

Trustee Mabberley reported the following:

- Parking upgrades at Montague have been completed
- Land has been cleared for the housing project with construction scheduled to begin in the fall when worker accommodations are more readily available
- Acknowledged the passing of Tom Darby and recognized his contributions to the community

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Southern Gulf Islands Forum
- Will attend upcoming Committee of the Whole meeting to review draft Policy Statement amendments in preparation of forwarding the document to Trust Council for consideration of First Reading which will trigger a six-month public engagement and referral period

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT

Penelakut Council Member Ken Thomas introduced Chief Pam Jack, Council Members, and staff in attendance and acknowledged and welcomed continued and ongoing communications between the Local Trust Committee and the Penelakut Council.

8. TOWN HALL AND QUESTIONS

A member of the public noted draft Bylaws No. 292, 293, 294, and 295 do not provide any shoreline access in the rezoned lands and the proponent of the rezoning application replied that the Local Trust Committee requested that an amenity lot be established which will likely include water access and parkland.

A member of the public spoke to rezoning applications GL-RZ-2021.2 and GL-RZ-2023.2 and made the following comments:

- The configuration of the lot layout does not reflect the original policy that the rezoning was based on which required at least two-thirds waterfront be part of the land transfer and kept within a residential zone
- There is no specific reference to the lands being transferred to the Penelakut Tribe and the Penelakut Tribe is listed as one of several agencies that the land could be transferred to
- There is no mention in the staff report that the sustainable forestry covenant must be held by a third party

Island Planner Stockdill provided the following clarifications:

- The Local Trust Committee, applicant, and staff are aware that a sustainable forestry covenant must be held by a third party and it is up to the applicants to determine who the third party will be
- A number of transferees have been listed with the Penelakut Tribe identified as receiving the lands, the Ministry of Transit and Transportation identified as potential recipients of the roads, and the Province and Capital Regional District identified a possible recipients of the park land

GL-2025-041

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 read a second time.

CARRIED

GL-2025-042

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 read a third time.

CARRIED

GL-2025-043

It was MOVED and SECONDED,

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

It was MOVED and SECONDED,

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

CARRIED

16.6 GL-RZ-2021.2 (Matheson/Bairstow) – Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- The report presents a draft bylaw to amend the Official Community Plan and another to amend the Land Use Bylaw and includes a requirement for covenant as a condition prior to bylaw adoption consideration
- The rezoning application re-designates portions of the property from Forest 1 to Forest 3, Rural Residential, Nature Protection and Park with the Nature Protection portion of the land transferred to Penelakut Tribes and the park transferred to the Capital Regional District and these requirements will be included in the draft covenant ensuring the transfer occurs at time of subdivision
- The applicants have provided an updated site plan, are working on groundwater and septic disposal reports, and a baseline ecological report has been completed and will be attached to the covenant
- Following First Reading referrals will be sent to First Nations and required agencies followed by a Community Information Meeting and Public Hearing

The applicant was in attendance.

Discussion ensued and the following comments and clarifications were noted:

- The opportunity to receive park land will be referred to the Capital Regional District and their comments will be provided to the Local Trust Committee prior to final determination of how the amenity lot will be designated
- The Local Trust Committee can give direction to staff to rezone the portion in front of the property to include marine protection and the Planner will report back on proposed Marine Protection zoning options
- The foreshore area is currently zoned Marine which allows certain structures and if it is rezoned to Marine Protection the only permitted use is marine navigation

Penelakut Chief Jack spoke to receiving direction from Council, Elders, and youth and said the partnerships being created and paths forged will sustain the youth and ecosystems and the parties need to work together and accept one another's help. She expressed gratitude for the Trustees, landowners, and Council.

GL-2025-045

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 first time.

CARRIED

GL-2025-046

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 first time.

CARRIED

GL-2025-047

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 Nos. 292 and 293 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-048

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request covenants under Section 219 of the Land Title Act from the applicant for GL-RZ-2021.2 (Matheson-Bairstow) for sustainable forestry and development control and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application prior to final adoption consideration.

CARRIED

GL-2025-049

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw Nos. 292 and 293 upon receipt of draft covenants and a groundwater assessment report.

CARRIED

16.7 GL-RZ-2023.2 (Larsen) – Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- The report presents a draft bylaw to amend the Official Community Plan and another to amend the Land Use Bylaw
- The rezoning application re-designates portions of the property from Forest 1 to Forest 3, Rural Residential D, Forest Industrial C to allow quarry use, Nature Protection, and Park
- Applicants are working on providing the documents required as per the terms of reference and have provided a site plan and groundwater report to date
- First Reading will trigger the referral process to First Nations and agencies
- There has been a lot of community input regarding the waterfront on this property and referral to the Advisory Planning Commission might be considered
- A Trustee noted a lot of work has been done with the Penelakut Tribe Chief and Council and referral was brought up a number of meetings ago and the Penelakut have a right to the application moving forward in a timely manner
- The Planner noted the Local Trust Committee will be receiving comments back from Penelakut and applicant on the Marine Protection zoning and the Advisory Planning Commission will be receiving referrals on two other items and might not have the capacity to comment on the water aspect of the rezoning as well

GL-2025-050

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 first time.

CARRIED

GL-2025-051

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 first time.

CARRIED