

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: June 9, 2026
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

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

Staff Present: Mary Storzer, Regional Planning Manager
Bruce Belcher, Planner 2 (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 13 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 of the Penelakut Tribe stewardship of the surrounding waters and land from time immemorial.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following

- Attended Trust Programs Committee, Governance Committee, and Committee of the Whole meetings and provided discussion highlights
- Attended a webinar and working session on fallow deer issues in southern Gulf Islands
- Chaired an Accessibility Committee meeting during which the results of an Islands Trust website audit were discussed and work on the Accessibility Action Plan was undertaken
- Attended the Responding to Indigenous Specific Racism workshop series

Trustee Mabblerley reported the following:

- Attended a Galiano Conservancy Association meeting which focussed on land stewardship and working with the Penelakut on hunting programs to manage the deer population;
- Attended Committee of the Whole meeting

- Voted against the budget and noted the high proportion of the overall budget that is allocating to staff wages
- The Trust Policy Statement project will not complete this term

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Trust Council meetings in March and provided meeting highlights
- The Trust Policy Statement project will not finish this term
- Attended BC Municipal Leaders Climate Caucus meetings
- Attended Mount Aerosmith Biosphere Region round table
- Participated in the trustee onboarding working group
- Attended the Chief Administrative Officer performance evaluation meeting

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT - None

8. PUBLIC PARTICIPATION PERIOD

- A member of the public asked why Trustee Mabberley does not provide a report on the Active Page
 - Trustee Mabberley stated he speaks to many community members in person and provides information during Local Trust Committee meetings but generally does not use newspapers as a means of communication
- A member of the public asked where a copy of the Trust Policy Statement can be found and if input can be submitted
 - A Trustee replied the draft is on the Islands Trust website and members of the public can provide input through email
- A member of the public stated they felt that the representation of the amendment to the Trust Policy Statement was not fulsomely presented in Trustee Gauvreau's report in the Active Page and there was no indication that the majority of the responses emphasized the importance of environmental protection
 - Trustee Gauvreau replied that the reports are kept brief because there are limits to the number of words allowed in the submission to the Active Page
- The speaker also noted that they agreed with Trustee Mabberley's statement about the budget related to staff positions, and they felt the professional biologist position should have remained

9. COMMUNITY INFORMATION MEETING

9.1 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297 1:25)

Regional Planning Manager Storzer summarized proposed Bylaw No. 297.

The following questions, answers, and comments were recorded:

- Have the trustees considered that the referral response from the Ministry of Housing and Municipal Affairs states that land use changes may have the potential to indirectly limit long-term housing availability and expanding non-

residential uses on rural designated lands may reduce the future potential for residential development?

- The bylaw would enable non-residential uses on a residentially zoned lot that does not have a residence
- The lot would not be eligible to be subdivided so residential capability on this lot would not change as it is allowed to have one house and will still be allowed to have one house
- Was there a business plan submitted with the application?
- What was the process to determine limitations set out in the covenant?
- Are the Official Community Plan and Land Use Bylaw documents being taken into consideration and being followed?
 - Limitations were established through discussions with planning staff and members of the Local Trust Committee during meetings over the past 2 to 3 years, reports and information have been submitted by the applicant at the request of Trustees, and the Official Community Plan and Land Use Bylaw have been taken into consideration
- A member of the public noted that the rural zone designation is intended to provide opportunities for a variety of rural activities without infringing on neighbours; however, they question how it was decided that the use of sawmills, storage and sale of aggregates, production of cider, and events exceeding over 100 people up to six times per year with no limit specified on the number of events permitted with less than 100 people would not infringe on the residential neighbourhood?
 - Trustee Gauvreau replied that surrounding neighbours do not have limits on the number of times or number of people that can attend their properties and the phased approach and scale of this proposal is appropriate and supports the agricultural use
- There are concerns about events and the noise they will generate and the property is on a community well resulting in an increase in the amount of water use
- What was the process to determine that events with more than 100 people is acceptable? Were there traffic studies or noise studies undertaken?
 - The application was referred to the Ministry of Transportation and Transit and other agencies and their input is considered
- Was the information about special events included in the referral to the Ministry of Transportation and Transit?
 - Yes
- Does the covenant mean that the cidery can be used everyday for an event for under 100 people?
 - In theory, yes
- It wasn't clear that the bylaw would enable permission for extensive public events in a residential area; would this not be more appropriate for a commercially zoned property?

- It sounds like speaker is referring to a tasting room which would require a different type of application
- Can the Local Trust Committee provide a definition of what special and private events mean in relation to this application?
- What determination has the Local Trust Committee engaged in to conclude that these types of events would not impinge on the surrounding neighbourhood?
 - The Liquor Control Board issues special occasion licenses for serving alcohol for a specific event
 - Guidelines are included in the provisions of the application and there are regulations specific to events where liquor is served
- Why isn't water use for large events referred to in the water management plan?
 - The maximum daily demand has been calculated with the water license and that would encompass events
- The Water Management Plan report states the aquifer is moderately vulnerable to surface sources of pollution and there are at least 44 wells in the area
- Why is there no reference to potential contamination of sensitive and riparian areas and adjacent wells in the staff reports and covenant?
- There is no indication the orchard will be organic and no mention of danger from herbicide, fertilizer, insecticides, or fungicide use
- Why has an environmental management plan, as recommended in the Water Management Plan not been included?
 - The property is already zoned for agricultural use and agricultural activity is governed by legislation and if the application were to proceed no further, agriculture use would still be permitted
 - It is assumed the operator will abide by regulations
- What is the process the Local Trust Committee went through to look at a recommendation and then not take it?
 - The Local Trust Committee has reviewed the application for 2 years, the applicant has provided all reports requested
 - There were a series of resolutions directing the applicant to provide a number of forms of information that are reflected in the report
 - There have been a number of meetings and discussions and requests of the applicants
 - The Local Trust Committee has deliberated at length regarding the application
- According to the water demand chart the well is being used for a number of uses; however, no pump test has occurred to determine if the well has the capacity to supply this use
- The staff report dismisses the water management report recommendation that neighbouring property owners participate in pump tests; why was this recommendation dismissed?

- If it were a condition, and if there were no neighbours willing to permit the test, then the application would be stopped in its tracks
- Staff, nor trustees, have the right to go onto private property as part of a rezoning application, and one can not make something contingent on permission from a neighbour
- Has the Capital Regional District, responsible for the Sticks Allison Community Water System, provided a referral comment?
 - All referral responses are in the package and the Capital Regional District's response indicated no concerns
 - In 2024 when the well was dug the flow rate was 10 gallons per minute and the Water Management Report specified a requirement of 2 gallons per minutes; this is the only well on the system that will be monitored and all other 44 users could pump their wells without regard to quantity
- The February 2025 staff report and letter to Mr. Palmberg specified that a septic disposal report would be required to proceed with the application but there is no septic disposal report in the public hearing binder; where can the report be found?
 - A septic permit would be necessary as part of a building permit application
 - There was discussion previously and it was determined the Local Trust Committee can not ask for a report for something that doesn't exist
 - When a building permit is applied for then requirements of the septic field build would be specified; it is not possible to have a septic report before a building permit is applied for

9.2 Associated Islands Regulation Review Project - Draft Bylaw No. 300

The Regional Planning Manager summarized draft Bylaw No. 300.

The following questions, answers, and comments were recorded:

- The Advisory Planning Commission Chair noted the following:
 - They have provided recommendations to the Local Trust Committee regarding the bylaw
 - The staff report contains a number of errors and issues
 - There were issues that need to be resolved due to circumstances on Wise Island; however, the permissions have been extended to all associated islands
 - Solar arrays should be placed in the smaller setback only when there is no other feasible place to put them
 - Properties that don't have access to BC Hydro should be permitted to place solar panels in the setback and only Wise Island property owners should be permitted to have a larger solar array
 - An exemption for existing wooden structures up to 30 square metres should be allowed

- Why are the referral responses from First Nations not in the staff report?
- Has there been face to face discussion with the Penelakut regarding this referral?
 - The referral responses are summarized in the staff report and the Local Trust Committee and Islands Trust are working toward more fulsome engagement with Trust Council looking at extending the 30-day response deadline
- Would the Local Trust Committee consider other amendments prior to first reading because the staff report missed some of the Advisory Planning Commission recommendations?
 - The process options would include making amendments and going to first reading as amended, or wait for language and amend prior to readings
- The Advisory Planning Commission was not provided with any information on the potential environmental impact of placing structures within the setback of the sea and the most recent staff report lists three directives that indicate the bylaw is consistent with Trust Policy Statement
- Where is the supporting professional opinion and data to support that they are consistent and how have the directives been determined to be consistent in absence of an environmental impact assessment?
 - It is important to read what each of the directive policies say as all three of them refer to addressing specific aspects and if the Local Trust Committee determines that they have addressed those questions then the report indicates they have been addressed
 - Policies are looked at in terms of either being addressed or consistent with the Trust Policy Statement and both have different implications
 - Having environmental studies on impacts of 137 properties would be a large and expensive undertaking
 - Most of the solar panel arrays already exist and are in place

The meeting was recessed for a break at 3:03 p.m. and reconvened at 3:15 p.m.

10. PUBLIC HEARING

10.1 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297

10.1.1 Recess for Public Hearing

The meeting was recessed at 3:15 p.m.

10.1.2 Recall to Order

The meeting was recalled to order at 3:53 p.m.

11. MINUTES

11.1 Local Trust Committee Minutes Dated February 10, 2026 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of February 10, 2026 were adopted.

11.2 Local Trust Committee Record of Public Hearing Dated February 10, 2026 - Bylaws 292 and 293 (for Receipt)

Received for information.

11.3 Local Trust Committee Record of Public Hearing Dated February 10, 2026 - Bylaws 294 and 295 (for Receipt)

Received for information.

11.4 Section 26 Resolutions Without Meeting Report Dated May 2026

Received for information.

11.5 Advisory Planning Commission Minutes Dated May 5, May 19, May 26, and June 2, 2026 (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated June 2026

Received for information.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

14.1 Jennifer Margison re Galiano APC Report and LTC Response re Draft Policy Statement Referral

Received for information.

15. MEETING BREAK - COMMUNITY UPDATE

16. APPLICATIONS AND REFERRALS

16.1 Thetis Island Local Trust Committee Referral for Proposed Bylaw No. 117 (for Response)

GL-2026-019

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Thetis Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 117.

CARRIED

16.2 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 551 (for Response)

GL-2026-020

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 551.

CARRIED

16.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 552 (for Response)

GL-2026-021

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 552.

CARRIED

16.4 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 553 (for Response)

GL-2026-022

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 553.

CARRIED

16.5 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 554 (for Response)

GL-2026-023

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 554.

CARRIED

16.6 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297 - Staff Report

It was noted the Public Hearing for proposed Bylaw No. 297 had been held and the Local Trust Committee could now consider second and third readings or defeat or alter the bylaw.

The applicant was in attendance.

Discussion ensued and Trustees acknowledged the public comments received during the public hearing, expressed confidence in the restrictions and conditions of the covenant, noted that water use will be monitored through well licencing, reiterated the support of the application given by Penelakut Tribes members.

GL-2026-024

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 second time.

CARRIED

GL-2026-025

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 third time.

CARRIED

GL-2026-026

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 297 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

16.7 GL-SUB-2023.2 (Hayes) – Covenant Discharge - Staff Report

The Regional Planning Manager summarized the staff report and highlighted the following:

- The covenant was registered on the subject property prior to final subdivision
- The covenants conditions only pertain to the parent parcel
- Conditions of the covenant have been met

The Local Trust Committee had no comments or questions.

GL-2026-027

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee accepts the discharge of Section 219 covenant CB2533501 from ‘Lot A, Plan 50163’ designates the Chair of the Galiano Island Local Trust Committee to sign the discharge of the covenant.

CARRIED

16.8 GL-PL-DP-2026-0147 (Keefer) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Development Permit amendment for the addition of a container kitchen to the existing Development Permit plan
- The application is part of a commercial restaurant and café located in the north retail commercial zone
- The new container kitchen complies with Development Permit Area six guidelines and would be located within a previously developed area of the property
- There are no statutory notice or consultation requirements associated with a Development Permit application

The applicant was in attendance and noted the initial plan was to place the kitchen inside the building and use of the container kitchen will facilitate better use of the overall space.

The Local Trust Committee had no questions for the planner or application.

GL-2026-028

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve issuance of Development Permit Amendment PL-DP-2026-0147.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulation Review Project - Draft Bylaw No. 300 - Staff Report

The Regional Planning Manager summarized the staff report and highlighted the following:

- The Bylaw will amend the Land Use Bylaw to rezone all boat-access-only lots on associated islands and Phillimore Point currently zoned Small Lot Residential to Small Island Residential
- The proposed new zone maintains all previous density, siting and size regulations and will include new exception to the setback from the natural boundary of the sea for specific structures

Discussion ensued and the following comments were noted:

- Recommendations from the Advisory Planning Commission can be worked into the bylaw language
- If a definition of dock is going to be added it should match the recent wording as defined by the Provincial Government's Land Use Private Moorage guidelines
- Properties without access to power should be considered
- Reference to new provincial regulations related to structures that access docks

GL-2026-029

It was MOVED and SECONDED

that Galiano Island Local Trust Committee request staff to amend draft Bylaw No. 300 by deleting the words "and stairs to access the foreshore with a width less than 1.5 metres" after the words 'in the Marine Zone' from Subsection 2.1.

CARRIED

GL-2026-030

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 300, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be read a first time as amended.

CARRIED

GL-2026-031

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. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2026-032

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to provide options to amend proposed Bylaw No. 300 in order to:

- Add a definition for the term “dock”
- Limit solar panels of 10 m² within the setback to the natural boundary of the sea for Wise Island lots and other lots without access to the power grid
- Consider existing wooden structures

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated June 2026

Received for information.

18.1.2 Future Projects Report Dated June 2026

It was noted that the Local Trust Committee would like to add consideration of a business case for the Official Community Plan review to the next agenda.

18.2 Applications Report Dated June 2026

Received for information.

18.3 Trustee and Local Expense Report Dated April 2026

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage

The website does not meet accessibility requirements.

18.6 Islands Trust Conservancy (ITC) Report Dated Feb and Mar 2026

Trustee Gauvreau, as Chair of the ITC Board provided an update on the work of the ITC and noted their primary work at this time is the development of their five-year plan.

19. NEW BUSINESS - None

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for July 7, 2026 at the North Community Hall, Galiano Island

21. PUBLIC PARTICIPATION PERIOD

A member of the public thanked the Local Trust Committee for their work on the Associated Islands project and noted Wise Island lots were developed prior to the established of Islands Trust, the lots are very small, and the ability to place specific structures within the setback to the sea is necessary.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:35 pm.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder