

File No.: Associated Islands
Regulations Review

DATE OF MEETING: July 8, 2025
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Associated Islands Regulations Preview – Staff Report & Updated Project Charter

RECOMMENDATION

1. That the 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.
2. That the Galiano Island Local Trust Committee request staff to mail all property owners and occupants on the associated islands and boat access only properties notifying them of the Associated Islands Regulations Review Project and the electronic special meeting.
3. That the Galiano Island Local Trust Committee request staff to send a referral to the Galiano Island Advisory Planning Commission to identify issues and concerns related to the current zoning and regulations for the associated islands, with a target response date of September 30, 2025.

REPORT SUMMARY

The staff report provides the Galiano Island Local Trust Committee (LTC) with options for engaging targeted property owners and occupants as part of the Associated Islands Regulations Review Project, and includes an updated timeline in the Project Charter.

BACKGROUND

At the April 8, 2025 the Galiano Island LTC passed the following resolutions:

GL-2025-019

that Galiano Island Local Trust Committee request staff to amend the Project Charter by changing “minor to major” in Out-of-Scope section related to amendments to the Galiano Official Community Plan.

CARRIED

GL-2025-020

that Galiano Island Local Trust Committee endorse the attached project charter for the Associated Islands Regulations Review Project as amended.

CARRIED

Staff updated the project charter based on the recommendations from the LTC, as outlined above. The updated project charter and previous staff reports are available on the [Galiano Island LTC Projects webpage](#).

ANALYSIS

Consultation

Community Information Meeting

Staff recommend that the LTC schedule an electronic Special Meeting, including a Community Information Meeting (CIM), in September 2025. The purpose of this meeting is to gather community input on key issues related to the regulations in the current Galiano Island Land Use Bylaw (LUB), particularly those concerning associated islands and boat-access-only properties. Identifying these concerns will help provide the LTC with direction on how to amend the LUB.

Identifying these key concerns is an essential first step in determining how the LUB may need to be updated. Community feedback will help clarify which regulations are creating challenges or are no longer appropriate for the unique context of these islands and properties. This information will allow the LTC to prioritize amendments that respond to actual community needs and ensure that land use regulations remain relevant and effective. Informed by this feedback, staff, with direction from the LTC, can then draft targeted changes to the LUB to address the identified concerns.

Staff have provided the LTC with a draft motion to schedule a CIM (Recommendation No. 1) and recommend holding an electronic Special Meeting in September 2025. Once the CIM date is confirmed, staff will send a letter to all associated island and boat-access-only property owners to notify them of the new project and the CIM date (Recommendation No. 2).

The LTC will also hold a Community Information Meeting prior to First Reading or the Public Hearing for further consultation.

Advisory Planning Commission:

Staff recommend referring the project to the Galiano Island Advisory Planning Commission (APC) to provide comments and concerns regarding the Land Use Bylaw (LUB), specifically its impact on associated islands and boat-access-only properties (see Recommendation No. 3). If the LTC provides direction to proceed with the referral, staff will request that the APC submit their response by September 30, 2025, so that their recommendations can be incorporated into the October staff report.

First Nations

An early engagement letter (Attachment No. 2) was sent to First Nations to invite participation, determine whether a Nation's interests intersect with the project, and ask how they would like to be involved. To date, the following responses have been received:

- Pauquachin First Nation - *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.

- *Ts'uubaa-asatx Nations - This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being in close proximity to other First Nation territorial lands. As such, I would categorize this as a Level 2 rights area for Ts'uubaa-asatx Nation. Level 2 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily 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 2, is still considered to be a very high consultation matter as it represents our marine fishing and harvesting areas. 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.

- *Tsawout First Nation - Thank you for your referral to Tsawout First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the local Nations. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.*

Additional letters will be sent to First Nations once a draft bylaw has been completed.

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. Staff advise that the implications of this alternative are that commencing work on the project would be delayed. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that...

2. Not Proceed with the Project

The LTC may decide not to proceed with the project.

That the Galiano Island Local Trust Committee request staff to remove the Associated Islands Regulations Review Project from the Active Projects list.

3. Receive for information

The LTC may receive the report for information

NEXT STEPS

Based on direction from the LTC, staff will send a referral to the Galiano Island Advisory Planning Commission (APC), schedule an electronic Special Meeting for September 2025, and send a notification letter to associated island and boat-access-only property owners. The feedback received through the engagement will help guide

staff and the LTC in determining how to amend the Land Use Bylaw (LUB). Staff will summarize the key issues and recommendations in a staff report to be presented to the LTC in October 2025.

Submitted By:	Kim Stockdill, Island Planner	July 3, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	July 3, 2025

ATTACHMENT

1. Early Engagement FN letter – dated May 21, 2025



200 – 1627 Fort Street, Victoria BC V8R 1H8
Telephone: **250-405-5151** Fax: 250-405-5155
Toll-Free via Enquiry BC in Vancouver: 660-2421
Elsewhere in BC: **1-800-663-7867**
Email: information@islandstrust.bc.ca Website: www.islandstrust.bc.ca

May 21, 2025

IT File: GL-LTC Associated Islands Regulations Review

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation

Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan)
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

Dear Chief, Council members, and staff:

Re: Galiano Local Trust Area Associated Islands Regulations Review Project

I am writing to you on behalf of the Galiano Island Local Trust Committee (LTC) to inform you of the LTC's **Associated Islands Regulations Review project** and to respectfully invite your participation in the next stages of data analysis and review. The LTC is undertaking a review of the regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 that apply to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Increased concerns have emerged in response to community concerns and increased bylaw enforcement activity, particularly related to solar panels and other small structures located within the setback to the natural boundary of the sea and interior lot lines.

As this work moves forward, the LTC is seeking to understand if this project intersects with your Nation's interest and how you would like to be involved. We are committed to building respectful relationships and ensuring that local planning initiatives honours your interest.

More information on the project, including the [Project Charter](https://islandstrust.bc.ca/island-planning/galiano/projects/) and staff reports, are located here:
<https://islandstrust.bc.ca/island-planning/galiano/projects/>

The Galiano LTC is also considering a targeted review of the Galiano Island Official Community Plan No. 108, with a tentative project start date in 2026. At this time, staff are refining the work plan and drafting a business case for the project. An early engagement letter will be sent in the coming months with more information on the project, process, and opportunities for engagement.

We recognize and value your connection to the lands and waters in this area, and we are open to guidance on how best to engage with you in a good way.

Thank-you for considering our request to engage on this LTC project initiative and to be part of the conversation. We look forward to hearing from you.

Respectfully,

A handwritten signature in black ink that reads "Kim Stockdill". The signature is written in a cursive, flowing style.

Kim Stockdill
Island Planner – Galiano Island Local Trust Area

Attachment: Project Charter dated April 8, 2025
cc: Galiano Island Local Trust Committee

Associated Islands Regulations Review - Charter v2

Galiano Island Local Trust Committee

LTC Endorsement Date: April 8, 2025

Purpose: To review and amend regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 applicable to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Background: The Galiano Island LTA includes nine associated islands which are regulated by the Galiano Island LUB No. 127. Increased bylaw enforcement complaints and delegations to the Galiano Island Local Trust Committee (LTC) have highlighted on-going issues with solar panels and other small structures located within the setback to the natural boundary of the sea and interior lot lines.

Deliverables

- A LUB amendment bylaw

In Scope

- Referral to the Galiano Island Advisory Planning Commission (APC)
- Special Meetings to hold Community Information Meetings (online or/and in-person)
- First Nation engagement
- Specific engagement with property owners on the associated islands and boat access only properties
- Review current land use regulations

Out of Scope

- Major amendments to the Galiano Island Official Community Plan
- Amendments to the Galiano Island Land Use Bylaw not related to the Associated Islands

IAP2 Engagement Level:

- ☐ Inform
- ☐ Consult
- ☒ Involve
- ☐ Collaborate

Workplan Overview

Deliverable/Milestone	Target Date
Project Charter endorsement	April 2025
Early Engagement Letters	April 2025
Project initiation and preliminary report to LTC	June 2025
APC referral and public engagement to identify issues	July to Oct 2025
Engagement with Associated Island and boat access only property owners	July to Sept 2025
Review of APC & engagement comments/LTC direction to draft bylaw	Oct 2025
Draft bylaw to LTC & send referrals	Dec 2025
Community consultation on draft bylaws	Jan to March '26
Legislative Process	Spring/Summer 2026

Project Team

Island Planner	Project Manager
GIS Technician	GIS/Mapping Support
Planning Team Assistant	LPS Admin Support
Legislative Clerk	LPS Legislative Support
RPM Approval: Robert Kojima Date: March 26, 2025	LTC Endorsement: Resolution #: GL-2025-20 Date: April 8, 2025

Budget

Budget Sources:		
Fiscal Year	Item	Cost
2025/2026	APC Referral	\$1000
2025/2026	Public engagement (letter mail-out, hall rental, advertising, minute taker, supplies)	\$2500
2025/2026	Community Information Meeting	\$500
2026/2027	Notice of First Reading / Public Hearing	\$1000
	Total	\$5000

[illegible]