



File No.: Associated Islands
Regulations Review

DATE OF MEETING: August 25, 2026
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Brad Smith, A/Regional Planning Manager
SUBJECT: Associated Islands Regulations Project – Bylaw No. 300

RECOMMENDATIONS

1. 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 amended by:
 - a. Adding a new subsection after Subsection 2.4 that reads:

“Part 17 – Interpretation, by adding the following new definition:
“dock” means 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.”
 - b. Deleting the following from Section 2.1: “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 m²” and replacing it with:

“On a lot not serviced by BC Hydro, a solar panel array not exceeding 4 metres in height and a total solar array surface of 10 m² for the purpose of supplying power to the lot on which the structure is located.”
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 second time as amended.
3. 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 third time.
4. 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.

REPORT SUMMARY

The staff report provides the Galiano Island Local Trust Committee (LTC) with a detailed analysis on the Galiano Island’s Advisory Planning Commission’s (APC) recommendations as part of the Associated Islands Regulations Review Project and options to proceed with bylaw readings.

BACKGROUND

At the June 9, 2026, the Galiano Island LTC passed the following resolutions:

GL-2026-029

that 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.

CARRIED

GL-2026-030

that 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.

CARRIED

GL-2026-031

that 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.

CARRIED

GL-2026-032

that 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 m² within the setback to the natural boundary of the sea for Wise Island lots and other lots without access to the power grid
- Consider existing wooden structures

CARRIED

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

ANALYSIS

Islands Trust Policy Statement

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 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 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 m².
- 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.
- 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.

Based on the recommendation made at the June 9, 2026 Galiano Island LTC meeting, Bylaw No. 300 was amended by deleting the repetitive regulation and then given First Reading as amended at this meeting.

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):

#	APC Recommendation	Support (Yes/No)	Staff's Comments
Recommendation No. 1			
1a	A clear definition of the proposed structures permitted in the 7.5 square meter setback.	YES	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'; therefore, staff support adding the definition of dock to Bylaw No. 300. See Recommendation 1a. Note: See discussion below regarding provincial definition of 'dock'
Recommendation No. 2			
2a	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	NO	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 nor required.
Recommendation No. 3			
3a	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	YES	Staff support the APC's recommendation to only permit solar panels within the setback to the natural boundary of the sea for those properties that do not have BC Hydro connection as those residents rely on other methods to provide electricity. See Recommendation 1b.
3b	...and all other alternative locations on the property have been explored and deemed to be unworkable.	NO	A Land Use Bylaw is used to regulate land use and is not intended to require an analysis of the appropriate placement of structures to minimize impacts on sensitive ecosystems. A Development Permit Area (DPA) would be the appropriate tool for this analysis, as it establishes conditions under which a building or structure may be located on a property in order to protect sensitive ecosystems. The Shoreline and Marine DPA was adopted through an OCP amending bylaw on November 14, 2011. Buildings and structures located within 15 metres of the natural boundary of the sea that were constructed after November 14, 2011, may require a Development Permit. Through the DPA process, the proposed placement of a structure can be evaluated to ensure that its location

			minimizes impacts on the sensitive ecosystem. In addition, a professional report prepared by a biologist is required.
3c	The array must not exceed 4 metres in height and a total solar array surface of up to 10 m ² .	YES	Staff supports increasing the maximum solar array surface area from 5 m ² to 10 m ² , as this provides sufficient area to generate an appropriate amount of solar power. If a property owner requires a larger solar array, they may apply for a Development Variance Permit. See Recommendation 1b.
Recommendation No. 4			
4a	Allowing “a set of stairs” or “a walkway” restricts interference with the sensitive foreshore to only one set of stairs or one walkway.	NO	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.
4b	Allowing “existing wooden structures up to 30 m ² ”	NO	The setback to the natural boundary of the sea was introduced with the adoption of Bylaw No. 127 on March 1, 2000. All buildings or structures constructed legally within the 7.5 metre setback to the natural boundary of the sea and prior to March 1, 2000 are protected under Section 529 of the <i>Local Government Act</i>. Further more, Section 529(b) states that the non-conforming building or structure may be maintained, extended, or altered as long as the repair, extension or alteration would involve no further contravention of the bylaw. Due to the non-conforming protection provided by the <i>Local Government Act</i>, staff do not recommend the legalization of <u>existing</u> structures of up to 30 m² (323 ft²). All existing structures located within the 7.5 metre setback from the natural boundary of the sea constructed after March 1, 2000 must comply with the setback. There is no strong rationale as to why these structures should be legalized. 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.

Dock Definition:

The commonly used definition of a ‘dock’ within the Islands Trust model land use bylaw is:

“dock means 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.”

The Galiano LTC requested that staff research the provincial definition of a dock and consider whether the definitions should be aligned. Staff identified the following two definitions in separate provincial documents:

- *“Dock means an aquatic structure used for the purpose of mooring boats and for providing pedestrian access to and from the moored boats, together with improvements in accordance with this document.”*

Source: https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/land-water-use/crown-land/private_moorage_general_permission.pdf; Dated: May 9, 2024

- *“Dock means a structure used for the purpose of mooring boats and for providing pedestrian access to and from the moored boats, and can consist of: a single float, wharf or pier; a walkway ramp; pilings; anchor lines; or attached boat lifts.”*

Source: https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/land-water-use/crown-land/glossary_and_abbreviations.pdf; Dated: May 9, 2024

Due to the inconsistent definitions used in these two provincial documents, despite both documents being dated May 9, 2024, staff recommend retaining the existing Islands Trust definition of “dock” rather than adopting either of the provincial definitions.

There are a few reasons for retaining the Islands Trust definition. First, the provincial definitions have been developed in the context of the Province’s administration and regulation of private moorage on Crown land and are specific to those regulations. In contrast, the Islands Trust definition of a “dock” is intended to support local land use regulation within the Islands Trust context and specifically addresses docks associated with the private use of upland lots. Therefore, the existing Islands Trust definition is more directly aligned with the purpose of the Galiano Island land use bylaw.

CONSULTATION

Statutory Requirement – Notice of First Reading

The LTC 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 for the June 9, 2026 regular Galiano Island LTC meeting. First reading was given to Bylaw No. 300 on June 9, 2026.

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
- Halalt First Nation – expressed concern with cumulative impacts from the foreshore. Staff replied with further information regarding the project and bylaw on July 2, 2026. Staff will follow up a second time

with Halalt First Nation prior to the August 25, 2026 LTC meeting to determine if concerns have been addressed.

Agencies

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

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

All First Nation and agency referral responses are attached (Attachment No. 3).

Rationale for Recommendation

Staff recommend the Galiano Island LTC proceed with the amendments and further readings of Bylaw No. 300 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 DPAs
- Staff have addressed each recommendation from the Galiano APC

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

If second and third reading are given to Bylaw No. 300, staff will forward the bylaw to the Executive Committee for consideration of approval. If the Executive Committee approves Bylaw No. 300, the Galiano Island LTC may consider adoption of Bylaw No. 300 by Resolution Without Meeting (RWM).

Submitted By:	Kim Stockdill, Island Planner	August 17, 2026
Concurrence:	Brad Smith, A/Regional Planning Manager	August 18, 2026

ATTACHMENT

1. Proposed Bylaw No. 300
2. Galiano Island APC Recommendation Report – dated May 29, 2026
3. Referral responses

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 300

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

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 On a lot not serviced by BC Hydro, a solar panel array not exceeding 4 metres in height and a total solar array surface of 10 m² for the purpose of supplying power to the lot on which the structure is located.~~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 m².~~
- 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.
- 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 Part 17 – Interpretation, by adding the following new definition:

“dock” means 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.

2.5 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.

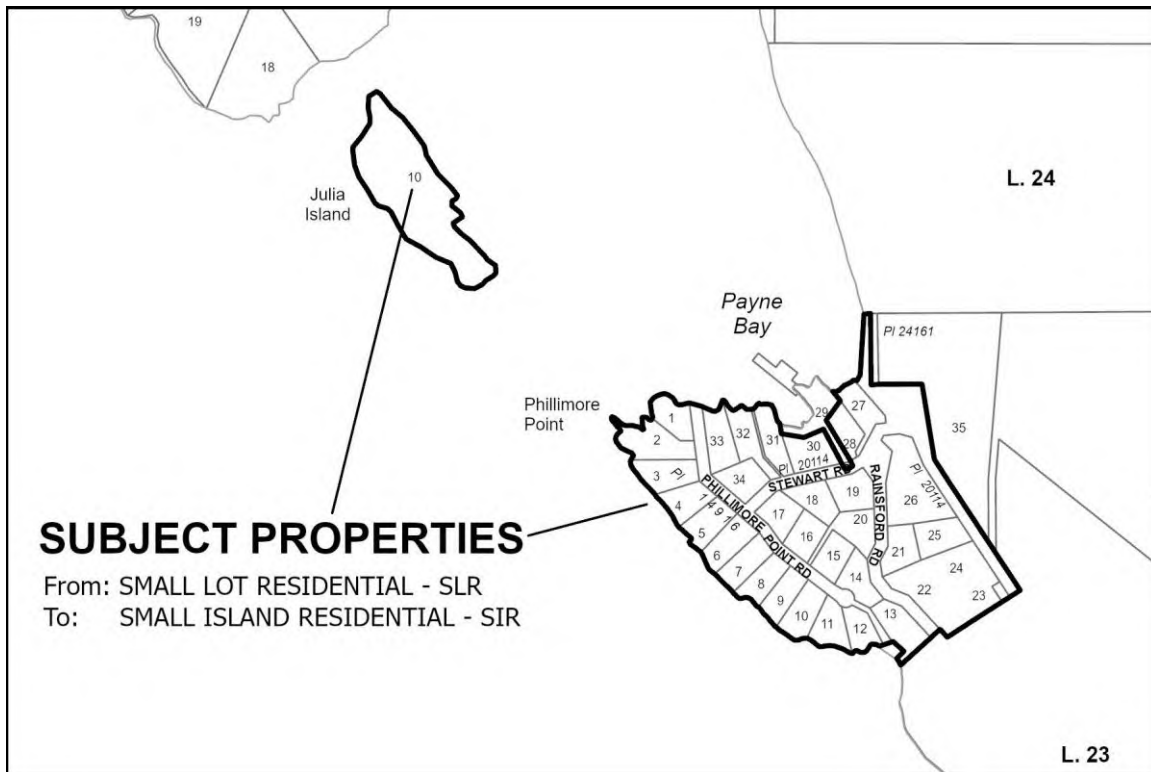
READ A FIRST TIME THIS	9 TH	DAY OF	JUNE	2026.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

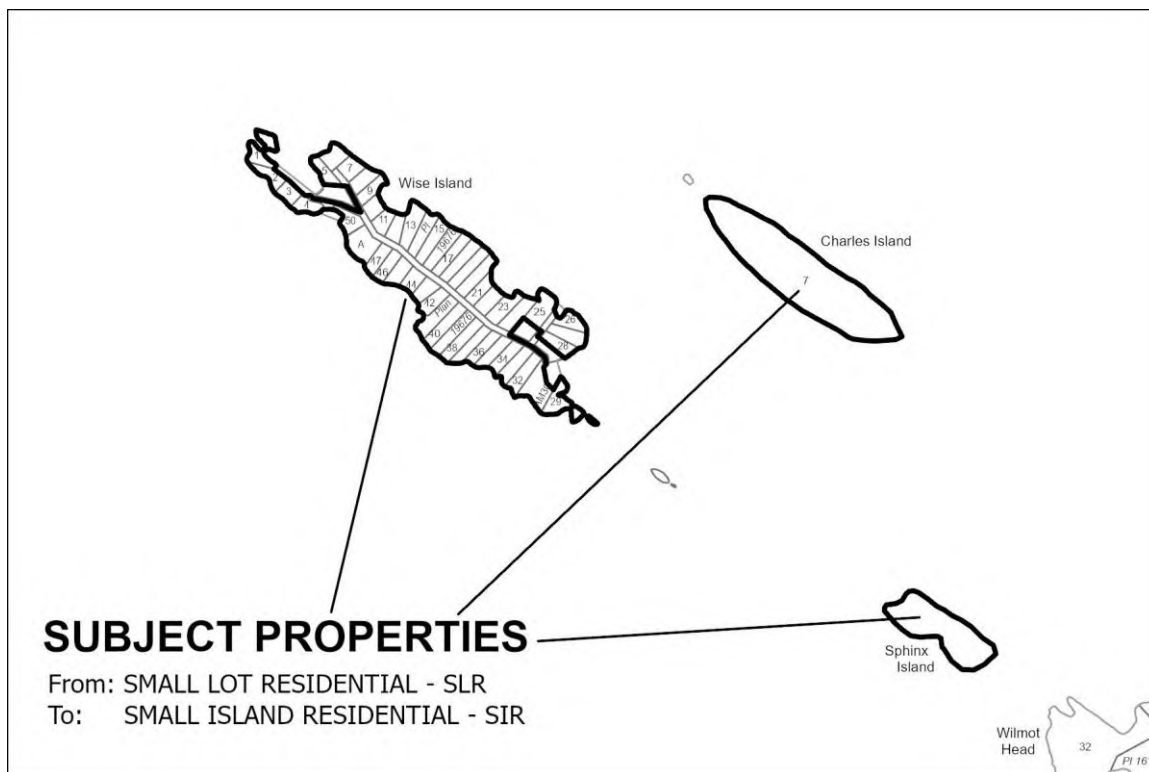
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 1



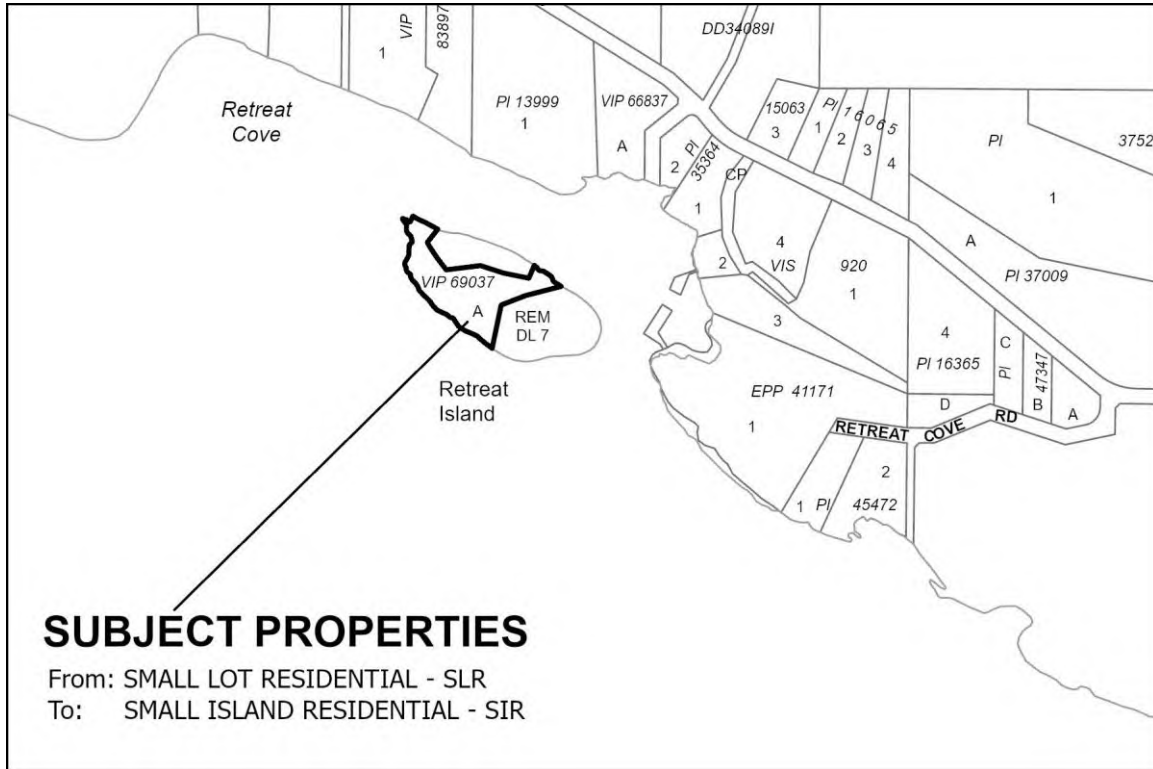
**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300**

Plan No. 2



**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300**

Plan No. 3



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

Friday, May 29th, 2026

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.

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.
-

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.
-

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.*
-

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.
-

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 m². (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 m²” 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 m² to 10 m². However, that commissioner would support the installation of solar panels of 5 m² 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.

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 m².

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 m² 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*

Jas Chonk

From: Gorsuch, Wanda FOR:EX <Wanda.Gorsuch@gov.bc.ca>
Sent: Tuesday, February 24, 2026 3:51 PM
To: Jas Chonk
Cc: Archaeology FOR:EX; Lutley, Travis FOR:EX
Subject: RE: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Jas,

Thank you for the opportunity to review Draft Bylaw No. 300

The Archaeology Branch interests are not affected by the proposed draft bylaw.

Regards

Wanda

Wanda Gorsuch, BSc, MA

Manager of Policy, Information and Data Science
Archaeology Branch, Ministry of Forests
Office: 778-974-5790 / Cell: 250-920-8012
Email: Wanda.Gorsuch@gov.bc.ca

From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Monday, February 23, 2026 2:12 PM
To: Archaeology FOR:EX <Archaeology@gov.bc.ca>; 'shar@gifn.ca' <shar@gifn.ca>; 'georgeson508@outlook.com' <georgeson508@outlook.com>; achan <achan@crd.bc.ca>; 'Jessica Arnet' <jarnet@crd.bc.ca>; 'chief.ngvfd@gmail.com' <chief.ngvfd@gmail.com>; 'chief@gvfd.ca' <chief@gvfd.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>; Britt Holowaty <bholowaty@islandstrust.bc.ca>
Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

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Dear Referral Coordinators,

The Galiano Island Local Trust Committee (LTC) has asked that its Draft Bylaw No. 300 (Associated Islands Project) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The LTC is undertaking a review of the regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 that apply to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Over the past several years, the Galiano Island Local Trust Committee has received feedback from community members and has observed an increase in bylaw enforcement activity. These concerns have highlighted the need to revisit and clarify certain regulations, particularly those related to the placement of solar panels, accessory buildings, and other small structures located within setbacks. The purpose of this project is to ensure that the regulations are clear, balanced, and reflective of the unique circumstances of island and water-access properties, while also protecting the natural environment.

Draft Bylaw No. 300 amends the Galiano Island LUB by creating a new zone specifically for those lots that are boat access only and are currently zoned Small Lot Residential (SLR). These 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 proposed new exemptions to the setback from the natural boundary of the sea for SIR-zoned lots.

Professional reports and staff reports are available on the Galiano Island Projects webpage: <https://islandstrust.bc.ca/island-planning/galiano/projects/>

A reply is respectfully requested by **Wednesday, March 25, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səliwəθə, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S7ÁUTW, Stz'uminus, ʔəθəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x"məθk"əyám First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☒

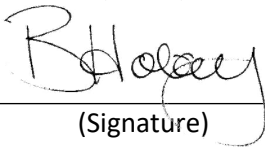
Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)



(Signature)

March 19, 2026

(Date)

300

(Bylaw Number)

Legislative Clerk/Deputy Secretary

(Name and Title)

SSI Local Trust Committee

(Agency)

Jas Chonk

From: Aggie Chan <AChan@crd.bc.ca>
Sent: Wednesday, April 22, 2026 11:58 AM
To: Jas Chonk
Subject: RE: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Hi Jas,

Sorry, we have let this due date lapsed. For your records, I received no comments from within the CRD for this referral.

Regards,

Aggie Chan (she/her)

Conveyancer | Corporate Services – Real Estate and Facilities Management
T: 250.360.3176 | E: achan@crd.bc.ca

From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Monday, February 23, 2026 2:12 PM
To: 'Archaeology@gov.bc.ca' <Archaeology@gov.bc.ca>; 'shar@gifn.ca' <shar@gifn.ca>; 'georgeson508@outlook.com' <georgeson508@outlook.com>; Aggie Chan <AChan@crd.bc.ca>; Jessica Arnet <jarnet@crd.bc.ca>; chief.ngvfd <chief.ngvfd@gmail.com>; 'chief@gvfd.ca' <chief@gvfd.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>; Britt Holowaty <bholowaty@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Referral Coordinators,

The Galiano Island Local Trust Committee (LTC) has asked that its Draft Bylaw No. 300 (Associated Islands Project) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The LTC is undertaking a review of the regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 that apply to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

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A reply is respectfully requested by **Wednesday, March 25, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

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T 250-405-5164 | islandstrust.bc.ca

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This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you. Please consider the environment before printing this email.

BYLAW REFERRAL FORM
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area
 (Island)

J. Chonk
 (Signature)

April 27, 2026
 (Date)

300
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Name and Title)

Mayne Island Local Trust Committee
 (Agency)



Pauquachin First Nation

February 24, 2026

Islands Trust

Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish

Project Name: Galiano Island LTC Bylaw No. 300

Date Received: 23-Feb-2026

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Galiano Island LTC Bylaw No. 300

The subject area appears to fall outside the recognized title and governance boundaries of the Pauquachin First Nation, indicating a Level 1 rights designation. This classification signifies that the project is predominantly situated within the jurisdiction of another First Nation's traditional territory. Consequently, Pauquachin First Nation's interests are limited to areas such as trade, government-to-government relations, and inter-community interactions, rather than overarching title and governance rights. These rights are considered the highest under Section 35 and would necessitate comprehensive consultation aligned with the Haida Nation's standards. Based on this assessment, deference is given to the First Nation(s) whose traditional territory encompasses or is impacted by the project. Should Pauquachin First Nation identify additional interests in the future, the assessment may be revised accordingly.

Currently, the position remains that the rights and interests of the directly affected Nation(s) take precedence, and further engagement will be conducted in accordance with this understanding.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com



PENELAKUT
TRIBE

February 24, 2026

Islands Trust

Attn: Jas Chonk

The Penelakut Tribe acknowledges receipt of the referral concerning Galiano Island LTC Bylaw No. 300, which is situated within the Penelakut Traditional Territory or statement of intent area. The Tribe affirms its commitment to safeguarding its rights and access to lands and resources within its territory.

Currently, the Tribe has no issues or comments regarding this referral. This response is specific to this matter and does not prejudice future consultations or negotiations with the Nation.

Additionally, the Tribe reserves the right to address issues related to Aboriginal rights, title infringement, and compensation through appropriate channels such as treaty negotiations, judicial processes, or alternative dispute resolution mechanisms. The Tribe also retains the right to raise objections if cultural sites, archaeological resources, or environmental impacts are identified during development activities, or if unforeseen impacts on rights or interests are discovered.

For further information or clarification, please contact our office directly.

Sincerely,

Monty Horton, MCIP RPP

Lands Consultant

Penelakut Tribe

Cell: 250-937-9195

Email: landsmanager@penelakut.ca

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Tuesday, February 24, 2026 9:15 AM
To: Jas Chonk
Subject: [Snuneymuxw Connect] Taylor Charette (Snuneymuxw First Nation) posted a comment on GL-BL-300 - Galiano LTC Bylaw No. 300

Snuneymuxw Connect

New Comment

Taylor Charette (Snuneymuxw First Nation) posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to

Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative

effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from

Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right

to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at

SFNReferrals@snuneymuxw.ca if you have any questions.

Hay ch q'a,

-
- PROJECT NAME

Galiano LTC Bylaw No. 300

- ISSUING AGENCY FILE NUMBER(S)

GL-BL-300

- REFERRAL ID

613

[View this Submission](#)



SṪÁUTW FIRST NATION

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

SṪÁUTW First Nation
7728 Tetayut Rd
Saanichton BC
V8M 2E4

2026-02-24

Islands Trust
200-1627 Fort St, Victoria, BC, V8R 1H8

SṪÁUTW First Nation File No. 2026-00074

RE: Galiano Island Local Trust Committee - GL-BL-300

Dear Jas Chonk,

Thank you for your referral to SṪÁUTW First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the local Nations. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests.

If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.

HÍSWƷE,

Bel Manson | Referrals Coordinator
referrals@tsawout.ca



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

February 24, 2026

Islands Trust
Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish
Project Name: Galiano Island LTC Bylaw No. 300
Date Received: 23-Feb-2026
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 1

'Au Si'em:

Ts'uubaa-asatx Nation is in receipt of the referral for: Galiano Island LTC Bylaw No. 300

The area in question appears to fall outside the recognized title and governance boundaries of the Ts'uubaa-asatx Nation. Consequently, this region is classified as a Level 1 rights area for the Nation. Level 1 indicates that the project is predominantly situated within another First Nation's traditional territory and governance jurisdiction. Our interests are limited to areas such as trade, government-to-government relations, and inter-community interactions, rather than title and governance authority, which are considered Ts'uubaa-asatx Nation's primary Section 35 interests. Addressing these interests would necessitate comprehensive consultation aligned with the highest standards, such as those outlined in the Haida Nation's protocols. Based on this assessment, we defer to the First Nation(s) whose traditional territory encompasses or is impacted by the project.

Should Ts'uubaa-asatx Nation's interests evolve, we reserve the right to reassess this classification. Currently, our position is to defer to the Nation(s) directly affected by the project's location and impact.

'Uy' Skweyul,

Monty Horton



Hul'qumi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

Jas Chonk

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Wednesday, March 11, 2026 11:02 AM
To: Jas Chonk; SouthInfo
Cc: Kelly Scott; Sheila Williams
Subject: Re: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Hi There,

Thank you for the email.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w q'ə
Thank you,

Amelia Cooper, BA

*Referrals Analyst
Treaty Rights and Title
1926 Tsawwassen Drive
C:604-619-6930*



From: Jas Chonk <jchonk@islandtrust.bc.ca>
Sent: Monday, February 23, 2026 2:13 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandtrust.bc.ca>
Subject: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Dear Tsawwassen First Nation Referral Coordinators,

The Galiano Island Local Trust Committee (LTC) has asked that its Draft Bylaw No. 300 (Associated Islands Project) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The LTC is undertaking a review of the regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 that apply to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Over the past several years, the Galiano Island Local Trust Committee has received feedback from community members and has observed an increase in bylaw enforcement activity. These concerns have highlighted the need to revisit and clarify certain regulations, particularly those related to the placement of solar panels, accessory buildings, and other small structures located within setbacks. The purpose of this project is to ensure that the regulations are clear, balanced, and reflective of the unique circumstances of island and water-access properties, while also protecting the natural environment.

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Professional reports and staff reports are available on the Galiano Island Projects webpage: <https://islandstrust.bc.ca/island-planning/galiano/projects/>

A reply is respectfully requested by **Friday, April 24, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

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Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

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Jas Chonk

From: Kim Stockdill
Sent: Thursday, April 9, 2026 11:58 AM
To: Emery Sanderson
Cc: Keisha Sampson; Jas Chonk; Joe Elliott; Mary Storzer
Subject: RE: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Hi Emery,

Thank you again for all your help with this. If any further questions/concerns come up, please feel free to give me a call or email.

Kim

From: Emery Sanderson <Emery.Sanderson@cowichantribes.com>
Sent: Thursday, April 9, 2026 10:31 AM
To: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Cc: Keisha Sampson <Keisha.Sampson@cowichantribes.com>; Jas Chonk <jchonk@islandstrust.bc.ca>; Joe Elliott <jelliott@islandstrust.bc.ca>; Mary Storzer <mstorzer@islandstrust.bc.ca>
Subject: RE: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Hi Kim,

Thanks for following up and appreciate the clarification. While we don't think BC's chance find procedures are perfect, we're glad they're in place here anyways. We don't have any more comments at this time, but I will follow up if any arise.

Thank you,

Emery Sanderson

Referrals Advisor
Cowichan Tribes, Lulumexun
Phone: 250-732-7874
Email: emery.sanderson@cowichantribes.com

>>> Kim Stockdill <kstockdill@islandstrust.bc.ca> 4/8/2026 9:44 AM >>>
Hi Emery,

I'm following up in regards to my email below to ensure satisfied Cowichan's second concern as identified in your email dated March 25, 2026.

Thank you,
Kim Stockdill

From: Kim Stockdill
Sent: Tuesday, March 31, 2026 1:27 PM
To: 'Emery Sanderson' <Emery.Sanderson@cowichantribes.com>
Cc: Keisha Sampson <Keisha.Sampson@cowichantribes.com>; Jas Chonk <jchonk@islandstrust.bc.ca>; Joe Elliott

<jelliott@islandstrust.bc.ca>; Mary Storzer <mstorzer@islandstrust.bc.ca>

Subject: RE: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Yes we use RAAD within our GIS mapping, although due to privacy concerns we cannot share any archaeological mapping.

We provide property owners/applicants with the attached Chance Finds and Ancestral Remains and Protected Archaeological Sites document. Within the document, we select if there is a direct overlap with a protected archaeological site, a direct overlap with an area of high arch potential, or no identified overlap/low potential. If there is a direct overlap with an existing site, we generally pause our development application process until the applicant/property owner has received necessary approvals from the BC Arch Branch. You'll notice on page 3 of the document, we also reference the Heritage Conservation Act obligations.

I also want to thank you for such a quick reply to my email. I'm heading into a few meetings this afternoon but I'll keep an eye on my emails.

Thank you again,

Kim

From: Emery Sanderson <Emery.Sanderson@cowichantribes.com>

Sent: Tuesday, March 31, 2026 1:19 PM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: Keisha Sampson <Keisha.Sampson@cowichantribes.com>; Jas Chonk <jchonk@islandstrust.bc.ca>; Joe Elliott <jelliott@islandstrust.bc.ca>; Mary Storzer <mstorzer@islandstrust.bc.ca>

Subject: RE: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Hi Kim,

Thanks for following up. The DPA addresses the first point of concern. Can you please clarify the second point with regards to notifying the property owners? What is the usual outcome after notifying property owners? I would imagine property owners would not want to front the bill of an arch assessment. What resources does Islands Trust have for archaeological mapping? RAAD is great, but it does not always show the whole picture.

Thank you,

Emery Sanderson

Referrals Advisor

Cowichan Tribes, Lulumexun

Phone: 250-732-7874

Email: emery.sanderson@cowichantribes.com

>>> Kim Stockdill <kstockdill@islandstrust.bc.ca> 2026-03-31 12:31 PM >>>

Hi Emery,

Thank you for your response to the draft Bylaw No. 300 for Galiano. I wanted to follow up with your comments below.

1. The proposed exemptions for the setback to the natural boundary of the sea will all be located on the upland portion of land and not in the intertidal/foreshore area. There is also a Shoreline and Marine Development Permit Area (DPA) in place for Galiano which requires a Development Permit (DP) for any new structures 15 metres upland and seaward from the natural boundary of the sea. The object of the existing DPA is to:

- a. To plan and regulate new development in a manner that preserves and protects the long-term physical integrity and ecological values of shorelines and associated foreshore and upland areas.
- b. To manage development to minimize disruption of natural features and processes and to retain, wherever possible, natural vegetation and natural features.
- c. To balance development opportunities with the ecological conservation of the shoreline environment.
- d. To maintain the public's use and access to these important recreation areas in a way that does not compromise the ecological integrity of the shoreline or put users at undue risk
- e. To adapt to the anticipated effects of climate change.
- f. To protect development from hazardous conditions resulting from shoreline erosion.
- g. To ensure the form and character of marina development is compatible with the rural environment and minimizes impact to the aquatic environment.

I've made a note for any future amendments to this DPA (which would require an Official Community Plan amendment bylaw and not apart of this project) to include cultural heritage considerations.

2. The Land Use Bylaw generally don't reference other legislative requirements (Heritage Conservation Act, Agricultural Land Commission Act, or Local Government Act) as it primarily regulates land use authority within the Local Trust Committee's jurisdiction. Although when we're reviewing development applications (building permit referrals, development permits, development variance permits, etc.), Islands Trust planning staff refer to archaeological mapping and notify the property owners of any existing or potential archaeological sites.

Please let me know if the above information addresses Cowichan's concerns. I'm also happy to follow up with a phone call as well.

Thank you so much,
Kim

Kim Stockdill (*she/her*)

Island Planner

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5157 | islandstrust.bc.ca

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From: Emery Sanderson <Emery.Sanderson@cowichantribes.com>

Sent: Wednesday, March 25, 2026 3:30 PM

To: Jas Chonk <jchonk@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: Keisha Sampson <Keisha.Sampson@cowichantribes.com>; Stephanie Atleo <Stephanie.Atleo@cowichantribes.com>

Subject: Re: Galiano Island Local Trust Committee Draft Bylaw No. 300 Referral - For Response

Hi Jas and Kim,

Thank you for the referral regarding Draft Bylaw No. 300 for the Galiano Island Local Trust Area.

Cowichan Tribes has reviewed the proposed amendments. We want to flag a couple points.

The proposed setback exemptions allowing structures within 7.5 metres of the natural boundary of the sea is the main worry. The foreshore and intertidal zones around these islands hold importance to Cowichan Tribes, i.e. for harvesting, access, and cultural use. Structures like dock anchor pads, stairs, and walkways may seem minor individually, but their cumulative presence along the shoreline across multiple small islands is concerning. We'd ask that the LTC ensure any development proceeding under these exemptions accounts for potential impacts to traditional use of the intertidal zone.

We also note that the bylaw as drafted doesn't appear to include heritage assessment requirements tied to the new SIR zone or the setback exemptions. Shoreline development can disturb cultural heritage, and we'd expect any work near the foreshore to be subject to appropriate review under the Heritage Conservation Act.

Also, can you please add Keish (cc'd) to the referral distribution list for Cowichan Tribes?

Huy ch q'u,

Emery Sanderson

Referrals Advisor

Cowichan Tribes, Lulumexun

Phone: 250-732-7874

Email: emery.sanderson@cowichantribes.com

>>> Jas Chonk <jchonk@islandstrust.bc.ca> 2026-02-23 2:12 PM >>>

Dear Cowichan Tribes Referral Coordinators,

The Galiano Island Local Trust Committee (LTC) has asked that its Draft Bylaw No. 300 (Associated Islands Project) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The LTC is undertaking a review of the regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 that apply to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Over the past several years, the Galiano Island Local Trust Committee has received feedback from community members and has observed an increase in bylaw enforcement activity. These concerns have highlighted the need to revisit and clarify certain regulations, particularly those related to the placement of solar panels, accessory buildings, and other small structures located within setbacks. The purpose of this project is to ensure that the regulations are clear, balanced, and reflective of the unique circumstances of island and water-access properties, while also protecting the natural environment.

Draft Bylaw No. 300 amends the Galiano Island LUB by creating a new zone specifically for those lots that are boat access only and are currently zoned Small Lot Residential (SLR). These 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 proposed new exemptions to the setback from the natural boundary of the sea for SIR-zoned lots.

Professional reports and staff reports are available on the Galiano Island Projects webpage:

<https://islandstrust.bc.ca/island-planning/galiano/projects/>

A reply is respectfully requested by **Friday, April 24, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

Jas Chonk

From: Kim Stockdill
Sent: Thursday, July 2, 2026 10:12 AM
To: Halalt Referrals; Mary Storzer; Jas Chonk
Subject: RE: Notice of First Reading - Galiano Island Local Trust Committee Draft Bylaw No. 300

Hi Andrew,

I understand you've connected with Mary in my absence regarding the referral for the Associated Islands Regulation Review Project. At the June 9th Galiano Island Local Trust Committee (LTC) meeting, the LTC discussed the project and made the following amendments/recommendations:

- *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.*
- *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 m² within the setback to the natural boundary of the sea for Wise Island lots and other lots without access to the power grid*
 - *Consider existing wooden structures*

The project and Bylaw No. 300 will be placed on the next Galiano LTC meeting scheduled for August 25th, 2026. The staff report for this meeting will include a full analysis on recommendations made by the Galiano Island Advisory Planning Commission, comments received from the June 9th LTC meeting, referral comments, and updated the bylaw based on the above requested amendments.

Please let me know if you'd like schedule a call to discuss the above or if you require any further information.

Thank you,

Kim Stockdill (she/her)

Island Planner

Islands Trust

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From: Halalt Referrals <referrals@halalt.org>
Sent: Wednesday, June 10, 2026 3:17 PM
To: Mary Storzer <mstorzer@islandstrust.bc.ca>; Jas Chonk <jchonk@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Re: Notice of First Reading - Galiano Island Local Trust Committee Draft Bylaw No. 300

Yes, sorry I didn't call earlier, all day meetings. Tomorrow I have time after 1:30pm.

- In short - concerns about cumulative impacts from foreshore developments.

Andrew Boxwell, R.P.Bio

Referrals Analyst

Halalt First Nation

250-246-4736 ext:114

From: Mary Storzer <mstorzer@islandstrust.bc.ca>

Sent: June 10, 2026 3:03 PM

To: Jas Chonk <jchonk@islandstrust.bc.ca>; Halalt Referrals <referrals@halalt.org>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>

Subject: RE: Notice of First Reading - Galiano Island Local Trust Committee Draft Bylaw No. 300

Hello Andrew,

I'd be happy to chat with you – would tomorrow be ok?

Let me know a good time for you and I can sent something up.

Mary

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: Wednesday, June 10, 2026 11:53 AM

To: Halalt Referrals <referrals@halalt.org>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Mary Storzer <mstorzer@islandstrust.bc.ca>

Subject: RE: Notice of First Reading - Galiano Island Local Trust Committee Draft Bylaw No. 300

Hello Andrew,

I have included Mary Storzer, Regional Planning Manager in this email who is covering for Kim Stockdill, Island Planner for Galiano Island.

Mary also attended the meeting yesterday and can provide any information you are acquiring in regards to Bylaw No. 300.

Thank you.

Jas

From: Halalt Referrals <referrals@halalt.org>

Sent: Wednesday, June 10, 2026 11:41 AM

To: Jas Chonk <jchonk@islandstrust.bc.ca>

Subject: Re: Notice of First Reading - Galiano Island Local Trust Committee Draft Bylaw No. 300

Hi Jas, are you available at 12 for a phone call about this?

Andrew Boxwell, R.P.Bio

Referrals Analyst

Halalt First Nation

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: May 15, 2026 2:28 PM

To: 'Emery Sanderson' <Emery.Sanderson@cowichantribes.com>; Keisha Sampson <Keisha.Sampson@cowichantribes.com>; Halalt Referrals <referrals@halalt.org>; 'referrals@lyackson.bc.ca' <referrals@lyackson.bc.ca>; 'rabbas@semiahmoofirstnation.org' <rabbas@semiahmoofirstnation.org>; Nicole Gervais <Nicole.Gervais@stzuminus.com>; Sandra Baan <sandra.baan@stzuminus.com>; 'David Elliott' <Referrals@tsartlip.com>; 'Tsawout Referrals' <referrals@tsawout.ca>; 'TFN Referrals' <referrals@tsawwassenfirstnation.com>; 'chief@tseycum.ca' <chief@tseycum.ca>; 'laurie.whitehead@wsanec.com' <laurie.whitehead@wsanec.com>; 'SFNReferrals@snuneymuxw.ca' <SFNReferrals@snuneymuxw.ca>; 'reception@pauquachin.com' <reception@pauquachin.com>; 'denisej@penelakut.ca' <denisej@penelakut.ca>; 'rob.morton@penelakut.ca' <rob.morton@penelakut.ca>; 'montyhorton@yahoo.ca' <montyhorton@yahoo.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>

Subject: Notice of First Reading - Galiano Island Local Trust Committee Draft Bylaw No. 300

Dear Referral Coordinators,

I wish to advise you that a Notice of First Reading has been given regarding Galiano Island Draft Bylaw No. 300 (Associated Islands Regulations Review Project).

Draft Bylaw No. 300 will, if adopted, 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 m².
- 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 Galiano Island Local Trust Committee may consider giving readings at their June 9, 2026 meeting, beginning at 1:00 p.m. at the Galiano South Community Hall, 141 Sturdies Bay Road, Galiano Island. The Notice of First Reading is attached for your convenience.

If you have already provided a referral response for this bylaw, thank you. We are appreciative of your response. Should you wish to provide comment, it is welcome.

The referral package for this bylaw was sent to you on February 23, 2026 either by email or via portal.

Respectfully,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

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