

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: July 9, 2024
Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Lisa Millard, Recorder (electronic)

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

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:10 p.m. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations and welcomed the Chief and Council from Penelakut Nation.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

It was noted that Item 18.1 Penelakut Tribe Chief and Council Members will follow Item 5.

3. TRUSTEE REPORT

Trustee Mabberley reported the following:

- Attended Trust Council
- Contractor estimates for parking at Montague Harbour have been received
- Visited Penelakut Island and met with Chief Jack and Council Members

Trustee Gauvreau reported the following:

- Attended Trust Council and highlighted the strategic planning workshop, audited financial statements, and recognized the retirement of Chief Administrative Officer Russ Hotsenpiller
- Thanked Carly Bilney for taking on the role of Secretary of the Advisory Planning Commission

4. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Trust Council and highlighted 50th Anniversary of Islands Trust

- Member of Legislative Assembly Adam Olsen's address
- Presentation about wrecked and hazardous vessels, and using spatial planning as part of the strategic planning process
- Attended Committee of Whole meeting to discuss draft Trust Policy Statement
- Ongoing participation in Culturally Committed group

5. ELECTORAL AREA DIRECTOR'S REPORT - None

6. FIRST NATION REPORT - None

7. TOWN HALL AND QUESTIONS

Internet connectivity was lost at 1:30 p.m. and Chair Peterson commenced recording the meeting at 1:39 p.m. Not all public comments were captured by the minute taker.

A member of the public acknowledged and thanked Penelakut Chief and Council Members and stated she is a member the Galiano Conservancy which manages approximately 1250 acres of land on Galiano Island which was not ceded or surrendered by First Nations. The Conservancy accommodates a hunting program for Indigenous People and they hope to develop relationships with Penelakut Chief and Council going forward.

8. COMMUNITY INFORMATION MEETING - None

9. PUBLIC HEARING – None

10. MINUTES

10.1 Local Trust Committee Minutes Dated May 14, 2024 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of May 14, 2024 were adopted.

10.2 Section 26 Resolutions Without Meeting Report Dated June 2024

Received for information.

10.3 Advisory Planning Commission Minutes - None

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List Dated July 2024

Received for information.

12. DELEGATIONS - None

13. CORRESPONDENCE

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

14. MEETING BREAK - COMMUNITY UPDATE

The meeting was recessed for a break at 1:45 p.m. and reconvened at 2:00 p.m.

15. APPLICATIONS AND REFERRALS

15.1 PLRZ20240003 (Palmberg) - Staff Report

Island Planner Stockdill summarized the Staff Report and highlighted the following:

- Application is to rezone the subject property to permit proposed uses including a works yard, contractor workshop and yard, storage and sale of gravel, soil and aggregates, sawmilling and manufacturing wood products, and production and sales of cider
- Property is currently being used for tree fruit farming and temporary sawmilling
- Applicant is seeking a phased approach for the proposed uses
- One letter has been received from a neighbouring property owner which outlined concerns about potential noise

Discussion ensued and the following comments were noted:

- A Section 219 Covenant placed on the property would enable restrictions on certain uses until such time the applicant can provide further information or assessments to ensure there is not detrimental impacts of said use
- There will be a statutory requirement to notify neighbours about the application as part of the public hearing process and the Local Trust Committee can request earlier notification or that a community information meeting be held
- Property is in a water management area and in proximity to a water service area and a water management plan would help inform consideration of the application
- Further information on the proposed uses and the siting of them would be helpful

The applicant was in attendance and indicated that the cidery concept is a future consideration and is of secondary importance to other proposed uses.

GL-2024-015

It was Moved and Seconded,

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

- I. Information regarding the scale of the proposed uses
- II. Business plan for the light industrial uses and cidery
- III. Information on a ground water management plan
- IV. Information on timing / phased approach
- V. Detailed site plan

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

16.1 Groundwater Sustainability Project - Staff Report

Island Planner Stockdill summarized the Staff Report and noted the following:

- An information webinar was held in 2021 and a Community Information Meeting held in 2022
- Staff have met with Penelakut Tribe, Coast Salish Peoples of Galiano, and members of an Indigenous family with historical ties to Galiano Island to discuss the project

- Staff recommend second referrals be sent out which highlight Exemption 'p' which would provide an exemption for a Development Permit where land is owned by a person with federal Indigenous status living in their traditional territory with proof of Indigenous family lineage
- A community information meeting and public hearing be scheduled

Discussion ensued.

GL-2024-016

It was Moved and Seconded,

that a Community Information Meeting and Public Hearing for the Groundwater Sustainability Project be scheduled for October 8, 2024.

CARRIED

17. REPORTS

17.1 Work Program Reports

17.1.1 Active Projects Report Dated July 2024

Received for information.

17.1.2 Future Projects Report Dated July 2024

Received for information.

17.2 Applications Report - Verbal Update

Planner Stockdill provided a verbal update on current planning applications.

17.3 Trustee and Local Expense Report Dated May 2024

Received for information.

17.4 Adopted Policies and Standing Resolutions

Received for information.

17.5 Local Trust Committee Webpage

No updates at this time.

17.6 Islands Trust Conservancy Report Dated May 2024

Received for information.

18. NEW BUSINESS

18.1 Penelakut Tribe Chief and Council Members

Internet connectivity was lost at 1:30 p.m. and Chair Peterson commenced recording the meeting at 1:39 p.m. Not all Penelakut Council Members comments were captured by the minute taker.

Chair Peterson noted Chief Jack and Council Members of the Penelakut Tribe were in attendance and invited them to speak.

Chief Jack addressed the Local Trust Committee and stated the following:

- She is the newly elected Chief of Penelakut Tribe since February, 2024
- She is from Penelakut Island as are her family traced back to her great grandfather's roots
- Thanked Penelakut Council Members and youth in attendance
- In order for the Penelakut to prosper they need to work together with surrounding communities as one in harmony and model leadership to the younger generation
- She comes before the Local Trust Committee, members of the community, and landowners to deliver a message
- She declared the unwavering interest of her people in accepting the return of land that rightfully belong to the Penelakut
- The Council Members and youth are in attendance to bear witness to the voice of their ancestors to establish that Galiano Island is unceded Penelakut territory
- It is their inherent right as recognized in the United Nations Declaration of Rights of Indigenous People to reclaim what has been theirs for generations
- They come in spirit of partnership to work alongside landowners and Islands Trust in good faith
- Their goal is to establish a foundation of understanding and cooperation and they recognize the importance of maintaining a harmonious relationship with all stakeholders
- They are committed to working together and are ready to engage in open and constructive dialogue to find mutually beneficial solutions and to build a future where they can thrive on the lands that have sustained them for generations

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for September 10, 2024 at the South Community Hall, Galiano Island

20. TOWN HALL

A member of the public stated that members of the public require time in between a community information meeting and public hearing to ask questions and understand the information prior to a public hearing.

Island Planner Stockdill noted that the public hearing for the Groundwater Sustainability Project has been moved to October so that a staff report can be provided at the September, 2024 Local Trust Committee meeting and if they have specific questions to send them to staff so they can be addressed as part of the September Staff Report.

A member of the public thanked the Local Trust Committee for trying to save the applicant of Application PLRZ20240003 money by requesting a rough site plan versus a professional survey at this stage of the application.

21. CLOSED MEETING – None

22. ADJOURNMENT

By general consent the meeting was adjourned at 2:35 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Recorder