

File No.: GL\_PL-RZ-2024-0003 (Palmberg)

DATE OF MEETING: December 9, 2025

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner  
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application

Applicant: Leif Palmberg

Location: Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128

## RECOMMENDATIONS

1. 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.

## REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) updates in regards to rezoning application GL-PL-RZ-2024-0003 (Palmberg).

## BACKGROUND

A staff report was presented to the Galiano Island LTC on July 8, 2025. At this meeting the LTC passed the following resolutions:

### GL-2025-041

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 read a second time.

**CARRIED**

### GL-2025-042

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 read a third time.

**CARRIED**

### GL-2025-043

that Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

**CARRIED**

### GL-2025-044

that Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Minister of Housing and Municipal Affairs for approval.

**CARRIED**

## ANALYSIS

### ***Proposed OCP Bylaw No. 296***

The Community Information Meeting (CIM) and Public Hearing for proposed Bylaw No. 296 were held during the July 8, 2025 regular LTC meeting. As Bylaw No. 296 is an Official Community Plan (OCP) amendment bylaw, it requires approval by the Minister of Municipal Affairs and Housing before the Galiano LTC can adopt it.

Proposed Bylaw No. 296 was approved by the Islands Trust Executive Committee on August 6, 2025. The proposed bylaw was sent to the Minister for approval shortly after the Executive Committee meeting. Islands Trust staff will contact the Ministry of Municipal Affairs and Housing to request an estimate of when the Minister will review the bylaw and will provide a verbal update to the Galiano Island LTC at the December 9, 2025 meeting. If the bylaw receives approval from the Minister, it will be returned to the LTC for consideration of adoption.

As the public hearing has already been held for proposed Bylaw No. 296, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties must also have the opportunity to review any new relevant material and to make further representations to the LTC.

### ***Proposed LUB Bylaw No. 297***

Proposed Land Use Bylaw (LUB) Bylaw No. 297 was given First Reading by the Galiano Island LTC on April 8, 2025. The bylaw referrals were recently sent out to the following agencies and First Nations for Bylaw No. 297 in late April 2025. The application will also be referred to the Regional Agrologist to comment on the application. Comments will be forwarded to the LTC when they are received.

The following is a summary of referral responses (also attached to staff report):

Pauquachin First Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Ts'uubaa-asatx Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Tsawwassen First Nation – “Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.”

Ministry of Transportation & Transit – “The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use agriculture to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.”

Ministry of Water, Land and Resource Stewardship – The response included no comments related to the proposed bylaws but recommended the Riparian Development Permit Area and fact sheet to be updated to align with new provincial framework.

Island Health – “No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.”

Salt Spring LTC – interests unaffected

Mayne LTC – interests unaffected

Thetis LTC – interests unaffected

Staff recommend that the community information meeting (CIM) and public hearing for proposed Bylaw No. 297 will not be scheduled until the environmental assessment and draft Section 219 covenant have been received and the LTC is satisfied with the documents. Once the documents have been received and deemed satisfactory by staff and the LTC, the LTC can then direct staff to schedule a CIM and public hearing for the LUB amending bylaw.

### ***Terms of Reference***

#### **Water Management Plan:**

The applicant has provided a Water Management Plan prepared by Hy-Geo Consulting. The purpose of a water management plan is to evaluate the current supply and demand for the proposed uses and recommendations for efficient and sustainable use of water.

The property contains two water sources: a drilled well completed in 2024 and an excavated pond built in 2022. The well is estimated to be capable of supporting residential and moderate commercial use, though further pump testing would be required for full cidery and agricultural licensing.

Overall, the consultant found that the property's combined well and pond system can support the proposed development, provided that storage tanks, water-use monitoring, and good conservation practices are implemented. Because orchard development and cidery production will be phased in over several years, the landowner will be able to monitor water availability and adjust operations as needed. The report also highlights the importance of erosion and sediment control during land clearing to protect adjacent riparian areas.

The report concludes the following:

1. Current water sources on the property include a drilled well and excavated pond that captures surface water drainage and shallow groundwater seepage.
2. The overall water requirements for the proposed property activities are not exceptionally large. The largest potential use of water would be for irrigation of the orchard at 1000 m<sup>3</sup> during the growing season. This would require a maximum water flow from the well of about 2 USgpm. Use of the pond for irrigation, however, would also reduce complete dependence on the well.
3. The second largest use would be for washing of fruit and cleaning of equipment during processing at the cidery for approximately 3 weeks a year requiring about 2 USgpm pumping from the well. It should be noted that irrigation demand from the well would not be taking place when the well water is required for cidery production.
4. It is anticipated that operation of the existing well at rates around 3 USgpm would have an insignificant effect on neighbouring wells and Taylor Creek.
5. The possibility of well pumping causing sea water intrusion is non-existent as the bottom of the well is completed 10 m above sea level.
6. Development of the orchard on the property and full production at the cidery would take place over a number of years providing the opportunity to monitor water consumption and any potential land use effects.

The report also includes the following recommendations:

1. Conduct a pumping test and water quality sampling of the existing well to verify its capacity and potability for meeting the projected water demands for the property. The test will need to be conducted by a registered well pump installer.
2. Obtain permission from one or more neighbouring well owners to monitor their wells during the pump testing of the existing well on the subject property.
3. Apply for a water licence for commercial and irrigation purposes on the well and the pond.
4. As the orchard is being developed it may be beneficial to develop an Environmental Farm Plan for the property.

5. Install a sounding tube in the well to enable monitoring of water levels including a water meter at the well to monitor water consumption.
6. Install water meters on the storage tank outlets to monitor water use for the cidery and the orchard. This will be beneficial for detecting any leaks in the water system.

A number of recommendations are proposed to be included in the Section 219 covenant (see below).

#### Ecological Overview Report

The applicant is to provide an ecological overview report as outlined in the Terms of Reference. Once this professional report is received, it will be provided to the Galiano LTC for review.

#### Section 219 covenant

The applicant is required to register a s. 219 covenant on title prior to the Galiano Island LTC consideration of bylaw adoption (Resolution No. GL-2025-017). The covenant will include:

- a restriction prohibiting aggregate processing or washing
- hours of operation for specific uses
- the maximum volume of aggregate, gravel and soil that may be stored on the lot
- storage requirements for the aggregate, gravel and soil
- a restriction on the number of vehicles, equipment and/or machinery to be stored on the lot
- a requirement for cidery/winery use to comply with the *Liquor Control and Licensing Act/Regulation*
- a requirement for a provincial water licence for commercial/agricultural purposes
  - This would include a requirement for a pumping test and water quality testing
- Requirements to install water monitoring equipment for the well, storage tanks, and pond.

In addition to these covenant conditions, the LTC may wish to consider restricting the rental of the cidery/winery for special or private events.

### **ALTERNATIVES**

The LTC may consider the following alternatives to the staff recommendation:

#### **1. Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

##### Resolution:

*That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust \_\_\_\_\_.*

#### **2. Send Rezoning Application to the Galiano Advisory Planning Commission**

##### Resolution:

*That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose \_\_\_\_\_.*

#### **3. Deny the application**

The LTC may deny the application.

##### Resolution:

*That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).*

## NEXT STEPS

Staff will continue to work with the applicant with regards to the draft section 219 covenant and the ecological overview report. Once these documents are received, staff will schedule a community information meeting and public hearing for proposed Bylaw No. 297.

Submitted By:	Kim Stockdill, Island Planner	November 28, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	December 1, 2025

## ATTACHMENTS

1. Proposed Bylaw No. 296
2. Proposed Bylaw No. 297
3. Referral responses

# PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 296

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN  
BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

**1. CITATION**

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

**2. SCHEDULES**

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

**3. SEVERABILITY**

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	8 <sup>TH</sup>	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	8 <sup>TH</sup>	DAY OF	JULY	2025.
READ A SECOND TIME THIS	8 <sup>TH</sup>	DAY OF	JULY	2025.
READ A THIRD TIME THIS	8 <sup>TH</sup>	DAY OF	JULY	2025.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	6 <sup>TH</sup>	DAY OF	AUGUST	2025.
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 296**

**SCHEDULE 1**

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

# PROPOSED

## GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

### A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

The Galiano Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

#### 1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”.

#### 2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Part 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

#### “Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: <ul style="list-style-type: none"><li>• contractor workshop</li><li>• contractor yard</li><li>• storage and sale of gravel, soil and aggregates</li><li>• sawmilling, planing, and manufacturing of wood products</li><li>• cidery and winery, including production, storage, and sales</li></ul> 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with



			the regulations of Part 15 of this bylaw. 4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.
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2.2 Part 14 'Parking Regulations', Subsection 14.1.3 'Use', is amended by adding the following the words "cidery, winery" after the word "sawmills".

2.3 Part 16 'Sign Regulations', Subsection 16.1.1 is amended by adding the following words "Rural 2(a) Zone R2(a)"

2.4 Part 17 'Interpretation', Section 17.1 'Definitions', is amended by adding the following new definition:

"contractor yard" means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service."

3. Schedule "B" – Zoning Map, is amended by changing the zoning classification of Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" to Bylaw No. 127 as are required to effect this change.

#### 4. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

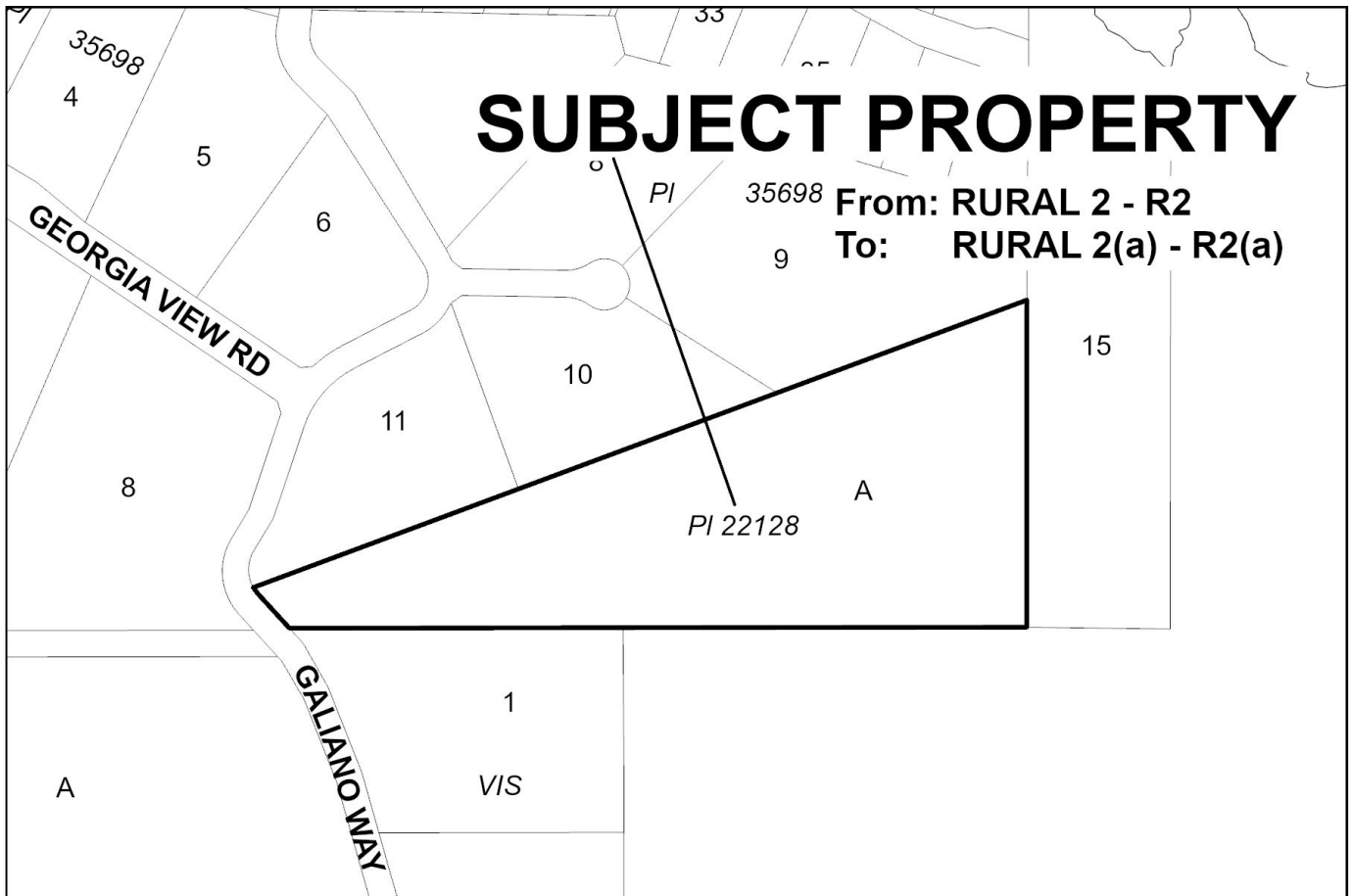
READ A FIRST TIME THIS	8 <sup>TH</sup>	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 297

Plan No. 1



## Referrals: Bylaw GL-297

Agency	Sent	Received
<b>BC Assessment Authority</b> <i>Policy, Audit and Legal Services: Cathie McIntyre</i> <i>Comment:</i>	23-Apr-2025	
<b>BC Hydro &amp; Power Authority</b> <i>333 Dunsmuir Street, Floor 12: Properties Help Desk</i> <i>Comment:</i>	23-Apr-2025	
<b>Capital Regional District - All Referrals Aggie Chan and Jessica Arnet</b> <i>625 Fisgard Street: Aggie Chan</i> <i>Comment:</i>	23-Apr-2025	
<b>Coast Salish Peoples Society</b> <i>Coast Salish Peoples Society: Carole Livingston</i> <i>Comment:</i>	23-Apr-2025	
<b>Cowichan Tribes</b> <i>Chief and Council: Tracey Flemming</i> <i>Comment:</i>	23-Apr-2025	
<b>Galiano Island Fire Department - South Island</b> <i>South Island: Scott Sugden</i>	23-Apr-2025	
<b>Georgeson Family</b> <i>Georgeson Family: Jeannine Georgeson</i>	23-Apr-2025	
<b>Halalt First Nation</b> <i>7973 Chemainus Rd: Raven August</i> <i>Comment:</i>	23-Apr-2025	
<b>Island Health</b> <i>3rd Floor, 6475 Metral Drive: Referrals Referrals</i> <i>Comment: No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.</i>	23-Apr-2025	15-May-2025
<b>Lyackson First Nation</b> <i>Chief and Council: Linda Aidnell</i> <i>Comment:</i>	23-Apr-2025	
<b>Mayne Island Local Trust Committee</b> <i>Islands Trust: Jas Chonk</i> <i>Comment: Interests unaffected by bylaw.</i>	23-Apr-2025	26-May-2025

## Referrals: Bylaw GL-297

Agency	Sent	Received
<b>Ministry of Municipal Affairs and Housing</b> <i>Planning and Land Use Management:</i> All referrals to this email cc to Kris Nichols; Nikysha Chow, Alicia Smith <i>Comment:</i> The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve. While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island's broader housing needs and land use strategy. Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.	23-Apr-2025	09-May-2025
<b>Ministry of Public Safety and Solicitor General</b> <i>Liquor Control and Licensing Branch:</i> Help Desk <i>Comment:</i>	23-Apr-2025	
<b>Ministry of Transportation and Infrastructure</b> <i>Ministry of Transportation and Infrastructure:</i> Owen Page <i>Comment:</i> Please accept this email as a response from the Ministry regarding MOTT file 2025-01959. The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use ?agriculture? to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.	23-Apr-2025	28-Apr-2025
<b>Ministry of Water, Land and Resource Stewardship - Riparian Area Protection Regulation</b>	23-Apr-2025	29-Apr-2025

## Referrals: Bylaw GL-297

Agency	Sent	Received
<p><i>Comment:</i> Thank you for the opportunity to review the proposed changes to Galiano Island's bylaws. Given the volume of documents and current internal workload constraints, we are only able to provide high-level comments at this time. Please note the following: ? The Riparian Areas Protection Regulation (RAPR) applies to the Islands Trust and to all residential, commercial, or industrial development within 30 metres of a stream, as defined in the regulation. ? "Development" includes: o (a) the addition, removal, or alteration of soil, vegetation, or any building or other structure; o (b) the addition, removal, or alteration of works and services as outlined in section 506(1) [subdivision serving requirements] of the Local Government Act; o (c) subdivision, as defined in section 455 of the Local Government Act. ? During the bylaw amendment process, we strongly recommend updating Galiano Island's Official Community Plan (OCP), Riparian Development Permit Area (DPA), Riparian DPA fact sheet, and any other related bylaws or documents to align with the current RAPR framework. The previous Riparian Areas Regulation (RAR) was replaced by the RAPR in 2019. o Aligning your bylaws with the current provincial framework will: ? Help prevent potential contraventions of the federal Fisheries Act; ? Support improved understanding and compliance; ? Contribute to stronger environmental protection and outcomes. o If provided with sufficient lead time (approximately 8 weeks), the province can review and provide comments on proposed amendments to the OCP, DPA, or other riparian-related documents to help ensure clarity and alignment with current regulatory standards.</p>		
<b>Pauquachin First Nation</b> 9010 West Saanich Road: Darlene Henry <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	23-Apr-2025	23-Apr-2025
<b>Penelakut Tribe</b> Box 360: Denise James <i>Comment:</i>	23-Apr-2025	
<b>Salt Spring Island Local Trust Committee</b> 1 - 500 Lower Ganges Road: Claire Olivier <i>Comment:</i> Interests unaffected by bylaw.	23-Apr-2025	08-May-2025
<b>Semiahmoo First Nation</b>	23-Apr-2025	

## Referrals: Bylaw GL-297

Agency	Sent	Received
<b>16049 Beach Rd: Chief &amp; Council</b> <i>Comment:</i>		
<b>Snuneymuxw First Nation</b> 668 Centre Street: Desiree Thomas <i>Comment:</i>	23-Apr-2025	
<b>Stz'uminus First Nation</b> 12611A Trans Canada Hwy: Chenoa Akey <i>Comment:</i>	23-Apr-2025	
<b>Thetis Island Local Trust Committee</b> Northern Office: Laura Patrick <i>Comment:</i> Interests unaffected by bylaw.	23-Apr-2025	03-Jun-2025
<b>Tsartlip First Nation</b> PO Box 70: Dave Elliott <i>Comment:</i>	23-Apr-2025	
<b>Tsawout First Nation</b> PO Box 121, 7725 Tetayut Road: Neesha Nandhra <i>Comment:</i>	23-Apr-2025	
<b>Tsawwassen First Nation</b> 1926 Tsawwassen Drive: Ben Bisset <i>Comment:</i> Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.	23-Apr-2025	06-Jun-2025
<b>Tsuubaaasatx First Nation</b> Tsuubaaasatx Referrals: Monty Horton <i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.	23-Apr-2025	23-Apr-2025
<b>WSANEC Leadership Council</b> WSANEC Leadership Council Society: Laurie Whitehead	23-Apr-2025	

Referrals: Bylaw GL-297

Agency	Sent	Received
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