

Galiano Island Local Trust Committee Minutes of Regular Meeting

Date: December 9, 2025
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Robert Kojima, Regional Planning Manager
Joe Elliott, Senior Indigenous Relations Advisor
Jason Youmans, Senior Policy Advisor
Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 25 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:03 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations and spoke to the important work of relationship building being done between the Chief and Council of Penelakut Tribe, Trustees and staff.

3. APPROVAL OF AGENDA

The agenda was reordered and items 16.1 and 16.2 were renumbered 16.2 and 16.3 and addendum item *GL-RZ-2023.2 (Larsen) – Staff Report* was added as item 16.1.

By general consent the agenda and addendum were approved.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Attended Trust Council, during which, the majority of discussion focussed on the budget and final decisions; budget approval is scheduled for the March Trust Council meeting being held in Duncan, BC
- The Islands Trust Conservancy is delivering public stewardship education webinars on species at risk and protecting the shoreline

- The Islands Trust YouTube site features webinars, public engagement sessions, and other topics that the public may be interested in
- The Galiano Library launched its newest title in the One Book for Galiano program which invites community members to read and discuss an Indigenous authored book and this year the community will be reading Monkey Beach by Haisla author Eden Robinson
- The Galiano Conservancy hosted the 6th annual Feed the People Workshop which was led by Penelakut and Galiano instructors and focussed on the history, cultural importance, and conservation value of locally harvested medicine

Trustee Maberley reported the following:

- Attended Trust Council and highlighted a report provided by the Chief Administrative Officer in which budget cuts were recommended including funds for the Galiano Official Community Plan Review project
- Noted budget talks during which additional items of expense were added and funds for public consultation on the budget cut
- Indicated that difficult conversations need to be had to bring the budget under control

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Trust Council during which the recommendations made in the Chief Administrative Officer's Operational Review Report were accepted and these recommendations impact the budget
- Non negotiable costs that impact the budget including elections costs at \$227,000 and staff wage increases dictated by the collective agreement
- The Financial Planning Committee and Committee of the Whole will be meeting prior to the March Trust Council meeting in efforts to bring the estimated budget down
- Attended a meeting with federal representatives from Innovation, Science, and Economic Development Canada to discuss the consultation process for cell towers

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. FIRST NATION REPORT

8. TOWN HALL AND QUESTIONS

- A member of the public encouraged the Local Trust Committee and Trust Council to undertake more extensive public consultation particularly pertaining to the Trust Policy Statement and budget
- A member of the public spoke to staff costs that make up the majority of the budget, noted that requests for more staff members have been ongoing within Islands Trust, and asked how much has been spent on staff
 - The Chair noted similar concerns were raised at Trust Council and there is need to balance the of number of staff with the workload directed by Trust Council and Local Trust Committees.
- A member of the public stated the federal government installed a cell tower and, while residents of neighbouring properties expressed concern, the federal government does not require a letter of consent from the Local Trust Committee to

install a tower and the speaker asked why time was spent on a matter outside of the Local Trust Committee's jurisdiction

- A member of the public spoke to rezoning District Lots 85 and 86 and stated the map is in violation of the terms of the policy for exchanging land for density, noted District Lot 85 does not transfer any of waterfront to a conservation organization, and asked which third party is involved in the Sustainable Forestry Covenant referred to in the application
 - The applicant noted the covenant was offered to the Galiano Conservancy.
- A member of the public spoke to the Palmberg application and noted the staff report summarized input received from various agencies in which many provided no response or indicated their interests were unaffected; however, the input received from the Ministry of Municipal Affairs was not included yet the Ministry expressed concern about land use changes on a residential property
 - Island Planner Stockdill indicated referrals were sent out for proposed bylaw amendments to both the Official Community Plan and Land Use Bylaw
 - A community information meeting and public hearing were held for the amendments to the Official Community Plan
 - The response the member of the public is referring to is related to bylaws in the Official Community Plan and it was not included in the staff report because the Local Trust Committee is in the post public hearing period and can not hear new information
 - The Planner stated there will be a community information meeting and public hearing scheduled for bylaw amendments to the Land Use Bylaw
- A member of the public asked why there will not be any public consultation on the budget
 - The Chair stated the budget was debated at Trust Council and input was received from the public through survey responses and added that the Operational Review Report recommends a more disciplined and integrated budgeting approach through the development of a corporate plan
 - A Trustee commented that Local Trust Committees can continue to receive feedback on the budget; however, during deliberations Trust Council determined further expenditures on engagement were not prudent based on the budget cuts that were being undertaken

9. COMMUNITY INFORMATION MEETING

The Chair spoke to the importance of respectful engagement, creating a culturally safe space, giving space for Indigenous voices, and maintaining meeting decorum.

9.1 Policy Statement - Local Engagement

The Senior Policy Advisor provided a presentation and highlighted the following:

- Trust Council must adopt an Islands Trust Policy Statement
- The current Trust Policy Statement has been in effect since 1993
- The Trust Policy Statement sets the high-level guidance under which all Local Trust Committees develop Official Community Plans and it forms the foundation for strategic planning, regulatory bylaws, and informs inter-governmental relationships

- The Islands Trust Policy Statement Amendment Project was undertaken in response to reconciliation with Indigenous Peoples, climate change, and housing needs
- Reconciliation is one of the guiding principles of the document and outlines requirement for engagement with local First Nations through the referral process on all Local Trust Committee proposed bylaws
- The draft was given first reading in July 2025 and is in the referral process
- Public feedback and referral responses will be provided to Trust Council for consideration prior to further readings of the Policy Statement bylaw
- The draft Trust Policy Statement has been referred to the Galiano Island Local Trust Committee and the Local Trust Committee wishes to hear public input to inform their referral response

Questions and comments were received from members of the public as follows:

- Further definitions on attainable housing would be beneficial
- The guiding principle provides leadership of preservation and protection and stewardship of the ecosystem
 - It is necessary to ensure public consultation will remain at the core of the work of Islands Trust
 - The main goal of the Trust Policy Statement should remain to preserve and protect the islands, including through Indigenous leadership; however, the document does not indicate a very clear overarching vision and the ecosystem and environment should be forefront
- The Local Trust Committee should refer the draft Trust Policy Statement to the Galiano Advisory Planning Commission to allow them to work on improvements regardless of how the referral might affect the timeline of finalizing the document
 - The speaker added that the document fails in terms of climate change, as there is no guiding principle on preserving and protecting the natural environment
 - Protection should not only be considered for species or environments that are unique or at risk
 - There is an affordable housing crisis and the section on housing should focus on the creation of non-market housing
 - A Trustee noted that direction was given to refer the document to the Advisory Planning Commission, and agreed that the document has not been in front of the public long enough, does not feel sufficient public or First Nations engagement has been undertaken, and disagrees with approving a document without assurance of how the policies will work with First Nations
 - The Chair pointed to the Trust Council Trust Policy Statement Amendment Policy which requires the document be reviewed each term, this has not happened and the document has not been updated since 1985, and part of the reason the document is so significantly different is because the entire Policy had to be brought up to date
- Why wasn't the previous Trust Policy Statement used as basis for the new document?

- The Chair noted that the previous Trust Council did not endorse the previous draft and made 32 recommendations for changes
- There needs to be more community input into the document and the Advisory Planning Commission and steering committees should review it
- The brevity of the draft Trust Policy Statement leaves doors open and this will create problems on different islands in the future in terms of capacity
 - The directive policies are the only policies that are given importance and the wording in those policies is vague
 - The current Trust Policy Statement contains a clear guiding principle on achieving the object through limiting growth and this has been omitted in the directive policies in the new draft
 - There is a guiding principle that says limit the scale of growth but it is not a directive policy; are Local Trust Committees committed to follow the guiding principles?
 - The Senior Policy Advisor indicated that the extent to which a Local Trust Committee is committed to applying the guiding principles cannot be measured. It is Trust Council's expectation that Local Trust Committees will align with the principles but they are not legislatively bound to do so and planners provide advice to Local Trust Committees through a checklist of whether directive policies are being met
 - A Trustee noted that Local Trust Committees will need to bring their Official Community Plans into alignment with the Trust Policy Statement and they would like to determine how the Trust Policy Statement is in alignment with each island community's autonomy to develop policy suited to their uniqueness
 - The Chair stated the Trust Policy Statement is a product of the Federation and should a Local Trust Committee come up against a directive policy that impedes what the community wants, there is an opportunity to identify it as an issue to be considered during regular Trusts Policy Statement amendment reviews
- There have been a lot of steps forward between the Penelakut Tribe and the Local Trust Committee this term, yet there remains a lot of work to be done on reconciliation
 - It is recommended that Knowledge Holders be part of the input received as ongoing communication is key to continued relationship building
- There is no definition of "environment" or mention of the "natural environment" which is fundamental to the Islands Trust object
- Goal 3 Preserve and Protect Healthy and Viable Ecosystems – could end up meaning not protecting ecosystems that are not healthy and the term "protecting key ecosystem types" could be construed to read not protect all ecosystems and this wording needs to be changed
- During the public engagement phase there has not been a series of meetings provided to provide opportunity for people to come together to talk and bring forward opinions
- There is need for more fulsome engagement including time for the Advisory Planning Commission to consider the document and organize community workshops

