

File No.: Associated Islands  
Regulations Review

DATE OF MEETING: February 10, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner  
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Associated Islands Regulations Project – Draft Bylaw No. 300

## RECOMMENDATION

1. That, pursuant to Local Government Act s. 464(2), the Galiano Island Local Trust Committee resolves to not hold a public hearing for Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” and that staff give notice of First Reading in accordance with s.467 of the Local Government Act.
2. That the Galiano Island Local Trust Committee request staff to schedule a Community Information Meeting for draft Bylaw No. 300 prior to First Reading.
3. That the Galiano Island Local Trust Committee request staff to mail the notice of First Reading to all associated island and boat access-only residents.

## REPORT SUMMARY

The staff report provides the Galiano Island Local Trust Committee (LTC) with a draft bylaw as part of the Associated Islands Regulations Review Project and options to proceed with Notice of First Reading.

## BACKGROUND

At the December 9, 2025 the Galiano Island LTC passed the following resolutions:

### **GL-2025-94**

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.

**CARRIED**

### **GL-2025-95**

that 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.

**CARRIED**

### **GL-2025-96**

that Galiano Island Local Trust Committee request staff refer the draft bylaw for the Associated Islands Regulations Project to the Galiano Island Advisory Planning Commission.

**CARRIED**

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

## **ANALYSIS**

### **Policy/Regulatory**

#### Official Community Plan

The proposed Land Use Bylaw amendment is consistent with the policies of the Galiano Island Official Community Plan (OCP) therefore an amending OCP bylaw is not required.

#### Land Use Bylaw

Draft Bylaw No. 300 will amend the Galiano Island Land Use Bylaw (LUB) to rezone all boat-access-only lots (associated islands and Phillimore Point) currently zoned Small Lot Residential (SLR) to Small Island Residential (SIR). The new SIR zone mirrors all uses, density, and siting and size regulations in the SLR zone.

The only differences between the SLR and SIR zones are the proposed new exemptions to the setback from the natural boundary of the sea for SIR-zoned lots. The draft bylaw exempts the following structures located in the SIR zone:

- Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 m<sup>2</sup>.
- Stairs to access the foreshore with a width less than 1.5 metres.
- Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone and stairs to access the foreshore with a width less than 1.5 metres.
- Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock or wharf to the upland lot.

To reduce impacts on the sensitive shoreline and marine ecosystem, staff have not included exemptions to the natural boundary of the sea for decks or lift structures.

If the LTC wishes to amend the draft bylaw, a draft motion is provided in Alternative No. 1.

### **Consultation**

#### Advisory Planning Commission:

Staff will refer Draft Bylaw No. 300 to the Galiano Island Advisory Planning Commission (APC), as requested by the Galiano Island LTC at its December 9, 2025 regular meeting. The referral will be sent to the Galiano APC after the February 10, 2026 LTC meeting to incorporate any amendments to the draft bylaw made by the LTC. Staff will request that the APC provide its comments and recommendations by March 26, 2026.

#### Statutory Requirements – Notice of First Reading

Section 464(2) of the *Local Government Act (LGA)* states that a local government is not required to hold a public hearing on a proposed land use bylaw if:

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

If the LTC determines that the proposed land use bylaw amendment meets these conditions, the LTC may choose not to hold a public hearing; however, notice must be given prior to First Reading of the draft bylaw. The LTC may choose to hold a community information meeting prior to First Reading which could in fact act as a de facto public hearing.

The process for not holding a public hearing (in compliance with Section 464(2) of the LGA) would be as follows:

1. LTC gives direction to staff to draft a LUB amending bylaw - completed
2. Staff to initiate bylaw referrals to agencies and First Nations – in progress
3. Staff brings forward the draft LUB for LTC’s review – in progress
4. LTC gives direction to staff to give Notice of First Reading – See Recommendation No. 1
5. The LTC has the option to request staff to schedule a Community Information Meeting prior to First Reading – See Recommendation No. 2
6. The LTC may give First, Second, and Third reading at a single LTC meeting.

If the LTC opts to hold a public hearing, the normal statutory process will apply. The decision to hold or not hold a public hearing must be made prior to First Reading of the bylaw.

## Referrals

### **First Nations**

Staff have identified the following First Nations for bylaw referral based on the Province’s database:

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation
- Pauquachin First Nation – via portal
- Penelakut Tribe – via portal
- Semiahmoo First Nation
- Snuneymuxw First Nation – via portal
- Stz’uminus First Nation
- Ts’uubaa-asatx Nation (Lake Cowichan) – via portal
- Tsartlip First Nation
- Tsawout First Nation – via portal and email
- Tsawwassen First Nation
- Tseycum First Nation

### **Agencies**

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed.

- WSANEC Leadership Council
- Coast Salish People of Galiano
- Georgeson Family
- BC Archaeological Branch
- CRD, Planning and Protective Services, Building Inspection
- Galiano Island Fire Rescue – North & South Department
- Mayne Island Local Trust Committee
- Thetis Island Local Trust Committee
- Salt Spring Island Local Trust Committee

### **Rational for Recommendation**

Staff recommend that the Galiano Island LTC provide direction to staff to schedule a community information meeting and proceed with notice of First Reading, for the following reasons:

- The draft bylaw would address issues raised by associated island and boat-access-only property owners
- The draft bylaw would have minimal impact on the shoreline, and any proposed buildings and structures must still comply with Development Permit Areas
- The draft bylaw is consistent with the Galiano Island Official Community Plan

**ALTERNATIVES**

The LTC may consider the following alternatives to the staff recommendation:

**1. Amend draft bylaw**

*That the Galiano Island Local Trust Committee request staff to amend draft Bylaw No. 300 by...*

**2. Give First Reading**

If LTC wishes to proceed with First Reading without giving notice, then a public hearing will be required.

*That Galiano Island Local Trust Committee Bylaw No. 300, cited “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026”, be read a first time.*

**3. 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...*

**4. 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.*

**5. Receive for information**

The LTC may receive the report for information

**NEXT STEPS**

Based on direction from the LTC, staff will schedule the community information meeting and notice of first reading.

|               |  |                  |
|---------------|--|------------------|
| Submitted By: | Kim Stockdill, Island Planner            | January 26, 2026 |
| Concurrence:  | Robert Kojima, Regional Planning Manager | January 27, 2026 |

**ATTACHMENT**

1. Draft Bylaw No. 300

# DRAFT

## GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 300

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### A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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The Galiano Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Part 2 – General Regulations, by adding the following new section after Section 2.14:

“2.14A Despite Section 2.14, the following structures in the Small Island Residential Zone are permitted to be sited within the 7.5 metres from the natural boundary of the sea:

- 2.14A.1 Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 m<sup>2</sup>.
- 2.14A.2 Stairs to access the foreshore with a width less than 1.5 metres.
- 2.14A.3 Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone and stairs to access the foreshore with a width less than 1.5 metres.
- 2.14A.4 Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock or wharf to the upland lot.”

2.2 Part 4 – Creation and Extent of Zones, by amending Section 4.1 by adding the following new zone:

“Small Island Residential (SIR)”

2.3 Part 5 – Residential Zones, by adding the following new section:

“5.7 Small Island Residential - SIR

Permitted Uses

5.7.1 In the Boat Access Only 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.

5.7.1.1 dwellings

- 5.7.1.2 cottages
- 5.7.1.3 home occupations
- 5.7.1.4 secondary suite

#### Permitted Density

- 5.7.2 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.
- 5.7.3 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.
- 5.7.4 Lot coverage must not exceed 25% of any lot.

#### Permitted Height

- 5.7.5 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

- 5.7.6 Buildings and structures must be sited
  - 5.7.6.1 at least 7.5 metres from front and rear lot lines;
  - 5.7.6.2 at least 6 metres from each interior side lot line; and
  - 5.7.6.3 at least 6 metres from an exterior side lot line.
- 5.7.7 Buildings and structures for the accommodation of farm animals including poultry must be sited
  - 5.7.7.1 at least 7.5 metres from a front lot line;
  - 5.7.7.2 at least 30 metres from rear and interior side lot lines; and
  - 5.7.7.3 at least 6 metres from an exterior side lot line.
- 5.7.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

#### Minimum Lot Size

- 5.7.9 No lot may be created by subdivision that has an area less than
  - 5.7.9.1 0.6 hectares where at least one of the boundaries of the lot is the natural boundary of the sea; and
  - 5.7.9.2 0.8 hectares in all other cases.

#### Average Lot Size

5.7.10 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 1.2 hectares.”

2.4 Schedule “B” – Zoning Map, is amended by adding ‘Small Island Residential Zone’ as shown on Plan Nos. 1 to 4 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

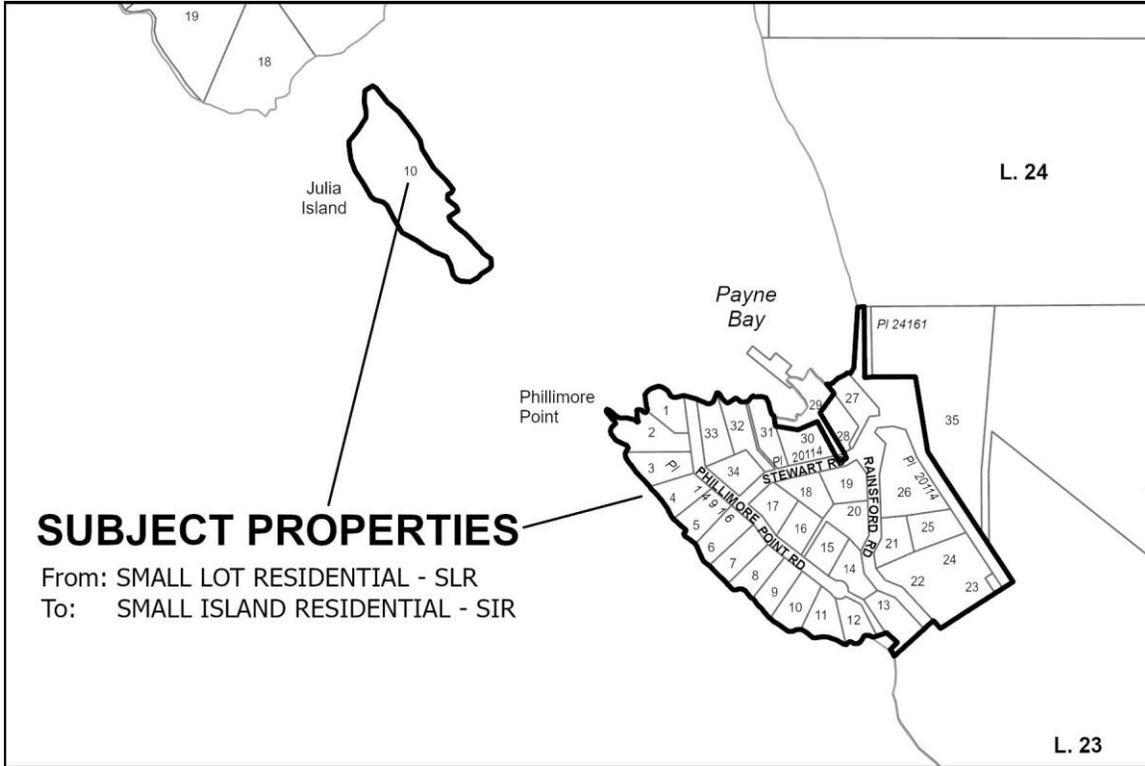
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| READ A FIRST TIME THIS  | _____ | DAY OF | _____ | 20____ |
| PUBLIC HEARING HELD THIS                                      | _____ | DAY OF | _____ | 20____ |
| READ A SECOND TIME THIS                                       | _____ | DAY OF | _____ | 20____ |
| READ A THIRD TIME THIS  | _____ | DAY OF | _____ | 20____ |
| APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS | _____ | DAY OF | _____ | 20____ |
| ADOPTED THIS  | _____ | DAY OF | _____ | 20____ |

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

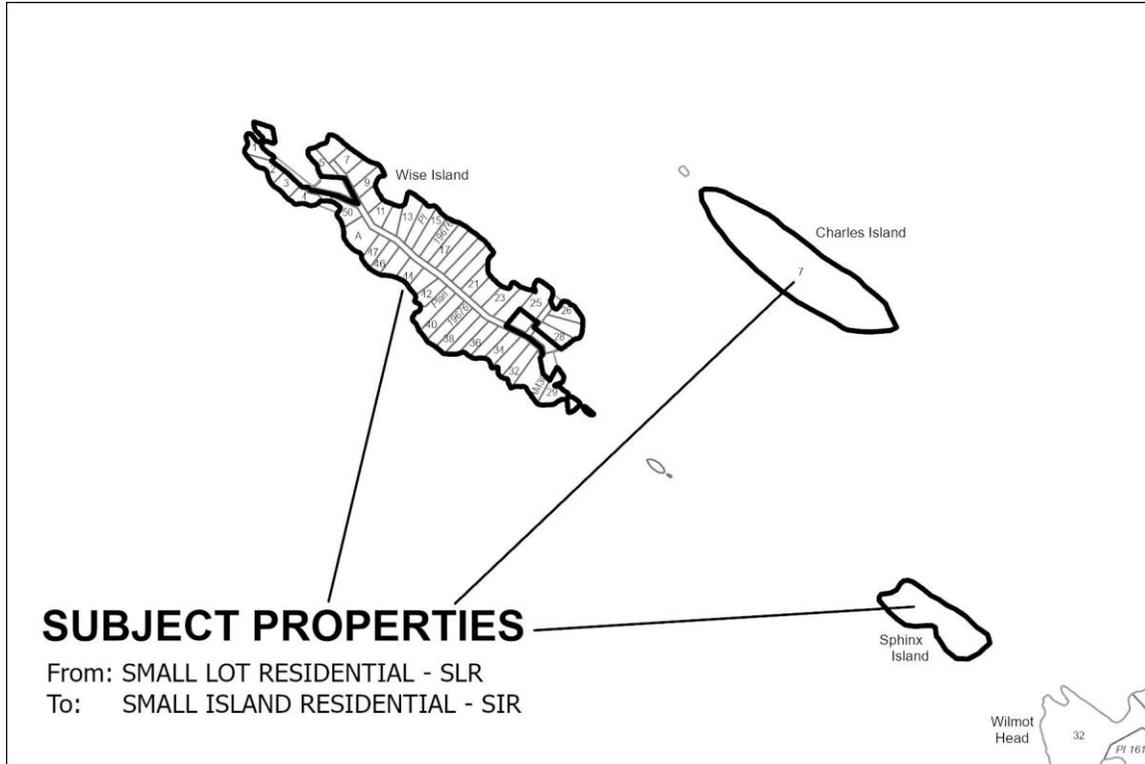
GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 1



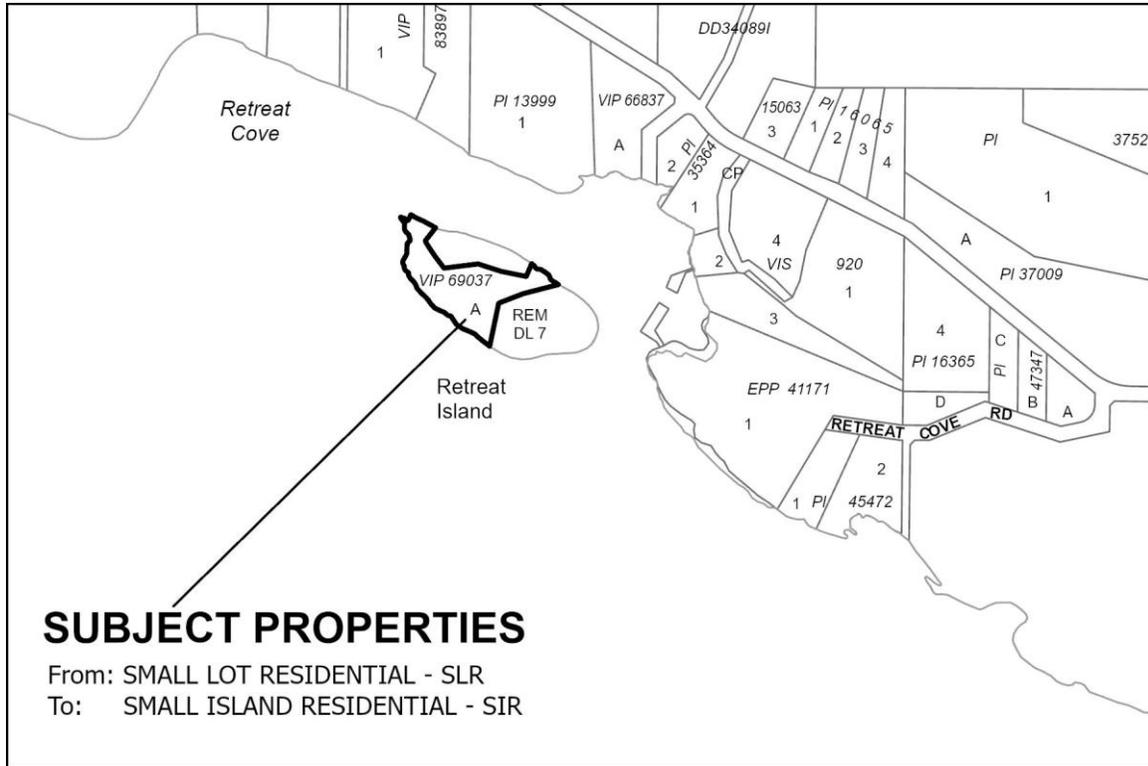
GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 2



GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 3



GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 4

