

Associated Islands Regulations Review Project

Galiano Island Local Trust Committee

Presented by Kim Stockdill

9/19/2025



Islands Trust

Acknowledgment



Islands Trust respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and their deep connection to the islands continues to this day.

We are committed to reconciliation, to upholding the rights of Indigenous peoples, and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

The Islands Trust Area is located in the treaty and territorial lands and waters of the BÓKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scə́waθən, sə́l' ilwə́taɬ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SḶÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WŚIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy' əm First Nations.

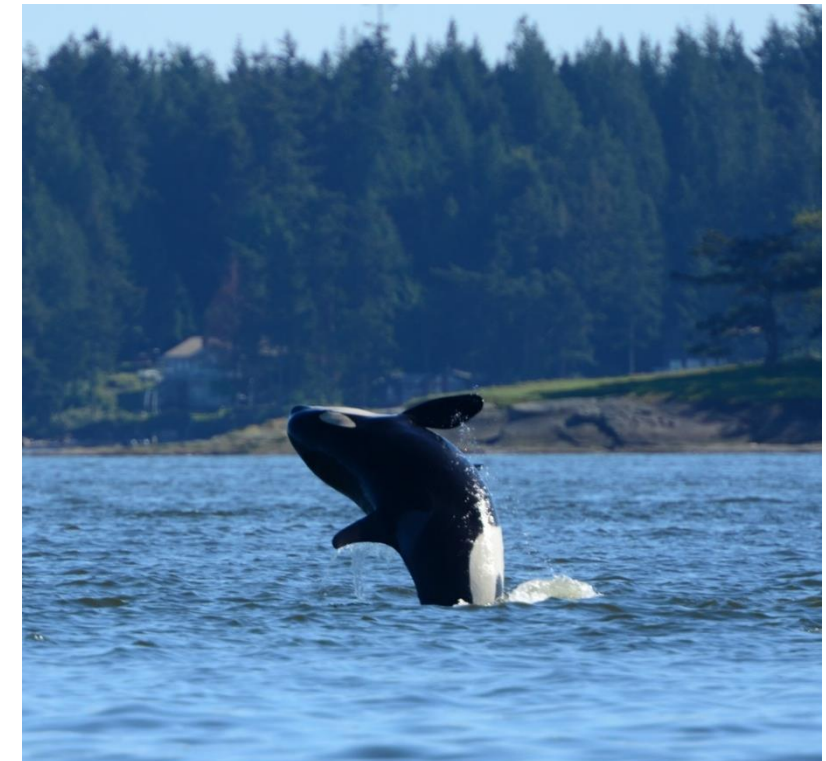
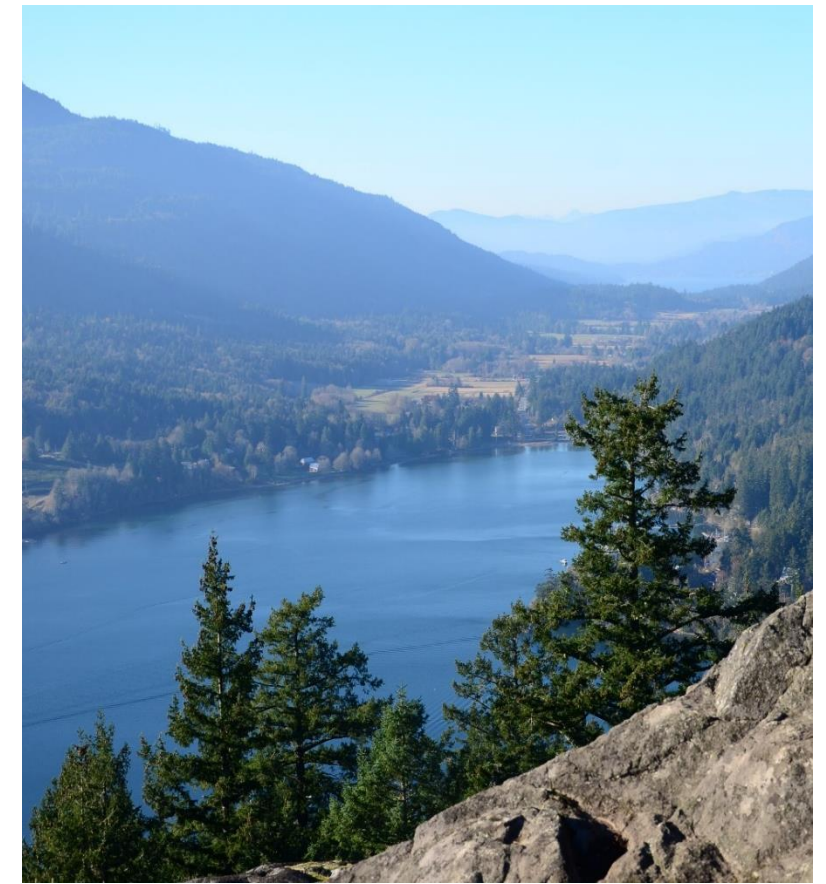
Presentation Overview

1. Jurisdiction
2. Land Use Bylaw
3. Minor Project
4. Background
5. Project Charter
6. What we've heard so far
7. Issues
8. Questions for Discussion

Islands Trust is a special-purpose provincial government agency with a mandate to

preserve and protect

the Islands Trust Area and its unique amenities and environment

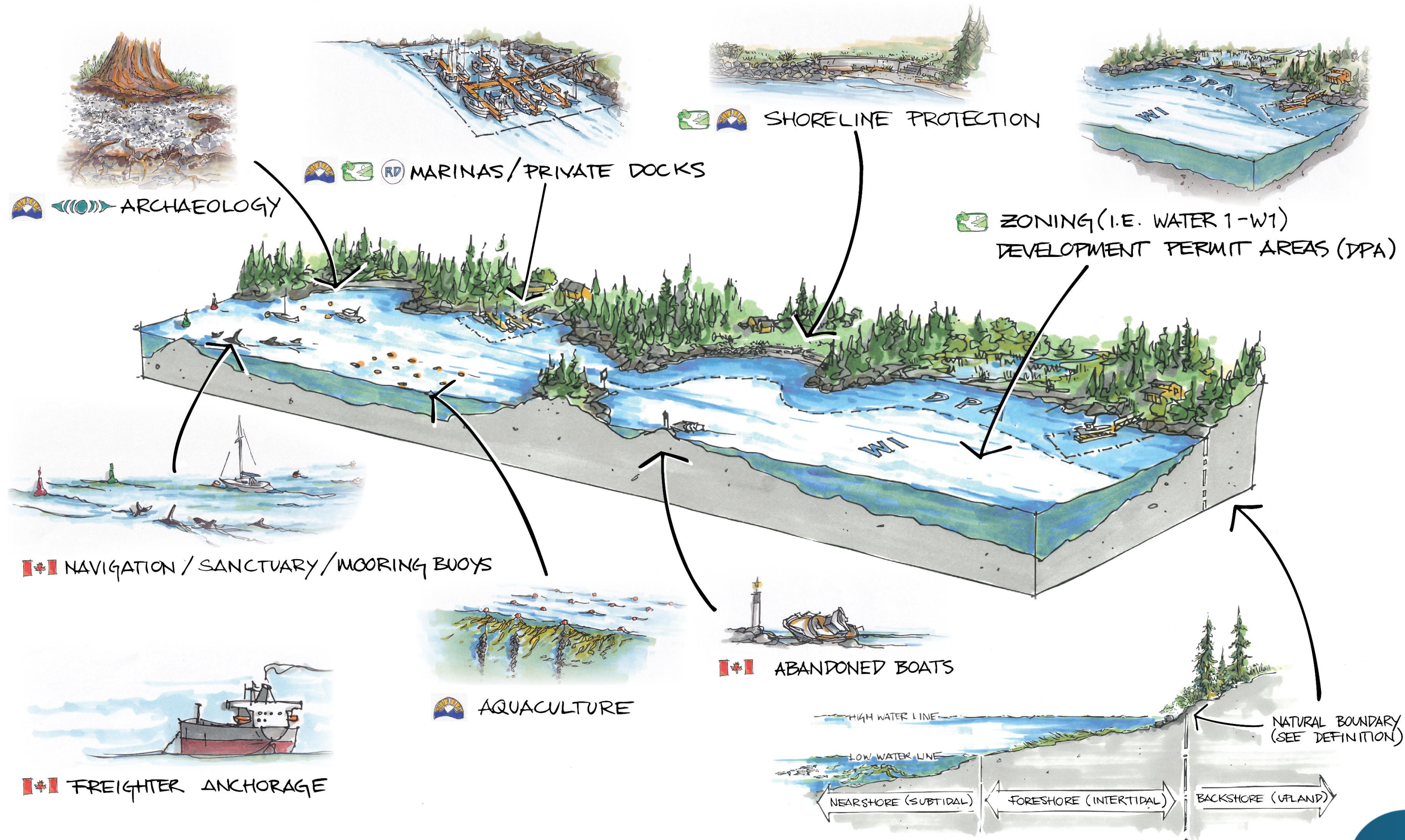


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Jurisdiction



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Policy Statement

Adopted by the Islands Trust Council, the Policy Statement contains policies that guide the way a Local Trust Committee or Island Municipality develops its OCP and Land Use Bylaw.

OCP Designations

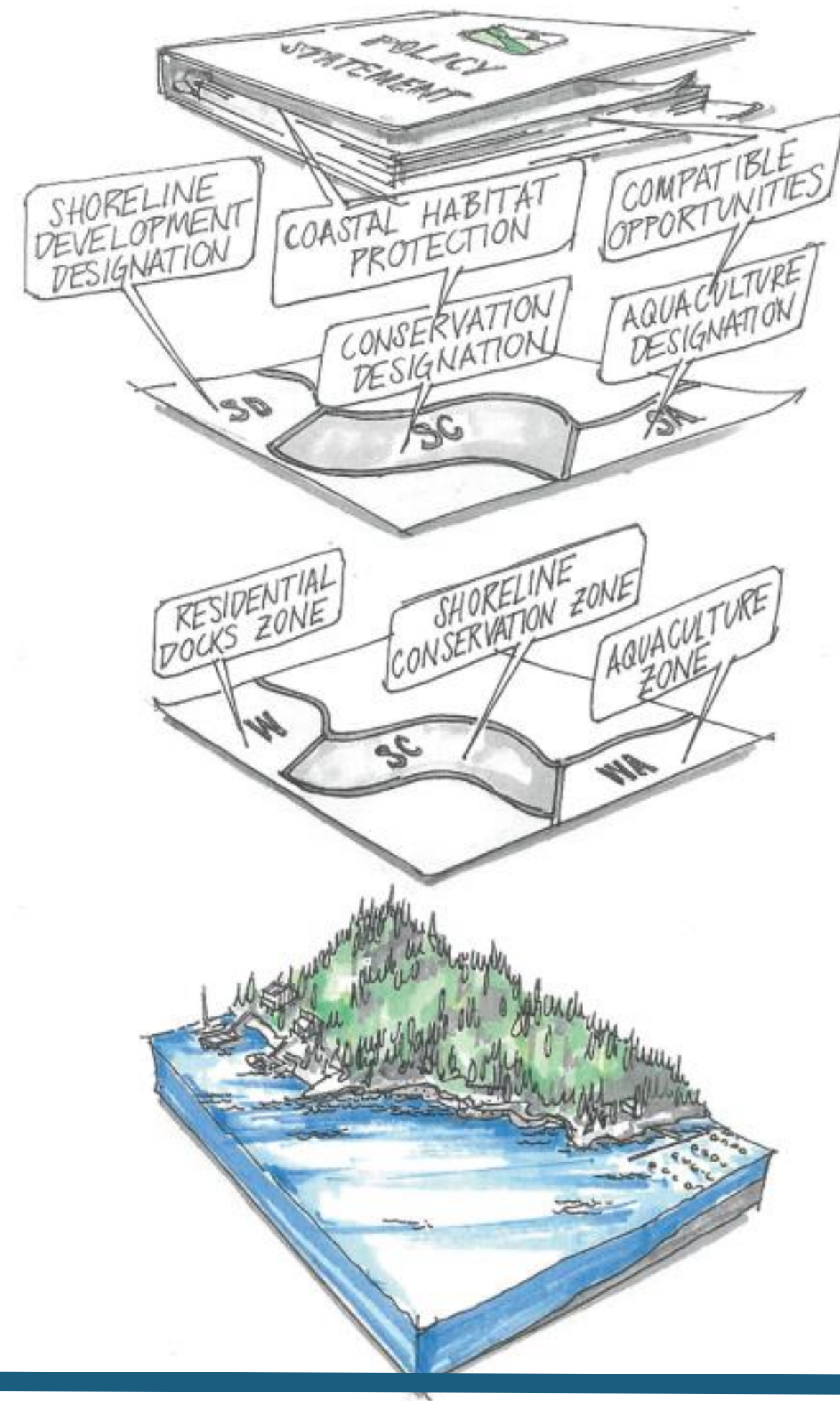
An OCP addresses big goals and long term plans. While an OCP 'designation' does not directly affect what can be built on a property, it does affect the decision that a Local Trust Committee or Island Municipality can make about zoning.

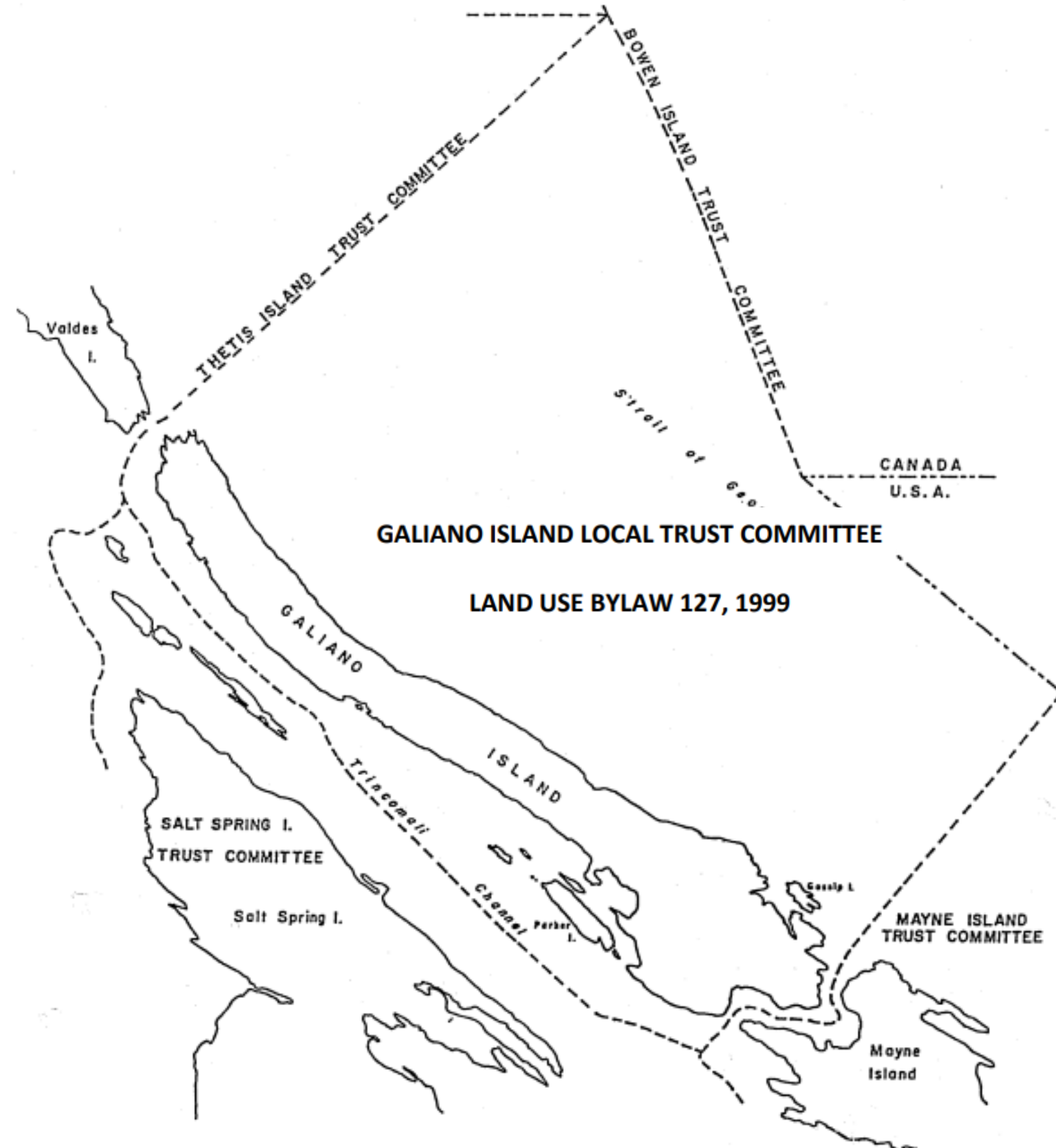
Land Use Bylaw

The zoning map and bylaw are the actual regulations that affect property owners directly, showing what can or cannot be built in each zone.

Island Landscape

While it may not be obvious, many aspects of our familiar island landscapes are a product of the Islands Trust Policy Statement.





What is a Land Use Bylaw (LUB)?

