

## Galiano Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** December 10, 2024  
**Location:** Galiano South Community Hall  
141 Sturdies Bay Road, Galiano Island, BC

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

**Staff Present:** Kim Stockdill, Island Planner  
Brad Smith, Island Planner  
Joe Elliott, Senior Indigenous Relations Advisor  
Carly Bilney, Recorder (electronic)

**Others Present:** There were approximately 17 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. He described the egregious activities undertaken in Indian hospitals that have inflicted harm on members of indigenous communities that continue to the present day.

#### 3. APPROVAL OF AGENDA

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

#### 4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Information from the December Trustee report that did not make it into the Active Page will be shared on Facebook
- Trustee Gauvreau attended a meeting hosted by the Southern Gulf Islands Housing NOW Project and the Southern Gulf Islands Community Justice Program that emphasized the importance of safety, connection and belonging and how those play into the concept of home

Trustee Mabberley reported the following:

- The Capital Regional District has noted the unofficial start of the housing project will be early in the new year with trees being cleared
- Trustee Mabberley gave kudos to all those involved in the Galiano Green housing project, which is a huge step for the community
- Funding has been acquired for parking at Montague and work will be coordinated with the Ministry of Infrastructure and Transportation in early spring

## **5. CHAIR'S REPORT**

Chair Peterson reported the following:

- The most recent Trust Council meeting – the first with new Chief Administrative Officer Rueben Bronee – focused on a preliminary review of the 2025-26 draft budget; Council meetings were scheduled for the year and it was agreed that the Committee of the Whole would meet more often
- The Southern Gulf Islands Forum had its first meeting with the new Member of the Legislative Assembly for Saanich North and the Islands, Rob Botterell, where plans for a joint session with representatives of the San Juan islands was discussed
- At the recent meeting of the Executive Committee Galiano Bylaws No. 283 and 284 were approved and will now go to the Ministry

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

## **7. FIRST NATION REPORT**

Councillor Thomas of Penelakut Tribe expressed a desire to continue communicating and working together, and thanked Trustees and staff for their work.

Councillor Thomas read a note from Chief Jack who expressed regrets for her absence at the meeting due to prior commitments, and who shared greetings to the Galiano community. Her comments noted that much has been accomplished in understanding true reconciliation between our communities and expressed a commitment to finding a path forward with mutual understanding and cooperation.

## **8. TOWN HALL AND QUESTIONS**

Town hall was held and the following comments were made:

- Trustees were urged to make progress on a review of bylaws related to Wise Island
- Support was expressed for bylaw abeyance regarding solar panels and water access until bylaws can be drafted specifically for Wise Island
- The installation of solar panels on Wise Island involves a cedar pier that would not require concrete construction, blasting or drilling
- The provincial moratorium that prohibits new private moorage within the Southern Gulf Islands remains in place

- The work starting at the Galiano Green housing site is the unofficial roll-out of the project and the Capital Regional District has asked Trustees to inform the public that site prep and civil work would begin before birds start to nest in the spring; funding for the project from a senior level of government has not been announced
- The Islands Trust voluntarily makes meeting recordings available to the public though there is no statutory obligation to do so; the recording of the past Trust Council meeting was taken down due to workplace safety concerns

**9. COMMUNITY INFORMATION MEETING – None**

**10. PUBLIC HEARING – None**

**11. MINUTES**

**11.1 Local Trust Committee Minutes Dated November 8, 2024 (for Adoption)**

On Page 8 of the November 8 Minutes (top of Page 10 of the current agenda), “The Chair noted that a joint Official Community Plan review will be undertaken...” Discussion was held about how the review will be undertaken *at some point in the future*. Chair Peterson noted he would follow up with meeting administrators to clarify the matter.

**By general consent** the Galiano Island Local Trust Committee meeting minutes of November 8, 2024 were adopted as to be amended.

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

**11.3 Advisory Planning Commission Minutes – None**

**12. BUSINESS ARISING FROM MINUTES**

**12.1 Follow-up Action List Dated Dec 2024**

Island Planner Stockdill made the following comments:

- PLRZ20240003 (Palmberg) is in review and should be on the February agenda
- An advertisement has gone out seeking members for the Galiano Advisory Planning Commission

**13. DELEGATIONS – None**

**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-SUB-2023.2 (Hayes) - Staff Report**

Island Planner Stockdill presented the staff report on behalf of Planner Testemale, who, she noted, has announced his retirement from the Islands Trust and will be greatly missed. The following comments were made:

- There is no real reason to build a subdivision road as both lots currently have access
- Exempting a lot or a subdivision from the minimum frontage requirement is common
- The Development Permit is in process and if any outstanding issues arise as part of the process they would come back to the Local Trust Committee for discussion

#### **GL-2024-043**

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

that Galiano Island Local Trust Committee exempt proposed Rem. Lot 1 and Lot A of subdivision GL-SUB-2023.2 from the 1/10 perimeter provision of Section 512 of the Local Government Act.

**CARRIED**

A break was held between 1:40 p.m. and 1:50 p.m.

