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**REPORT TO THE ELECTORAL AREA SERVICES COMMITTEE  
MEETING OF THURSDAY 2 JULY 2009**

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**SUBJECT** Galiano Island Parks & Recreation Commission – Application for Nominal Rent Tenure - Retreat Trail

**PURPOSE**

To seek a CRD Board resolution supporting an application for a Nominal Rent Tenure (NRT) over Provincial Crown Land for community park trail purposes

**BACKGROUND**

The Galiano Island Parks and Recreation Commission (GIPRC) has identified a 32.17 acre parcel of Crown Land (Lot 1, District Lot 66, Galiano Island, Cowichan District, Plan 18194) as desirable for development of a public walking trail. The proposed trail will create a cross-island pedestrian link from Retreat Cove on Galiano's southwest shore to beaches and forest on the Georgia Strait side of the island. On May 7, 2009, the GIPRC approved the following recommendation:

*That the Commission requests CRD support for an application as drafted by the Chair for a Nominal Rent Tenure ("Licence of Occupation") for the Retreat Trail across District Lot 66.*

Under the Provincial Crown Land Tenure application guidelines for "Community/Institutional" use, a resolution of the municipal council or regional board supporting the application is a requirement.

Significant work has already been carried out by the GIPRC in fulfilling the requirements of the NRT application process. Copies of GIPRC's Retreat Trail Development Plan, and General and Site Specific Maps are attached for information.

**ALTERNATIVES**

1. The Board support a Nominal Rent Tenure application for community park trail purposes over Provincial Crown Land legally described as Lot 1, District Lot 66, Galiano Island, Cowichan District, Plan 18194;
2. The Board not support a Nominal Rent Tenure application for community park trail purposes over Provincial Crown Land legally described as Lot 1, District Lot 66, Galiano Island, Cowichan District, Plan 18194.

**FINANCIAL IMPLICATIONS**

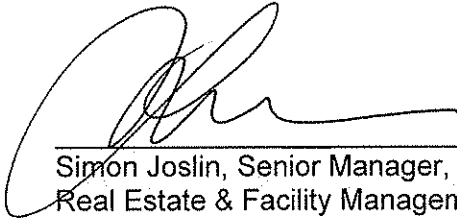
All costs associated with the NRT application, and development and operation of the proposed park trail will fall to the Galiano Park and Recreation service area.

SUMMARY

The GIPRC has identified a 32.17 acre parcel of Crown Land (Lot 1, District Lot 66, Galiano Island, Cowichan District, Plan 18194) as desirable for development of a park trail. The tenure application requires support in the form of a CRD Board resolution.

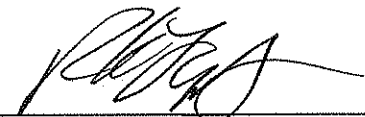
RECOMMENDATION

That the Board support a Nominal Rent Tenure application for community park trail purposes over Provincial Crown Land legally described as Lot 1, District Lot 66, Galiano Island, Cowichan District, Plan 18194.

  
Simon Joslin, Senior Manager,  
Real Estate & Facility Management

  
Lloyd Rushton, General Manager  
Parks and Community Services

Comments:

  
Kelly Daniels, CAO

SJ/

Attachments (3)

# Development Plan: Retreat Trail, Galiano Island

## **The Nature of the Proposed Use**

The proposal is for a long-term Licence of Occupation to construct and maintain a public walking trail through Crown Land: Lot 1, Plan 18194, District Lot 66, on Galiano Island. The trail segment will connect at its southern terminus with a proposed trail across private property - District Lot 66, Plan 62118, Lot 1 - now under negotiation; at its northern terminus, it will join an existing trail crossing District Lot 66, from Laughlin Lake to DL63, managed by the Galiano Conservancy Association as part of the Pebble Beach Reserve.

The new trail will create a cross-island pedestrian link from Retreat Cove on Galiano's southwest shore to beaches and forest on the Georgia Strait side of the island. The public demand for such a trail connection has been identified in the Trail Network Plan<sup>1</sup> developed by the Galiano Island Parks and Recreation Commission (GIPRC)<sup>2</sup> in consultation with the community.

## **The Nature and Location of All Proposed Improvements**

The proposal is for a foot trail starting just north of the southwest corner of Lot 1, Plan 18194, DL 66, and following old skid paths roughly in a northeasterly direction until connecting with an old road easement (noted as Easement 316308G on the State of Title Certificate) and then north on that easement to meet the Laughlin Lake Trail. As shown on the accompanying maps, the trail right of way would be 5 m wide by approximately 415 metres in length.

The proposed trail would be constructed by hand to adequate safety standards for a footpath to a width of approximately 1 metre. Minimum signage would mark the trail. No standing trees would be cut.

The subject property is zoned Nature Protection under the current Galiano Official Community Plan. The objective of the Nature Protection zoning is "to preserve natural values." The Land Use Bylaw notes that in the Nature Protection zone, the permitted uses are "ecological reserves and nature conservancies, research and educational activities, groundwater retention and recharge". No buildings or structures are permitted,

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<sup>1</sup> The Galiano Island Trail Network Plan is available on the web at [www.crd.bc.ca/galianoparks/trails.htm](http://www.crd.bc.ca/galianoparks/trails.htm)

<sup>2</sup> Under the statutory authority of Letters Patent from 1975, the Regional Board of the Capital Regional District was given Responsibility to acquire, develop, operate and maintain CRD community Parks and undertake community recreational programming. In February 1995, these responsibilities were delegated to a local authority through the establishment of the Galiano Island Parks and Recreation Commission (GIPRC) for the purposes of administering community parks and recreation services for Galiano. The Commission of nine members consists of eight volunteers plus the elected CRD Director for the Southern Gulf Islands. Commissioners are appointed by resolution of the CRD Regional Board.

though signage is allowed. Further, the LUB specifically allows hiking trails in all zones on the island. Bicycling and equestrian trails are not allowed in the Nature Protection zone. So the proposed foot trail conforms with local zoning regulations.

### **Proposed Development and Operating Schedule**

Subject to completion of right-of-way arrangements on the adjacent private property, and to conformity with the Management Plan registered by the Galiano Conservancy for Lot 63 and adjacent Crown Lands, the trail segment on the subject property could be completed in a month, depending on the weather and the availability of labour.

The trail would be open to the public year-round. The GIPRC is committed to routine inspection and maintenance of all licenced shore accesses and trails. Four times a year, the GIPRC visits each property, collects any garbage, rakes the trail as necessary, clears the path, and notes larger maintenance issues. Repair work is prioritized and scheduled. The GIPRC also responds to public concerns raised at any time.

### **Further Relevant Information About the Proposal**

The proposed trail, linking the two sides of the island by an off-road path going through private property, crown-land and property owned by an NGO (the Galiano Conservancy Association), would provide a favored path for residents of the Retreat Cove area. The trail location was suggested as a desirable link in the Trail Network Plan developed in consultation with the Galiano community.

In proposing this trail connection, the GIPRC recognizes the history of traditional use of these lands by members of the Penelakut Tribe. The GIPRC also recognizes the long-standing interests of the Islands Trust Fund and the Galiano Conservancy Association in protection and management of these lands. The subject parcel, DL 66, is part of a proposed Pebble Beach Reserve, established under a 1998 Memorandum of Understanding between the Province and the Islands Trust Fund, the Nature Conservancy of Canada, and the Galiano Conservancy Association. Under the terms of the Memorandum, the Crown Land of DL 66 will be transferred to the Islands Trust Fund and managed by the Galiano Conservancy Association. This area has a tradition of low-impact recreational use by the Galiano community and visitors, in keeping with Pebble Beach Reserve's important spiritual values and extraordinary natural beauty. There is already an existing trail linking Laughlin Lake with DL 63 to the east and thence to Cable Bay and Pebble Beach and the Great Beaver Swamp. The proposed trail would create a connecting link south to Retreat Cove, thus completing a cross-island foot trail in the mid-island area.

Trails are the primary outdoor physical recreation for islanders. What better investment can there be than adding to the existing inventory? Trails offer low-impact, high-value recreation in addition to an opportunity to exercise and socialize. Trails are available to all ages and abilities, year round and for no fee.

