



File No.: Associated Islands  
Regulations Review

DATE OF MEETING: June 9, 2026  
TO: Galiano Island Local Trust Committee  
FROM: Kim Stockdill, Island Planner  
Southern Team  
COPY: Mary Storzer, Regional Planning Manager  
SUBJECT: Associated Islands Regulations Project – Bylaw No. 300

## RECOMMENDATIONS

1. That the Galiano Island Local Trust Committee request staff to amend draft Bylaw No. 300 by:
  - Deleting the words “and stairs to access the foreshore with a width less than 1.5 metres” after the words ‘in the Marine Zone’ from Subsection 2.1.
2. That the Galiano Island Local Trust Committee Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026”, be read a first time as amended.
3. That the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” is not contrary to or at variance with the Islands Trust Policy Statement.
4. That the Galiano Island Local Trust Committee request staff to provide options to amend proposed Bylaw No. 300 in order to:
  - Add a definition for the term “dock”
  - Limit solar panels of 10 m<sup>2</sup> within the setback to the natural boundary of the sea for Wise Island lots only

## 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 bylaw readings and potential amendments.

## BACKGROUND

At the February 10, 2026, 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**

***Islands Trust Policy Statement***

The proposal appears consistent with the following Islands Trust Policy Statement (ITPS) policies:

No.	DIRECTIVE POLICY
<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
<b>3.4.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.
<b>4.5</b>	<b>Coastal Areas and Marine Shorelands</b>
<b>4.5.10</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
<b>5.1</b>	<b>Aesthetic Qualities</b>
<b>5.1.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

The LTC should review, and if in agreement, endorse the checklist (Recommendation No. 3).

***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***

Bylaw No. 300 as currently drafted 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 currently 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.

A repetitive regulation regarding 'stairs to access the foreshore' is found in two sections (i.e., in 2.14A.2 and 2.14A.3) of draft Bylaw No. 300. Staff recommend deleting this language from the draft bylaw as shown below, prior to giving first reading.

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."

## CONSULTATION

### ***Statutory Requirement – Notice of First Reading***

The LTC has decided not to hold a public hearing as per *Local Government Act* s. 464 (2). Notice to consider First Reading of draft Bylaw No. 300 was completed in accordance with statutory requirements (Notice included as Attachment 3).

### ***Referrals***

#### First Nations

Staff referred Bylaw No. 300 to First Nations for comment. The following is a summary of responses received to date:

- Pauquachin First Nation - defers to the First Nation(s) whose traditional territory this project lies within or is affected by the project
- Penelakut Tribe - no issues or comments regarding this referral
- Snuneymuxw First Nation - defers comment on the referral
- Tsawout Nation - Due to the nature and location of your project we will defer our comments to the local Nations
- Ts'uubaa-asatx Nation - defer to the First Nation(s) whose traditional territory encompasses or is impacted by the project.
- Tsawwassen First Nation - no concerns regarding this file at this time
- Cowichan Tribes - we do not have any more comments at this time, but will follow up if any arise

## Agencies

Staff referred Bylaw No. 300 to relevant agencies for comment. The following is a summary of responses received to date:

- BC Archaeology Branch – interests unaffected
- Capital Regional District – No comments
- Mayne LTC – interests unaffected
- Salt Spring LTC – interests unaffected

## Advisory Planning Commission

Staff referred Draft Bylaw No. 300 to the Galiano Island Advisory Planning Commission (APC), as requested by the Galiano Island LTC. The following is a summary of the Galiano APC's recommendations (APC recommendation report attached):

1. *Recommendation No. 1 - Commissioners recommend there be a clear definition of the proposed structures permitted in the 7.5meter setback.*

Staff comments: All structures currently listed in draft Bylaw No. 300 are commonly used in most Local Trust Areas' (LTA) land use bylaws and generally do not require a definition. The only structure with a definition within the Islands Trust model land use bylaw is the term 'dock' which is defined as: "a structure or set of structures, accessory to the residential or agricultural use of an upland lot, and may consist of a pier, ramp, and float, constructed on or over the water that is connected to the shore, and that is used for the purpose of mooring private boats and for providing pedestrian access to and from the moored boats."

2. *Recommendation No. 2 - Commissioners recommend the LTC engage in a more fulsome consultation process with First Nations about the proposed bylaw and its impact on the foreshore and waters.*

Staff comments: Staff sent three separate documents to First Nations in relation to this project; an early engagement letter in May 2025, the draft bylaw in February 2026, and the Notice of First Reading in May 2026. No further First Nation engagement or consultation is recommended.

3. *Recommendation No. 3 - Commissioners suggested the following amendment to the 2.14A.1 regarding solar panels:*

*2.14A.1 One solar panel array for the purpose of supplying power to the lot on which the structure is located, provided the island does not have access to BC Hydro service and all other alternative locations on the property have been explored and deemed to be unworkable. The array must not exceed 4 metres in height and a total solar array surface of up to 10 m<sup>2</sup>. (See dissenting commissioner note below regarding size.*

Staff comments: Staff support the APC's recommendation to only permit solar panels within the setback to the natural boundary of the sea for those properties on Wise Island. Wise Island is the only island that does not have BC Hydro and therefore residents rely on other methods to provide electricity. Staff also support the increase in solar array size from 5 m<sup>2</sup> as currently outlined in the draft bylaw, to 10 m<sup>2</sup>.

4. *Recommendation No. 4 - Commissioners recommend the following additional amendments to the list of structures proposed to be exempted from the current required setback of 7.5 metres from the natural boundary of the sea:*
  - 2.14A.2 A set of stairs to access the foreshore with a width less than 1.5 metres.

- 2.14A.3 A walkway, a set of stairs or a ramp accessory to a permitted private dock in the Marine Zone and a set of 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.
- 2.15A.5 Existing wooden structures up to 30 m<sup>2</sup>.

Staff comments: Staff do not recommend changing the terms “stairs” and “walkways” to “a set of stairs” and “a walkway,” as the language used in Bylaw No. 300 for these terms is derived from the model land use bylaw. To ensure consistency throughout LTAs’ land use bylaws, these terms should remain unchanged.

Staff do not recommend exempting “wooden structures up to 30 m<sup>2</sup>,” as recommended by the APC, unless a strong rationale is provided. Staff assume the intent of this regulation is to permit a landing platform for the temporary storage of goods offloaded from a boat. However, permitting landing platforms or similar structures within the setback to the natural boundary of the sea is not supported, as shoreline setbacks are intended to minimize disturbance to sensitive marine and foreshore ecosystems, maintain natural shoreline processes, and reduce the cumulative impact of development along the coast.

Although an individual landing platform may appear minor in scale, allowing such structures as a permitted exemption could result in incremental shoreline encroachment and increased pressure on sensitive foreshore areas over time.

The proposed exemptions in Bylaw No. 300 are intended to balance the practical needs of community members living on boat-access-only lots with the objective of limiting development within shoreline setbacks to the minimum necessary for access and safety. Staff consider structures such as stairs, walkways, ramps, and anchor pads accessory to permitted docks to be limited and functional in nature to allow access to the lot, whereas a landing platform of up to 30 m<sup>2</sup> represents a more substantial structure that may exceed what is necessary for basic shoreline access.

If a property owner can demonstrate a site-specific need or strong rationale for a landing platform within the setback to the natural boundary of the sea, they may apply for a variance permit, which would allow the proposal to be evaluated on its individual merits and potential environmental impacts.

In summary, staff recommends adding a definition for the term ‘dock’ and restricting solar arrays to Wise Island properties only, as included in Recommendation No. 4 for the LTC’s consideration. The LTC may also wish to consider any further amendments to Bylaw No. 300, with staff reporting back options at the July 7, 2026 LTC meeting.

### **Amendments Process**

If the LTC wishes to make amendments to Bylaw No. 300 based on the recommendations from the APC and comments received during the Community Information Meeting scheduled on June 9, 2026 (see Recommendation No. 4), staff recommend the following process:

1. LTC passes resolution no. 1 (as recommended by staff) to delete repetitive stair regulation.
2. LTC gives First Reading to Bylaw No. 300 as amended.
3. LTC gives direction to staff to report back with options to amend Bylaw No. 300
4. Staff will report back at the July 7, 2026 LTC meeting with options to amend Bylaw No. 300.
5. The LTC can then give Second and Third Reading to the bylaw at the July meeting, and then send to Executive Committee for approval
6. LTC can adopt Bylaw No. 300 by Resolution Without Meeting, or at the August 25, 2026 LTC meeting

## Rationale for Recommendation

Staff recommend the Galiano Island LTC proceed with First Reading for Bylaw No. 300 and make the recommended amendments for the following reasons:

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

## ALTERNATIVES

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

### 1. Give Second & Third Reading, and/or send to Executive Committee for approval

*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 second time.*

*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 third time.*

*That the Galiano Island Local Trust Committee proposed Bylaw No. 300 be forwarded to the Secretary of the Islands Trust for Executive Committee for approval.*

### 2. 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...*

### 3. 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.*

### 4. Receive for information

The LTC may receive the report for information

## NEXT STEPS

Based on direction from the LTC, staff will bring back amendment recommendations for Bylaw No. 300 for the July 7, 2026 LTC meeting.

Submitted By:	Kim Stockdill, Island Planner	June 1, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	June 2, 2026

**ATTACHMENT**

1. Draft Bylaw No. 300
2. ITPS Checklist
3. Notice of First Reading
4. Galiano Island APC Recommendation Report – dated May 29, 2026

# 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.

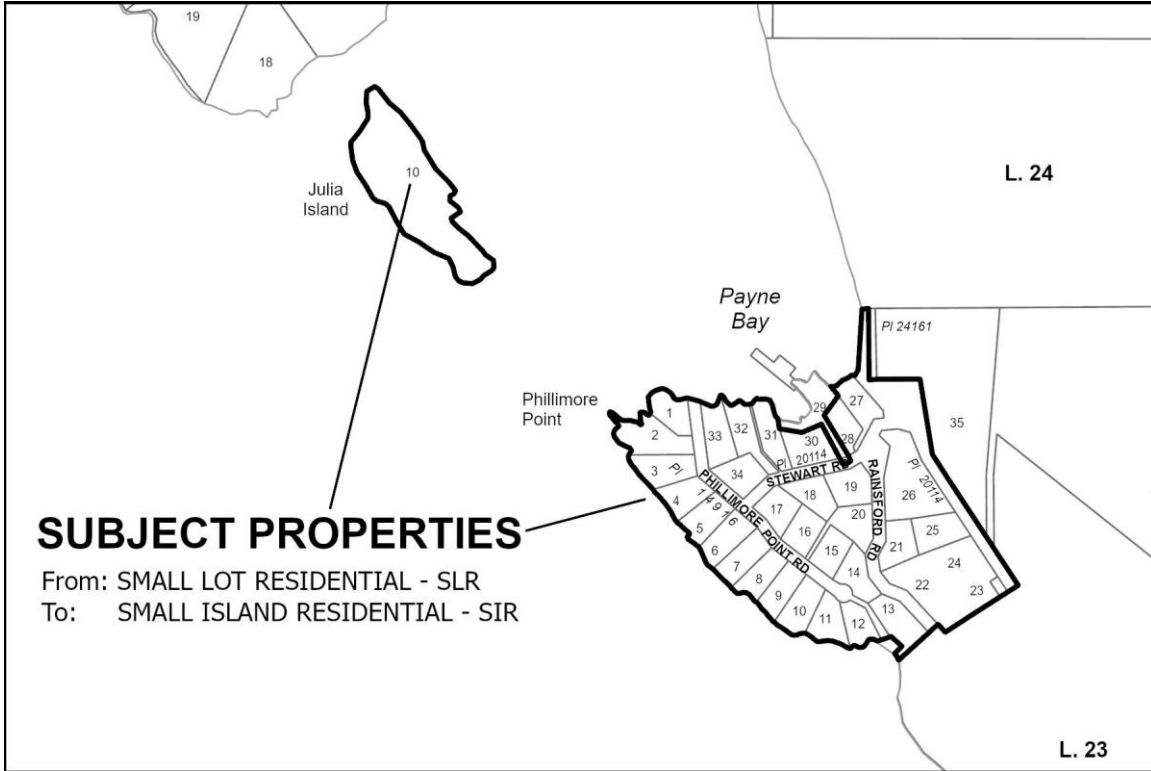
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APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

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CHAIR

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SECRETARY

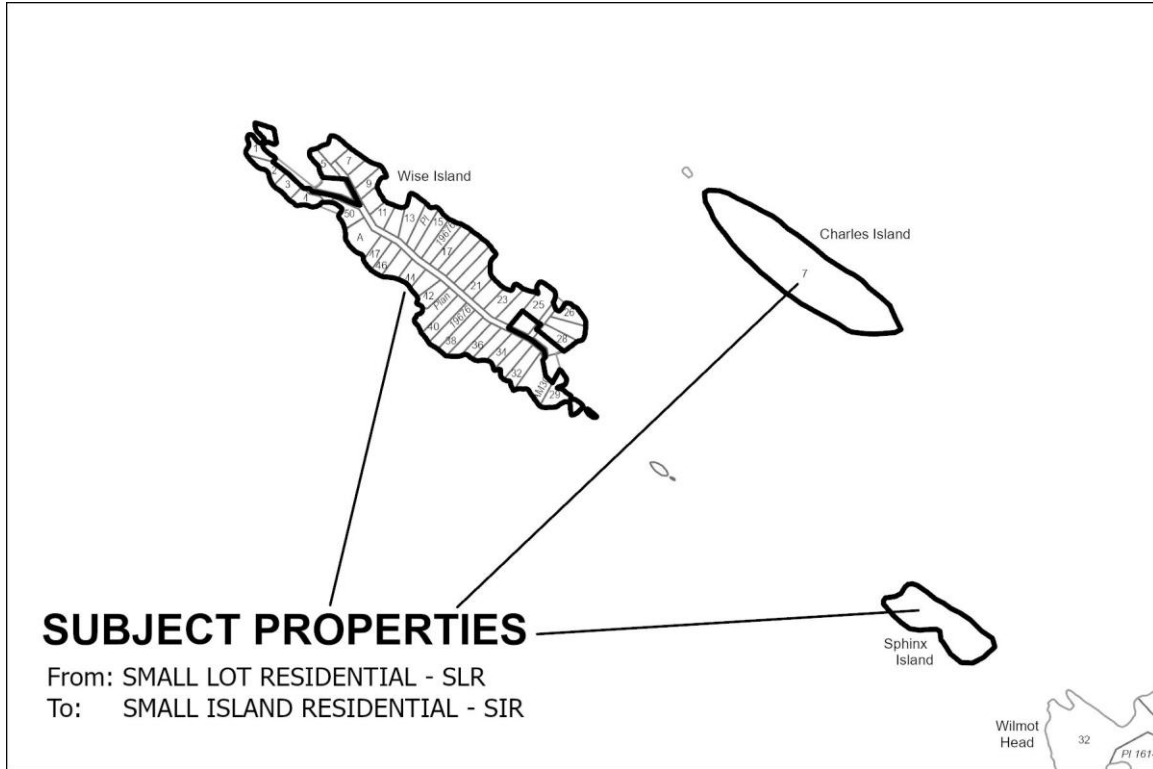
GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 1



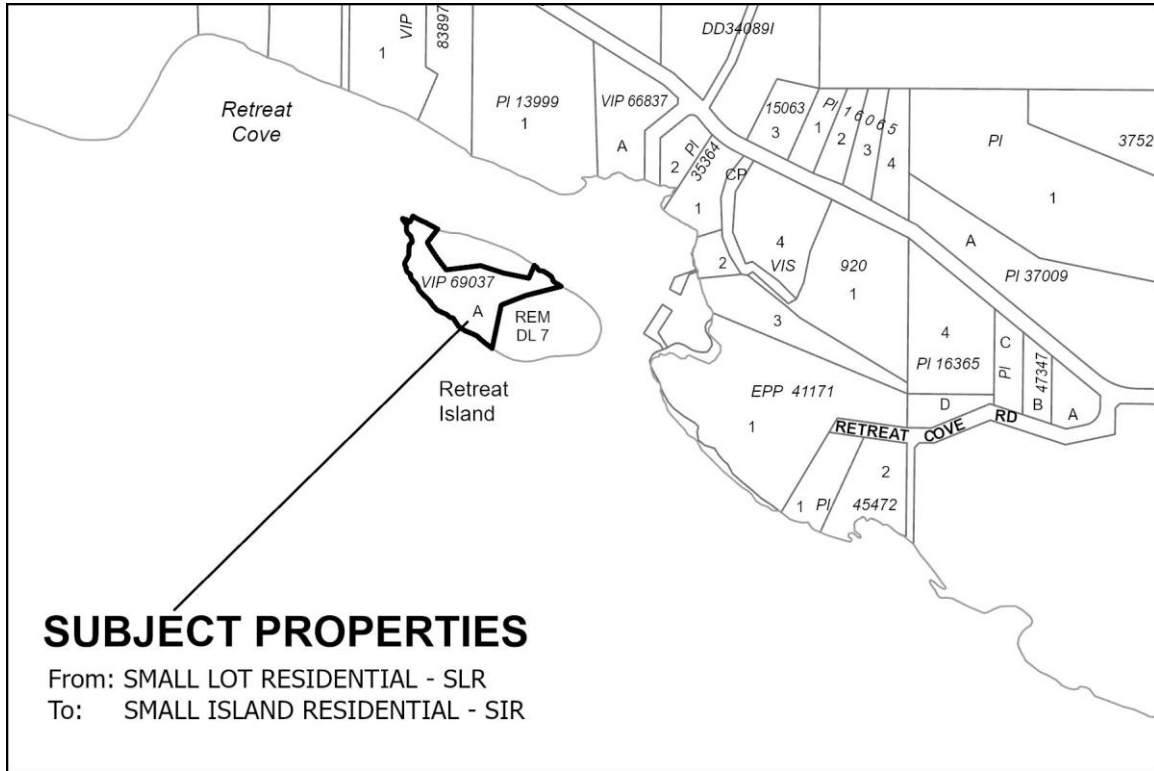
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BYLAW NO. 300

Plan No. 2



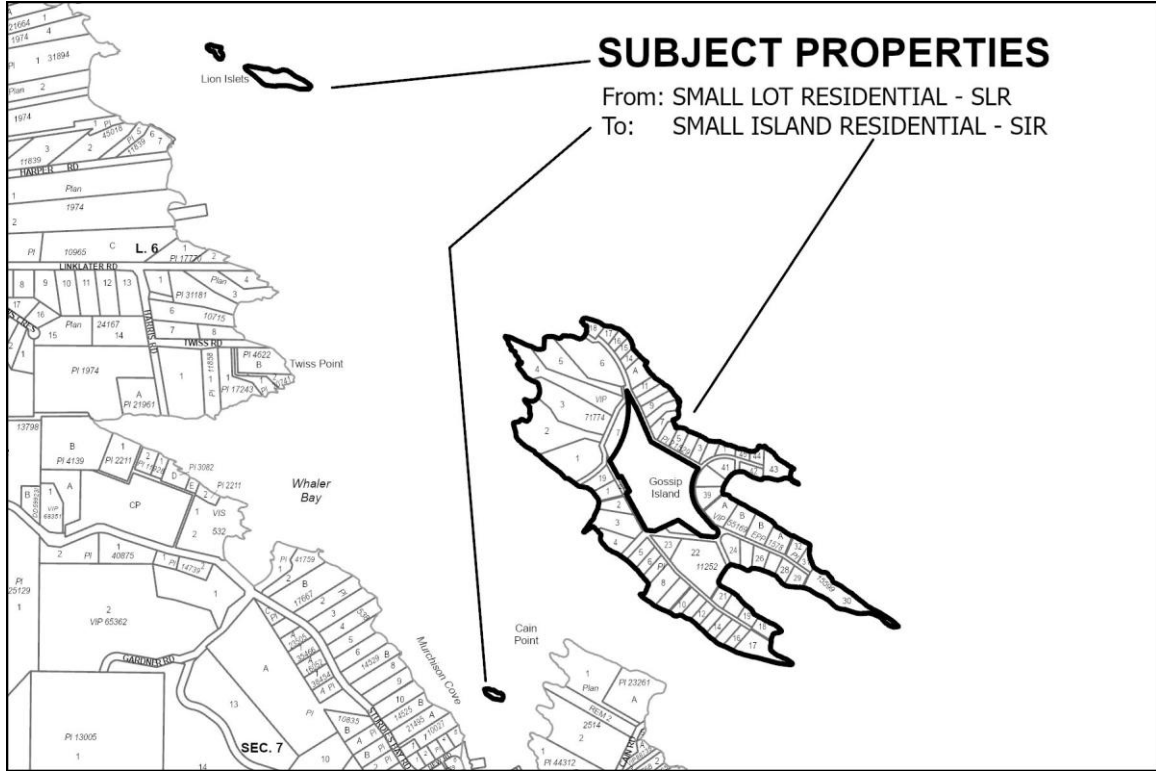
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BYLAW NO. 300

Plan No. 3



GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 4





Islands Trust

## ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GL Associated Reg Review Project  
Bylaw No.: 300

### **PURPOSE**

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

### **POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

### **DIRECTIVES ONLY CHECKLIST**

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	<b>3.1</b>	<b>Ecosystems</b>
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	<b>3.2</b>	<b>Forest Ecosystems</b>
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	<b>3.3</b>	<b>Freshwater and Wetland Ecosystems and Riparian Zones</b>
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

### PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	<b>4.1</b>	<b>Agricultural Land</b>
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	<b>4.1.7</b>	<b>Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.</b>
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	<b>4.2</b>	<b>Forests</b>
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	<b>4.2.9</b>	<b>Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological diversity.</b>
CONSISTENT	No.	DIRECTIVE POLICY

	<b>4.3</b>	<b>Wildlife and Vegetation</b>
	<b>4.4</b>	<b>Freshwater Resources</b>
N/A	<b>4.4.2</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	<b>4.4.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	<b>4.5</b>	<b>Coastal Areas and Marine Shorelands</b>
N/A	<b>4.5.8</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	<b>4.5.9</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	<b>4.5.10</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	<b>4.5.11</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	<b>4.6</b>	<b>Soils and Other Resources</b>
N/A	<b>4.6.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

## PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	<b>5.1</b>	<b>Aesthetic Qualities</b>
✓	<b>5.1.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	<b>5.2</b>	<b>Growth and Development</b>
N/A	<b>5.2.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	<b>5.2.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	<b>5.2.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	<b>5.2.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	<b>5.3</b>	<b>Transportation and Utilities</b>
N/A	<b>5.3.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	<b>5.3.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	<b>5.3.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	<b>5.3.7</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	<b>5.4</b>	<b>Disposal of Waste</b>
N/A	<b>5.4.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	<b>5.5</b>	<b>Recreation</b>
N/A	<b>5.5.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	<b>5.5.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	<b>5.5.5</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	<b>5.5.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	<b>5.5.7</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	<b>5.6</b>	<b>Cultural and Natural Heritage</b>
N/A	<b>5.6.2</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	<b>5.6.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	<b>5.7</b>	<b>Economic Opportunities</b>
N/A	<b>5.7.2</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	<b>5.8</b>	<b>Health and Well-being</b>
N/A	<b>5.8.6</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	<b>POLICY STATEMENT COMPLIANCE</b>
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



**Galiano Island Local Trust Committee**  
**NOTICE OF FIRST READING**  
**Draft Bylaw No. 300**  
**Associated Islands Regulations Review Project**

**NOTICE** is hereby given pursuant to s.467 of the *Local Government Act* that the Galiano Island Local Trust Committee will consider first reading of Draft Bylaw No. 300, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2026” at its Regular Business Meeting scheduled at **1:00 p.m., Tuesday, June 9, 2026, Galiano South Community Hall, 141 Sturdies Bay Road, Galiano Island.**

A **Community Information Meeting** will be held before the Galiano Island Local Trust Committee considers First Reading of the draft bylaw for you to learn more about the bylaw and to ask questions.

**What is Draft Bylaw No. 300 about?**

**If adopted, Draft Bylaw No. 300** will amend the Galiano Island Land Use Bylaw No. 127 by creating a new zone specifically for those lots that are boat access only and are currently zoned Small Lot Residential (SLR). The SLR zoned lots will be rezoned to a new zone – 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 following new exemptions to the setback from the natural boundary of the sea for SIR-zoned lots:

- 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.

The Local Trust Committee is not holding a public hearing for this bylaw under the authority granted in Section 464(2) of the *Local Government Act* that states that a local government may decide not to hold a public hearing on a draft bylaw if an Official Community Plan is in effect for the area that is subject to a draft zoning bylaw, and the draft bylaw is consistent with the plan. Draft Bylaw No. 300 is consistent with the Galiano Island Official Community Plan Bylaw No. 108.

**How Do I Get More Information?**

A copy of the draft bylaw may be viewed at the **Islands Trust Office, 200-1627 Fort Street, Victoria, BC**, or on the Islands Trust [website](#) commencing Thursday, May 28, 2026 and ending Monday, June 8, 2026 during regular business hours (8:30 am – 4:30 pm).

**Enquiries or Written Comments** may be directed to **Kim Stockdill**, Island Planner by email [kstockdill@islandstrust.bc.ca](mailto:kstockdill@islandstrust.bc.ca), or phone at 250-405-5157. For toll-free access, request a transfer to the above telephone number via Service BC: in Vancouver at 604-660-2421 and elsewhere in BC at 1-800-663-7867. Written submissions must be received at the Islands Trust Victoria Office via email to [vicphsub@islandstrust.bc.ca](mailto:vicphsub@islandstrust.bc.ca) or Mail or Drop Off: Islands Trust, 200-1627 Fort Street, Victoria, BC, V8R 1H8, no later than 4:30 p.m., Monday, June 8, 2026.

Jas Chonk, Deputy Secretary

# **Galiano Island Advisory Planning Commission Referral Report in response to File No: Associated Islands Regulations Review Project – Draft Bylaw No. 300**

**Friday, May 29th, 2026**

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## **Overview**

Commissioners met for three meetings in May 2026 to discuss the referral question. One commissioner was absent for the first meeting and another for the third meeting. It should be noted that one commissioner resides on Wise Island and has been actively involved in developing the proposed bylaw. Since the discussion of this proposed bylaw relates to broader bylaw and policy recommendations affecting Wise Island and associated islands generally, or a “community of interest”, conflict of interest does not apply. Fellow commissioners appreciated the knowledge provided by this commissioner and the professionalism they displayed during the meetings.

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## **General Comments**

- While most commissioners, with one exception, were generally in favour of the proposed bylaw, all commissioners noted a shared concern for environmental impacts and a commitment to preserve and protect the island.
  - Commissioners expressed disappointment about the lack of information they received related to the environmental impacts of permitting the designated uses within the 7.5 metre setback from the sea, which could affect sensitive marine riparian areas.
  - One commissioner was strongly opposed to the proposed bylaw noting that it would affect a large number of shoreline properties on many water-access-only islands in the absence of an environmental review.
  - That commissioner recommended that an environmental impact assessment be provided to the Local Trust Committee to assess the impact of the proposal.
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## **Discussion re: Geographical Scope of the Bylaw**

- Commissioners were divided about the inclusion of Phillimore Point in the proposed bylaw, but most commissioners supported inclusion of all boat-access-only associated islands.
  - It was noted that Phillimore Point is not an island, that it has a good community dock and that it has the future potential for road access, although the current access is by rough private road. Arguments for inclusion noted that Phillimore Point does not have access to hydroelectricity and does not have easy emergency access by land.
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## **Recommendation 1**

Commissioners recommend there be a clear definition of the proposed structures permitted in the 7.5 square meter setback.

### Rationale:

- To evaluate the acceptance of allowing anything in the 7.5 m. setback the bylaw needs clear and concise definitions and descriptions of the elements.
  - For example, there must be a clear definition of the word platform (which would be allowed) to differentiate it from a deck (which would not be allowed) such as: *A flat wooden structure extending up to 1.5 m for loading and unloading materials on a water-access-only property.*
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## Recommendation 2

Commissioners recommend the LTC engage in a more fulsome consultation process with First Nations about the proposed bylaw and its impact on the foreshore and waters.

### Rationale:

- Concern was expressed about the inadequate consultation with First Nations, as it appears the Islands Trust is continuing to rely on the standard 30-day referral process for seeking First Nations input.
  - The Trust should not assume that no response from a referral to First Nations means consent or that they are not concerned about the issues in the proposal. For instance, a commissioner noted that the three responses received from First Nations indicated that while this matter is not in their local area, they consider this issue to be either Level 2 or Level 3 - both high consultation matters as it represents marine fishing and harvesting areas.
  - A suggestion was made that the LTC arrange a face-to-face meeting with relevant First Nations to review the proposal and seek input.
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## Recommendation 3

Commissioners suggested the following amendment to the 2.14A.1 regarding solar panels:

2.14A.1 One solar panel array for the purpose of supplying power to the lot on which the structure is located, provided the island does not have access to BC Hydro service and all other alternative locations on the property have been explored and deemed to be unworkable. The array must not exceed 4 metres in height and a total solar array surface of up to 10 m<sup>2</sup>. (See dissenting commissioner note below regarding size.)

### Rationale:

- Commissioners recognized that solar panels are a green alternative to fossil fueled power, but also expressed concern about the sensitive foreshore habitat. Therefore, commissioners recommend that solar panels within the 7.5 m setback **should be discouraged when other viable locations are available – and only be permitted where lots do not have access to hydroelectricity.**
- Commissioners also recognized that solar panels are necessary for residents who reside on boat-access-only properties that **do not** have access to hydroelectricity. Therefore, commissioners recommended allowing solar panels within the 7.5 m setback in those circumstances with the added caveat of **when all other alternative locations on the property have been explored and deemed to be unworkable.**

- Furthermore, most commissioners suggest allowing “a solar array of up to 10 m<sup>2</sup>” within the 7.5 m setback for properties that do not have access to hydroelectricity because it was suggested to commissioners that this would generate enough power for an average household.
- One commissioner strongly disagreed with increasing the size of the solar array from 5 m<sup>2</sup> to 10 m<sup>2</sup>. However, that commissioner would support the installation of solar panels of 5 m<sup>2</sup> on Wise Island only and only if it can be clearly demonstrated by the landowner that there is no other suitable location.
- In order to protect the sensitive foreshore habitat, commissioners suggest disallowing residents of boat-access-only lots that are connected to BC Hydro from installing solar panels within the 7.5 m setback. Should they have no other viable location, those residents could apply for a variance. In support of this recommendation, one commissioner expressed the opinion that a blanket allowance of solar panels within the 7.5 m setback for boat-access-only properties, as is stated in the current proposal, could set a precedent for a similar allowance elsewhere.

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## Recommendation 4

Commissioners recommend the following additional amendments to the list of structures proposed to be exempted from the current required setback of 7.5 metres from the natural boundary of the sea:

- 2.14A.2 A set of stairs to access the foreshore with a width less than 1.5 metres.
- 2.14A.3 A walkway, a set of stairs or a ramp accessory to a permitted private dock in the Marine Zone and a set of 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.
- 2.15A.5 Existing wooden structures up to 30 m<sup>2</sup>.

### Rationale:

- Allowing “a set of stairs” or “a walkway” restricts interference with the sensitive foreshore to only one set of stairs or one walkway.
- Allowing existing wooden structures of up to 30 m<sup>2</sup> will discourage the destruction of small existing structures which could be more detrimental to the environment than allowing them to remain.
- One commissioner noted that any new wooden platforms or alterations to existing wooden platforms would have to go through the DPA 2 process.

Respectfully submitted by:

Gillian Dusting, *Chair*  
Art Moses, *Vice-Chair*  
Danica Berginc, *Member*  
Karen Harris, *Member*  
Jann Helssen, *Member*  
Gerry Longson, *Member*  
Jennifer Margison, *Member*