### **16.2 GL-RZ-2014.1 (Crystal Mountain) – Staff Report**

Planner Smith reviewed the staff report and provided an update on engagement undertaken with Penelakut Tribe. Discussion ensued and the following comments were made:

- Penelakut Tribe has indicated concern with the potential use of a Section 219 Covenant, which is a colonial instrument, and expressed a preference to apply their own tools; how this could provide certainty for the applicants is necessary to discuss
- The applicant expressed comfort with where the application is though noted many details need to be considered
- Another Public Hearing will need to be held
- Clarification on if there are any concerns from Penelakut Tribe with proposed lot layout, future land use, archaeological interests etc., including the currently proposed Nature Protection zoning on lands to be donated, is key
- Penelakut Tribe has concerns about sharing sensitive information
- Culturally sensitive information does not need to be shared; however, there needs to be discussion between the applicant and Penelakut Tribe to determine the precise boundaries that define the land that is to be donated
- Penelakut Tribe holds the land to a higher, almost sacred, standard than the colonial standard

- Communication is important to ensure Penelakut Tribe and Crystal Mountain Society are comfortable neighbours
- By working together, the two parties need to decide what each needs to move forward
- It may be possible for a third party to hold a Covenant until negotiations are complete
- The Local Trust Committee has wide discretion to decide what constitutes Community Benefit, and giving the land to Penelakut Tribe as opposed to the Islands Trust Conservancy does not conflict with the Official Community Plan

Discussion continued about the proposed recommendations in the staff report, and the following comments were made:

- The role of the Local Trust Committee at this point would be to formally signal support while the bulk of the work will go to the applicants and Penelakut Tribe to sort out details of land transfer
- The staff report could perhaps be received for information
- The recommendations signify that the Local Trust Committee is supportive, and they provide clarity and direction for the applicants to consider next steps
- A good approach would be to have staff approach the Islands Trust Conservancy about being an intermediary between the landowner and Penelakut Tribe
- A question was raised about whether Snuneymuxw First Nation would be comfortable with this approach and Councillor Thomas of Penelakut Tribe responded that he has been in good communication with them

**GL-2024-044**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee is supportive of an alternative 75% land transfer to the Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

**CARRIED**

**GL-2024-045**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee requests that the Crystal Mountain Society consider an alternative 75% land transfer to Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

**CARRIED**

**GL-2024-046**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee requests that the applicant engage directly with Penelakut Tribe to determine feasibility of a 75% land transfer of Crystal Mountain Society lands to Penelakut Tribe as part of rezoning application GL-RZ-2014.1, including agreement on proposed lot layout, future uses, and subdivision mechanism acceptable to the Local Trust Committee.

**CARRIED**

Trustee Gauvreau suggested exploring the possibility of transferring land into the Penelakut Land Code to better support land-use planning and land management goals. Support was expressed for considering how to integrate Penelakut Tribe's established processes with that of the Islands Trust to make future land transfers more straightforward.

**GL-2024-047**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to investigate, report back on the process, feasibility and implications of transferring lands associated with rezoning applications to be governed under Penelakut Tribe Land Code.

**CARRIED**

**GL-2024-048**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to engage with the Islands Trust Conservancy and the Galiano Conservancy Association to consider the role of facilitator in land transfer applications.

**CARRIED**

Island Planner Stockdill commented that GL-RZ-2014.1 (Crystal Mountain) is now open again for public comment as there will be a second Public Hearing.

A break was held from 3:30 p.m. to 3:40 p.m.

**17. LOCAL TRUST COMMITTEE PROJECTS**

**18. REPORTS**

**18.1 Work Program Reports**

18.1.1 Active Projects Report Dated Dec 2024

18.1.2 Future Projects Report Dated Dec 2024

Brief discussion was held on each item on the Future Projects report to determine how to update the list.

**GL-2024-049**

**It was Moved and Seconded,**

that Galiano Island Local Trust Committee direct staff to remove Item 4 – Cannabis Retail and Production – from the Future Projects List.

**CARRIED**

**18.2 Applications Report – Verbal Update**

Island Planner Stockdill noted the intention to bring three rezoning applications (DL 85 and 86, Palmberg and Rockafella) to the February meeting agenda.

**18.3 Trustee and Local Expense Report Dated Oct 2024**

Received for information

**18.4 Adopted Policies and Standing Resolutions**

Received for information

**18.5 Local Trust Committee Webpage**

Lisa Gauvreau commented that a new mapping schedule is to be released later this month.

**18.6 Islands Trust Conservancy Report Dated Nov 2024**

Received for information. Trustee Gauvreau commented on the 35<sup>th</sup> anniversary of the Islands Trust Conservancy.

**19. NEW BUSINESS – None**

**20. UPCOMING MEETINGS**

**20.1 Next Regular Meeting Scheduled for February 11, 2025 at the Galiano South Community Hall, Galiano Island**

**21. TOWN HALL**

Town hall was held and one community member spoke to express gratitude to Trustees for their hard work.

**22. CLOSED MEETING – None**

**23. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:54 p.m.

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Tim Peterson, Chair

Certified Correct:

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Carly Bilney, Recorder