

ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: June 3, 2025
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: Robert Kojima, Regional Planning Manager
Carly Bilney, Recorder (electronic)

Others Present: There were approximately 20 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.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- A ceremony to celebrate the reopening of the historical Japanese kiln at Bluff's Park brought together about 80 people including dignitaries from British Columbia and Japan
- An updated Housing Needs Report was recently received for the Gulf Islands and notes Galiano needs 426 new housing units over the next twenty years to meet demand

Trustee Mabberley reported the following:

- Construction on the parking area at Montague Harbour will begin June 10 and last for about two weeks
- An emergency access map is in the works as part of an initiative between the Capital Regional District and the fire departments to identify where emergency

accesses would be the most useful on the island; they will be working with landowners to seek permission to put emergency accesses in place

5. CHAIR'S REPORT

Chair Peterson reported the following:

- The upcoming Trust Council meeting will include discussion on the annual financial audit; the Local Trust Committee Procedures Bylaw 197 will be considered for adoption
- The Trust Programs Committee's draft of a new policy statement is ready for consideration by Trust Council for First Reading
- The Committee of the Whole will continue discussion on the interpretation of Section 3 of the Islands Trust Act that outlines the object of the Trust
- Tsawout First Nation is hosting Trust Council for a feast

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. FIRST NATION REPORT

Representatives of Penelakut Tribe sent their regrets for being unable to join the meeting.

8. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Comments were made about the April 28, 2025 letter the Minister of Housing and Municipal Affairs, Ravi Kahlon, wrote to Islands Trust Council Chair Laura Patrick, including:
 - The Minister is reminding Trust Council that its primary mandate is protection of the natural environment of the Trust Area
 - The important takeaway of the letter is the opportunity it holds for collaboration
 - The Minister is not recognizing the challenges the Islands Trust faces as an organization when carrying out certain aspects of work that is expected to be done
- Concern was expressed about access issues for emergency services vehicles to the subject property in PL-TUP-2025-0108 (Harris)
- Support was expressed for PL-TUP-2025-0108 (Harris) for the following reasons:
 - the property has been life saving for some people who live there
 - the permit would require safety measures
 - there is need for flexibility in finding solutions to the housing crisis
- Support was expressed for GL-RZ-2023.1 (Rockafella)
- A Statutory Right of Way for emergency access would be subject to agreement by the Capital Regional District, the fire departments and islanders

9. COMMUNITY INFORMATION MEETING

9.1 GL-RZ-2023.1 (Rockafella) - Draft Bylaw No. 291

Regional Planning Manager Kojima reviewed the application noting the Local Trust Committee decided not to hold a Public Hearing. Comments were made that a potential emergency access route would be determined by the fire department and the Capital Regional District who would hold the right of way.

10. PUBLIC HEARING – None

11. MINUTES

11.1 Local Trust Committee Minutes Dated April 8, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of April 8, 2025 were adopted.

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 May 2025

Received for information.

13. DELEGATIONS

13.1 Robin Stringer re GL-PLTUP20250108 (Harris)

Robin Stringer spoke to PL-TUP-2025-0108 (Harris) and made the following comments:

- The temporary use permit is incomplete and further work is required
- A limit on further expansion should be written into the temporary use permit
- There should be quarterly inspections to ensure the landlord lives up to what is required

14. CORRESPONDENCE

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

15. MEETING BREAK – COMMUNITY UPDATE

A meeting break was held from 1:50 p.m. – 2:00 p.m.

16. APPLICATIONS AND REFERRALS

16.1 Salt Spring Island Local Trust Committee Referral for Proposed Bylaws 544 and 545 (for Response)

GL-2025-024

It was Moved and Seconded,

that Galiano Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw Nos. 544 and 545.

CARRIED

16.2 PL-TUP-2025-0108 (Harris) - Staff Report

Regional Planning Manager Kojima reviewed the staff report. Discussion ensued and the following comments were made:

- Preference was expressed for referring to maximum occupancy of a family unit, rather than individuals
- There is need to work with the fire department to ensure emergency access is in place
- There should be no further expansion of units since the permit is temporary

GL-2025-025

It was Moved and Seconded,

that Galiano Island Local Trust Committee request that the applicant for PL-TUP-2025-0108 (Harris) holds a public information meeting around fire safety and emergency access within the next six months.

CARRIED

Discussion ensued and the following comments were made:

- It is the job of the Local Trust Committee to ensure safety is upheld while also moving forward to find solutions to the housing crisis, and temporary use permits exist for uses like this
- The permit is temporary and would not be renewed if any of the conditions are not met
- Higher levels of government have neglected their duties and Trustees, who have a duty of care, are trying to find makeshift solutions to housing
- The applicant can do a lot to ease concerns of the neighbours
- The maximum occupancy number should refer to a family dwelling of 5 people

GL-2025-026

It was Moved and Seconded,

that Galiano Island Local Trust Committee amend Temporary Use Permit GL-PL-TUP-2025-0103 (Harris) by amending:

- a) Condition 3(f) by reducing the maximum floor area from 93 m² (1000 ft²) to 65 m² (700 ft²); and,
- b) Condition 3(g) by reducing the maximum occupancy of a Family Unit from eight (8) to five (5) people.

CARRIED

GL-2025-027

It was Moved and Seconded,

that Galiano Island Local Trust Committee approve Temporary Use Permit application GL-PL-TUP-2025-0103 (Harris) for a period of three (3) years as amended.

CARRIED

16.3 GL-DVP-2023.6 (Poppleton) – Staff Report

Regional Planning Manager Kojima reviewed the staff report. Discussion ensued and comments were made in support of the application as it would modernize an outdated system without digging in a sensitive area.

GL-2025-028

It was Moved and Seconded,

that Galiano Island Local Trust Committee approve issuance of GL-DVP-2023.6 (Poppleton).

CARRIED

16.4 GL-RZ-2023.1 (Rockafella) - Draft Bylaw No. 291 – Staff Report

Regional Planning Manager Kojima reviewed the staff report. Discussion ensued and comments were made that it would be more beneficial for the Capital Regional District, the fire department and the applicant to determine a statutory right of way for emergency access, rather than requesting staff to lead the work.

GL-2025-029

It was Moved and Seconded,

that Galiano Island Local Trust Committee Bylaw No. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” be read a first time.

CARRIED

GL-2025-030

It was Moved and Seconded,

that Galiano Island Local Trust Committee Bylaw No. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” be read a second time.

CARRIED

GL-2025-031

It was Moved and Seconded,

that Galiano Island Local Trust Committee Bylaw No. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” be read a third time.

CARRIED

GL-2025-032

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. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-033

It was Moved and Seconded,

that Galiano Island Local Trust Committee proposed Bylaw No. 291 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

CARRIED

GL-2025-034

It was Moved and Seconded,

that Galiano Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owner of Strata Lots 1, 2, 3, 4, and 5, District Lot 14, and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application GL-RZ-2023.1 prior to final adoption consideration.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Official Community Plan Review – Staff Report

Regional Planning Manager Kojima reviewed the staff report. Discussion ensued and it was suggested that the topic be referred to the Advisory Planning Commission.

GL-2025-035

It was Moved and Seconded,

that Galiano Island Local Trust Committee request staff report back at a future Local Trust Committee meeting with a draft Business Case.

CARRIED

GL-2025-036

It was Moved and Seconded,

that Galiano Island Local Trust Committee refer the Official Community Plan Project staff reports to the Advisory Planning Commission and request that the Advisory Planning Commission provide the Local Trust Committee with recommendations on topic areas for inclusion in an Official Community Plan Review.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated May 2025

Received for information.

18.1.2 Future Projects Report Dated May 2025

Received for information.

18.2 Applications Report Dated May 2025

Received for information.

18.3 Trustee and Local Expense Report Dated Feb 2025

Received for information.

18.4 Adopted Policies and Standing Resolutions

18.5 Local Trust Committee Webpage

18.6 Islands Trust Conservancy Report Dated March 2025

Received for information.

19. NEW BUSINESS – None

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for July 8, 2025 at the Galiano North Community Hall, Galiano Island

21. TOWN HALL

Town hall was held and the following comments were made:

- Neighbours who will be potentially impacted by a temporary use permit receive a notice summarizing the application, details about how to contact the Planner and when a decision will be made; the intent of the notice is to inform neighbours and elicit their feedback; the notices must go out at a certain date in advance and this is before staff reports are completed
- Concern was expressed about the applicability of GL-PL-RZ-2024-0003 (Palmberg) to the Islands Trust Policy Statement Directives Only Checklist Directive 4.4 (Freshwater Resources); however, a water management plan is forthcoming

22. CLOSED MEETING – None

23. ADJOURNMENT

By general consent the meeting was adjourned at 2:54 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder