

ADOPTED

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: September 9, 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)
Carly Bilney, Recorder (electronic)

Others Present: There were 7 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:02 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations, and expressed appreciation for the efforts made by the current Local Trust Committee and Penelakut Chief and Council to move forward cooperatively.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Clayton Kucille, Eren Kohen-Parfit and Finn Bryant won the zucchini races at this year's well attended community picnic
- Islands Trust Accessibility Committee is developing an Accessibility Action Plan and looking for more members of the public to join
- The upcoming virtual Town Hall on the draft Trust Policy Statement is an important opportunity to learn more, ask questions and share feedback
- Trustee Gauvreau will be speaking at the Yellow House Art Centre as part of the Two-Eyed Seeing exhibit
- Doug White, who acts as Special Counsel to the Premier on Indigenous Reconciliation, will speak at the next Trust Council meeting

Trustee Mabberley reported the following:

- An update on the BC Builds grant should be available in two weeks
- NOLS (National Outdoor Leadership School) has applied to renew its application for access to Crown land; though they are loosely affiliated with the US government and should come under scrutiny, they have been operating in British Columbia since 1988

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Concern about NOLS (National Outdoor Leadership School) should be forwarded to the provincial Ministry of Water Lands and Resource Stewardship as that will be the approving body for the application
- Leases and referrals on Crown land was a topic of great interest, especially among First Nations, even before the NOLS application
- Trust Council gave First Reading to the draft Policy Statement and referrals to First Nations and other agencies have begun as has the public engagement period
- Those attending the upcoming virtual Town Hall on the draft Trust Policy Statement need to register in advance
- The upcoming Trust Council meeting will include recommendations related to the 2022 Governance Report, and a report from the Chief Administrative Officer; Doug White, who will address Trust Council, has a broad range of knowledge to offer
- Executive Committee members will meet with the new Minister of Housing and Municipal Affairs Christine Boyle; they will also meet with Ministry staff who will present on short-term rental regulations and the implications of opting into the principle residential requirements
- The Executive Committee will also meet with BC Assessment to better understand how the ability (or inability) to insure properties affects assessed values
- The National Day for Truth and Reconciliation on September 30 is a new step for Canada and provides opportunity to pause nationally and think of the importance of the day; we have a long way to go and working together is the only solution

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. FIRST NATION REPORT – None

8. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Frustration was expressed that the Galiano Island Parks and Recreation Commission was not advised of PL-DVP-2025-0264 (Brealey); accelerated erosion at Morning Beach was referenced and a question was raised about whether the

engineering report takes into consideration the effects of the potential wave action on the shoreline

- Concern was expressed that the Staff Report for PL-DVP-2025-0264 (Brealey) does not reference sections of the draft Policy Statement that refer to soft shoreline protections and marine structures

A question was raised about why the Islands Trust Policy Statement bylaw referral form does not include referrals to First Nations. Discussion ensued and the following comments were made:

- First Nations have been incorporated into the draft and will go back out to First Nations and other agencies for referral
- The only way to get the draft to the public is to give it First Reading; the process is counter to getting valuable input at the same time
- This fall, formal referral will be made to all First Nations within the Trust Area
- For the sake of transparency there should be documentation that explicitly shows that First Nations will continue to be consulted

Other comments were raised during the Town Hall, including:

- There will be opportunity to raise questions from the floor at the upcoming Town Hall on the draft Trust Policy Statement
- Many people are at the early stages of understanding Trust governance and there has been little public education on Galiano to explain the Trust's purpose, the Trust Policy Statement, and bylaws
- Concern was expressed about including the Community Information Meeting as part of the regular meeting of the Local Trust Committee on October 14 because it is a complex document and many working people will be unable to participate; Island Planner Stockdill noted Trust Area Services staff will participate in the meeting
- All Local Trust Committees considered the level of engagement they wanted to establish and the Local Trust Committee at the time voted to have it be part of a regular meeting
- Public Notification Bylaw No. 299 represents a significant erosion in the availability of information
- Trustees were urged to come up with a means of public notification that is specific to Galiano (it was suggested that notification in the Active Page could be required); concern was expressed about the ineffectiveness of the Trust's and community's social media and the difficulty of finding public notices on the Trust website
- Trustees could not discuss the draft Policy Statement until it was given First Reading; an informal process should be established where information is disseminated about the draft bylaw before returning to a formal process of First Reading and a Community Information Meeting
- Community engagement efforts are insufficient
- Nothing prevents Trustees from disseminating information to the community
- Regarding the affordable housing project Thuthiqut Hulelum, information about the BC Housing's Community Housing Fund will be available within two weeks after

which there will be a plan to move ahead; there is currently funding available for infrastructure

9. COMMUNITY INFORMATION MEETING - None

10. PUBLIC HEARING - None

11. MINUTES

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

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

11.2 Local Trust Committee Record of Public Hearing Dated July 8, 2025 (for Receipt)

Received for information.

11.3 Section 26 Resolutions Without Meeting Report - None

11.4 Advisory Planning Commission Minutes Dated July 30, 2025 (for Receipt)

Received for information. Comments were made that the meetings have been very helpful to Trustees who expressed gratitude to the Commissioners for the time they have invested.

11.5 Advisory Planning Commission Minutes Dated August 22, 2025 (for Receipt)

Received for information.

11.6 Advisory Planning Commission Minutes Dated August 29, 2025 (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Sept 2025

Received for information. The following updates from staff were provided:

- Staff will reach out to the applicants of GL-RZ-2014.1 (Crystal Mountain) for updates at the October meeting
- A meeting with Penelakut Chief and Council will likely be scheduled for October or November
- Applicants of GL-RZ-2021.2 and GL-RZ-2023.2 (District Lots 85 and 86) are ready to schedule a public hearing which will likely be at the December Local Trust Committee meeting

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 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 546 (for Response)

Comments were made that the Executive Committee recommended the referrals.

GL-2025-060

It was Moved and Seconded,

that Galiano Island Local Trust Committee considers the referral from Salt Spring Island Local Trust Committee regarding draft Bylaw No. 546 and determines its interests are unaffected.

CARRIED

Brief discussion ensued about whether the Local Trust Committee needs to respond to a referral if its interests are unaffected, as the referral form includes the following: “ If no response is received within that time, it will be assumed that your agency's interests are unaffected.” Staff indicated they would follow up.

16.2 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 549 (for Response)

Comments were noted that this has been well supported by members of the public on Salt Spring Island.

GL-2025-061

It was Moved and Seconded,

that Galiano Island Local Trust Committee supports the approval of the Salt Spring Island Local Trust Committee Draft Bylaw No. 549.

CARRIED

16.3 Trust Council Bylaw No. 183 Policy Statement Bylaw Referral - For Response

A suggestion was made to defer decision on the draft Policy Statement bylaw until after the public has provided input. A referral to the Advisory Planning Committee was also suggested.

GL-2025-062

It was Moved and Seconded,

that Galiano Island Local Trust Committee sends the Islands Trust Policy Statement to the Advisory Planning Commission for comment.

CARRIED

It was noted that Trust Council has made February 6 the deadline to receive a response on the bylaw. Brief discussion ensued about timing and Chair Peterson noted he would reach out to Trust Area staff to request an extension. Comments were made that the Advisory Planning Commission should be aware that one

possible deadline to provide feedback will be by the end of January so the Local Trust Committee could consider it at the February 10 meeting.

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

Island Planner Stockdill reviewed the application and noted one edit to be made on page 2 of the Section 219 Covenant (page 106 of the agenda) regarding the portion of land to be zoned Forest Industrial B. The amendment would remove Item 3 since a dwelling currently exists that is being used as a shed and is not hooked up to water.

Discussion ensued and comments were made that if a well were to be put in, a commercial license would be required and the groundwater would be protected by provincial legislation.

GL-2025-063

It was Moved and Seconded,

that Galiano Island Local Trust Committee requests staff to remove Section 3 from the draft covenant for application GL-RZ-2023.1.

CARRIED

GL-2025-064

It was Moved and Seconded,

that Galiano Island Local Trust Committee accept a groundwater assessment covenant, as amended, 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

It was noted that staff would send a revised copy of the application to the applicants.

16.5 GL-PL-DVP-2025-0264 (Brealey) - Staff Report

Planner Bruce Belcher joined the meeting electronically at 2:20 p.m.

He reviewed the report. The applicant commented that they are engaging with Green Shores to ensure further degradation of the shoreline is mitigated as soon as possible. Discussion ensued and the following comments were made:

- A notice about the application will only go to property owners within 100 meters
- A standing resolution for Galiano notes that only if an application is adjacent to a park or ocean access will it be referred to the Galiano Island Parks and Recreation Commission
- This is the first application for the current Local Trust Committee to look at the mitigation of climate change, and this discussion will continue during the Official Community Plan review

- Active Pass is particularly vulnerable
- A suggestion was made to defer a decision until the provincial archaeological process has been completed
- Deferring is unlikely to add a lot of time to the issuing of the permit
- Any information the applicants can provide that shows the evolution of shoreline erosion (effects of the wave action) is helpful

GL-2025-065

It was Moved and Seconded,

that Galiano Island Local Trust Committee defer issuance of PL-DVP-2025-0264 until the provincial archaeological process is complete.

CARRIED

Planner Belcher left the meeting at 2:36 p.m. A break was held between 2:36 p.m. and 2:48 p.m.

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Groundwater Sustainability Project – Proposed Bylaws 283 and 284 - Consideration of Adoption - Staff Report

Island Planner Stockdill reviewed the report. Discussion was held and the following comments were made:

- There has been lively engagement with the community
- Appreciation was expressed for the work Penelakut Tribe has put in

GL-2025-066

It was Moved and Seconded,

that Galiano Island Local Trust Committee proposed Bylaw No. 283, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2022” be adopted.

CARRIED

GL-2025-067

It was Moved and Seconded,

that Galiano Island Local Trust Committee proposed Bylaw No. 284, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2022” be adopted.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Sept 2025

Received for information.

GL-2025-068

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests staff remove minor project Groundwater Sustainability from the Active Projects list.

CARRIED

18.1.2 Future Projects Report Dated Sept 2025

Received for information. Comments were made that it would be good to include a targeted Official Community Plan report on the Future Projects Report so it is tracked.

GL-2025-069

It was Moved and Seconded,

that the Galiano Island Local Trust Committee requests that staff add Official Community Plan review to the Future Projects list.

CARRIED

Staff commented that 'Riparian Areas DPA Updates' will be included under the Official Community Plan review so it is noted and tracked.

18.2 Applications Report Dated Sept 2025

Received for information. Comments were made that the Development Permit for PLDP20250174 did not come to the Local Trust Committee so the Capital Regional District is now applying for it.

18.3 Trustee and Local Expense Report Dated June 2025

Received for information

18.4 Adopted Policies and Standing Resolutions

Received for information

18.5 Local Trust Committee Webpage

18.6 Islands Trust Conservancy Report - None

19. NEW BUSINESS

19.1 Galiano Island LTC Meeting Procedures Repeal Bylaw No. 298 - Request for Decision

Island Planner Stockdill reviewed the bylaw and commented that the Trust Council meeting procedures bylaw would override the Local Trust Committee one because having both would be redundant. Discussion ensued and the following comments were made:

- The Trust Council bylaw takes precedent whether Trustees like it or not

- Including delegations in the Galiano bylaw provides clarity and transparency
- The Galiano Local Trust Committee can use standing resolutions to achieve local distinction
- The bylaw is supposed to help achieve standardization in the minutes format which could be helpful in the long-run
- In law, the existing Galiano Meeting Procedures Bylaw is no longer functional since it is superseded
- While Trustees technically endorse Trust Council as a body, each Local Trust Committee should be able to have some sort of local distinction in how they want to engage with the public
- Opposition was expressed for top-down governance that attempts to make all the islands the same
- Differences that make each island unique should be embraced
- There is tension with the Islands Trust between local autonomy and federation by policy

GL-2025-070

It was Moved and Seconded,

that Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, First Reading.

CARRIED

Trustee Mabblerley opposed

GL-2025-071

It was Moved and Seconded,

that Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, Second Reading.

CARRIED

Trustee Mabblerley opposed

GL-2025-072

It was Moved and Seconded,

that Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025”, Third Reading.

CARRIED

Trustee Mabblerley opposed

GL-2025-073

It was Moved and Seconded,

that Galiano Island Local Trust Committee give Bylaw No. 298, cited as “Galiano Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 298, 2025” to the Islands Trust Executive Committee for consideration of approval.

CARRIED

Trustee Mabblerley opposed

GL-2025-074

It was Moved and Seconded,

that Galiano Island Local Trust Committee adopt the following standing resolution: "That the Chair or the person designated to act in the Chair's absence is authorized to sign documents on behalf of the Local Trust Committee."

CARRIED

19.2 Galiano Island LTC Public Notification Bylaw No. 299 - Request for Decision

Island Planner Stockdill reviewed the public notification bylaw. Discussion was held and the following comments were made:

- The Local Trust Committee has a standing resolution: That the Galiano Island Local Trust Committee will advertise Public Hearing Notices in the Active Page Magazine in addition to the legally required advertising in the Driftwood Newspaper
- Electronically posting on the Islands Trust website and social media platform is not suitable
- Physically posting on notice boards should be continued
- A bylaw adopted must specify at least two means of publication by which a notice must be published
- Posting on community notice boards should not be included in this bylaw because it is addressed elsewhere
- The only options are posting online, in print newspaper or through direct mailout

GL-2025-075

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", First Reading.

CARRIED

GL-2025-076

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Second Reading.

CARRIED

GL-2025-077

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025", Third Reading.

CARRIED

GL-2025-078

It was Moved and Seconded,

that Galiano Island Local Trust Committee gives Bylaw No. 299, cited as "Galiano Island Local Trust Committee Public Notification Bylaw No. 299, 2025" to the Islands Trust Executive Committee for consideration of approval.

CARRIED

20. UPCOMING MEETINGS

20.1 November 4, 2025 Meeting Change

GL-2025-079

It was Moved and Seconded,

that Galiano Island Local Trust Committee directs staff to change the November 4, 2025 regular meeting to an electronic meeting on October 31, 2025 at 10:00 a.m.

CARRIED

20.2 Next Regular Meeting Scheduled for October 14, 2025 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

Town Hall was held and the following comments were made:

- Adding exemption 'q' (land owned by a person with federal Indigenous status living in their traditional territory with proof of Indigenous family lineage) to all Development Permit Areas will certainly be part of the Official Community Plan review
- A development approval checklist would be helpful for Trustees, and they could request the development approval information that staff considers when they approve a development permit
- It is not appropriate to have a communications specialist from the Islands Trust provide answers to questions from members of the public in advance of the scheduled Town Hall on the draft Trust Policy Statement
- Jeannine Georgeson joined the Islands Trust Conservancy Board

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 3:37 p.m.

Tim Peterson, Chair

Certified Correct:

Carly Bilney, Recorder