

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: February 10, 2026
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
Joe Elliott, Senior Indigenous Relations Advisor (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately seventy (70) 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 and stated appreciation for the presence of Penelakut Elders, Chief, and Council members.

Penelakut Chief Jack thanked everyone for being present and stated gratitude for, and importance of, the support and guidance of the Elders in attendance.

3. APPROVAL OF AGENDA

The following reordering of the agenda was presented for consideration:

Item 16.2 and 16.3 to be heard following item 10.

By general consent the agenda was approved as amended.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following:

- Budget discussions are ongoing, further information about the budget is located on the website About Us / Accountability page, and details regarding cost increases and funding decreases were summarized

- The Islands Trust Conservancy Board elections were held and she was re-elected as Chair and Tanner Timothy was re-elected as Vice Chair
- The Accessibility Committee is working toward a draft of the provincially mandated accessibility action plan
- She was appointed as a member of Governance Committee
- Attended the Islands Trust Protecting the Shoreline webinar which featured speakers from the Pacific Salmon Foundation, Green Shores, and members from Malahat Nation
- Attended Climate Adaptation webinar featuring speaker from the Capital Regional District and a Heath Pollen, a permaculture farmer from Gabriola Island
- Will be attending the upcoming Trust Programs Committee meeting

Trustee Mabblerley thanked everyone for their attendance and recognized the importance of the day and the number of Penelakut people in attendance.

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Noted it is a special day for the Local Trust Committee and Penelakut Tribes and stated appreciation for those in attendance
- Attended the BC Municipal Climate Leadership Caucus with Minister Dix
- Attended Executive Committee meetings
- Attended Financial Planning Committee meeting and will be attending the upcoming Committee of the Whole meeting to discuss the budget prior to it being advanced to Trust Council in March
- Attended BC Ferries elected officials' engagement session
- Participated in the Trustee Onboarding Working Group

6. ELECTORAL AREA DIRECTOR'S REPORT - none

7. FIRST NATION REPORT - none

8. TOWN HALL AND QUESTIONS

A member of the public spoke in their capacity as Deputy Chair of the Galiano Advisory Planning Commission and brought attention to the Advisory Planning Commission's report on the referral regarding the Trust Policy Statement which had been included in the agenda for information. They reiterated the Advisory Planning Commission's main recommendations as outlined in their report to the Local Trust Committee.

Several members of the public spoke to the draft Trust Policy Statement and the following comments were noted:

- The original reason for creation of the Trust was to preserve the beauty and unique amenities of the area and the proposed Trust Policy Statement has had no meaningful consultation and must fulfil the mandate to preserve and protect
- Land and water distribution can not be the sole jurisdiction of the Trust and should be reviewed within the broader scope of Islands Trust governance
- Limitations on growth must be determined as growth erodes the functionality of fragile and limited ecosystems and resources
- The Trust lacks the ability to accommodate growth

- The proposed Trust Policy Statement must include direct engagement and meaningful consultation with information in order to protect and preserve the unique amenities of the Trust area
- Islands Trust must undertake a comprehensive analysis of the Trust Area's capacity to sustain current and projected growth in order to fulfill its mandate
- The Trust Policy Statement has not been amended since 1995, it has a lot of reach and should be debated in public

9. COMMUNITY INFORMATION MEETING

9.1 GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293

9.2 GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295

Island Planner Stockdill noted Proposed Bylaws No 292, 293, 294, and 295 represent rezoning applications for District Lots 85 and 86 and the following points were noted:

- The subject properties are currently zoned Forest 1 which does not permit residential use
- The application seeks to rezone the parcels to allow residential uses, Forest 3 use which permits a dwelling unit but requires a sustainable forestry covenant, as well a nature protection portion and a park portion
- District Lot 85 rezoning proposes 5 rural residential lots, a larger nature protection lot that will be transferred to Penelakut Tribes, a community park, and a Forest 3 zone
- To date the bylaws have received second reading, a public hearing will be held today, and next steps include consideration of third reading and adoption following approval by Executive Committee and the Ministry
- Once the bylaws are approved the applicant can move forward to subdivision, covenants would be registered on titles, and land transferred to the Penelakut

The following questions, answers, and comments were noted:

- What will the status of the paved road that goes through the properties be?
 - Staff are recommending, as a condition of final adoption, that the property owners of District Lot 86 register the statutory right-of-way in compliance with the road network plan and the draft covenants will provide the portion of the existing access that bisects lots 85 and 86 will be transferred as part of the subdivision application and will be a dedicated road access
- It is important that the road be used as emergency routing as needed
- The Ministry of Environment is interested in establishing a public vehicle access and if this is not supported by the Penelakut would this be a deal breaker?
 - The Planner noted BC Parks staff have stated they want access restricted and the gate kept closed at the north end of district lot 86
 - The Capital Regional District has had informal discussions with the Galiano Parks and Recreation Commission who have noted that land they receive must have public access so they would not want the gates restricted
- Area 7A and 7B are separated and the Galiano Parks and Recreation Commission do not have understanding why two different areas would potentially be separated

- Area 7A is zoned Park on District Lot 85 and intended to potentially be transferred to Galiano Park and Recreation, there is uncertainty about Area 7B as the applicants need to address access to the foreshore as part of the subdivision application

Members of Penelakut Tribes spoke to the question of gates and access and noted the issue is not about barriers but about protection of important cultural sites and that sacred ground needs to be protected.

Many Penelakut Elders shared stories of their history and experiences living in the Penelakut territory, on the land and surrounding waters, harvesting, hunting, and travelling. They spoke to concerns of pollution, over development, demolition of sacred cultural sites, and the importance of self governance and working together to form better understanding.

10. PUBLIC HEARING

10.1 GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293

10.1.1 Recess for Public Hearing

The meeting was recessed at 2:52 p.m.

10.1.2 Recall to Order

The meeting was recalled to order at 3:08 p.m.

10.2 GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295

10.2.1 Recess for Public Hearing

The meeting was recessed at 3:08 p.m.

10.2.2 Recall to Order

The meeting was recalled to order at 3:26 p.m.

The agenda was reordered and items 16.2 and 16.3 were heard next.

16.2 GL-RZ-2021.2 (Matheson/Bairstow) - Proposed Bylaws 292 and 293 - Staff Report

Island Planner Stockdill summarized the recommendations outlined in the staff report.

There were no questions for the Planner.

GL-2026-001

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 third time.

CARRIED

GL-2026-002

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 amended by

- a. amending Section 2.1 to add the words “non-profit park or conservation society” after the words ‘Capital Regional District’, and by,
- b. updating the site plan in Plan No. 2.

CARRIED

GL-2026-003

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 third time as amended.

CARRIED

GL-2026-004

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw Nos. 292 and 293 be forwarded to the Secretary of the Islands Trust Executive Committee for approval.

CARRIED

GL-2026-005

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 292 and 293 be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

16.3 GL-RZ-2023.2 (Larsen) - Proposed Bylaws 294 and 295 - Staff Report

Island Planner Stockdill summarized the recommendations in the staff report.

The Local Trust Committee had no questions for the Planner.

GL-2026-006

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to work with the Capital Regional District to draft a Statutory Right of Way for emergency access on District Lot 85.

CARRIED

GL-2026-007

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 deleting the words “aggregate extraction” and moving the word “and” before the word “trails” in Section 1.

CARRIED

GL-2026-008

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 third time as amended.

CARRIED

GL-2026-009

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

- a. Deleting the words “Forest Industrial (c) – (FI(c))” in Section 2.1;
- b. Deleting the words “aggregate extraction” and moving the word “and” before the word “trails” in Section 2.1; and by,
- c. Adding the words “non-profit park or conservation society” after the words ‘Capital Regional District’ in Section 2.1.

CARRIED

GL-2026-010

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 third time as amended.

CARRIED

GL-2026-011

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw Nos. 294 and 295 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

CARRIED

GL-2026-012

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 294 and 295 be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

The meeting was recessed for a break at 3:43 p.m. and reconvened at 3:58 p.m.

11. MINUTES

11.1 Local Trust Committee Minutes Dated December 9, 2025 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of December 9, 2025 were adopted.

11.2 Section 26 Resolutions Without Meeting Report Dated Feb 2026

Received for information.

11.3 Advisory Planning Commission Minutes Dated November 25, 2025, January 6, 13 and 27, 2026 and January 30, 2026 Referral Report (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Feb 2026

Received for information.

13. DELEGATIONS

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 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 296 - Consideration of Adoption - Staff Report

Island Planner Stockdill noted staff are still working with the applicant to draft a Section 219 Covenant, the applicant has provided an Ecological Overview Report, and proposed Bylaw No. 296 to amend the Official Community Plan has been given first, second, and third readings, and approved by the Minister.

GL-2026-013

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 adopted.

CARRIED

The agenda was reordered and items 16.2 and 16.3 were heard following item 10.

16.4 GL-PL-TUP-2025-0471 (Parfitt) - Staff Report

Island Planner Stockdill stated the application seeks a renewal of a Temporary Use Permit to allow a community art centre and short-term guest accommodation for

artists, the Temporary Use Permit was previously approved three years ago and no complaints have been received regarding the operation

The Local Trust Committee had no questions for the applicant or the Planner.

GL-2026-014

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve issuance of Renewal Temporary Use Permit PL-TUP-2025-0471 (Parfitt) for a period of three (3) years.

CARRIED

16.5 Mayne Island Local Trust Committee Referral for Proposed Bylaw No. 200 (for Response)

GL-2026-015

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaw No. 200.

CARRIED

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

Discussion ensued and the following comments were noted:

- A Trustee was involved in multiple discussions in drafting the Trust Policy Statement, it is not detrimental to Galiano, and it contains more explicit language around reconciliation, fresh water, and housing directives
- A Trustee stated they believe the process is moving too quickly, the community has not had enough time to provide feedback, feedback received has not been integrated, there should be more concrete directive policies around First Nations engagement and First Nation governing bodies need to be at the table during development of the Policy
- It is not possible to create a Policy Statement with directive policies that will be appropriate for each island
- There is concern that governance is being removed from the Local Trust Committee authority
- The document needs to be reviewed regularly, not rewritten every time, and a draft needs to be nimble enough to move the process forward
- Co-governance needs to be incorporated
- It is important to ground the document in tools that can be implemented today and not over promise what might not be able to be accomplished
- The Chair noted the policies are not perfect, there is ability to establish different policies for different Trust areas which would be a massive project, they do not think it advisable to continue operating under an existing Policy Statement that does not speak to reconciliation, there is preference to pass the draft and then sit down and begin amendments and delve into issues that do provide for different policies for different areas of the Trust
- Local Trust Committees can not work under a 30-year-old model that does not consider climate change, reconciliation, or housing

- There does not appear to be anything in the draft Trust Policy Statement that would undermine the Official Community Plan
- Islands Trust can not offer a co-governance structure that has legal validity without legislative backing
- The Senior Policy Advisor noted there is no requirement for the Local Trust Committee to submit a referral response; however, in lack of a response Trust Council does not have an opportunity to incorporate the referral into their considerations

The Local Trust Committee will not be providing a referral response at this time.

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulation Review Project – Staff Report

Island Planner Stockdill noted a draft bylaw has been provided. All boat-access-only lots on Associated Islands and Phillimore Point currently zoned Small Lot Residential would be rezoned to Small Island Residential. The rezoning would allow new exemptions to the setback from the natural boundary of the sea for specific structures including:

- Solar panel arrays to a maximum size
- Stairs to allow access to the foreshore with a width of less than 1.5 metres
- Walkways, stairs, or a ramp accessory to a permitted private dock in the Marine Zone,
- Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock to the upland lot.

The Planner noted a public hearing is not required and the proposed bylaw will be referred to the Advisory Planning Commission for comment.

The Local Trust Committee had no questions or comments.

GL-2026-016

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. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” and that staff give notice of First Reading in accordance with s.467 of the Local Government Act.

CARRIED

GL-2026-017

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting for draft Bylaw No. 300 prior to First Reading.

CARRIED

GL-2026-018

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to mail the notice of First Reading to all associated island and boat access-only residents.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Feb 2026

Received for information.

18.1.2 Future Projects Report Dated Feb 2026

Received for information.

18.2 Applications Report Dated Feb 2026

Received for information.

18.3 Trustee and Local Expense Report Dated Dec 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

19.1 Short Term Rental Accommodation – Principal Residence Opt-In – Briefing

The Local Trust Committee determined there is no urgency to discuss this item at this time.

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for April 7, 2026 at the Galiano South Community Hall, Galiano Island

21. TOWN HALL

A member of the public indicated the Trust Policy Statement speaks to climate change and noted there is not a goal listed to mitigate climate change.

A member of the public stated there has been little public participation in the Trust Policy Statement process and members of the Advisory Planning Commission had limited time to digest the document and provide recommendations.

A member of the public inquired about the Crystal Mountain application and the Planner indicated the applicant will be provided a deadline to respond, and following that, an update would be provided to the Local Trust Committee.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 5:05 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder