



ADOPTED

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: August 25, 2026

Location: North Community Hall
22790 Porlier Pass Road, Galiano Island, BC

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

Staff Present: Mary Storzer, Regional Planning Manager (electronic)
Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately twenty (20) members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:30 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 attendance at Governance Committee, Accessibility Committee, Trust Programs Committee and Islands Trust Conservancy meetings, and announced the recipients of the Islands Trust Community Stewardship Awards.

Trustee Mabblerley recognized that the Galiano North Meeting Hall was built so that local First Nation's children did not have to attend residential schools and reported attendance at a recent Committee of the Whole meeting during which the Trust Policy Statement Amendment Project was deferred to next term.

5. CHAIR'S REPORT

Chair Peterson reported noted upcoming Trust Council to be held in September, work being done on Trustee onboarding packages, and reflected on the good work done by the Local Trust Committee in particular in First Nations relationship building with special recognition to Penelakut Tribe Council Member Ken Thomas for his involvement.

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT - None

8. PUBLIC PARTICIPATION PERIOD

Three members of the public spoke to application GL-RZ-2014.1 (Crystal Mountain) and the following comments were recorded:

- The application does not provide a dedicated interest or activity in forestry
- A Trustee is involved in forestry and forestry lots and should recuse themselves from discussion of the application
 - Island Trust has essentially recused itself from decision by deferring to Penelakut Tribes, therefore, the application should be dismissed
- The Local Trust Committee requested the proponent consult with Penelakut Tribes regarding the land transfer and there is no information regarding said consultation
- The Planner recommended closing the file due to lack of communication and progress
 - The key element remaining on the application was consultation with Penelakut of transfer of land
 - The applicants have sent a letter asking that the file not be closed, and closing the file would mean the applicant would have to cease non-compliant activities on the land

Several members of the public spoke to the staff report outlining a business case submitted for a Galiano Official Community Plan Review project and the following comments, questions, and clarifications were noted:

- The Advisory Planning Commission previously provided a detailed report regarding a potential Official Community Plan review and the project was not funded
 - Why is the Local Trust Committee being asked, at the end of August, to submit a budget request in time for a September deadline?
 - Does a decision have to be made today to get into the budget cycle?
 - How does the community review of the draft Trust Policy Statement fit in with the Official Community Plan Review project?
 - The project did not get funding in the current budget because major projects go through the Regional Planning team and there was no staff capacity to work on the project in the current fiscal term
 - If a business case is not advanced then the earliest the project would get funding would be April 2028 and if a budget request is submitted then there is at least the possibility to have funding in place for April 2027
 - It is unknown if Trust Council will pick up the work on the draft Trust Policy Statement and the existing Policy Statement remains in effect
- It might be a good idea to wait until 2028 to start the project as it would give the incoming Local Trust Committee time to acclimatize to their roles and there is work to be done on the Trust Policy Statement
 - If a business case is not advanced then the incoming Local Trust Committee would have no ability to work on it even if they wanted to; advancing the business case provides options instead of constraint
- An Official Community Plan has to be consistent with the Trust Policy Statement and the Trust Policy Statement work should come first

- The last Official Community Plan did not cost anything, there were seven committees struck locally and a lot of public participation
 - It is important to have community involvement and not hand the work off to a third-party contractor
- The Local Trust Committee did not make a motion to ask staff to prepare a business case and this is not best practice and it is an unusual practice to take on new initiatives this close to an election
 - If funding is approved by Trust Council, the Local Trust Committee drives the project and determines the scope.
- The Advisory Planning Commission report identified guiding principles and one of them was that the project should be community driven, the individual islands within the Trust Area are different and standardization, nor urban planning, should be applied
- It is important that an Official Community Plan Review be community driven and founded in consultation with First Nations, this project will require an additional duty of care and the foundation of consultation needs to be in place; however, the speaker does not have confidence that consultation will be adequate
- What happens with funds if trustees determine they don't want to do the review?
 - Funds go into reserve and can be used for other projects

A member of the public thanked those that have worked on the Associated Island project and noted Wise Island community has been very engaged, Trustees have been very helpful and informative, and referral to the Advisory Planning Commission (APC) has been positive. They indicated an outstanding concern remains regarding the recommendation from the APC that structures built since 2000 not be grandfathered, or made legal non-conforming and they would therefore be subject to enforcement. The Wise Island community would like to see those structures grandfathered as well.

9. COMMUNITY INFORMATION MEETING - None

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated June 9, 2026 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of June 9, 2026 were adopted.

11.2 Local Trust Committee Record of Public Hearing Dated June 9, 2026 - Bylaw No. 297 (for Receipt)

Received for information.

11.3 Section 26 Resolutions Without Meeting Report Dated Aug 2026

Received for information.

11.4 Advisory Planning Commission Minutes - None

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated Aug 2026

The Planner provided an update on the status of items on the Follow-up Action List.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

15. MEETING BREAK - COMMUNITY UPDATE - None

16. APPLICATIONS AND REFERRALS

16.1 GL-RZ-2014.1 (Crystal Mountain) – Staff Report

The Planner summarized the staff report. The application dates to 2014 and initially sought rezoning of two subject properties in order to permit a spiritual education land use and is being returned to the Local Trust Committee for consideration of proceeding no further as the application is now considered dormant.

Staff met with the applicant last week and applicant encouraged them to draft a letter to the Local Trust Committee providing a strong rationale explaining why the application should remain open. If the Local Trust Committee would like to keep the application open then a cost recovery plan would need to be undertaken and a second public hearing would need to be scheduled.

The applicant was in attendance and noted they have been moving forward, new board members are in place and noted a delay in striking a new committee to continue the work, they have not been given an appropriate amount of time to response fully to provide rationale for keeping the file open. They have not been made aware that they will have to undertake a cost recovery program and do not think it is fair. They request additional time.

Discussion ensued and the following comments were noted:

- There is opportunity to defer a decision to a future meeting
- Reach out to Penelakut and encourage discussions
- Applicant wrote a letter requesting additional time
- There is opportunity for reconciliation to occur should the file remain open

GL-2026-033

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee defer decision on application closure for GL-RZ-2014.1 until the November, 2026 Local Trust Committee meeting.

CARRIED

GL-2026-034

It was MOVED and SECONDED,

that Galiano Local Trust Committee request staff to communicate with the Penelakut Tribe regarding their opinion on the land transfer for GL-RZ-2014.1 and the Galiano Local Trust Committee motion to defer the decision until the November, 2026 Local Trust Committee meeting.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulations Review Project – Staff Report

The Planner noted the report provides a detailed analysis on the Galiano Advisory Planning Commission's recommendations as part of the Associated Islands Regulations Review Project and options to proceed with bylaw readings. They reviewed each recommendation and provided context from staff perspective.

Discussion ensued and the following comments were noted:

- Staff had not heard a strong rationale to permit a 30 m² structure, which are essentially private decks built in the foreshore area
- If the Local Trust Committee requires more information before making further amendments, then second reading is not advised
- One can apply for a variance to make their structure legal
- The Bylaw Enforcement staff report notes Wise Island has a total of 6 open files related to structures within the setback to the sea
- Each case should be looked at individually as staff do not believe there can be strong rationale provided to build a structure illegally

GL-2026-035

It was MOVED and SECONDED,

that the Galiano Local Trust Committee Bylaw No. 300, cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026", be amended by:

- a. Adding a new subsection after Subsection 2.4 that reads:
"Part 17 – Interpretation, by adding the following new definition:
"dock" means a structure or set of structures, accessory to the residential or agricultural use of an upland lot, and may consist of a pier, ramp, and float, constructed on or over the water that is connected to the shore, and that is used for the purpose of mooring private boats and for providing pedestrian access to and from the moored boats."
- b. Deleting the following from Section 2.1:
"Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 m²" and replacing it with:
"On a lot not serviced by BC Hydro, a solar panel array not exceeding 4 metres in height and a total solar array surface of 10 m² for the purpose of supplying power to the lot on which the structure is located."

CARRIED

GL-2026-036

It was MOVED and SECONDED,

that the 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 second time as amended.

CARRIED

GL-2026-037

It was MOVED and SECONDED,

that the 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 third time.

CARRIED

GL-2026-038

It was MOVED and SECONDED,

that the Galiano Island Local Trust Committee proposed Bylaw No. 300 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.

CARRIED

17.2 Proposed Official Community Plan Review Project – Staff Report

The Regional Planning Manager summarized the staff report which presents a draft business case for the allocation of funding and staff resources for the proposed Official Community Plan Review project to commence next fiscal year. They noted the work would spread over three years with the first year spent understanding the perspective and priorities of First Nations, and a Freshwater Footprint component would be undertaken as part of the project.

Discussion ensued and the following comments were noted:

- It is important to launch the project while staff capacity is available
- The Penelakut Nation will be involved in the process and when engagement plans are drafted appropriate funds need to be allocated
- There is no guarantee the Trust Policy Statement work will move forward and an Official Community Plan review should not be put on hold waiting for the Trust Policy Statement work to be done
- Community members do not need permission from the Local Trust Committee to form a committee to provide feedback and input into the process

GL-2026-039

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee amend the Galiano Official Community Plan Review project business case by amending First Nations capacity funding from \$10000 to \$35000 for fiscal year 2027/28

CARRIED

GL-2026-040

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee endorse the attached business case as amended for the Official Community Plan Review Project and that staff forward the business case to the relevant committees and to Trust Council.

CARRIED

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated Aug 2026

Received for information.

18.1.2 Future Projects Report Dated Aug 2026

Received for information.

18.2 Applications Report Dated Aug 2026

Received for information.

18.3 Trustee and Local Expense Report Dated June 2026

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

Islands Trust Conservancy Board Chair Gauvreau provided a verbal report and noted the Provincial appointees to the Board have been reappointed.

19. NEW BUSINESS - None

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for November 17, 2026, Electronic Meeting

21. PUBLIC PARTICIPATION PERIOD

Members of the public spoke to the Crystal Mountain application and stated the following:

- If the application was closed, the current use would be subject to bylaw enforcement, but there are other properties that do not have applications and are not under bylaw enforcement; why would there be bylaw enforcement on one property and not another? Why are bylaws not being enforced?
 - Crystal Mountain has an open application and during an application process bylaw enforcement is put in abeyance, if the file is closed bylaw enforcement would be notified and would resume enforcement.

- It is bothersome that lack of compliance continues for a long time while an open application is delayed and this creates dissonance in the community

Members of the public provided the following comments about the Official Community Plan Review:

- It appears as if this is a staff driven process and not a community driven process and it is critical community is involved and that Penelakut Tribes are at the table throughout the process and not just consulted on certain components
- The last Official Community Plan Review was led by the Local Trust Committee and it remains important that the Local Trust Committee lead a future project
- The Trustees need to indicate that public involvement is wanted
- The Official Community Plan requires significant updating and when a new one is created it might not be amended for a number of years, community minds need to come together to create something that will be enduring

Cowichan Tribes provided a response to the Associated Islands project, were they satisfied with their concerns being addressed?

The Planner replied Cowichan Tribes were satisfied and correspondence regarding the project is attached to the staff report

The Advisory Planning Commission and Local Trust Committee were not provided with information regarding cumulative environmental impacts of what was being considered in regard to the Associated Island referral. This created a deficiency in the process and how the Advisory Planning Commission was asked to consider the matter. Referrals to the Advisory Planning Commission need to be more thoughtfully considered.

The Local Trust Committee was the only one that did not provide a response regarding the Trust Policy Statement referral even though a lot of feedback was provided.

Islands Trust was a different organization when the speaker was a trustee and it is the speaker's opinion that trustees rubber stamp everything.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:02 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder