

4. CHAIR'S REPORT

Chair Peterson made the following comments in his report:

- The Governance Committee completed a package for the Trust Council requesting a review from the Province
- Trust Programs Committee was preparing for the new budget cycle
- The Chief Administrative Officer Hiring Committee had a list of candidates and an announcement is possible by the end of September
- Member of Legislative Assembly Adam Olsen has been a strong advocate for the Gulf Islands and will not be running in the next provincial election
- Islands Trust representatives will be seeking to meet with Ministry staff at the upcoming meeting of the Union of British Columbia Municipalities

5. ELECTORAL AREA DIRECTOR'S REPORT – none

6. FIRST NATION REPORT

Penelakut Councillor Ken Thomas spoke on behalf of Chief Jack who sent her regrets for not being able to attend the meeting. Councillor Thomas made the following comments:

- Penelakut Tribe remained interested in getting parts of their land back
- Penelakut Tribe was grateful to Trustee Mabblerley for attending a recent meeting of Chief of Council
- People were invited to bring questions or concerns they have to Penelakut Tribe
- Penelakut Tribe was willing to communicate neighbour-to-neighbour and to participate in positive solutions
- It is best if we all work together to address shared issues like anchorages, pipelines and boat traffic

7. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Disappointment was expressed that Chief Jack's statement at the last meeting was not published verbatim in the formal public record via the meeting minutes or in the island's local publication
- The maps in the staff reports related to District Lots 85 and 86 (GL-RZ-2023.2 (McElhanney) and GL-RZ-2021.2 (Matheson/Bairstow)) lack context of the neighbouring properties
- Trustees were encouraged to request that staff provide one map that presents the entire area encompassing District Lots 85 and 86
- A more detailed site plan that considers uses of land should be produced before proceeding with draft bylaws for GL-RZ-2023.2 (McElhanney) and GL-RZ-2021.2 (Matheson/Bairstow); other areas in the plan may be more suitable for forestry than what has been identified
- Concern was expressed that GL-RZ-2023.2 (McElhanney) and GL-RZ-2021.2 (Matheson/Bairstow) do not follow the 75/25 model because most of the waterfront is

reserved for private use; Trustees were encouraged to request that the applicants reconfigure the lots so the land returned to Penelakut Tribe includes waterfront

- The proposed southern boundary for possible Ministry of Transportation and Infrastructure access in District Lot 85 abuts a community park that has shore access, and the applicants should contact the Galiano Island Parks and Recreation Commission to discuss alternatives
- A question was raised about whether Development Permit Area Exemption 'p' applies to domestic water usage only or also to commercial water use
- Advocating for the adoption of Dark Sky Principles on Galiano should be a very low priority
- Trustees were encouraged to consider a build out map for Galiano as a future project

8. COMMUNITY INFORMATION MEETING – None

9. PUBLIC HEARING – None

10. MINUTES

10.1 Local Trust Committee Minutes Dated July 9, 2024 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of July 9, 2024 were adopted.

10.2 Section 26 Resolutions Without Meeting Report – None

10.3 Advisory Planning Commission Minutes – None

11. BUSINESS ARISING FROM MINUTES

11.1 Follow-up Action List Dated Sept 2024

Received for information.

12. DELEGATIONS – none

13. CORRESPONDENCE

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

13.1 Managed Forest Council re Removal of Land from the Managed Forest Program

Island Planner Stockdill noted that staff will remove the subject property from any mapping that shows it as privately management forest land.

14. MEETING BREAK – COMMUNITY UPDATE

The meeting was recessed for a break at 1:47 p.m. and reconvened at 2:00 p.m.

15. APPLICATIONS AND REFERRALS

15.1 GL-RZ-2021.2 (Matheson-Bairstow) – Staff Report

Island Planner Stockdill reviewed the staff report related to GL-RZ-2021.2 (Matheson-Bairstow). Discussion ensued and the following comments were made:

- Staff recommended the proposal be referred to the Galiano Island Parks and Recreation Commission to determine whether the Commission would like to pursue land for a community park or cash-in-lieu, as per subdivision conditions under Section 510 of the *Local Government Act*
- It is incumbent upon the applicant to be aware of all requirements for planning applications when they pursue a subdivision
- The applicants need to discuss their proposed subdivision application with the Ministry of Transportation and Infrastructure including discussion about road requirements and governance
- The map should show the location of the horse stable
- Once the applicants meet with the Ministry of Transportation and Infrastructure there will be greater clarity around the use of the road
- The road should be maintained for safety should there be an emergency
- Interest was expressed in including an observation well in the area
- The applicants were encouraged to discuss the inclusion of an observation well with the Galiano Conservancy Association
- A question was asked about how much money the sale of the amenity lot would generate for affordable housing, and a suggestion was made to keep the amenity lot as a community park instead of selling it
- Archaeological preservation is vital to District Lots 85 and 86 due to their proximity to Dionisio Provincial Park and any development could potentially affect cultural heritage

A motion was made and seconded that the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2021.2 (Matheson/Bairstow). Discussion on the motion occurred and the following comments were made:

- The site plan should be changed before proceeding to draft bylaws
- If draft bylaws are prepared, the changes to the site plan discussed today will be minor tweaks that can be made without duplicating work

GL-2024-017

It was Moved and Seconded,

that Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2021.2 (Matheson/Bairstow).

CARRIED

Trustee Gauvreau Abstained

GL-2024-018

It was Moved and Seconded,

that Galiano Island Local Trust Committee request staff to refer GL-RZ-2021.2 (Matheson/Bairstow) to the Galiano Island Parks and Recreation Commission.

CARRIED

GL-2024-019

It was Moved and Seconded,

that Galiano Island Local Trust Committee direct staff to schedule a meeting with the Ministry of Transportation and Infrastructure, Penelakut Tribe and the applicant to discuss road access and emergency access for District Lot 86.

CARRIED

15.2 GL-RZ-2023.2 (McElhanney) – Staff Report

Island Planner Stockdill reviewed the staff report related to GL-RZ-2023.2 (McElhanney). Discussion ensued and the following comments were made:

- Applicants must contact the Ministry of Transportation and Infrastructure to determine if a portion of the property that provides access to the water is acceptable to comply with the *Land Title Act*
- Schedule C (Road Network Plan) should be included in the proposal as the road through District Lot 85 is a proposed emergency access road
- The resource zoning should be removed because it is within a proposed nature protection zoned area and is next to a riparian area of high ecological value (not removing the lot from the land transfer to Penelakut Tribe, just the resource zoning)
- Once the Groundwater Sustainability project has completed, District Lot 85 may be subject to its guidelines
- Areas of the proposed properties are flagged as potentially archaeologically valuable and development should be avoided in accordance with the Official Community Plan and the *Heritage Conservation Act*
- The original application was denied and the public should be briefed on how Trustees in the previous term came to their decisions
- The application should be included in discussions with Penelakut Council including what should be done with the Resource lot

A motion was made and seconded that the Galiano Island Local Trust Committee direct staff to prepare draft bylaws for rezoning application GL-RZ-2023.2 (McElhanney).

Discussion on the motion ensued and the following comments were made:

- A Trustee commented that the application was the exact same one that was denied by Trustees in the previous term, and a staff report should detail the reasons for which it was denied