

File No.: Associated Islands  
Regulations Review

DATE OF MEETING: December 9, 2025  
TO: Galiano Island Local Trust Committee  
FROM: Kim Stockdill, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: Associated Islands Regulations Project – Staff Report & Updated Project Charter

## RECOMMENDATION

1. That Galiano Island Local Trust Committee endorse the amended project charter attached to the December 9, 2025 staff report for the Associated Islands Regulations Review Project.
2. That the Galiano Island Local Trust Committee request staff prepare a draft bylaw for the Associated Islands Regulations Project in accordance with the staff report dated December 9, 2025.
3. That the Galiano Island Local Trust Committee request staff refer the draft bylaw for the Associated Islands Regulations Project to the Galiano Island Advisory Planning Commission.

## REPORT SUMMARY

The staff report provides the Galiano Island Local Trust Committee (LTC) with options to amend the Galiano Island Land Use Bylaw (LUB) No. 127 as part of the Associated Islands Regulations Review Project, and includes an updated timeline in the Project Charter.

## BACKGROUND

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

### GL-2025-055

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**

### GL-2025-056

that 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.

**CARRIED**

### GL-2025-057

that 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.

**CARRIED**

A previously updated project charter and staff reports are available on the [Galiano Island LTC Projects webpage](#).

## ANALYSIS

### Consultation

#### Community Information Meeting

The following is a summary of concerns identified in the electronic community information meeting on September 19, 2025:

##### *Wise Island Concerns:*

- Community relies on docks and access structures for emergency evacuation and fire response
- Wise Island is off-grid; lots are small, narrow, and often treed, making solar panel siting difficult under current 7.5 metre setback from the natural boundary of the sea
- Many existing solar arrays, decks, and stairs do not comply with the Galiano Island Land Use Bylaw (LUB); some structures pre-date regulations
- Stairs and cantilevered decks within the setback to the natural boundary of the sea are essential due to steep/high-bank terrain
- Preference for exceptions or tailored regulations rather than blanket reductions or changes
- Strong preference to maintain existing side-lot setbacks for privacy (currently 6 metres)
- Properties commonly rely on two community docks with few private docks; most have stairs to access the water
- Water supply includes a shared community well and individual rainwater systems; small lots create challenges for locating water cisterns within setbacks

##### *Parker Island Concerns:*

- Larger lots and BC Hydro service mean solar panel setbacks are less of a concern

##### *General Comments Across Islands:*

- Community members support the LTC working collaboratively to develop solutions suited to off-grid and boat-access-only properties
- Desire for assurance that existing, long-standing infrastructure can remain without triggering bylaw enforcement
- Recognition that each associated island has distinct needs; uniform regulations may not be appropriate
- Cantilevered decks and integrated stair structures are considered essential elements of property usability

#### Correspondence

Staff mailed a letter to all associated island and Phillimore Point property owners notifying them of this project and of the community information meeting held in September 2025.

All correspondence received in relation to this project change be found on the [Galiano Island Project](#) webpage.

The following are a list of issues/concerns identified in the correspondence:

##### *Lot size constraints:*

- Wise Island lots are smaller lots compared to the rest of Galiano Island making compliance with current setbacks *difficult*
- Some existing structures do not comply with the LUB due to lot configuration

Lack of services / off-grid challenges:

- Some associated islands have no hydro, water service, sewer, roads, garbage collection, emergency services, or public infrastructure
- Residents must maintain all community facilities themselves (docks, fire pumps, community well, etc.)

*Access limitations:*

- Associated islands are boat-access only; no roadways or driveways to lots
- It is difficult or unsafe to move heavy equipment (e.g., fire pumps) due to steep terrain and lack of direct shoreline access

*Emergency response risks:*

- Limited emergency evacuation options without stairs/shoreline structures
- Fire suppression is dependent on ocean access; without shoreline access, response capacity is compromised

*Solar panel placement constraints:*

- Need for optimal orientation toward the sun may conflict with current setback rules
- Tree canopy, terrain, and lot shape limit placement options
- Desire to avoid cutting trees worsens placement limitations

*Regulatory misalignment:*

- Current bylaws do not reflect the physical reality of small lots and off-grid living

Advisory Planning Commission:

In July 2025, the LTC directed staff to send a referral to the Galiano Island Advisory Planning Commission (APC) to identify issues and concerns related to the current zoning regulations for the associated islands. The referral has not yet been sent, as the APC has been actively working on a separate referral. Staff now recommend that the Galiano LTC send the referral to the APC to review a draft bylaw, as a list of issues and concerns has already been identified through correspondence received to date and through the community information meeting.

## **Proposed Amendments**

### **1. Natural Boundary of the Sea Setback Exemptions**

Currently, the Galiano Island Land Use Bylaw (LUB) No. 127 does not exempt any buildings or structures from meeting the setback to the natural boundary of the sea. Based on information collected to date, staff recommend that the LTC consider exempting the following structures from this setback for water access only lots:

- Solar panel arrays of a specified height and size for the purposes of supplying power to the lot on which the structure is located
- Stairs to access the foreshore with a width less than X metres and a length less than X metres (note: stairs are not a permitted use in the Marine zone)
- Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone. Maximum width and length should also be regulated
- Anchor pads or abutments of a certain size for the purpose of securing a permitted private or community dock or wharf to the upland lot

Decision of the LTC: The LTC must decide if it supports the above structures to be exempt from the natural boundary of the sea. In addition, the LTC must decide to which lots the exemptions apply to:

- All lots located within the Galiano Island Local Trust Area
- Only lots that are boat access only (this includes the associated islands and Phillimore Point lots)

- Only for lots on particular islands. For example, only permit solar panels to be exempt from the setback to the natural boundary of the sea for islands without BC Hydro (Wise Island lots)

Staff's recommendation: Staff recommends amending the Galiano Island Land Use Bylaw (LUB) to allow the identified structures above to be located within the natural boundary of the sea specifically for boat access only lots. These properties rely entirely on water access for transportation, emergency response, and delivery of goods and supplies, and therefore require certain shoreline structures to support basic use and safety. Limiting this allowance to boat access only lots would help ensure that such structures do not proliferate along the broader Galiano foreshore. This approach provides necessary flexibility for the unique circumstances of the associated islands while avoiding the cumulative impacts that could arise if all oceanfront properties on Galiano Island were granted similar permissions.

Note: Structures located within 15 metres of the natural boundary of the sea must comply with the Shoreline and Marine Development Permit Area (DPA) guidelines in the Galiano Island Official Community Plan (OCP). Although some structures are exempt from siting regulations in the land use bylaw, a Development Permit (DP) may still be required and staff do recommend changing this.

Staff does not support exempting decks from the natural boundary setback. Decks are considered structures intended primarily for the private enjoyment of an individual property owner and are not essential to providing safe access or supporting off-grid living conditions. Additionally, decks are not a permitted use within the Marine Zone, particularly where any portion of the deck extends beyond the natural boundary of the sea. Allowing decks in these locations could introduce impacts on neighbouring properties and sensitive ecosystems, including reduced privacy, and increased visual presence along the shoreline. A property owner may apply for a Development Variance Permit (DVP) to legalize the siting of a deck within the setback to the natural boundary of the sea.

## 2. Creation of a new zone

Staff are recommending that the Galiano Island LTC consider creating a new zone for boat-access-only lots in order to tailor regulations specifically for these properties. A new zone could be created to allow certain structures to be exempt from the natural boundary of the sea, and also could reduce lot line setbacks (front, rear, exterior, and interior) for these structures. Although comments there was some support to retain current lot line setbacks. Staff could draft a new zone for the LTC's and property owner's review.

Currently, all residential associated-island lots and lots within the Phillimore Point subdivision are zoned Small Lot Residential (SLR) and are designated Small Lot Residential (SLR) in the Galiano Island Official Community Plan (OCP). Parker Island, in contrast, is zoned Rural 2 (R2) and is designated Rural (R) in the Galiano Island OCP. Below is a table visually displaying the major differences between the SLR and R2 zones (differences noted in red).

**Table No. 1 – SLR & R2 Zone Comparisons**

Zone	SLR	R2
<b>Permitted Uses</b>	Dwellings Cottages Home occupations Secondary suites	Dwellings Cottages Home occupations Farm Use Secondary suites
<b>Density</b>		
• <b>Dwelling</b>	One dwelling is permitted on each lot, and one additional dwelling is permitted	One dwelling is permitted on each lot, and one additional dwelling is permitted

	in respect of each <b>1.2 hectares of lot area over 1.2 hectares.</b>	in respect of each <b>4 hectares of lot area over 4 hectares</b>
• <b>Cottage</b>	One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.	One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.
• <b>Lot Coverage</b>	25 percent	25 percent
<b>Height</b>	9 metres & 5 metres for accessory buildings	9 metres & 5 metres for accessory buildings
<b>Setbacks</b>		
• <b>Front/Rear</b>	7.5 metres	7.5 metres
• <b>Interior</b>	6 metres	6 metres
• <b>Exterior</b>	6 metres	6 metres
<b>Subdivision</b>		
• <b>Minimum lot size</b>	<b>0.6 ha (shoreline properties); 0.8 ha for all others</b>	<b>2.0 ha</b>
• <b>Average lot size</b>	<b>1.2 ha</b>	<b>4.0 ha</b>

Staff would not recommend rezoning the Parker Island lots to a new zone at this time. The primary reason is that the OCP designates Parker Island as Rural which is different from the other associated islands. Under the Rural designation, the principal permitted uses include both residential and agricultural activities. In contrast, the Small Lot Residential (SLR) designation policies permit residential use only and does not support agricultural uses. Amending the LUB to include Parker Island into a zone aligned with the SLR regulations could be deemed inconsistent with the current OCP. Any change to the OCP to change Parker Island into a different designation would require an OCP amendment, which is beyond the intended scope of this project.

In addition, there are several notable differences between the SLR and R2 zone. The R2 zone permits farm use as a principal use, supports larger minimum lot sizes, and limits residential development by allowing only one dwelling per 4 hectares of lot area. These regulations reflect the intended low-density, rural nature of the island and differ from the small residential lots in the SLR zone. Applying a new Associated Islands zone on SLR regulations could create policy conflicts and inconsistencies with the Rural designation.

By not including Parker Island in the new zone, any structures proposed within the natural boundary of the sea will continue to require a Development Variance Permit (DVP). This ensures that site-specific review can occur for shoreline structures within the sensitive foreshore area, consistent with both the zoning regulations and OCP policies.

### Project Charter

An updated project charter is attached to the staff report. Staff have provided a recommendation for the Galiano LTC to approve the updated timeline in the project charter.

### Rational for Recommendation

Staff recommend the Galiano Island LTC give direction to staff to draft a bylaw for the Associated Islands Regulations Review in order to:

- Exempt certain structures from the natural boundary of the sea
- Regulate the size for exempt structures

- Create a new associated islands zone with the exemption of Parker Island with the potential to reduce interior, exterior, rear and/or front lot line setbacks

## 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 draft a bylaw for the Associated Islands Regulation Review Project. Staff will provide a draft bylaw at the February 2026 LTC meeting.

Submitted By:	Kim Stockdill, Island Planner	December 1, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	December 1, 2025

## ATTACHMENT

1. Updated Project Charter v.3

## Associated Islands Regulations Review - Charter ~~v2~~v3

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	July 2025
<del>APC referral and</del> public engagement to identify issues	July to Oct 2025
Engagement with Associated Island and boat access only property owners	July to Sept 2025
<del>Review of APC &amp; engagement comments/</del> LTC direction to draft bylaw	<del>Dec</del> Oct 2025
Draft bylaw to LTC & send referrals	<del>Feb</del> Dec 20252026
<del>Send draft bylaw to APC for comment</del>	<del>Feb</del> March 2026
Community consultation on draft bylaws	<del>Jan to March</del> <del>'26</del> April/May 2026
Legislative Process	<del>Spring</del> Summer 2026

## Project Team

Island Planner	Project Manager
GIS Technician	GIS/Mapping Support
Planning Team Assistant	LPS Admin Support
Legislative Clerk	LPS Legislative Support
<b>RPM Approval:</b> Robert Kojima	<b>LTC Endorsement:</b> Resolution #: GL-2025-20

## 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

<b>Date:</b> March 26, 2025	<b>Date:</b> April 8, 2025
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	Total	\$5000



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