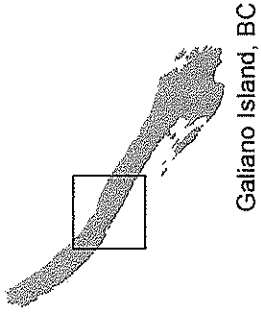
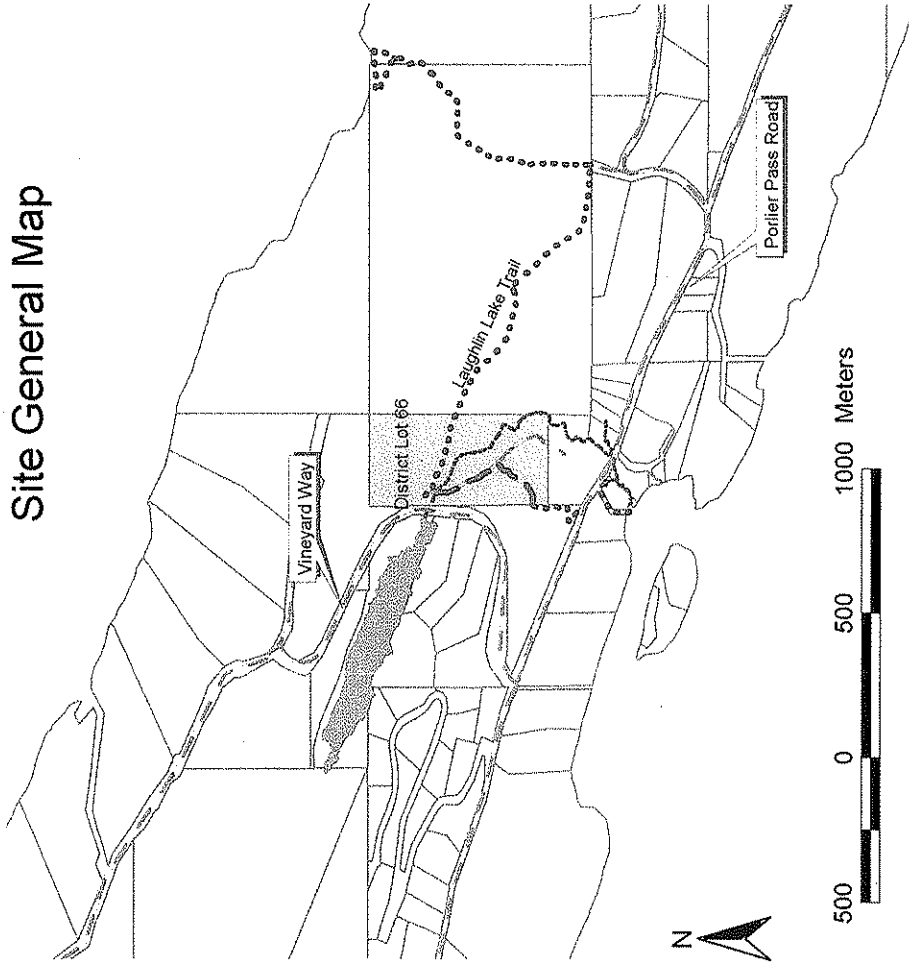
Trails are outdoor assets which contribute to the social fabric of the island community. On Galiano Island, trails are a social and community focus for the like-minded, providing

opportunities for volunteer participation as trail stewards, trail builders, and for user groups such as birders, naturalists, artists and school field trips. They are opportunities for shared experiences.

### **Land Required for Intended Use**

The concept of a cross-island trail from the Trincomali Channel to the Strait of Georgia, which has been identified as a desirable trail routing by the Galiano community, depends on connecting a series of trail segments, some of which are already in place. From Retreat Cove, on the Trincomali side, a shore access managed by the GIPRC leads to Porlier Pass Road. Across the road, a landowner has generously offered public access across private land to the boundary with the subject property. Coming from the Strait of Georgia, a trail managed by the Galiano Conservancy Association connects Cable Bay and the restoration forest on DL 63 to Laughlin Lake. The proposed trail provides the final missing link to completing this cross-island trail. The only feasible routing is the one described through the Crown Lands of DL 66.

# Galiano Retreat Trail Site General Map

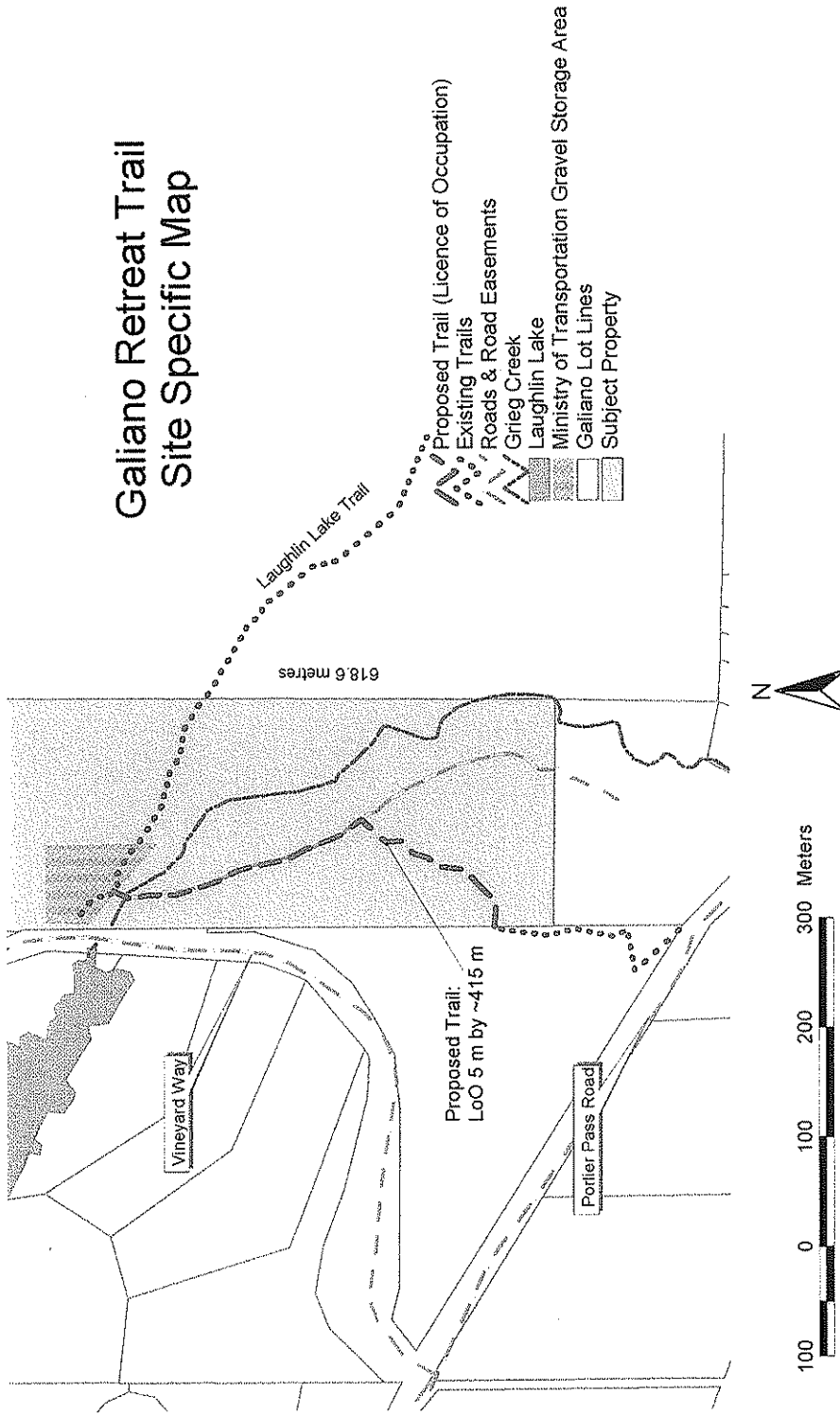


Galiano Island, BC

- Proposed Trail (Licence of Occupation)
- Existing Trails
- Roads
- Greg Creek
- Laughlin Lake
- Galiano Lot Lines
- Subject Property

Prepared by: Galiano Island Parks and Recreation Commission  
 Cadastral data courtesy of the Islands Trust  
 Geographic data courtesy of Galiano Conservancy Association  
 March 2009

# Galiano Retreat Trail Site Specific Map



Prepared by: Galiano Island Parks and Recreation Commission  
 Cadastral data courtesy of the Islands Trust  
 Geographic data courtesy of Galiano Conservancy Association  
 May 2009

