



ADOPTED

Minutes of the Galiano Island Advisory Planning Commission

Date: May 5, 2026
Location: Galiano Island Community Library

Members Present: Gilian Disting, Chair
Danica Berginc, Member
Karen Harris, Member
Jann Helssen, Member
Gerald Longson, Member
Jennifer Margison, Member

Regrets: Art Moses, Vice-Chair

Staff Present: Kim Stockdill, Island Planner (electronic)
Carly Bilney, APC Secretary (electronic)

Members of the Public: There were no members of the public present.

1. CALL TO ORDER

Chair Disting called the meeting to order at 10:05 a.m.

2. APPROVAL OF AGENDA

A suggestion was made to add the following item: Discussion of Zoom Meeting Participation

By general consent, the agenda was approved as amended.

3. GALIANO JANUARY 27, 2026 APC MINUTES (FOR ADOPTION)

By general consent the Galiano Advisory Planning Commission meeting minutes of January 27, 2026 were adopted as presented.

4. DEBRIEF FROM PREVIOUS TWO REFERRALS

Chair Disting commented on recent correspondence between Commission members and the Local Trust Committee including individual discussions with each Trustee. She made the following comments:

- Referrals of the size and scope that the Commission received previously are rare

- A referral on the Trust Policy Statement to an Advisory Planning Commission is rare among the islands
- It is generally very helpful to Trustees to receive a list of recommendations with rationale from the Advisory Planning Commission
- The Commission’s report on the Trust Policy Statement will be included as public feedback in a deeper review by all Trustees, rather than a thorough analysis by the Galiano Local Trust Committee alone
- The Commission’s work related to the Official Community Plan review is not on the Islands Trust website because the Official Community Plan project is not yet moving forward; it is, however, included in the agenda of the meeting that was forwarded to the Local Trust Committee

5. OVERVIEW OF NEW REFERRAL (PLANNER STOCKDILL)

Island Planner Stockdill provided an overview of the new referral – a request by the Galiano Local Trust Committee that the Galiano Advisory Planning Commission review draft Bylaw No. 300 for the Associated Islands Regulations Review Project. The following comments were made:

- The Project was initiated when bylaw enforcement opened six files several years ago, primarily related to complaints about solar panels
- The increase in public complaints, particularly on Wise Island, prompted a delegation to the Galiano Local Trust Committee to request that a project be initiated to address the issues, and that bylaw enforcement be paused until the issues were reviewed
- The purpose of the project is to amend the land use bylaw to address concerns and the intent is to balance community needs with protection of sensitive coastal ecosystems
- A Community Information Meeting held last year gathered feedback from residents which informs staff recommendations in the draft land use bylaw
- The bylaw seeks to rezone associated islands and boat-access-only areas currently designated “Small Lot Residential” into a new zone called “Small Island Residential” that would allow exemptions for certain structures within setbacks

The Planner described the exemptions, then reviewed the process and timeline going forward. She suggested the Commission provide comments by May 29 to be included in the agenda of the June 9 Local Trust Committee meeting.

6. DISCUSSION OF NEW REFERRAL

Discussion ensued and the following comments were made:

- A Commissioner expressed concern about the lack of information related to potential environmental impacts included in the staff report
- The Planner commented that any structure built within 15 metres of the natural boundary of the sea would be included in the Marine Development Permit Area (DPA 2) and would require an impact assessment from a registered biologist

- A Commissioner commented that Wise Island is almost fully developed and the intent of this project is to allow what has already been built
- A Commissioner commented that the Development Permit Area application process would address environmental concerns
- A Commissioner questioned whether the exemptions should be applied only to Wise Island rather than all associated islands and Phillimore Point
- A Commissioner commented that Wise Island, Phillimore Point and two small islands off of Gossip Island do not have electricity
- A Commissioner distinguished between necessary structures and luxury structures and explained that accessibility for stairs and a landing platform are important safety measures on an island that has no driveways
- A Commissioner suggested a solar panel size of 10 square meters would be preferable to what is proposed
- A Commissioner commented that solar panels on the shoreline, where they are exposed to sunlight, might be preferable to having them on a rooftop to minimize potential tree cutting
- The Planner highlighted a need to ensure the regulations sufficiently meet the needs of community members so they do not need to seek an abundance of development permits
- The Planner noted that creating this bylaw does not create an exemption to the Development Permit Area and if the bylaw is approved and someone wants to install a structure that is compliant with the bylaw, they may still need to go through the Development Permit Area process; they will not, however, need to go through the variance process
- A Commissioner suggested propane tanks be included as an exempted structure and the Planner commented that they were not included out of concern that if they are allowed, there may be more tanks located within the natural boundary of the sea creating a visual impact
- A Commissioner suggested definitions be included in the bylaw for terms such as: decks, patios, platforms, landings, etc.
- A Commissioner expressed concern about not knowing the cumulative impact of applying the proposed bylaw to all of the associated islands and boat-access only areas, and another Commissioner responded that residents wanting to develop bare lots would still need to go through the permitting process

A Commissioner summarized the discussion thus far and noted the key concerns that have been raised as follows:

1. Does the bylaw, as it is written, cover the structures that would potentially be in the foreshore setback?
2. What are the environmental impacts of allowing those impacts in the foreshore setback?
3. Should the bylaw be restricted to Wise Island only or should it apply to the other proposed areas as well?

The Planner commented that there are other small islands that are boat-access only and having stairs, anchor pads, etc. would also be applicable in their situations.

7. DISCUSSION OF ZOOM MEETING PARTICIPATION

The Planner commented that Duncan Reid, Community Director on Wise Island, is permitted to join future meetings of the Advisory Planning Commission as a member of the public by Zoom.

8. NEXT MEETING

Chair Dusting expressed a willingness to seek additional feedback from residents of associated islands.

Island Planner Stockdill explained that the Advisory Planning Commission can include its comments within the meeting minutes and capture recommendations in a motion, and that a report is not mandatory.

Next meeting on Tuesday, May 19, 2026 at the Galiano Community Library

9. ADJOURNMENT

By general consent the meeting was adjourned at 11:56 a.m.

Gilian Dusting, Chair

Certified Correct:

Carly Bilney, Recorder