

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: February 11, 2025
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: Robert Kojima, Regional Planning Manager (electronic)
Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 23 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:06 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations and spoke of his gratitude to Chief Jack, and members of Penelakut Tribe, for inviting the Local Trust Committee to meet with them recently.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Attended Accessibility Committee meeting and noted the Committee's role is to help Trust Council create plans to ensure accessibility for staff, trustees, and the public
- Attended "Leaving a Legacy" workshop discussion about the lasting impacts of local government which was hosted by the Centre for Civic Governance and led by the Feminist Campaign School
- Attended Islands Trust Conservancy Board meeting and was elected Chair of Islands Trust Conservancy

Trustee Mabblerley reported the following:

- The Capital Regional District's housing project work will begin soon
- The Local Trust Committee met with Penelakut Tribes Chief and Council

- The Chair of Trust Council has stepped down and there will be an election for a new Chair during the March Trust Council meeting which could result in a reassignment of Chairs of the Local Trust Committees

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Chair Luckham will be resigning March 11, 2025 and elections will be undertaken during the March Trust Council meeting
- The Chief Administrative Officer Performance Evaluation Committee continues to meet and is reviewing targets for three-month and six-month markers
- Continued attendance at Financial Planning Committee meetings in preparation for March Trust Council budget deliberations
- Attended Governance Committee meeting and noted the 2020 Governance Review recommendations will be sent to Committee of the Whole for discussion
- The Committee of the Whole will be reviewing Standards of Conduct and continues to meet to discuss amendments to the draft Policy Statement
- Attended Trust Programs Committee meeting

6. ELECTORAL AREA DIRECTOR'S REPORT

Southern Gulf Islands Electoral Director Paul Brent provided the following update:

- Working on delivering funding for Galiano Green Forest Homes
- Participation in the Tiny Homes on Wheels Steering Committee which is focussing on the standardization of regulations to allow tiny homes on wheels and recreational vehicles as dwellings
- Working with Ministry of Transportation and Transit to reestablish parking at Montague Harbour
- The Capital Regional District will be lobbying the BC Provincial Government for a rural housing strategy

7. FIRST NATION REPORT

Penelakut Tribe Council Member Ken Thomas spoke to the following:

- Acknowledged and thanked the Local Trust Committee for visiting with Penelakut leadership
- A letter of acceptance is being drafted regarding the land donations for District Lots 85 and 86
- Penelakut Elders requested that, during the meeting today, gratitude is expressed toward the land donors for allowing the Tribe to regain some of their territory
- Noted the recent meeting allows communication lines to be opened and the parties to begin working together

8. TOWN HALL AND QUESTIONS

A member of the public spoke to the following:

- A complaint was made regarding goats kept on their property
- The property is 46 metres in width and the bylaw states there must be 30 metres clearance from each side property line

- All of the speaker's animals are kept more than 30 metres from the neighbour but there is an encroachment of 15 metres on Tricia Way Community Park
- Does not have the ability to pay the land use variance application
- Has installed privacy fencing, noise attenuation barrier and a buffer
- Requested the Local Trust Committee grant a variance
 - Island Planner Stockdill noted that a Bylaw Compliance and Enforcement Officer is working with the speaker on options for compliance to close the file, and the matter has not been brought to the public forum as it is being discussed between staff, the Local Trust Committee, and the speaker

A member of the public spoke to a letter sent to the Planner and Trustees regarding Application PL-RZ-2024-0003 (Palmborg) and highlighted the following:

- One of the potential uses of the property is a cidery/winery
- There are documented health risks associated with alcohol consumption
- Requested the Local Trust Committee seek further information from Island Health and the Galiano Health Clinic about the negative consequences of alcohol consumption before proceeding with a draft bylaw

A member of the public stated the courts upheld local bylaws following an appeal by the Forest lot owners regarding the case against the Galiano Local Trust Committee and noted a letter sent from MacMillan Bloedel to prospective buyers when the properties were listed for sale informing them that if amendments that were being made to the bylaw were passed the effect would be to eliminate the right to build a single-family residence on a forest zone lot.

A member of public spoke to the timeliness of communication from the Local Trust Committee and made the following comments:

- Updates provided at the meeting being held today, and outlined in the agenda package, are not timely enough to encourage dialogue within the community
- Bylaws No. 283 and 284 were advanced to Executive Committee and no further update has been forthcoming
- There should have been a report about the meeting with Penelakut Tribe and Council
- The staff report for the Crystal Mountain rezoning application should have more information about how a community benefit is determined and if a Tribal Land Code can be adopted as part of the rezoning application and these topics should be referred to the Advisory Planning Commission or addressed at community information meetings
 - The Chair indicated the Local Trust Committee and staff attended the meeting with Penelakut Chief and Council as invitees; therefore, minutes nor official reporting through a staff report would be forthcoming; however, while not mandatory, Trustees can individually report out to community members
 - Penelakut Council Member Ken Thomas stated appreciation to the public for their comments and noted that communication with Islands Trust has just begun and both parties are working through the process
 - Island Planner Stockdill stated Bylaw No. 283 was sent to the Ministry for approval as it relates to the Official Community Plan and Bylaw No. 284 does not require Ministerial approval as it is a Land Use Bylaw

A member of the public stated the meeting between Penelakut Council and the Local Trust Committee was to provide information to Penelakut Council and not one in which the Local Trust Committee would be hearing information to inform decisions.

- A Trustee acknowledged that there may be public frustration as at times the Local Trust Committee can not share information about a process that has not had a conclusion yet
- Penelakut Council Member Ken Thomas stated appreciation for the concern and indicated one can report to the community when there are definite facts to be shared

9. COMMUNITY INFORMATION MEETING - None

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated December 10, 2024 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Item 18.6 Island Trust Conservancy Report: change 30th to 35th.

By general consent the Galiano Island Local Trust Committee meeting minutes of December 10, 2024 were adopted as 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 Feb 2025

The Planner provided an update on the Follow-Up Action List items.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

15. MEETING BREAK - COMMUNITY UPDATE

The meeting was recessed for a break at 2:19 p.m. and reconvened at 2:35 p.m.

16. APPLICATIONS AND REFERRALS

16.1 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 541 (for Response)

A Trustee noted the property is a buffer to a lower portion of a nature conserve but otherwise interests are unaffected.

GL-2025-001

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw No. 541.

CARRIED

16.2 GL-RZ-2021.2 (Matheson-Bairstow) and GL-RZ-2023.2 (Larsen) – Staff Memorandum

Island Planner Stockdill summarized the Staff Memorandum and provided the following update:

- The Local Trust Committee has met with Penelakut Tribe and reviewed the application, the proponent's proposal, and the site plan and a site visit will be scheduled
- The Ministry of Transportation and Transit has indicated the applicant can start moving forward with an application for subdivision
- Discussions about road access will be forthcoming
- Emergency access points are being discussed and will be shown on the site plan
- The Local Trust Committee has authority to decide what a community benefit is in relation to the application
- Staff will begin drafting bylaws when the site plan is finalized

Trustees expressed interest in attending the site visit but otherwise had no questions or comments.

16.3 GL-RZ-2023.1 (Rockafella) – Staff Report

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

- The applicant has been working to bring forward all of the information stated in the terms of reference
- Site specific regulations apply to the portion of District Lot 14 that will be rezoned to Forest 3A
- All Forest 3 regulations are applicable to the land as well as two site-specific regulations including one which allows a single non-residential building or structure for timber production harvesting and another that allows four dwellings accessory to timber production harvesting
- Each dwelling would be permitted an additional non-residential building
- The smaller 2.7-hectare section will be rezoned to a forest industrial site-specific zone with defined principal and accessory uses
- Developable area site plan and hydrogeologists assessment reports have been provided
- Pump testing on existing well concludes yield and quality exceed requirements
- There is sufficient area for future septic needs
- If the Local Trust Committee believes the proposed Land Use Bylaw is consistent with the Official Community Plan a public hearing is not required; however, notice of first reading must be given
- The Local Trust Committee has the option to schedule a Community Information meeting

- It is recommended that a sustainable forestry covenant and groundwater assessment covenant be finalized prior to providing First Reading

It was noted that the applicant was in attendance.

Discussion ensued and Trustees indicated the application complies with the Official Community Plan and the land represents one of the few large tracts that can be preserved.

GL-2025-002

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. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” and that staff give notice of First Reading in accordance with s.467 of the *Local Government Act* after the receipt of a draft sustainable forestry covenant and a groundwater assessment covenant.

CARRIED

GL-2025-003

It was MOVED and SECONDED,

that Galiano Local Trust Committee request staff to schedule a Community Information Meeting for draft Bylaw No. 291 prior to First Reading.

CARRIED

16.4 PL-RZ-2024-0003 (Palmberg) – Staff Report

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

- The application is to rezone the subject property to allow additional uses including a works yard, contractor’s workshop, storage and sale of gravel, soil and aggregates, sawmilling, painting, manufacturing of wood products, and the production and sale of cider and wine
- The applicant has provided an updated site plan, well construction report, and a detailed business plan which provides information on a phased approach
- The proposed accessory uses do not necessarily fit into the rural zoning designation and staff will need to do further analysis to determine if an Official Community Plan amendment will be required
- The Local Trust Committee has the option of requiring the registration of a Section 219 covenant which would allow further regulation of uses that might not fit in to the Land Use Bylaw amendment
- If the application moves forward a septic disposal report, ecological report, and groundwater management plan would be required

It was noted that the applicant was in attendance.

Discussion ensued and Trustees indicated that draft bylaws will refine what the application will look like moving forward.

GL-2025-004

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee direct staff to proceed with application PL-RZ-2024-0003 (Palmberg) and to prepare draft bylaws.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

18. REPORTS

18.1 Work Program - Staff Report

18.1.1 Active Projects Report Dated Feb 2025

Received for information.

18.1.2 Future Projects Report Dated Feb 2025

Regional Planning Manager Kojima provided a summary of potential future projects for consideration by the Local Trust Committee.

Discussion ensued and the following points were noted:

- Several items could be removed from the list or incorporated into an Official Community Plan review
- The Associated Islands regulation review would be considered a minor project targeted to solar panels and shoreline access
- The review of tiny home and trailer regulations should be retained
- An Official Community Plan Review is a major project and preparations to submit a business case would need to be undertaken over the next months

GL-2025-005

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee amend the Future Projects List by removing Item No. 1, 2, and 7.

CARRIED

GL-2025-006

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee add to its active projects list as a minor project “Associated Islands Regulations Review” and for staff to report back with a draft project charter.

CARRIED

GL-2025-007

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff prepare options and recommendations for the preparation of a business case for an Official Community Plan review.

CARRIED

18.2 Applications Report Dated Feb 2025

Received for information.

18.3 Trustee and Local Expense Report Dated Dec 2024

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage

No updates required at this time.

18.6 Islands Trust Conservancy Report – None

19. NEW BUSINESS - None

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for April 8, 2025 at the South Community Hall, Galiano Island

21. TOWN HALL

A member of the public expressed gratitude that the Wise Island project will be moving forward.

A member of the public noted there had been previous discussion about a possible trail on District Lot 14 and asked why this is no longer going to happen. Island Planner Stockdill replied it was determined a trail could be deemed a safety issue.

22. CLOSED MEETING

22.1 Motion to Close the Meeting

GL-2025-008

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a):

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

AND that the recorder and staff attend the meeting.

CARRIED

The regular meeting was closed to the public at 3:47 p.m.

22.2 Recall to Order

The meeting was recalled to order at 4:02 p.m.

22.3 Rise and Report

Chair Peterson rose and reported adoption of the December 12, 2023 In-Camera Meeting Minutes and the appointment of Karen Harris, Danica Berginc, Gerald Longson, Jennifer Margison, Gilian Disting, Jan Helssen, and Art Moses to the Galiano Island Advisory Planning Commission commencing immediately for a term ending February 1, 2027.

GL-2025-009

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(g):

g) litigation or potential litigation affecting the municipality;

AND that the recorder and staff attend the meeting.

CARRIED

The regular meeting was closed to the public at 4:05 p.m. and reconvened at 4:19 p.m.

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:19 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder