

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-2025-049

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

GL-2025-052

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. 294 and 295 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-053

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-2023.2 (Larsen) 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-2025-054

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. 294 and 295 upon receipt of draft covenants and an environmental baseline report.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Project – (Staff Report will be posted as addendum)

Island Planner Stockdill noted that the staff report provides options for targeted engagement for property owners and occupants as part of the Associated Islands Regulations Review Project and noted staff are recommending the project be referred to the Advisory Planning Commission.

Trustees had no questions for the Planner.

GL-2025-055

It was MOVED and SECONDED

that Galiano Island Local Trust Committee request staff to schedule an electronic special meeting to hold a Community Information Meeting to gather comments from Associated Island and boat access only property owners and occupants.

CARRIED