Zoning bylaws, or Land Use Bylaws, may include the following regulations:

- Establish zones
- Permitted uses of land, buildings and structures
- Placement of buildings and structures
- Size of buildings and structures
- Types of buildings and structures allowed
- Subdivision requirements
- Parking requirements
- Sign requirements

GALIANO ISLAND LOCAL TRUST COMMITTEE

LAND USE BYLAW 127, 1999



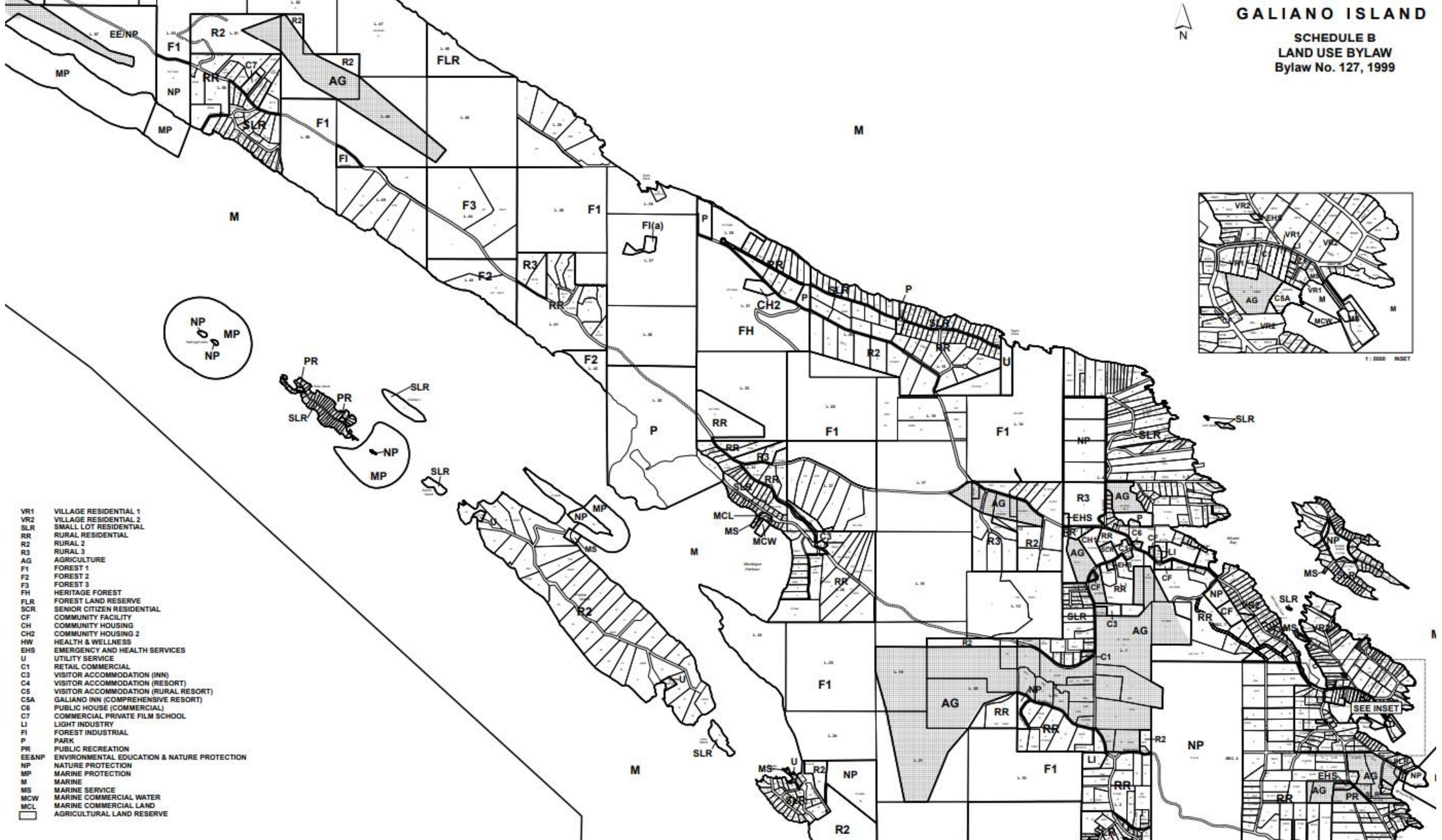
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GALIANO ISLAND

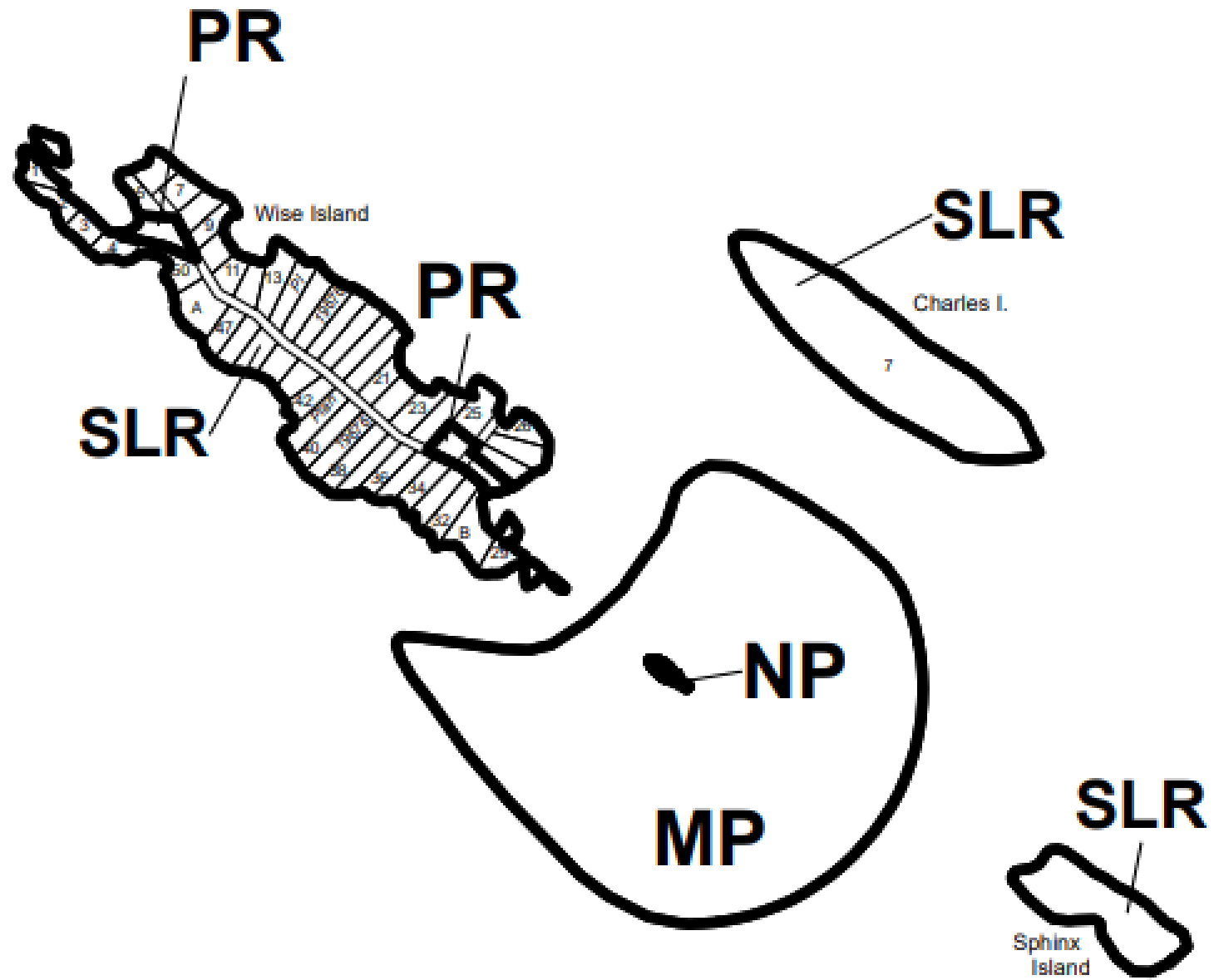
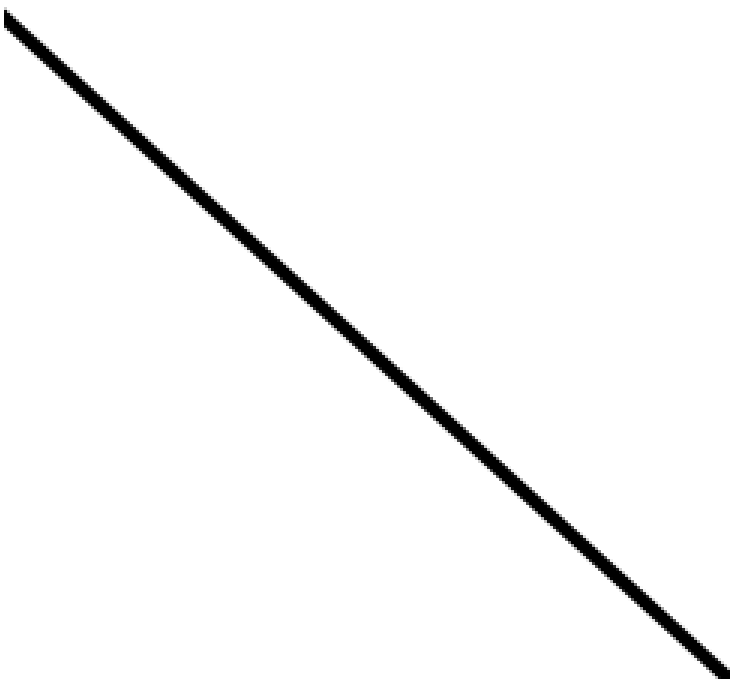
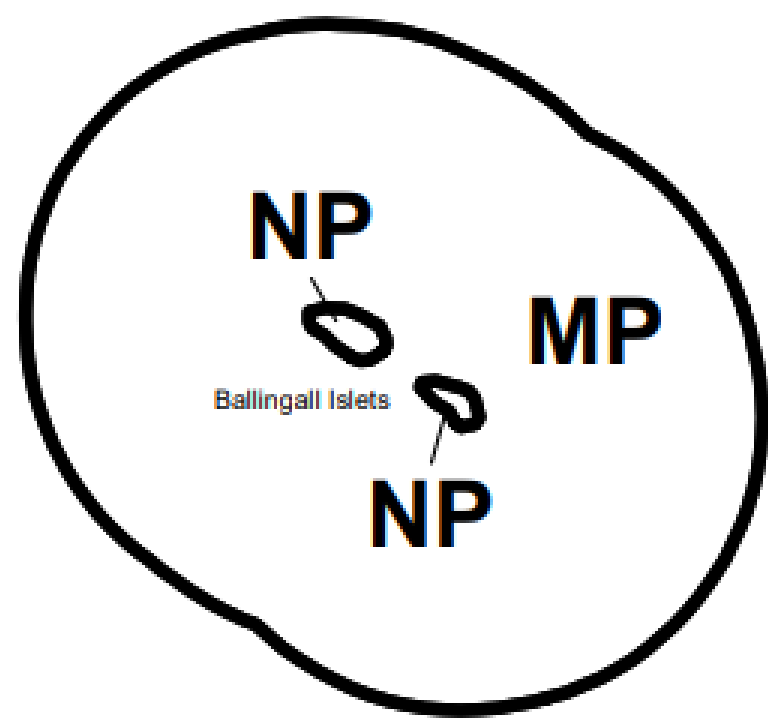
SCHEDULE B LAND USE BYLAW Bylaw No. 127, 1999



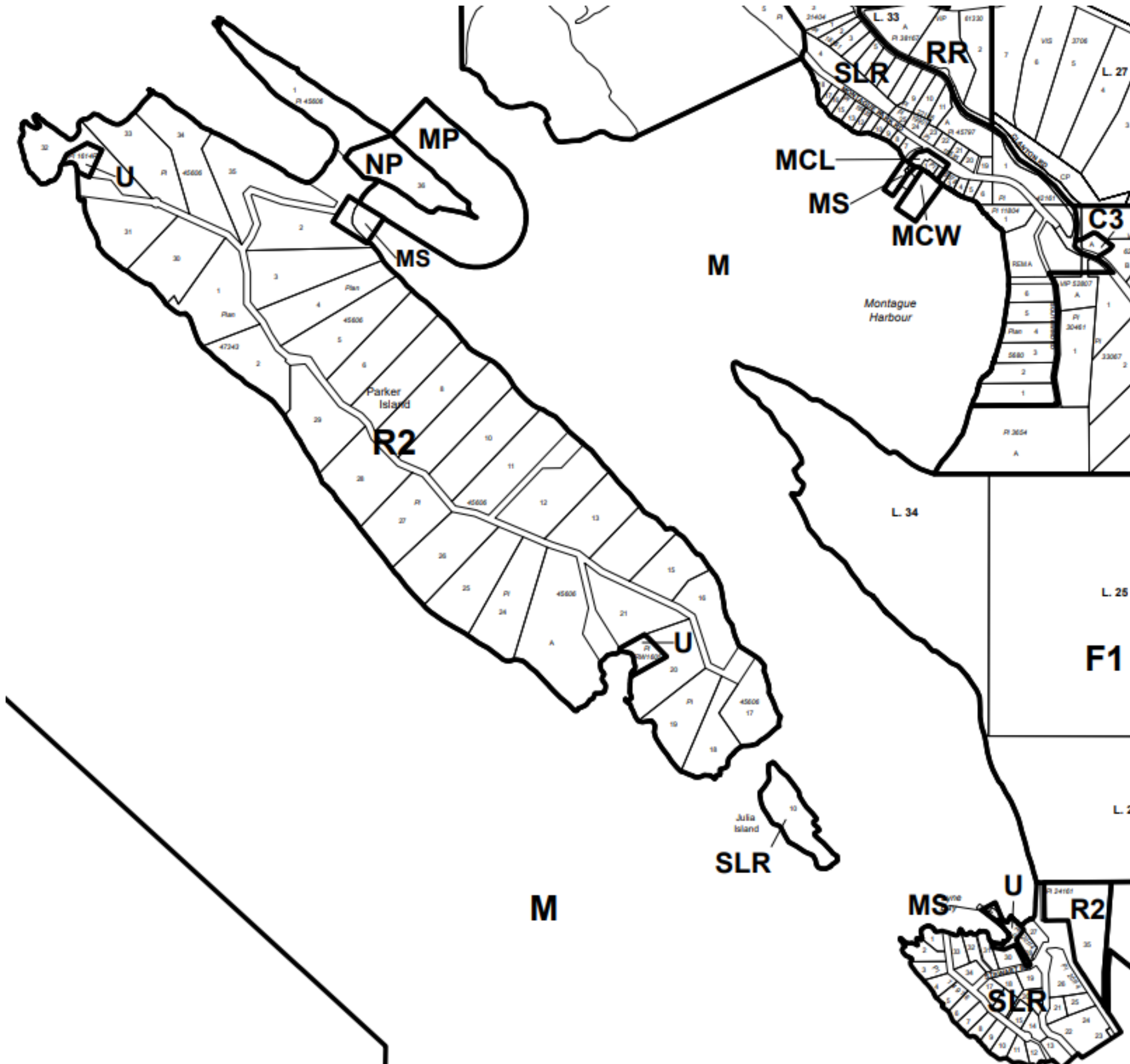
- VR1 VILLAGE RESIDENTIAL 1
- VR2 VILLAGE RESIDENTIAL 2
- SLR SMALL LOT RESIDENTIAL
- RR RURAL RESIDENTIAL
- R2 RURAL 2
- R3 RURAL 3
- AG AGRICULTURE
- F1 FOREST 1
- F2 FOREST 2
- F3 FOREST 3
- FH HERITAGE FOREST
- FLR FOREST LAND RESERVE
- SCR SENIOR CITIZEN RESIDENTIAL
- CF COMMUNITY FACILITY
- CH COMMUNITY HOUSING
- CH2 COMMUNITY HOUSING 2
- HW HEALTH & WELLNESS
- EHS EMERGENCY AND HEALTH SERVICES
- U UTILITY SERVICE
- C1 RETAIL COMMERCIAL
- C3 VISITOR ACCOMMODATION (INN)
- C4 VISITOR ACCOMMODATION (RESORT)
- C5 VISITOR ACCOMMODATION (RURAL RESORT)
- C5A GALIANO INN (COMPREHENSIVE RESORT)
- C6 PUBLIC HOUSE (COMMERCIAL)
- C7 COMMERCIAL PRIVATE FILM SCHOOL
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- FI FOREST INDUSTRIAL
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- PR PUBLIC RECREATION
- EE&NP ENVIRONMENTAL EDUCATION & NATURE PROTECTION
- NP NATURE PROTECTION
- MP MARINE PROTECTION
- M MARINE
- MS MARINE SERVICE
- MCW MARINE COMMERCIAL WATER
- MCL MARINE COMMERCIAL LAND
- AGRICULTURAL LAND RESERVE



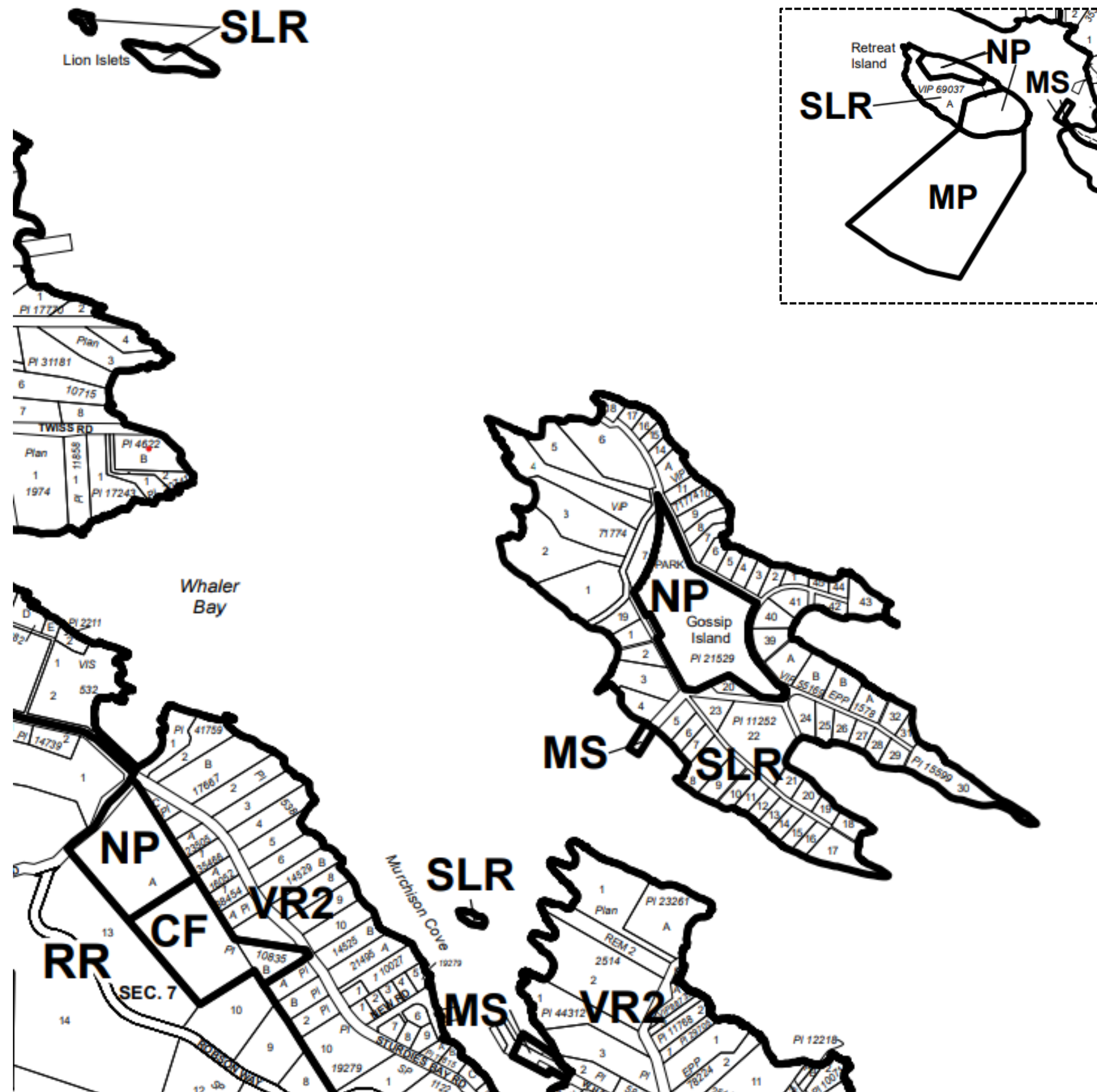
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5.3 Small Lot Residential Zone - SLR

Permitted Uses

5.3.1 In the Small Lot Residential zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

- 5.3.1.1 dwellings
- 5.3.1.2 cottages
- 5.3.1.3 home occupations
- 5.3.1.4 secondary suite

5.3.2 Despite Subsection 5.3.1 on lands legally described as Lot 1, District Lot 83, Plan 26445, Galiano Island, Cowichan District cottages are not permitted.

5.3.3 Despite Subsection 5.3.1 on lands legally described as District Lot 145, Cowichan District, the only uses permitted are those in Subsections 2.1.1 and 2.1.2 of this bylaw.

Permitted Density

5.3.4 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 1.2 hectares of lot area over 1.2 hectares.

5.3.5 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.

5.3.6 Lot coverage must not exceed 25% of any lot.

Permitted Height

5.3.7 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres.

Minimum Setbacks

5.3.8 Buildings and structures must be sited

- 5.3.8.1 at least 7.5 metres from front and rear lot lines;
- 5.3.8.2 at least 6 metres from each interior side lot line; and
- 5.3.8.3 at least 6 metres from an exterior side lot line.

Project Details



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Project Background

- Structures commonly requiring variances:
 - Solar panels
 - Decks
 - Other structures within setback to the natural boundary of the sea
- Wise Island residents letters to the Galiano Island Local Trust Committee
- Groundwater Sustainability Project wrap up
- Associated Islands Regulation Review Project initiated in February 2025



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A scenic landscape photograph showing a calm lake or fjord surrounded by dense evergreen forests. In the distance, there are more forested islands and mountains under a soft, hazy sky. The foreground on the right shows a rocky, moss-covered slope with some sparse vegetation.

What is a Minor Project?

- Budget less than \$5000
- Limited in scope
- Project is assigned to the Island Planner
- Must have a Project Charter – includes scope, deliverables, and timeline
- LTC must have no more than one Minor Project at one time



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Project Charter

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



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Project Charter

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



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Purpose of today's meeting

to provide an opportunity for property owners to share their perspectives. Specifically, we are seeking feedback on:

- Any issues or concerns with the current land use regulations
- How these land use regulations affect the use of your property
- Potential changes or improvements that would better meet the needs of associated island and boat-access-only property owners



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What have we heard so far?

Solar Panels



What have we heard so far?

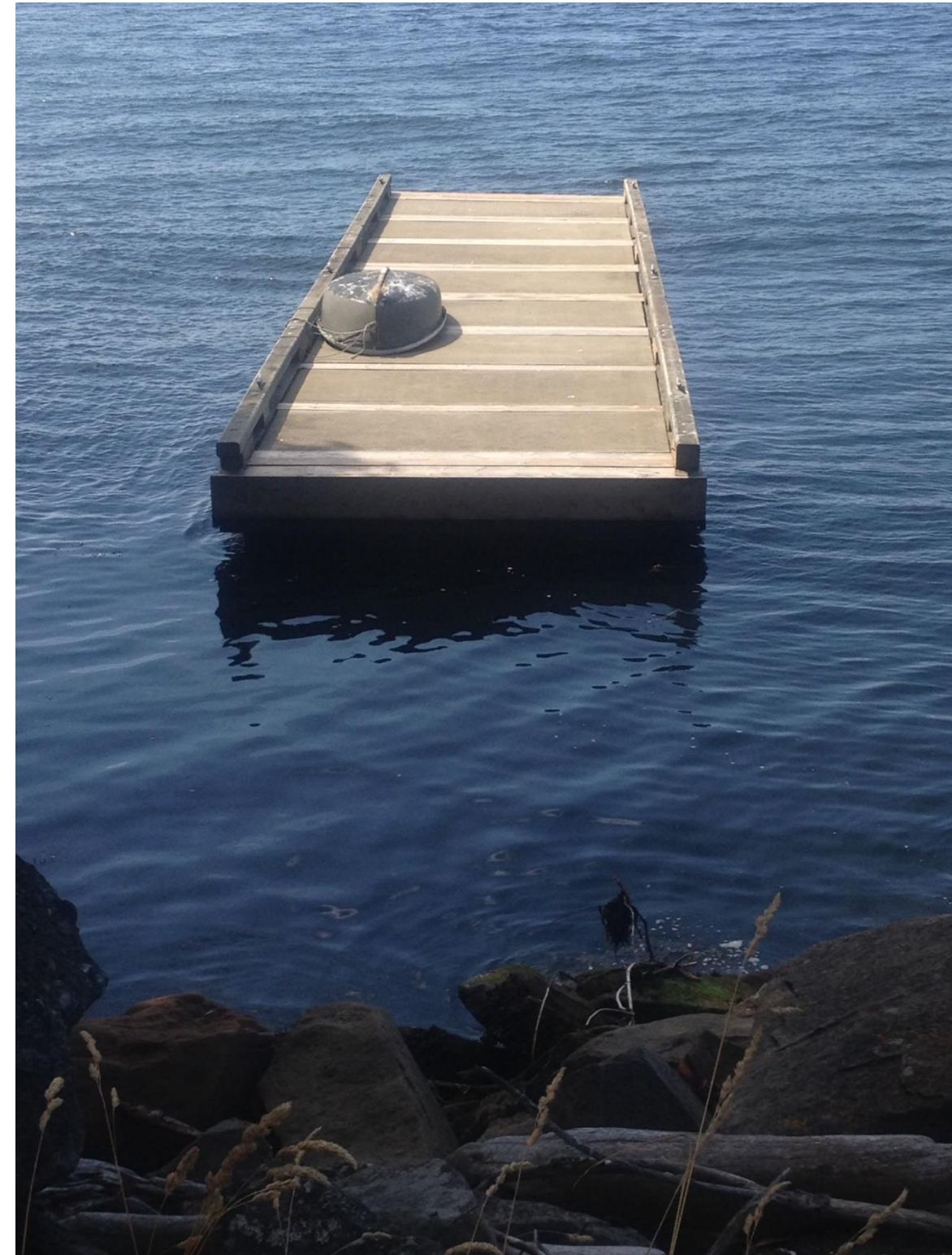
Stairs to foreshore
& cantilevered decks



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What have we heard so far?

Docks – upland platforms



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Why are these an issue?

Galiano Island Local Trust Committee Land Use Bylaw No. 127

➤ General Regulations (page 4 of LUB)

Setbacks from Watercourses

- 2.14 Buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea, and at least 15 metres from any lake, a swamp and any other natural watercourse. This setback from the sea does not apply to structures located on a highway and for stairway structures located in the Park Zone.
- 2.15 Sewage absorption fields must be sited at least 30 metres from the natural boundary of the sea, any lake, swamp, or other natural watercourse and any well.

Note: 7.5 metres = 25 feet



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Why are these an issue?

[Galiano Island Local Trust Committee Land Use Bylaw No. 127](#)

- Small Lot Residential (SLR) & Rural Residential 2 (RR2) - page 13 & 16 of LUB

Minimum Setbacks

5.3.8 Buildings and structures must be sited

- 5.3.8.1 at least 7.5 metres from front and rear lot lines;
- 5.3.8.2 at least 6 metres from each interior side lot line; and
- 5.3.8.3 at least 6 metres from an exterior side lot line.

*Note: 6 metres = 20 feet
7.5 metres = 25 feet*



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Questions for Discussion

- How does being a boat-access-only property influence the types of structures you need to make your lot usable (e.g., stairs, landings)?
- What changes or improvements would you like to see in the land use bylaw for boat-access-only properties?
- Do you think there should be different rules for boat-access-only lots compared to road-accessible lots? Why or why not?
- Are there alternative locations on your property where structures that currently do not comply with the Land Use Bylaw could reasonably be placed, or are the setbacks a limiting factor?
- Are there any other challenges, suggestions, or perspectives you would like to share that we haven't asked about?



Further Information & Comments

Project webpage:

www.islandstrust.bc.ca/island-planning/galiano/projects/

Galiano Bylaws:

www.islandstrust.bc.ca/island-planning/galiano/bylaws/

Email: southinfo@islandstrust.bc.ca

Kim Stockdill: kstockdill@islandstrust.bc.ca



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