- The housing section is not specifically targeted at affordable housing and instead provides opportunity to increase in market housing
- The current Trust Policy Statement states each Local Trust Committee is to work with the island community to develop policies to suit local needs and this flexibility is needed otherwise there will be pressure for islands to disband from the Federation
 - The Chair noted that much of the language used is prescriptive in how to meet directive policies and provides Local Trust Committees flexibility and it is important to identify wording that will prevent something that is wanted or will allow something that isn't wanted
- The lack of definition for "environment" is problematic, the term "natural environment" should be used, and priority of protection of the natural environment needs to be identified
 - Some of the guiding principles should be directive, such as, limiting the rate and scale of development
 - The directive policies should apply to all islands
 - There has been insufficient time or facilitation for people to have community groups together to talk about the draft
- Is there a process for the community to go through the document and provide recommendations?
 - The Senior Policy Advisor replied that information that is being provided by community members today is for the benefit of Trustees to help inform their response to Trust Council on the document and comments emailed to islands2050@islandstrust.bc.ca will be summarized and provided to Trust Council
 - Feedback with specific details on how wording might be changed is important for the work going forward
 - A Trustee noted they would like to first hear back from the Advisory Planning Commission and then have further community conversation

The meeting was recessed for a break at 3:16 p.m. and reconvened at 3:33 p.m.

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated October 14, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of October 14, 2025 were adopted.

11.2 Section 26 Resolutions Without Meeting Report Dated Dec 2025

Received for information.

11.3 Advisory Planning Commission Minutes Dated October 7, October 28 and November 18, 2025 with APC Report (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Dec 2025

Island Planner Stockdill provided an update to the Follow Up Action list and the following points were noted:

- Staff will contact the Penelakut Tribe to determine availability for a meeting in the spring
- Staff will send a referral to the Advisory Planning Committee for the draft Trust Policy Statement with a deadline for response by the end of January
- Staff will report back with a potential amendment to the Development Approval Information (DAI) Bylaw in regards to the Groundwater Sustainability Project

13. DELEGATIONS – None

14. CORRESPONDENCE

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

14.1 Managed Forest Council re Amendment to MF 322 for removal of land

Received for information.

15. MEETING BREAK - COMMUNITY UPDATE - None

16. APPLICATIONS AND REFERRALS

16.1 GL-RZ-2023.2 (Larsen) – Staff Report

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

- The Local Trust Committee gave First Reading to proposed Bylaw No. 294 and 295 in July 2025
- Section 219 covenants are required before final bylaw adoption
- The staff report indicates the status of the terms of reference documents
- Pumping test for the existing wells have not been received and the groundwater report indicates there should be sufficient water
- Staff is recommending that the pumping test requirement be done at the subdivision stage
- The applicant is willing to proceed to the public hearing and provide well pump tests for the existing wells as part of the subdivision application
- An amendment to zoning might be considered for a portion of the land that currently has a quarry to rezone a portion of the property from Forest to Nature Protection

Discussion ensued and the following comments were noted:

- Should the Penelakut wish to continue operating the quarry they could make appropriate applications
- The pump test could occur anytime between now and subdivision approval

GL-2025-86

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” be amended by re-designating a portion of the property from Forest to Nature Protection in Section 2, Schedule B.

CARRIED

GL-2025-87

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be amended by: deleting Section 2.3 and amending the zoning from ‘Forest Industrial Zone Variant c’ to ‘Nature Protection’ in Section 2.4.

CARRIED

GL-2025-88

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 294, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024” be read a second time as amended.

CARRIED

GL-2025-89

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 295, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024”, be read a second time as amended.

CARRIED

GL-2025-90

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for the February 10, 2026 regular meeting for rezoning application GL-RZ-2023.2 and for rezoning application GL-RZ-2021.2, and that staff add a condition to the draft Section 219 development control covenant requiring pump tests to confirm the groundwater quality and quantity of all wells on future lots with a residential use prior to subdivision approval by the Ministry of Transportation and Transit’s Approving Officer.

CARRIED

16.2 GL-RZ-2021.2 (Matheson/Bairstow) – Staff Report

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

- The Local Trust Committee gave First Reading to proposed Bylaw Nos. 292 and 293 in July 2025
- The applicant has provided all information as stated in the Terms of Reference with the exception of two pumping tests

- Covenants are required to be registered prior to adoption of the bylaws

Trustees had no questions regarding the staff report.

GL-2025-91

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” be read a second time.

CARRIED

GL-2025-92

It was MOVED and SECONDED

that Galiano Island Local Trust Committee Bylaw No. 293, cited as “Galiano Island Land Use Bylaw No.127, 1999, Amendment No. 1, 2024”, be read a second time.

CARRIED

16.3 GL-RZ-2024-0003 (Palmberg) - Staff Report

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

- Proposed Bylaw No. 296 to amend the Official Community Plan has been approved by Islands Trust Executive Committee, and approval has been given by the Minister of the Ministry of Municipal Affairs and Housing
- The Local Trust Committee has given first reading to proposed Bylaw No. 297 to amend the Land Use Bylaw
- A water management plan has been received and an ecological overview report is pending
- There will be a requirement for pump test, water license, and installation of water drainage will be built into the draft covenant
- There is opportunity for well monitoring and further details need to be finalized regarding this recommendation prior to implementing it
- A list of recommendations for conditions has been provided in the staff report and the Local Trust Committee can add additional conditions should they wish

The applicant was in attendance.

Trustees had no questions for the Planner.

GL-2025-093

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for proposed Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127,1999,” upon receipt of a draft Section 219 covenant and an ecological overview report.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Island Regulation Review – Staff Report

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

- An electronic Community Information Meeting was held to gather comments and identify concerns from associated island and boat access only property owners and occupants which have been summarized in the staff report
- There is opportunity to send the draft bylaw to the Advisory Planning Commission to receive recommendations for consideration
- The Local Trust Committee must decide if it wishes to amend the Land Use Bylaw to permit exemptions to the natural boundary of the sea setbacks for specific structures, if exceptions should apply to entire Local Trust area or specific island only, and consider if a new zone for associated islands be created for boat-access-only lots in order to tailor regulations specifically for those properties

Discussion ensued and the following comments were noted:

- Developing draft bylaw language would assist the community in understanding the bylaw and providing input
- There is a water access only subdivision on the east side of Galiano Island and mapping would need to be specific to identify areas that are included / not included as it would not apply to all boat-access only properties

GL-2025-94

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee endorse the amended project charter attached to the December 9, 2025 staff report for the Associated Islands Regulations Review Project.

CARRIED

GL-2025-95

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff prepare a draft bylaw for the Associated Islands Regulations Project in accordance with the staff report dated December 9, 2025.

CARRIED

GL-2025-96

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff refer the draft bylaw for the Associated Islands Regulations Project to the Galiano Island Advisory Planning Commission.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Dec 2025

Received for information.

18.1.2 Future Projects Report Dated Dec 2025

Received for information.

18.2 Applications Report Dated Dec 2025

Received for information.

18.3 Trustee and Local Expense Report Dated Sept 2025

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage - None

18.6 Islands Trust Conservancy Report – None

19. NEW BUSINESS - None

20. UPCOMING MEETINGS

20.1 Draft 2026-2027 LTC Meeting Schedule - Request for Decision (for Adoption)

Discussion ensued and it was determined that the Tuesday November 17, 2026 meeting be held electronically.

GL-2025-97

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule with a change to the November 17 2026 meeting to be held electronically, the July and August meetings to be held at the north end hall and the remainder of the meetings held at the south end hall.

CARRIED

20.2 Next Regular Meeting Scheduled for February 10, 2026 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

A member of the public spoke to the Associated Islands staff report which recommends that deck structures not be permitted and noted that piers generally go over the edge of the high-water mark and often a dock is attached to a pier, piers are a permitted structure under the Land Use Bylaw, platforms are often in place to lift materials from boats and a distinction between piers and decks needs to be identified.

A member of the public asked about the status of the Crystal Mountain application. Island Planner Stockdill noted they will request the Planner working on the application update the status in the application report.

A member of the public asked if it was an observation well that was being referred to in the Palmberg application, if events were going to be allowed

Island Planner Stockdill indicated the discussion referred to powering monitoring equipment at the well, it would be up to the province to accept a well for observation, and a discussion regarding events had not yet been had with the applicant and it was unknown if holding events was an intention of the applicant.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:30 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder