



# ADOPTED

## Galiano Island Local Trust Committee Minutes of Regular Meeting

**Date:** September 10, 2024  
**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  
Carly Bilney, Recorder (electronic)

**Others Present:** There were approximately thirteen (13) members of the public present.

### 1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 p.m. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He also requested that if members of the public want to personally record the meeting that they ask the Chair before they do so.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. TRUSTEE REPORT

Trustee Gauvreau's report included comments on the following:

- A review of the latest meeting of the Southern Gulf Islands Forum that focused on governance and management of the Salish Sea
- Highlights from a presentation about indigenous cultural safety
- A letter drafted by the Governance Committee that requests a provincial review of the Islands Trust Act to be submitted for consideration at Trust Council
- Three budget requests approved by the Finance Committee for the upcoming fiscal year

Trustee Maberley's report included comments on the following:

- The parking issue at Montague Harbour Marina which has been progressing incrementally
- Conversations about bike traffic and low-speed vehicles and whether or not they should be licensed on Galiano

#### **4. CHAIR'S REPORT**

Chair Peterson made the following comments in his report:

- The Governance Committee completed a package for the Trust Council requesting a review from the Province
- Trust Programs Committee was preparing for the new budget cycle
- The Chief Administrative Officer Hiring Committee had a list of candidates and an announcement is possible by the end of September
- Member of Legislative Assembly Adam Olsen has been a strong advocate for the Gulf Islands and will not be running in the next provincial election
- Islands Trust representatives will be seeking to meet with Ministry staff at the upcoming meeting of the Union of British Columbia Municipalities

#### **5. ELECTORAL AREA DIRECTOR'S REPORT – none**

#### **6. FIRST NATION REPORT**

Penelakut Councillor Ken Thomas spoke on behalf of Chief Jack who sent her regrets for not being able to attend the meeting. Councillor Thomas made the following comments:

- Penelakut Tribe remained interested in getting parts of their land back
- Penelakut Tribe was grateful to Trustee Maberley for attending a recent meeting of Chief of Council
- People were invited to bring questions or concerns they have to Penelakut Tribe
- Penelakut Tribe was willing to communicate neighbour-to-neighbour and to participate in positive solutions
- It is best if we all work together to address shared issues like anchorages, pipelines and boat traffic

#### **7. TOWN HALL AND QUESTIONS**

Town hall was held and the following comments were made:

- Disappointment was expressed that Chief Jack's statement at the last meeting was not published verbatim in the formal public record via the meeting minutes or in the island's local publication
- The maps in the staff reports related to District Lots 85 and 86 (GL-RZ-2023.2 (McElhanney) and GL-RZ-2021.2 (Matheson/Bairstow)) lack context of the neighbouring properties
- Trustees were encouraged to request that staff provide one map that presents the entire area encompassing District Lots 85 and 86
- A more detailed site plan that considers uses of land should be produced before proceeding with draft bylaws for GL-RZ-2023.2 (McElhanney) and GL-RZ-2021.2 (Matheson/Bairstow); other areas in the plan may be more suitable for forestry than what has been identified
- Concern was expressed that GL-RZ-2023.2 (McElhanney) and GL-RZ-2021.2 (Matheson/Bairstow) do not follow the 75/25 model because most of the waterfront is

reserved for private use; Trustees were encouraged to request that the applicants reconfigure the lots so the land returned to Penelakut Tribe includes waterfront

- The proposed southern boundary for possible Ministry of Transportation and Infrastructure access in District Lot 85 abuts a community park that has shore access, and the applicants should contact the Galiano Island Parks and Recreation Commission to discuss alternatives
- A question was raised about whether Development Permit Area Exemption 'p' applies to domestic water usage only or also to commercial water use
- Advocating for the adoption of Dark Sky Principles on Galiano should be a very low priority
- Trustees were encouraged to consider a build out map for Galiano as a future project

**8. COMMUNITY INFORMATION MEETING – None**

**9. PUBLIC HEARING – None**

**10. MINUTES**

**10.1 Local Trust Committee Minutes Dated July 9, 2024 (for Adoption)**

**By general consent** the Galiano Island Local Trust Committee meeting minutes of July 9, 2024 were adopted.

**10.2 Section 26 Resolutions Without Meeting Report – None**

**10.3 Advisory Planning Commission Minutes – None**

**11. BUSINESS ARISING FROM MINUTES**

**11.1 Follow-up Action List Dated Sept 2024**

Received for information.

**12. DELEGATIONS – none**

**13. CORRESPONDENCE**

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

**13.1 Managed Forest Council re Removal of Land from the Managed Forest Program**

Island Planner Stockdill noted that staff will remove the subject property from any mapping that shows it as privately management forest land.

**14. MEETING BREAK – COMMUNITY UPDATE**

The meeting was recessed for a break at 1:47 p.m. and reconvened at 2:00 p.m.

## 15. APPLICATIONS AND REFERRALS

### 15.1 GL-RZ-2021.2 (Matheson-Bairstow) – Staff Report

Island Planner Stockdill reviewed the staff report related to GL-RZ-2021.2 (Matheson-Bairstow). Discussion ensued and the following comments were made:

- Staff recommended the proposal be referred to the Galiano Island Parks and Recreation Commission to determine whether the Commission would like to pursue land for a community park or cash-in-lieu, as per subdivision conditions under Section 510 of the *Local Government Act*
- It is incumbent upon the applicant to be aware of all requirements for planning applications when they pursue a subdivision
- The applicants need to discuss their proposed subdivision application with the Ministry of Transportation and Infrastructure including discussion about road requirements and governance
- The map should show the location of the horse stable
- Once the applicants meet with the Ministry of Transportation and Infrastructure there will be greater clarity around the use of the road
- The road should be maintained for safety should there be an emergency
- Interest was expressed in including an observation well in the area
- The applicants were encouraged to discuss the inclusion of an observation well with the Galiano Conservancy Association
- A question was asked about how much money the sale of the amenity lot would generate for affordable housing, and a suggestion was made to keep the amenity lot as a community park instead of selling it
- Archaeological preservation is vital to District Lots 85 and 86 due to their proximity to Dionisio Provincial Park and any development could potentially affect cultural heritage

A motion was made and seconded that the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2021.2 (Matheson/Bairstow). Discussion on the motion occurred and the following comments were made:

- The site plan should be changed before proceeding to draft bylaws
- If draft bylaws are prepared, the changes to the site plan discussed today will be minor tweaks that can be made without duplicating work

#### **GL-2024-017**

#### **It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2021.2 (Matheson/Bairstow).

**CARRIED**

**Trustee Gauvreau Abstained**

**GL-2024-018**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee request staff to refer GL-RZ-2021.2 (Matheson/Bairstow) to the Galiano Island Parks and Recreation Commission.

**CARRIED**

**GL-2024-019**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to schedule a meeting with the Ministry of Transportation and Infrastructure, Penelakut Tribe and the applicant to discuss road access and emergency access for District Lot 86.

**CARRIED**

**15.2 GL-RZ-2023.2 (McElhanney) – Staff Report**

Island Planner Stockdill reviewed the staff report related to GL-RZ-2023.2 (McElhanney). Discussion ensued and the following comments were made:

- Applicants must contact the Ministry of Transportation and Infrastructure to determine if a portion of the property that provides access to the water is acceptable to comply with the *Land Title Act*
- Schedule C (Road Network Plan) should be included in the proposal as the road through District Lot 85 is a proposed emergency access road
- The resource zoning should be removed because it is within a proposed nature protection zoned area and is next to a riparian area of high ecological value (not removing the lot from the land transfer to Penelakut Tribe, just the resource zoning)
- Once the Groundwater Sustainability project has completed, District Lot 85 may be subject to its guidelines
- Areas of the proposed properties are flagged as potentially archaeologically valuable and development should be avoided in accordance with the Official Community Plan and the *Heritage Conservation Act*
- The original application was denied and the public should be briefed on how Trustees in the previous term came to their decisions
- The application should be included in discussions with Penelakut Council including what should be done with the Resource lot

A motion was made and seconded that the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2023.2 (McElhanney).

Discussion on the motion ensued and the following comments were made:

- A Trustee commented that the application was the exact same one that was denied by Trustees in the previous term, and a staff report should detail the reasons for which it was denied

- A Trustee responded that the application was not the same as it was with the previous Local Trust Committee because it involves the local First Nation who is a recipient of land in the proposal

**GL-2024-020**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2023.2 (McElhanney).

**CARRIED**

**Trustee Gauvreau Opposed**

Comments were made about leaving the amenity lot as is until the Galiano Island Parks and Recreation Commission provides input.

**GL-2024-021**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to refer GL-RZ-2023.2 (McElhanney) to the Galiano Island Parks and Recreation Commission.

**CARRIED**

**GL-2024-022**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to schedule a meeting with the Ministry of Transportation and Infrastructure, Penelakut Tribe and the applicant to discuss road access and emergency access for District Lot 85.

**CARRIED**

Island Planner Stockdill commented that she would report back on emergency access via Cook Road.

**16. LOCAL TRUST COMMITTEE PROJECTS**

**16.1 Groundwater Sustainability Project – Staff Memo**

Island Planner Stockdill reviewed the Staff Memo regarding the Groundwater Sustainability Project. She noted staff would update the map (Schedule G) that shows Groundwater Recharge Protection Development Permit Area 4 (page 38 of the agenda) to show properties that are exempt from requiring a Development Permit because they have Private Managed Forest Land status.

Comments were made about how the change from ‘rainwater’ to ‘freshwater’ in relation to cistern use allows for a more comprehensive approach to water conservation.

## **17. REPORTS**

### **17.1 Work Program Reports**

#### **17.1.1 Active Projects Report Dated Sept 2024**

Received for information.

#### **17.1.2 Future Projects Report Dated Sept 2024**

Received for information.

Support was expressed for:

- Pursuing Item 9. – Review APC report in consideration of development of shoreline model protection bylaw
- Item 2. – reviewing existing and potential light industrial zones.
  - Comments were made that some projects inform others and a holistic approach would be beneficial.

### **17.2 Applications Report – Verbal Update**

Island Planner Stockdill noted that a staff report regarding GL-RZ-2014.1 (Crystal Mountain) is planned for the October Local Trust Committee meeting.

### **17.3 Trustee and Local Expense Report Dated July 2024**

Received for information.

### **17.4 Adopted Policies and Standing Resolutions**

Received for information.

### **17.5 Local Trust Committee Webpage**

### **17.6 Islands Trust Conservancy Report Dated July 2024**

Trustee Gauvreau reviewed the report, which was received for information. It was noted that Adam Olsen would be a beneficial addition to the Islands Trust Conservancy.

## **18. NEW BUSINESS**

### **18.1 Dark Sky Principles Adoption Advocacy Briefing**

Trustee Gauvreau summarized the Dark Sky Principles Adoption Advocacy Briefing. Brief discussion ensued and the following comments were made:

- The community should be informed about the many bird species that migrate through Galiano
- Most of the light pollution on Galiano comes from Vancouver

**19. UPCOMING MEETINGS**

**19.1 November 12 meeting date change**

**GL-2024-023**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee request staff to reschedule the November 12, 2024 in-person regular business meeting to November 8, 2024.

**CARRIED**

**19.2 Next Regular Meeting Scheduled for October 8, 2024 at the Galiano Lions Club Hall, Galiano Island**

**20. TOWN HALL**

Town hall was held and the following comments were made:

- A meeting between the Islands Trust, Ministry of Transportation and Infrastructure and applicants will likely not happen before October 8
- A Trustee stated that Development Permit Area Exemption 'p' was created because Galiano is within Penelakut traditional territory and First Nations who lived on the land before settlers arrived, who were never consulted when the Islands Trust was created, and who have rights under the Canadian Charter of Rights and Freedoms should be excluded from the zones
- Groundwater protection would be a protection for everybody
- The Dark Sky Principles are not about humans being able to see the stars, but about the insect and bird world; Local Trust Committee meetings should include consideration of more than the human world
- A lot of light pollution on Galiano comes from the east side of Vancouver Island
- Support was expressed for Trustees to meet with Penelakut Council to discuss District Lots 85 and 86, though they would not be meeting as a Local Trust Committee but rather for information-gathering purposes in a non-official manner
- A question was raised about whether Development Permit Area Exemption 'p' would require an amendment to the *Water Sustainability Act*

**21. CLOSED MEETING – None**

**22. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:49 p.m.

---

Tim Peterson, Chair

Certified Correct:

---

Carly Bilney, Recorder