

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: April 8, 2025
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
Bruce Belcher, Planner 2 (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately eight (8) 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 the territory of the Coast Salish First Nations. He noted the Galiano Local Trust Committee and Penelakut Tribe have embarked on an important journey of relationship building and thanked Penelakut Council Member Ken Thomas for his invaluable role as liaison between the parties.

3. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

19.2 GL-SUB-2020.1 – Correspondence Road Dedication Waiver

By general consent the agenda was approved as amended.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Attended Islands Trust Conservancy meeting
- Attended Trust Programs Committee meeting to work on the draft Islands Trust Policy Statement in preparation of anticipated First Reading in June
- Attended an event hosted by the Galiano Library One Book Reading Program in which the book *A Mind Spread Out on the Ground* by Mohawk author Alicia Elliott was discussed
- Attended March Trust Council and highlighted the election of Salt Spring Trustee Laura Patrick to Chair of Trust Council

Trustee Mabberley reported attendance at March Trust Council and summarized the election of Trustee Laura Patrick as Chair, approval of the 2026/26 budget for which he voted in opposition, and the motion he advanced to have the Islands Trust Policy Statement brought to Trust Council in June for First Reading to enable the First Nations and public engagement process.

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended March Trust Council and highlighted the election of new Chair Laura Patrick, approval of the annual budget and Strategic Plan, workshop facilitated by BC Ferries, and decision to move the draft Islands Trust Policy Statement work to Trust Programs Committee
- Attended Chief Administrative Officer Performance Evaluation Committee meeting
- Upcoming Committee of the Whole Meetings will focus on 2022 Governance Report and Code of Conduct Policy discussions
- Attendance at the upcoming Association of Vancouver Island Coastal Communities convention which he will be presenting on behalf of an ad hoc group promoting mental health wellness in local government leadership

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT

Penelakut Council Member Ken Thomas acknowledged and welcomed ongoing communications between the Local Trust Committee and the Penelakut Council.

8. TOWN HALL AND QUESTIONS

A member of the public thanked community members for offering their service on the Advisory Planning Commission and asked the Local Trust Committee to consider opting into the request for inclusion in the Provincial requirement of principal residency for short-term vacation rentals as did the Salt Spring Island Local Trust Committee.

Chair Peterson stated the Salt Spring Island Local Trust Committee held meetings with stakeholders and subsequently determined there was general consensus that opting into the principal residency requirement was appropriate. He noted the annual deadline to join is March 31 and there will be ability to opt in, or out, each year. Trustees concurred the discussion is important to have in community consultation.

A member of the public referenced the Trust Council budget funding allocated to Official Community Plan Review Projects on a number of islands and asked why Galiano was not included.

Island Planner Stockdill referenced the staff report included in the agenda and noted it was to provide information to determine the potential scope and timelines of an Official Community Plan and Land Use Bylaw review project and should the Local Trust Committee wish to pursue the project budget would be requested for the 2026/27 fiscal year.

A member of the public spoke to the Palmberg application and stated the following:

- Consideration of referring the application to the Advisory Planning Commission might be appropriate
- The Directives Checklist indicates the application is not contrary to, or at variance, with the Islands Trust Policy Statement
- Freshwater resources in the directive checklist has been marked as non applicable; however, there is potential for significant increased water use
- The Capital Regional District was not included in the referrals list; however, the property is located near a community water system

Island Planner Stockdill replied as follows:

- The Local Trust Committee has the ability to refer any type of application to the Advisory Planning Commission and the option to do so is included in the staff report
- If the Local Trust Committee believes freshwater resources are applicable, or that the application does not comply with the Trust Policy Statement, they can request that information be changed
- The Sticks Allison Water District has been added to the referral list and the staff report was updated to reflect the addition

A member of the public asked if multi-stage applications, that are spread out over several years, come back to the Local Trust Committee prior to proceeding to the next stage, and they also suggested the term “referral agencies” be changed to “referral entities”.

Island Planner Stockdill noted when an application is approved the applicant must abide by the new bylaws and relevant covenants and there are no requirements to communicate to the Local Trust Committee following approval of the application.

A member of the public stated up to one third of Advisory Planning Commission participants can be non-residents and those positions should be offered to First Nations.

The Chair referenced Islands Trust request to the Provincial Government for a governance review which includes, in part, the goal of implementing the *Declaration Act* within the *Islands Trust Act*.

9. COMMUNITY INFORMATION MEETING – None

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated February 11, 2025 (for Adoption)

The following amendment to the minutes was presented for consideration:

Page 3 of the Minutes in first bullet point change location name to Trisha Way Park.

By general consent the Galiano Island Local Trust Committee meeting minutes of February 11, 2025 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 April 2025

Island Planner Stockdill provided an update on items on the Follow Up Action List.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

15. MEETING BREAK - COMMUNITY UPDATE

The break was rescheduled to a later time in the meeting.

16. APPLICATIONS AND REFERRALS

16.1 GL-SUB-2023.1 (Taylor) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks an exemption from the 10% minimum frontage requirement on Lot B of a proposed subdivision
- There is no minimum frontage requirement in the Galiano Land Use Bylaw
- A Riparian Development Permit was required as a condition for subdivision approval which has been issued as no new development will be proposed on the property
- While the minimum frontage is less than the 10% requirement specified in the *Local Government Act* the proposal allows a distance of 26.7 metres frontage
- The *Local Government Act* allows a local government to waive the 10% frontage requirement

Discussion ensued and Trustees had no questions or concerns regarding the application.

GL-2025-010

It was MOVED and SECONDED

that Galiano Island Local Trust Committee EXEMPT Lot B of proposed subdivision (GL-SUB-2023.1, 172 Burrill Road) from the 10% minimum frontage requirement under Section 512 of the *Local Government Act*.

