Associated Islands Regulations Review - Charter v1

Galiano Island Local Trust Committee

LTC Endorsement Date: xxx

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 inperson)
- 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

- Minor 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:

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- ☐ 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:	LTC Endorsement:
Robert Kojima	Resolution #:
Date: March 26, 2025	Date: xxx

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		

Meeting	Deliverable/Milestone	Target Date	Completion Date
	LTC endorsement of project charter	April 8, 2025	
	Early Engagement Letters to First Nations	April 2025	
	Early Engagement Letters to property owners on the Associated Islands	April 2025	
June 3, 2025	LTC review of background material and consideration of public engagement & APC referral options	June 2025	
June 3, 2025	LTC to give direction to send referral to Galiano APC with a target response date of September 30, 2025	June to Sept 2025	
June 3, 2025	LTC to give direction to staff to schedule an electronic Special Meeting to hold a Community Information Meeting to gather comments from Associated Island property owners	July/Aug 2025	
October 14, 2025	Staff to prepare report summarizing comments from CIM and APC referral, and request the LTC to give direction to draft a bylaw	October 2025	
December 9, 2025	Draft bylaw presented to the LTC & LTC to give direction to hold second Special Meeting with a CIM	December 2025	
	Send bylaw referrals	December 2025	
	In-person or electronic Special Meeting with CIM	Jan to March 2026	
	First, Second, and Third Reading	April/May 2026	
	EC approval and bylaw adoption	Summer 2026	