO ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
PLDP20260147**

To: Jesse Keefer

1. This Development Permit (the “Permit”) applies to the land described below:

Lot 8, District Lot 83, Galiano Island, Cowichan District, Plan 21831.
(PID: 003-364-712)

2. This Development Permit amends Development Permit GL-DP-2022.4 by authorizing the siting of a new additional container kitchen subject to the following requirements and conditions:

a) The siting and dimensions of the container kitchen shall be substantially consistent with Schedule ‘A’ attached to and forming part of this permit.

3. Any further development within designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.

4. The area described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.

5. This permit does not relieve the applicant from complying with the provisions of the Galiano Island Land Use Bylaw No. 127, 1999 unless varied by this Permit.

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.

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

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, YEAR, THIS PERMIT AUTOMATICALLY LAPSES.

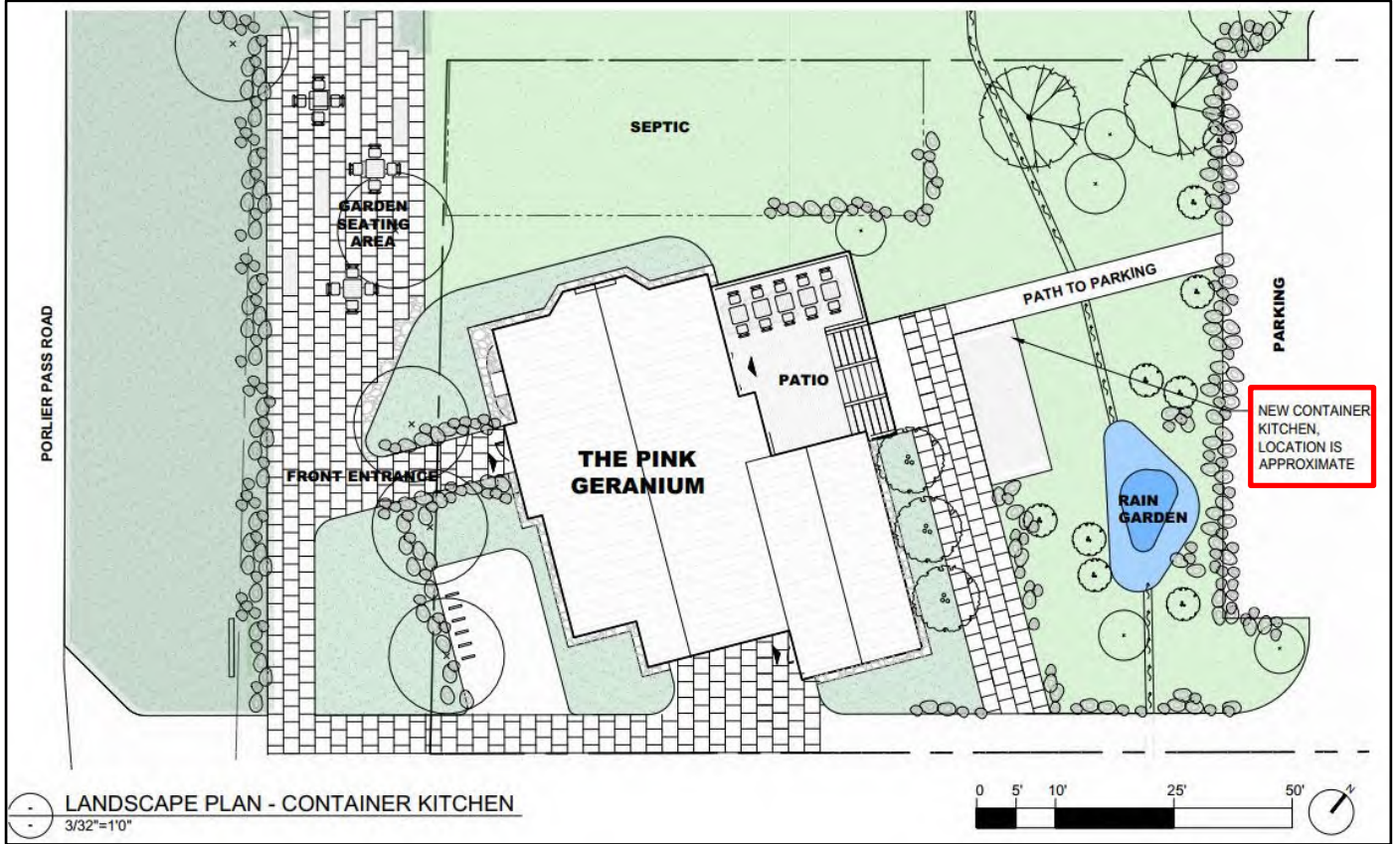


Islands Trust

GALIANO ISLAND LOCAL TRUST COMMITTEE

PLDP20260147

SCHEDULE 'A'





File No.: Associated Islands
Regulations Review

DATE OF MEETING: June 9, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Mary Storzer, Regional Planning Manager

SUBJECT: Associated Islands Regulations Project – Bylaw No. 300

RECOMMENDATIONS

1. That the Galiano Island Local Trust Committee request staff to amend draft Bylaw No. 300 by:
 - Deleting the words “and stairs to access the foreshore with a width less than 1.5 metres” after the words ‘in the Marine Zone’ from Subsection 2.1.
2. That the Galiano Island Local Trust Committee Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026”, be read a first time as amended.
3. That the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” is not contrary to or at variance with the Islands Trust Policy Statement.
4. That the Galiano Island Local Trust Committee request staff to provide options to amend proposed Bylaw No. 300 in order to:
 - Add a definition for the term “dock”
 - Limit solar panels of 10 m² within the setback to the natural boundary of the sea for Wise Island lots only

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 bylaw readings and potential amendments.

BACKGROUND

At the February 10, 2026, 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

Islands Trust Policy Statement

The proposal appears consistent with the following Islands Trust Policy Statement (ITPS) policies:

No.	DIRECTIVE POLICY
3.4	Coastal and Marine Ecosystems
3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.
4.5	Coastal Areas and Marine Shorelands
4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
5.1	Aesthetic Qualities
5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

The LTC should review, and if in agreement, endorse the checklist (Recommendation No. 3).

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

Bylaw No. 300 as currently drafted 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 currently 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.

A repetitive regulation regarding 'stairs to access the foreshore' is found in two sections (i.e., in 2.14A.2 and 2.14A.3) of draft Bylaw No. 300. Staff recommend deleting this language from the draft bylaw as shown below, prior to giving first reading.

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."

CONSULTATION

Statutory Requirement – Notice of First Reading

The LTC has decided not to hold a public hearing as per *Local Government Act* s. 464 (2). Notice to consider First Reading of draft Bylaw No. 300 was completed in accordance with statutory requirements (Notice included as Attachment 3).

Referrals

First Nations

Staff referred Bylaw No. 300 to First Nations for comment. The following is a summary of responses received to date:

- Pauquachin First Nation - defers to the First Nation(s) whose traditional territory this project lies within or is affected by the project
- Penelakut Tribe - no issues or comments regarding this referral
- Snuneymuxw First Nation - defers comment on the referral
- Tsawout Nation - Due to the nature and location of your project we will defer our comments to the local Nations
- Ts'uubaa-asatx Nation - defer to the First Nation(s) whose traditional territory encompasses or is impacted by the project.
- Tsawwassen First Nation - no concerns regarding this file at this time
- Cowichan Tribes - we do not have any more comments at this time, but will follow up if any arise

Agencies

Staff referred Bylaw No. 300 to relevant agencies for comment. The following is a summary of responses received to date:

- BC Archaeology Branch – interests unaffected
- Capital Regional District – No comments
- Mayne LTC – interests unaffected
- Salt Spring LTC – interests unaffected

Advisory Planning Commission

Staff referred Draft Bylaw No. 300 to the Galiano Island Advisory Planning Commission (APC), as requested by the Galiano Island LTC. The following is a summary of the Galiano APC's recommendations (APC recommendation report attached):

1. *Recommendation No. 1 - Commissioners recommend there be a clear definition of the proposed structures permitted in the 7.5meter setback.*

Staff comments: All structures currently listed in draft Bylaw No. 300 are commonly used in most Local Trust Areas' (LTA) land use bylaws and generally do not require a definition. The only structure with a definition within the Islands Trust model land use bylaw is the term 'dock' which is defined as: "a structure or set of structures, accessory to the residential or agricultural use of an upland lot, and may consist of a pier, ramp, and float, constructed on or over the water that is connected to the shore, and that is used for the purpose of mooring private boats and for providing pedestrian access to and from the moored boats."

2. *Recommendation No. 2 - Commissioners recommend the LTC engage in a more fulsome consultation process with First Nations about the proposed bylaw and its impact on the foreshore and waters.*

Staff comments: Staff sent three separate documents to First Nations in relation to this project; an early engagement letter in May 2025, the draft bylaw in February 2026, and the Notice of First Reading in May 2026. No further First Nation engagement or consultation is recommended.

3. *Recommendation No. 3 - Commissioners suggested the following amendment to the 2.14A.1 regarding solar panels:*

2.14A.1 One solar panel array for the purpose of supplying power to the lot on which the structure is located, provided the island does not have access to BC Hydro service and all other alternative locations on the property have been explored and deemed to be unworkable. The array must not exceed 4 metres in height and a total solar array surface of up to 10 m². (See dissenting commissioner note below regarding size.

Staff comments: Staff support the APC's recommendation to only permit solar panels within the setback to the natural boundary of the sea for those properties on Wise Island. Wise Island is the only island that does not have BC Hydro and therefore residents rely on other methods to provide electricity. Staff also support the increase in solar array size from 5 m² as currently outlined in the draft bylaw, to 10 m².

4. *Recommendation No. 4 - Commissioners recommend the following additional amendments to the list of structures proposed to be exempted from the current required setback of 7.5 metres from the natural boundary of the sea:*
 - 2.14A.2 A set of stairs to access the foreshore with a width less than 1.5 metres.

- 2.14A.3 A walkway, a set of stairs or a ramp accessory to a permitted private dock in the Marine Zone and a set of 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.
- 2.15A.5 Existing wooden structures up to 30 m².

Staff comments: Staff do not recommend changing the terms “stairs” and “walkways” to “a set of stairs” and “a walkway,” as the language used in Bylaw No. 300 for these terms is derived from the model land use bylaw. To ensure consistency throughout LTAs’ land use bylaws, these terms should remain unchanged.

Staff do not recommend exempting “wooden structures up to 30 m²,” as recommended by the APC, unless a strong rationale is provided. Staff assume the intent of this regulation is to permit a landing platform for the temporary storage of goods offloaded from a boat. However, permitting landing platforms or similar structures within the setback to the natural boundary of the sea is not supported, as shoreline setbacks are intended to minimize disturbance to sensitive marine and foreshore ecosystems, maintain natural shoreline processes, and reduce the cumulative impact of development along the coast.

Although an individual landing platform may appear minor in scale, allowing such structures as a permitted exemption could result in incremental shoreline encroachment and increased pressure on sensitive foreshore areas over time.

The proposed exemptions in Bylaw No. 300 are intended to balance the practical needs of community members living on boat-access-only lots with the objective of limiting development within shoreline setbacks to the minimum necessary for access and safety. Staff consider structures such as stairs, walkways, ramps, and anchor pads accessory to permitted docks to be limited and functional in nature to allow access to the lot, whereas a landing platform of up to 30 m² represents a more substantial structure that may exceed what is necessary for basic shoreline access.

If a property owner can demonstrate a site-specific need or strong rationale for a landing platform within the setback to the natural boundary of the sea, they may apply for a variance permit, which would allow the proposal to be evaluated on its individual merits and potential environmental impacts.

In summary, staff recommends adding a definition for the term ‘dock’ and restricting solar arrays to Wise Island properties only, as included in Recommendation No. 4 for the LTC’s consideration. The LTC may also wish to consider any further amendments to Bylaw No. 300, with staff reporting back options at the July 7, 2026 LTC meeting.

Amendments Process

If the LTC wishes to make amendments to Bylaw No. 300 based on the recommendations from the APC and comments received during the Community Information Meeting scheduled on June 9, 2026 (see Recommendation No. 4), staff recommend the following process:

1. LTC passes resolution no. 1 (as recommended by staff) to delete repetitive stair regulation.
2. LTC gives First Reading to Bylaw No. 300 as amended.
3. LTC gives direction to staff to report back with options to amend Bylaw No. 300
4. Staff will report back at the July 7, 2026 LTC meeting with options to amend Bylaw No. 300.
5. The LTC can then give Second and Third Reading to the bylaw at the July meeting, and then send to Executive Committee for approval
6. LTC can adopt Bylaw No. 300 by Resolution Without Meeting, or at the August 25, 2026 LTC meeting

Rationale for Recommendation

Staff recommend the Galiano Island LTC proceed with First Reading for Bylaw No. 300 and make the recommended amendments for the following reasons:

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

ALTERNATIVES

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

1. Give Second & Third Reading, and/or send to Executive Committee for approval

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 second time.

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 third time.

That the Galiano Island Local Trust Committee proposed Bylaw No. 300 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

2. 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...

3. 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.

4. Receive for information

The LTC may receive the report for information

NEXT STEPS

Based on direction from the LTC, staff will bring back amendment recommendations for Bylaw No. 300 for the July 7, 2026 LTC meeting.

Submitted By:	Kim Stockdill, Island Planner	June 1, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	June 2, 2026

ATTACHMENT

1. Draft Bylaw No. 300
2. ITPS Checklist
3. Notice of First Reading
4. Galiano Island APC Recommendation Report – dated May 29, 2026

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____

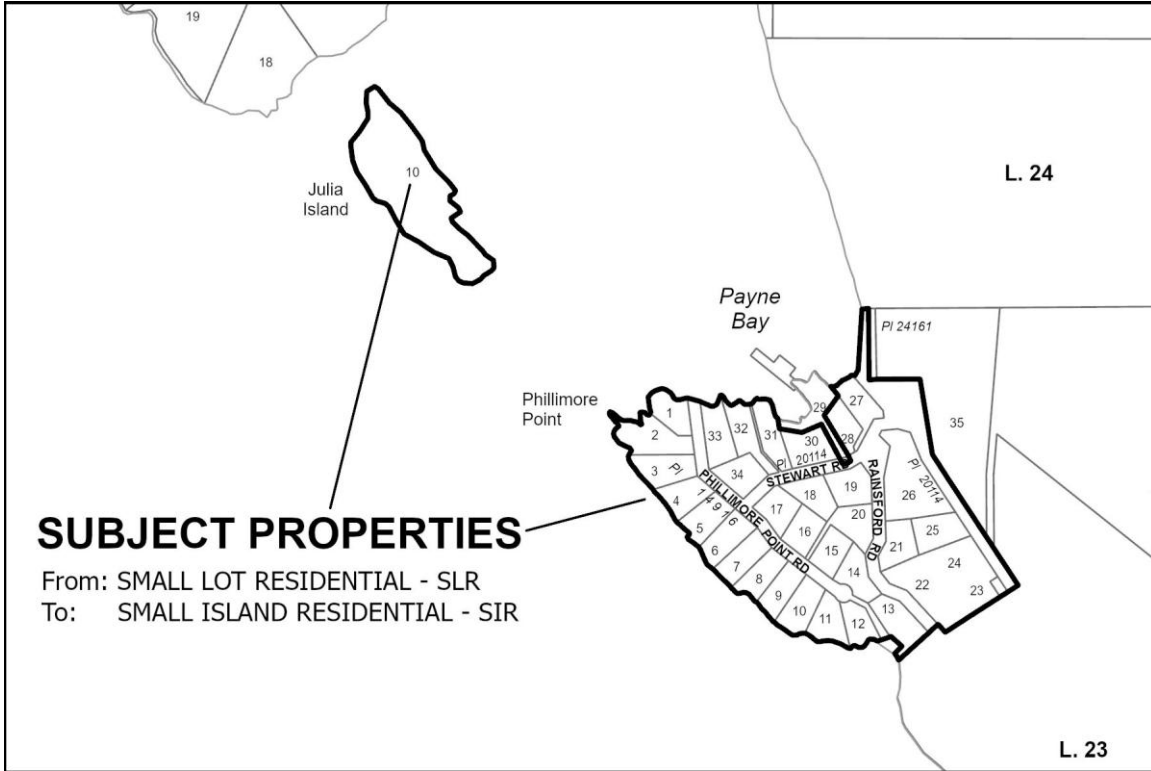
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

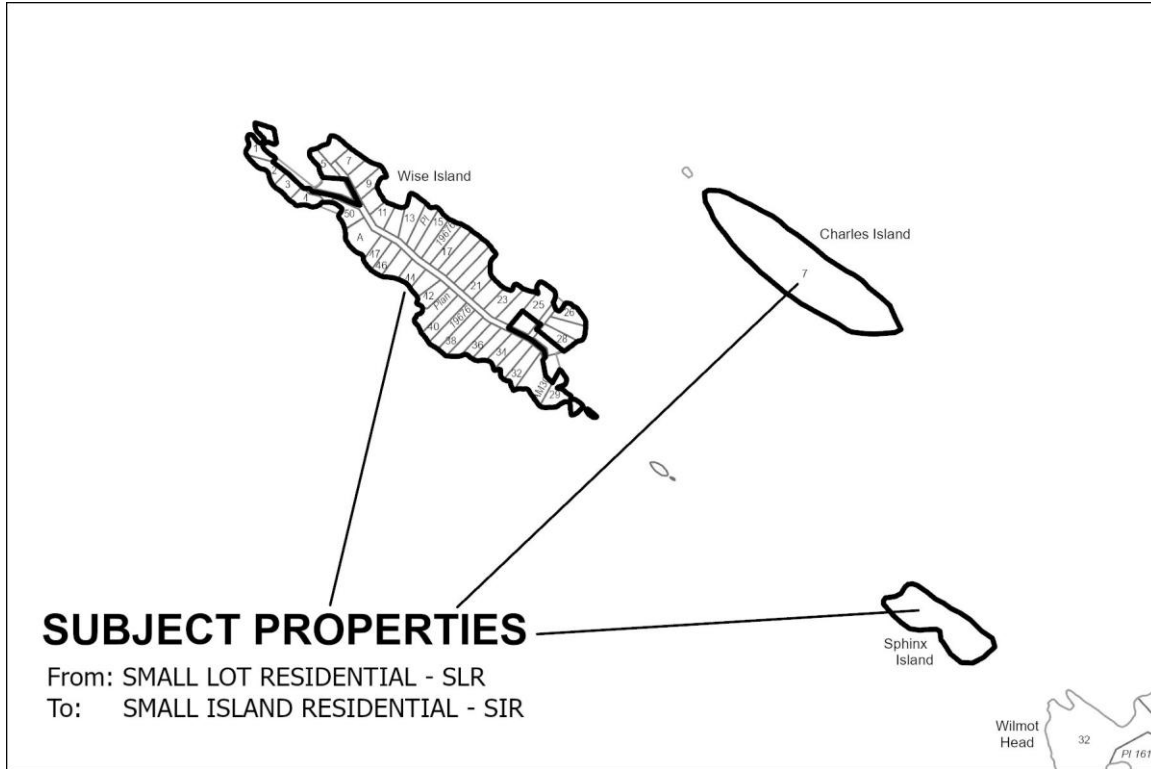
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 1



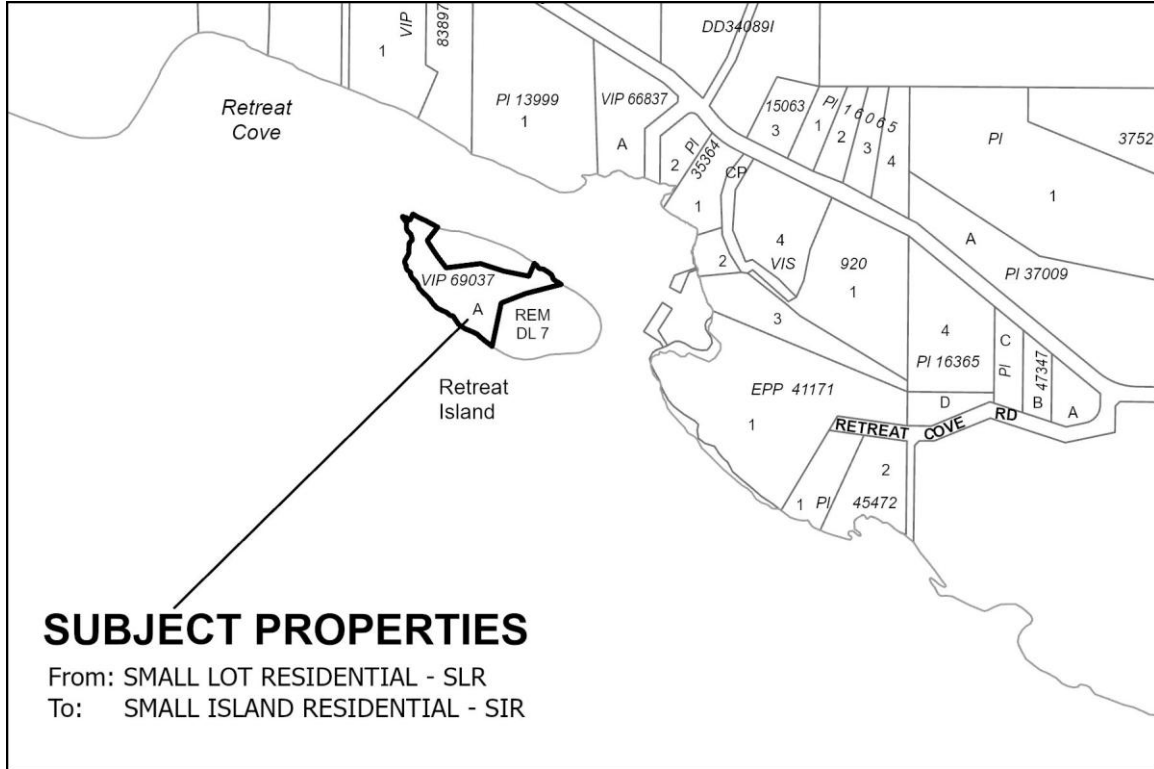
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 2



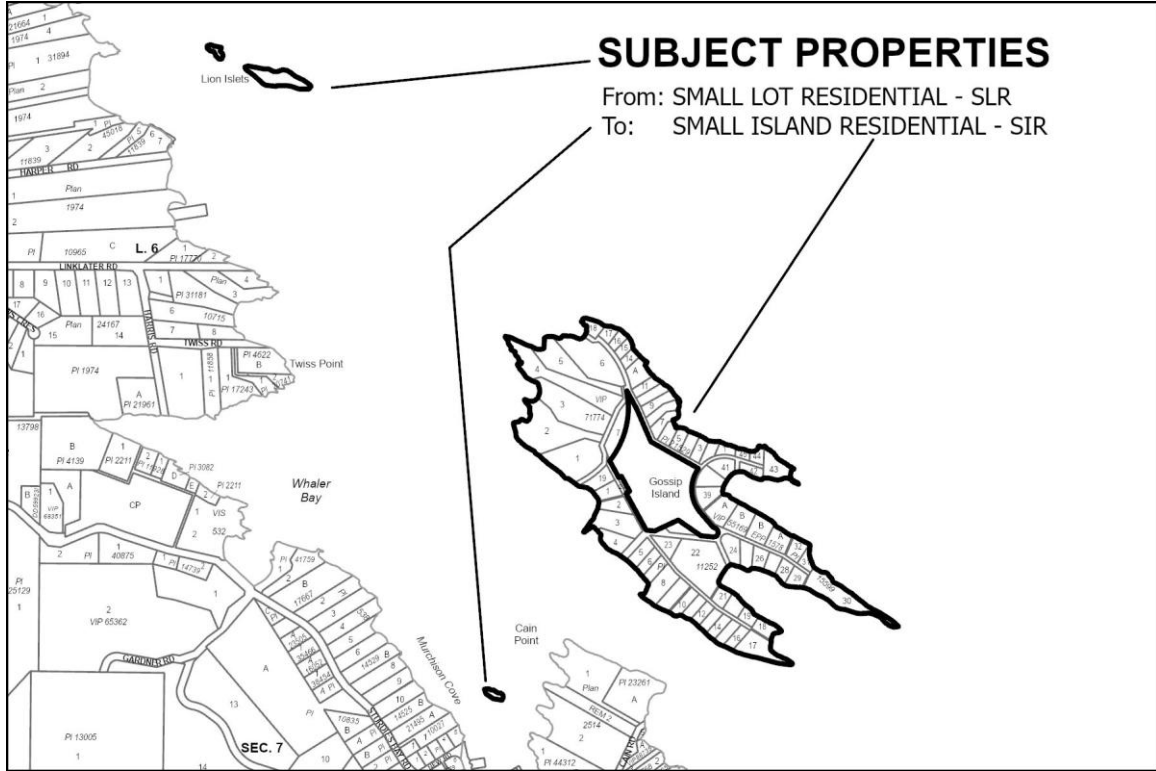
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 3



GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 4





PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✘ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
N/A	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	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.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



Galiano Island Local Trust Committee
NOTICE OF FIRST READING
Draft Bylaw No. 300
Associated Islands Regulations Review Project

NOTICE is hereby given pursuant to s.467 of the *Local Government Act* that the Galiano Island Local Trust Committee will consider first reading of Draft Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” at its Regular Business Meeting scheduled at **1:00 p.m., Tuesday, June 9, 2026, Galiano South Community Hall, 141 Sturdies Bay Road, Galiano Island.**

A **Community Information Meeting** will be held before the Galiano Island Local Trust Committee considers First Reading of the draft bylaw for you to learn more about the bylaw and to ask questions.

What is Draft Bylaw No. 300 about?

If adopted, Draft Bylaw No. 300 will amend the Galiano Island Land Use Bylaw No. 127 by creating a new zone specifically for those lots that are boat access only and are currently zoned Small Lot Residential (SLR). The SLR zoned lots will be rezoned to a new zone – 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 following new exemptions to the setback from the natural boundary of the sea for SIR-zoned lots:

- 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.

The Local Trust Committee is not holding a public hearing for this bylaw under the authority granted in Section 464(2) of the *Local Government Act* that states that a local government may decide not to hold a public hearing on a draft bylaw if an Official Community Plan is in effect for the area that is subject to a draft zoning bylaw, and the draft bylaw is consistent with the plan. Draft Bylaw No. 300 is consistent with the Galiano Island Official Community Plan Bylaw No. 108.

How Do I Get More Information?

A copy of the draft bylaw may be viewed at the **Islands Trust Office, 200-1627 Fort Street, Victoria, BC**, or on the Islands Trust [website](#) commencing Thursday, May 28, 2026 and ending Monday, June 8, 2026 during regular business hours (8:30 am – 4:30 pm).

Enquiries or Written Comments may be directed to **Kim Stockdill**, Island Planner by email kstockdill@islandstrust.bc.ca, or phone at 250-405-5157. For toll-free access, request a transfer to the above telephone number via Service BC: in Vancouver at 604-660-2421 and elsewhere in BC at 1-800-663-7867. Written submissions must be received at the Islands Trust Victoria Office via email to vicphsub@islandstrust.bc.ca or Mail or Drop Off: Islands Trust, 200-1627 Fort Street, Victoria, BC, V8R 1H8, no later than 4:30 p.m., Monday, June 8, 2026.

Jas Chonk, Deputy Secretary

Galiano Island Advisory Planning Commission Referral Report in response to File No: Associated Islands Regulations Review Project – Draft Bylaw No. 300

Friday, May 29th, 2026

Overview

Commissioners met for three meetings in May 2026 to discuss the referral question. One commissioner was absent for the first meeting and another for the third meeting. It should be noted that one commissioner resides on Wise Island and has been actively involved in developing the proposed bylaw. Since the discussion of this proposed bylaw relates to broader bylaw and policy recommendations affecting Wise Island and associated islands generally, or a “community of interest”, conflict of interest does not apply. Fellow commissioners appreciated the knowledge provided by this commissioner and the professionalism they displayed during the meetings.

General Comments

- While most commissioners, with one exception, were generally in favour of the proposed bylaw, all commissioners noted a shared concern for environmental impacts and a commitment to preserve and protect the island.
 - Commissioners expressed disappointment about the lack of information they received related to the environmental impacts of permitting the designated uses within the 7.5 metre setback from the sea, which could affect sensitive marine riparian areas.
 - One commissioner was strongly opposed to the proposed bylaw noting that it would affect a large number of shoreline properties on many water-access-only islands in the absence of an environmental review.
 - That commissioner recommended that an environmental impact assessment be provided to the Local Trust Committee to assess the impact of the proposal.
-

Discussion re: Geographical Scope of the Bylaw

- Commissioners were divided about the inclusion of Phillimore Point in the proposed bylaw, but most commissioners supported inclusion of all boat-access-only associated islands.
 - It was noted that Phillimore Point is not an island, that it has a good community dock and that it has the future potential for road access, although the current access is by rough private road. Arguments for inclusion noted that Phillimore Point does not have access to hydroelectricity and does not have easy emergency access by land.
-

Recommendation 1

Commissioners recommend there be a clear definition of the proposed structures permitted in the 7.5 square meter setback.

Rationale:

- To evaluate the acceptance of allowing anything in the 7.5 m. setback the bylaw needs clear and concise definitions and descriptions of the elements.
 - For example, there must be a clear definition of the word platform (which would be allowed) to differentiate it from a deck (which would not be allowed) such as: *A flat wooden structure extending up to 1.5 m for loading and unloading materials on a water-access-only property.*
-

Recommendation 2

Commissioners recommend the LTC engage in a more fulsome consultation process with First Nations about the proposed bylaw and its impact on the foreshore and waters.

Rationale:

- Concern was expressed about the inadequate consultation with First Nations, as it appears the Islands Trust is continuing to rely on the standard 30-day referral process for seeking First Nations input.
 - The Trust should not assume that no response from a referral to First Nations means consent or that they are not concerned about the issues in the proposal. For instance, a commissioner noted that the three responses received from First Nations indicated that while this matter is not in their local area, they consider this issue to be either Level 2 or Level 3 - both high consultation matters as it represents marine fishing and harvesting areas.
 - A suggestion was made that the LTC arrange a face-to-face meeting with relevant First Nations to review the proposal and seek input.
-

Recommendation 3

Commissioners suggested the following amendment to the 2.14A.1 regarding solar panels:

2.14A.1 One solar panel array for the purpose of supplying power to the lot on which the structure is located, provided the island does not have access to BC Hydro service and all other alternative locations on the property have been explored and deemed to be unworkable. The array must not exceed 4 metres in height and a total solar array surface of up to 10 m². (See dissenting commissioner note below regarding size.)

Rationale:

- Commissioners recognized that solar panels are a green alternative to fossil fueled power, but also expressed concern about the sensitive foreshore habitat. Therefore, commissioners recommend that solar panels within the 7.5 m setback **should be discouraged when other viable locations are available – and only be permitted where lots do not have access to hydroelectricity.**
- Commissioners also recognized that solar panels are necessary for residents who reside on boat-access-only properties that **do not** have access to hydroelectricity. Therefore, commissioners recommended allowing solar panels within the 7.5 m setback in those circumstances with the added caveat of **when all other alternative locations on the property have been explored and deemed to be unworkable.**

- Furthermore, most commissioners suggest allowing “a solar array of up to 10 m²” within the 7.5 m setback for properties that do not have access to hydroelectricity because it was suggested to commissioners that this would generate enough power for an average household.
- One commissioner strongly disagreed with increasing the size of the solar array from 5 m² to 10 m². However, that commissioner would support the installation of solar panels of 5 m² on Wise Island only and only if it can be clearly demonstrated by the landowner that there is no other suitable location.
- In order to protect the sensitive foreshore habitat, commissioners suggest disallowing residents of boat-access-only lots that are connected to BC Hydro from installing solar panels within the 7.5 m setback. Should they have no other viable location, those residents could apply for a variance. In support of this recommendation, one commissioner expressed the opinion that a blanket allowance of solar panels within the 7.5 m setback for boat-access-only properties, as is stated in the current proposal, could set a precedent for a similar allowance elsewhere.

Recommendation 4

Commissioners recommend the following additional amendments to the list of structures proposed to be exempted from the current required setback of 7.5 metres from the natural boundary of the sea:

- 2.14A.2 A set of stairs to access the foreshore with a width less than 1.5 metres.
- 2.14A.3 A walkway, a set of stairs or a ramp accessory to a permitted private dock in the Marine Zone and a set of 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.
- 2.15A.5 Existing wooden structures up to 30 m².

Rationale:

- Allowing “a set of stairs” or “a walkway” restricts interference with the sensitive foreshore to only one set of stairs or one walkway.
- Allowing existing wooden structures of up to 30 m² will discourage the destruction of small existing structures which could be more detrimental to the environment than allowing them to remain.
- One commissioner noted that any new wooden platforms or alterations to existing wooden platforms would have to go through the DPA 2 process.

Respectfully submitted by:

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

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

Agricultural Land Reserve

Application Number	Applicant Name	Date Received	Address	Purpose
GL-ALR-2023.2	Samuel Maberley	10/19/2023	1008 MONTAGUE RD	Application to include land in the Agricultural Land Reserve.

Planner	Status	Most Recent Completed Activity
Kim Stockdill	In Abeyance	Planning Review

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
GL-DP-2023.6	Brian Gaudet	9/14/2023	1656 STICKS ALLISON RD, GALIAN	1656 sticks Allison Rd- Application for a tree cutting DP for restoration

Planner	Status	Most Recent Completed Activity
Bruce Belcher	Waiting for Submittals	Verify Submittal / Fees

Galiano

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

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260147	Jesse Keefer	4/13/2026	18585 PORLIER PASS RD, GALIAN	We are hoping to add an additional container kitchen, much like what is at the Valley Grill at the south end of the island. It is a CSA-approved kitchen. Our septic system is already designed for a far larger system than this.
Planner	Status	Most Recent Completed Activity		
Bruce Belcher	Local Trust Committee	Email Applicant of LTC Meeting		

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	Send to Minister (If OCP Bylaw)

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	Send to Minister (If OCP Bylaw)

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2020.1	Fred King	10/27/2020	0 PORLIER PASS RD, GALIANO, B	51 Galiano Way - Application for rezoning from F1 to F3 - Bylaw 279 (LUB)

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Local Trust Committee	Verify Final Review Status

Galiano

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		In Progress Rezoning	Record LTC Decision/Update FUAL	

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

Galiano

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260157	Flemming Larsen	4/16/2026	5500 BODEGA BEACH DR, GALIAN	A referral of a subdivision application for 8 lots.

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260129	Corinne Ann Mathes	3/24/2026	0 COOK RD, GALIANO, BC V0N 1P	A referral of a subdivision application for 5 lots.

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
GL-SUB-2024.1	Danica Berginc	4/4/2024	771 GEORGESON BAY RD, GALIA	BERGNIC - 771 GEORGESON BAY RD/1153 GEORGESON BAY RD: Referral of a boundary adjustment subdivision application.

Planner	Status	Most Recent Completed Activity
Bruce Belcher	In Abeyance	Record and File PLR

Islands Trust

LTC EXP SUMMARY REPORT F2027
Invoices posted to Month ending April 2026

625 Galiano	Invoices posted to Month ending April 2026	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	700.00	0.00	700.00
LTC Local				
65050-625	LTC "Executive Expense on LTC's"	4,440.00	0.00	4,440.00
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,470.00	0.00	4,470.00
65220-625	LTC - Local Exp - Communications	2,650.00	248.42	2,401.58
TOTAL LTC Local Expense		<u>11,560.00</u>	<u>248.42</u>	<u>11,311.58</u>
Projects				
73001-625-4144	Galiano Small Islands LUB update	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>



Galiano Island

Resolution Number	Action	Date
<p>2025-074 (Standing)</p> <p>Signing Authority</p> <p>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."</p>	Carried	09-Sep-2025
<p>2023-015 (Standing)</p> <p>First Nations Reconciliation</p> <p>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:</p> <ol style="list-style-type: none"> a. Annually write a letter to all First Nations knowledge holders introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities; b. For various Local Trust Committee meetings, invite local First Nations and knowledge holders to attend meetings, as well as provide a traditional welcome to the Territory if they would like; c. Work with Local First Nations Governments and knowledge holders on cooperative initiatives, including but not limited to, language, place names, territorial acknowledgements and community education on Coast Salish and local First Nations cultural heritage and history; d. Work with Local First Nation Governments and knowledge holders on engagement principles for inclusive land use, marine use and climate change planning advocacy, protection and stewardship and knowledge and information sharing protocols; and e. Establish and maintain government to government dialogue with Local First Nations and knowledge holders now and into the future based on respect and recognition of Aboriginal Rights and Titles, Treaty Rights, and First Nations Traditional Territories within the Islands Trust Area. 	Carried	14-Mar-2023



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2020-042 (Standing)</p> <p>Use of Development Permits for Variances</p> <p>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.</p>	Carried	08-Sep-2020
<p>2020-041 (Standing)</p> <p>Unlawful Land Uses and Planning Applications</p> <p>that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <p>a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased.</p> <p>b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease.</p> <p>c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue.</p> <p>d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.</p>	Carried	06-Jul-2020



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2020-013 (Standing)</p> <p>Advisory Planning Commission</p> <p>that the Galiano Island Local Trust Committee request that prior to expiration of Advisory Planning Commission members terms of office, staff write to commissioners asking if they wish to be reappointed and also advertise for expressions of interest for new commissioners.</p>	Carried	03-Feb-2020
<p>2019-014 (Standing)</p> <p>13.1 Cannabis Retail - Staff Report</p> <p>that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications:</p> <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> 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
<p>2018-064 (Standing)</p> <p>11.1 Telecommunication Strategy Project - Staff Report</p> <p>that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016</p>	Carried	04-Jun-2018



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2014-029 (Standing)</p> <p>Community Wells as a Community Benefit</p> <p>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.</p>	Carried	07-Apr-2014
<p>2014-000 (Standing)</p> <p>On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist:</p> <ol style="list-style-type: none"> 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
<p>2011-205 (Standing)</p> <p>Special Occasion Liquor Licenses</p> <p>That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years, staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.</p>	Carried	17-Oct-2011

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
<p>2010-115 (Standing)</p> <p>Publishing Notices beyond legal requirements</p> <p>That the Galiano Island Local Trust Committee will advertise Public Hearing Notices in the Active Page Magazine in addition to the legally required advertising in the Driftwood Newspaper.</p>	Carried	18-Oct-2010
<p>2009-085 (Standing)</p> <p>Parks Commission Referral</p> <p>That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment</p>	Carried	11-May-2009



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY JANUARY 20, 2026 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

- Islands Trust Conservancy (ITC) Board Chair and Vice-Chair elections were held. Trustee Lisa Gauvreau was re-elected by acclamation as Board Chair, and Tanner Timothy | nənqəm was re-elected by acclamation as Board Vice-Chair.
- The ITC Board requested staff to finalize a Conservation Agreement between ITC and Environment and Climate Change Canada and to obtain a signature from the Chair or Authorized Signatory
- The ITC Board requested staff to pursue opportunities for funding from Environment and Climate Change Canada for the continued operation of the ITC Species at Risk Program, beyond March 2026.
- The ITC Board approved the ITC 2028-2032 Five-Year Plan Project Charter and Logic Model to facilitate engagement with First Nations and cooperative development of the Plan.
- The ITC Board accepted the ITC Natural Area Protection Tax Exemption Program (NAPTEP) Covenant Monitoring Report 2025.
- The ITC Board requested staff to bring policy options to the ITC Board at its next meeting to guide allocation of funds of private donations, and provide policy options regarding undirected donations.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Visit the Islands Trust Conservancy Journal: <https://islandstrust.bc.ca/conservancy/the-journal/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY MARCH 17, 2026 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including recordings and meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

- The ITC Board Chair rose and reported that it has approved spending of up to \$5,000 from the Land Securement budget to support a potential nature reserve securement in the Lasqueti Island Local Trust Area.
- The ITC Board requested staff to allocate undesignated donations received in the 2025-26 fiscal year to the Property Management Fund to support management of Islands Trust Conservancy protected areas.
- The ITC Board requested staff to notify the Lasqueti Island Local Trust Committee that ITC's interests are unaffected by proposed Bylaw No. 107, Lasqueti Island.
- The ITC Board requested staff to notify the Island Planner for Denman Island that approval of Bylaws 256 and 257 is endorsed by the ITC Board on the basis that the proposed bylaws brings the Official Community Plan and zoning into alignment with the conservation purpose of the subject properties and adds another layer of protection from development.
- The ITC Board accepted the conservation proposal submitted by Marilyn Walker to place a Natural Area Protection Tax Exemption (NAPTEP) covenant on approximately 2.5 ha of a Salt Spring Island property.
- The ITC Board requested staff to forward the ITC quarterly update to Trust Council local trust committees, and Bowen Island Municipality for the Conservancy Report agenda item, following its receipt at Trust Council.
- There is a joint Executive Committee/ITC Board meeting on April 15, 2026.
- The next Islands Trust Conservancy Board meeting is May 12, 2026.

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COMPLETED SINCE LAST REPORT (January - March 2026)	PLANNED FOR FIRST QUARTER 2026-27 (April - June 2026)
1. STRATEGIC PLANNING/ADMINISTRATION/OPERATIONS	
<p>Personnel/Staffing: Continued recruitment for</p> <ul style="list-style-type: none"> • Covenant Management Specialist • Communications Specialist • Administrative Assistant 	<p>Personnel/Staffing: Onboard new</p> <ul style="list-style-type: none"> • Covenant Management Specialist • Communications Specialist • Administrative Assistant
<p>ITC Five-Year Plan development: Developed a logic model and work plan Updated project charter Prepared and delivered engagement letters to First Nations and conservation partners Hosted an Information Session with interested First Nations (Feb. 19th)</p>	<p>ITC Five-year Plan development: Establish cooperative engagement framework and commence engagement with First Nations interested in involvement with development of Five-year Plan</p>
<p>ITC Board support: Hosted January 20th and March 17th ITC Board meetings Hosted January 30th ITC Board special meeting Began re-appointment process for provincially appointed board members Submitted referral response to Trust Council on the draft Policy Statement</p>	<p>ITC Board support: Host May ITC Board meeting Host special ITC Board meeting for ITC audit report findings Continue to support board member re-appointment process</p>
<p>Financial Management Continued to support the Board in reviewing and refining its budget request and business cases through review cycle Submitted revised budget to Committee of the Whole and Trust Council Prep for financial statement process</p>	<p>Financial Management Complete financial statement process and support the annual audit process. Implement budget Begin budget planning for 2027/28</p>
<p>ITC Policies: Continued policy review/update project</p>	<p>ITC Policies: Continue policy review/update project Engage with First Nations on identifying policy gaps and improvements</p>



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<p>SAR Program: Continued negotiation of a conservation agreement between Environment and Climate Change Canada (ECCC)</p> <p>Received a \$26,000 grant from Tree Canada to support the recovery of species and ecosystems at risk at Mt Tuam Protected Area</p> <p>Continued facilitating Species at Risk Program evaluation</p> <p>Completed collation and mapping of ITC SAR data (Co-op student project)</p> <p>Developed and presented a Stewardship Education Webinar on Species at Risk</p> <p>Presented on ITC Species at Risk Program to the Regional Planning Committee in February</p> <p>Co-organized and hosted an in-person meeting for 40 Priority Places Program grant recipients</p> <p>Completed Q3 reporting to funder for ECCC Priority Places Species at Risk Program</p> <p>Investigated SAR monitoring research proposals for 26/27 fiscal year</p> <p>Presentation to ITC Board ‘SAR Program Highlights’ at March meeting</p> <p>Continued collaboration with Planning Services to develop products, training, and support materials about species and ecosystems at risk</p>	<p>SAR Program: Complete final report to ECCC for Species at Risk (SAR) Program</p> <p>Investigate and implement SAR monitoring research proposals for 26/27 fiscal year</p> <p>SAR Program administrative wrap-up</p> <p>Plan with Protected Areas Management Team to prioritize species at risk work post ECCC funding.</p>
<p>Software Updates:</p> <p>Data Management System/GIS: Investigated procurement options for GIS specialist/firm to design a data management system to integrate into existing GIS systems.</p> <p>Field Technology Tools and Applications: Assessed new tools and features and provided feedback to GIS team</p> <p>Securement Applications Portal: Ongoing revisions, staff training, and procedure development for Islands Trust Applications Portal</p>	<p>Software Updates:</p> <p>Data Management System/GIS: Contract GIS specialist/firm to design a data management system to integrate into existing GIS’s systems.</p> <p>Field Technology Tools and Applications: Provide feedback to mapping team about application re-launch</p> <p>Work with mapping team to prepare software and database for 2026 field work season</p> <p>Securement Applications Portal: Ongoing revisions, staff training, and procedure development for the Islands Trust Applications Portal</p>



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<p>Other: Attended meeting with Tsawout First Nation (January)</p>	<p>Other: TBD</p>
<p>2. COVENANT AND PROPERTY SECUREMENT PROJECTS</p>	
<p>Conservation Planning Began developing a project plan for Regional Conservation Plan evaluation</p> <p>Collaborated with Planning Services to identify gaps in ecological data and analyses</p> <p>Updated conservation proposal forms with revised waiver of confidentiality, and information about First Nations referrals</p> <p>Continued securement negotiations on ~27 ha of land for ITC nature reserve (1 Galiano, 1 Salt Spring)</p> <p>Continued negotiations on ~2 ha of land for NAPTEP covenants (1 North Pender, 1 Salt Spring)</p> <p>Continued discussions related to enquiries about conservation options for three properties (1 Salt Spring, 1 Hornby, 1 Saturna).</p> <p>Ongoing review of applications for three land donations (Salt Spring, Lasqueti, Denman) and 1 NAPTEP (Salt Spring)</p>	<p>Conservation Planning Prepare project charter for multi-year Regional Conservation Plan evaluation and revision</p> <p>Board review and decision on three conservation proposals.</p> <p>Continue negotiations on existing conservation proposal projects</p>
<p>3. COVENANT AND PROPERTY MANAGEMENT</p>	
<p>Protected Area Monitoring: Presented nature reserve and covenant monitoring results and recommendations from 2025 monitoring season to ITC Board</p> <p>Issued reports with notice of compliance/non-compliance and stewardship recommendations to covenant landholders</p> <p>Collaborated with management groups to address concerns observed on nature reserves</p> <p>Collaborated with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants.</p> <p>Reviewed annual monitoring program and implemented improvements for 2026 season.</p>	<p>Protected Area Monitoring: Continue addressing concerns observed on nature reserves.</p> <p>Continue to collaborate with covenant co-holders and landholders to address compliance concerns and priority management needs in conservation covenants.</p> <p>Commence 2026 monitoring season</p>

As of March 2026, the Islands Trust Conservancy protects 115 conservation properties, 34 nature reserves and 81 covenants (29 of which have NAPTEP certificates)



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<p>Protected Area Management Projects: Reviewed annual reports from management groups and contractors implementing management projects in ITC protected areas</p> <p>Finalized list of priority projects for 2026-27</p> <p>Worked with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve.</p>	<p>Protected Area Management Projects: Implement third year of three-year service contracts for management activities in ITC nature reserves.</p> <p>Commence procurement processes for priority projects for environmental monitoring, species-at-risk conservation, ecosystem stewardship, infrastructure maintenance, and other management needs</p> <p>Continue work with Comox Valley Regional District on Denman Island Cross Island Trail along Lindsay Dickson Nature Reserve.</p>
<p>Protected Area Management Planning Archeology assessment contracts in progress for two nature reserves.</p> <p>Continued policy development for management planning, risk management, and signage.</p>	<p>Protected Area Management Planning Archeology assessment contracts in progress for two nature reserves until March 2027.</p> <p>New policies in review for management planning, risk management, and signage.</p>
<p>Technology Improvements: Worked with GIS staff on updates and improvements to FieldMaps app based on user feedback during 2025 field season.</p> <p>Continued to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications.</p> <p>Trial Survey123 as a replacement for paper monitoring forms.</p>	<p>Technology Improvements: Complete work with GIS staff to ensure updates to FieldMaps have been made and trialed.</p> <p>Roll out Survey123 for official use in Monitoring Program if trial is successful.</p> <p>Continue to work with GIS staff to ensure all spatial data collected for ITC protected areas can be incorporated and viewed in available mapping applications.</p> <p>Continue to explore remote monitoring solutions and related policy development.</p>
<p>Other: Continued policy review, drafting of new policies, and revision of outdated policies.</p>	<p>Other: Continue policy review/drafting/update.</p>
<p>4. COMMUNICATIONS AND OUTREACH</p>	
<p>NOTE: Support on priority communications projects this quarter was provided by a contractor while the Communications Specialist position is vacant. Many communication-related activities are pending until a new Communications Specialist is onboarded.</p>	
<p>Social Media: Weekly social media posts & engagement across all ITC platforms</p> <p>Launch of strategic giving WillPower campaign for 2026</p>	<p>Social Media: Weekly social media posts & engagement across all ITC platforms - Launch Reflections from the Field in spring 2026 to highlight field work, Winter Heron features on social media</p>

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	Ongoing strategic giving WillPower campaign posts
News Releases: None	News Releases: TBD
Publications: Designed and delivered digital & physical ITC Holiday Cards to donors and other key stakeholders Published end-of-year ITC eNews Published Giving Tuesday ITC eNews Issued <i>Caring for Your Conservation Covenant</i> newsletter to covenant landholders ITC FOLKLIFE Ad circulation in next issue of the magazine	Publications: Publish Winter Heron Newsletter Publish Winter ITC eNews
Outreach: None	Outreach: None
Events: None	Events: Host celebration for one new nature reserve and one new NAPTEP covenant on Salt Spring Island
Reports: None	Reports: Prepare for ITC 2025/26 Annual Report
5. FUNDRAISING AND CONSERVANCY SUPPORT	
Donor Relations: Stewardship of donors and advisors (ongoing) Reviewed and updated donor members in contract relationship database Received and processed donations – sent thank you letters and issued charity tax receipts Met with several potential donors interested in legacy giving Tour of S’ul-hween X’pey (Elder Cedar) Nature Reserve with legacy donor	Donor Relations: Stewardship of donors and advisors (ongoing) Receive and process donations – send thank you letters and issue charity tax receipts Follow up with potential donors interested in legacy giving
Strategic Giving: Continued WillPower Campaign seeking bequests of conservation lands or conservation funds Calls with two professional advisors Updated pledged bequests	Strategic Giving: Continue WillPower Campaign seeking bequests of conservation lands or conservation funds Review effectiveness of WillPower Campaign

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<p>Fund Management: Continued review of Opportunity Fund Guidelines</p>	<p>Fund Management: Review donation Policy and other fund guidelines Develop Fund Management Policy</p>
<p>Other: Developed draft Opportunity Fund application form Developed grant-needs spreadsheet Researched external grant opportunities (ongoing) Reviewed donation policies and fund guidelines Developed legacy and conservation print ad for Folklife Magazine</p>	<p>Other: Research external grant opportunities (ongoing)</p>