CARRIED

16.2 PL-RZ-2024-0003 (Palmberg) – Staff Report (2:00)

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

- The Local Trust Committee previously directed staff to draft bylaws for the rezoning application
- The subject property is proposed to be rezoned to a site specific Rural 2 zone to allow uses including a contractor yard, storage and sale of gravel, soil, and aggregates, sawmilling, manufacturing of wood products, and production and sales of cider and wine

- The draft bylaw should be amended to include a contractor’s workshop
- The draft bylaw includes building height restrictions and land screening requirements
- The Official Community Plan would amend Policy E to permit agricultural uses in addition to the currently allowed residential use

Trustees had no questions for the Planner and noted that giving First Reading enables the community engagement and consultation process to begin.

GL-2025-011

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 read a first time.

CARRIED

GL-2025-012

It was MOVED and SECONDED

that Galiano Island Local Trust Committee Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”, be amended by adding "contractor workshop" as a permitted use.

CARRIED

GL-2025-013

It was MOVED and SECONDED,

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 first time as amended.

CARRIED

GL-2025-014

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-015

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 297, cited as Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-016

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

CARRIED

GL-2025-017

It was MOVED and SECONDED,

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

Island Planner Stockdill advised that a Community Information Meeting for Bylaw No. 296 will be scheduled to be held during the July Local Trust Committee meeting.

16.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 543 (for Response)

GL-2025-018

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. 543.

CARRIED

The meeting was recessed for a break at 2:20 p.m. and reconvened at 2:30 p.m.

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulations Review Project – Staff Report

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

- The Local Trust Committee previously requested staff add an Associated Islands Regulations Review Project to its active projects list as a minor project
- The intent is to review and amend regulations in the Land Use Bylaw that would be applicable to associated islands and boat access only properties
- In-person and electronic Special Meetings, Community Information Meetings, and engagement with First Nations and property owners would be undertaken
- Reference to minor amendments in the out-of-scope section of the Project Charter should state major amendments
- The proposed project timeline and budgeting estimates were reviewed

Discussion ensued and Trustees confirmed interest in moving the project forward.

GL-2025-019

that Galiano Island Local Trust Committee request staff to amend the Project Charter by changing “minor: to major in Out-of-Scope section related to amendments to the Galiano Official Community Plan.

CARRIED

GL-2025-020

It was MOVED and SECONDED

that Galiano Island Local Trust Committee endorse the attached project charter for the Associated Islands Regulations Review Project as amended.

CARRIED

17.2 Official Community Plan Review Project - Staff Report

Island Planner Stockdill summarized the staff reported and noted the following:

- The report provides the Local Trust Committee with context for an Official Community Plan Review Major Project commencing in the 2026/27 fiscal year
- A Major Project requires a business case be presented for approval through Trust Council
- The Local Trust Committee can consider either a targeted review or a comprehensive and full review which affects budget and timelines
- The last review of the Galiano Official Community Plan was in 2011

Discussion ensued and the following comments were recorded:

- There is consensus to undertake a targeted review
- Community engagement can occur to determine which sections of the Official Community Plan might be reviewed
- Capacity funding for First Nations engagement will need to be included in the budget outlined in the business case

GL-2025-021

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to report back with a draft Business Case and Work Plan for a targeted OCP review.

CARRIED

Island Planner Stockdill clarified that the Official Community Plan review would not start now; but the foundation is being laid to prepare a business case for approval for the 2026/27 fiscal year in consideration of starting the review in 2026.

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated April 2025

18.1.2 Future Projects Report Dated April 2025

Items 18.1.1 and 18.1.2 were received for information.

18.2 Applications Report Dated April 2025

Received for information.

18.3 Trustee and Local Expense Report Dated Jan 2025

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 Dated Feb 2025

Received for information.

19. NEW BUSINESS

19.1 2024/25 Annual Report - Request for Decision

GL-2025-022

It was MOVED and SECONDED.

that Galiano Island Local Trust Committee approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

19.2 GL-SUB-2020.1 – Correspondence: Road Dedication Waiver

Trustee Mabblerley received correspondence seeking confirmation that removal of road dedication does not impact the lot zoning in anyway.

Island Planner Stockdill stated staff will need to review matter and will report back to the Local Trust Committee if necessary.

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for June 3, 2025 at the Galiano North Community Hall, Galiano Island

21. TOWN HALL

A member of the public asked for clarification on implications of the road dedication waiver.

A Trustee indicated correspondence was received, staff will look into it, and if the Local Trust Committee is required to make decisions, or provide input, staff will bring that information back to the Local Trust Committee for discussion.

A member of the public stated they did not understand concerns about a comprehensive Official Community Plan review lasting ten years as the previous one undertaken on Galiano was completed in a two-year timeline.

A Trustee confirmed other islands comprehensive reviews have been ongoing for over ten years and the Chair explained the budgeting process for projects that are not completed in one term.

A member of the public spoke to the 2007 regional trail network plan that was driven by community organizations and suggested staff determine which organizations provided input into the 2011 Official Community Plan review and ask them if they would be willing to update their section as part of a new review project.

22. CLOSED MEETING

22.1 Motion to Close the Meeting

GL-2025-023

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)(f):

(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;

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

AND that the recorder and staff attend the meeting.

CARRIED

The regular meeting was closed to the public at 3:14 p.m.

22.2 Recall to Order

The meeting was recalled to order at 3:41 p.m.

22.3 Rise and Report

Chair Peterson rose and reported adoption of the February 11, 2025 *in-camera* meeting minutes and the appointment of Pricilla Ewbank, Bert Hol, and Dennis Perch to the Galiano Island Board of Variance, commencing immediately for a term ending April 8, 2028.

23. ADJOURNMENT

By general consent the meeting was adjourned at 3:41 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder