



# Memorandum

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Date: April 15, 2026  
To: Galiano Island Advisory Planning Commission  
From: Kim Stockdill, Island Planner  
Re: Associated Islands Regulations Review Project (Bylaw No. 300) – Advisory Planning Commission Referral

File No: Associated Islands  
Regulations Review Project –  
Bylaw No. 300

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The Galiano Local Trust Committee (LTC) has requested the Galiano Advisory Planning Commission (APC) to review draft Bylaw No. 300 for the Associated Islands Regulations Review Project.

On March 14, 2023 Bylaw Enforcement prepared a staff report regarding bylaw enforcement options on Wise Island (Attachment No.1). At this meeting, the Galiano LTC decided not to defer enforcement on Wise Island until a bylaw review was complete; therefore, bylaw enforcement has continued. Minutes from the March 14, 2023, LTC meeting can be viewed here: <https://islandstrust.bc.ca/document/galiano-ltc-regular-meeting-minutes-15/>

A referral was sent to a previous Galiano Island APC in August 2023, but the APC was unable to organize a meeting to discuss this referral; no meeting was scheduled by the previous APC.

The Galiano Island LTC then initiated the Associated Islands Regulations Review Project in early 2025. Due to increased bylaw enforcement activity (as noted above), particularly related to solar panels and other small structures located within the setback to the natural boundary of the sea and interior lot lines on Wise Island. The purpose of this project is to review and amend the Galiano Island Land Use Bylaw No. 127 siting and size regulations for associated islands and boat access only properties.

The project charter was endorsed in April 2025, and updated again in [December 2025](#). Staff have presented four staff reports to the LTC regarding this project, which are available on the project webpage: <https://islandstrust.bc.ca/island-planning/galiano/projects/>. The last staff report presented to the Galiano LTC includes a draft bylaw (Bylaw No. 300).

The draft bylaw intends to 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 Galiano Island LTC is requesting the Galiano APC to review the draft bylaw and recommend amendments (if necessary).

Staff will be available by Zoom to attend future APC meetings. I will be away from April 18 to May 3<sup>rd</sup>, but I am able to attend a meeting in May.

The APC is requested to provide its recommendations by **May 29, 2026**.

Regards,

A handwritten signature in black ink that reads "Kim Stockdill". The signature is written in a cursive, flowing style.

Kim Stockdill  
Island Planner  
[kstockdill@islandstrust.bc.ca](mailto:kstockdill@islandstrust.bc.ca)

Attachment:

1. Bylaw Enforcement Staff Report dated March 14, 2023
2. Planning Staff Report dated February 10, 2026



DATE OF MEETING: March 14, 2023  
TO: Galiano Island Local Trust Committee  
FROM: Warren Dingman Bylaw Compliance & Enforcement Manager  
SUBJECT: Bylaw Enforcement Policy options for Wise Island

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## RECOMMENDATION

1. That the Galiano Island Local Trust Committee defer enforcement on Wise Island for any solar panels, stairs or decks sited within the setback from the natural boundary of the sea, and contravening section 2.14 of the Land Use Bylaw No. 127, until a Wise Island Bylaw Review is completed.
2. That the Galiano Island Local Trust Committee direct that the adjudication process for any disputed Bylaw Violation Notices for section 2.14 be placed on hold until the Wise Island Bylaw Review is completed.

## REPORT SUMMARY

This report provides a summary of the bylaw enforcement activities on Wise Island and the enforcement options available to the Local Trust Committee.

## BACKGROUND

Wise Island has a total of six open files for the siting of structures within the required setback area from the natural boundary of the sea. The siting of the structures may also have required a development permit as they are located in the Development Permit Area 2 – Shoreline & Marine, which includes all land 15 metres upland of the natural boundary of the sea. Since 2018, 5 files have been closed for the Wise Island after compliance was achieved. For a majority of the files, both open and closed, the structures subject to complaint have been solar panels.

The oldest open file is from 2019, and the newest was opened in April 2022. All were opened because of the receipt of a public complaint except one, and that file was opened under Trust Council Policy because a bylaw officer observed contraventions in the setback from the natural boundary of the sea and in a development permit area.

A total of 18 Bylaw Violation Notices have been issued for 4 of the files. The majority of the bylaw notices have either been paid or have been disputed.

## ANALYSIS

There have been several delegations to the Galiano Island Local Trust Committee from Wise Island regarding on-going enforcement activity for solar panels and other small structures in the setback from the sea.

There have been consistent complaints regarding the installation of solar panels, and their associated structures, since 2018. Multiple water taxi trips around the island by staff have revealed a proliferation of solar panels, but due to limited resources, we have not opened a group of proactive files to try and address them all. We have pursued mainly those subject to public complaint.

The required setback from the natural boundary of the sea is 7.5 metres and our efforts have focused on ensuring that the solar panels, and any other structures, have been moved out of the required setback area. Roof mounted solar panels are a viable option for the property owners, or they can construct an accessory structure to support the panels that does not encroach on the setback area, and outside of what is a development permit area. The property owners have also had the option of apply for development variance permits, and there is currently one variance permit application in process.

At the February 7, 2023, public meeting the Galiano Island LTC indicated they wish to address the issues above. Planning staff indicated that a Wise Island Bylaw Review is on the future projects list, and the LTC could consider this as the LTC's next minor project. Options for deferred bylaw enforcement for properties on Wise Island if the minor project proceeds were discussed.

The recommendation provided in this report will deal with bylaw contraventions on land only, and it would not deal with any contraventions located in the marine zone.

## ALTERNATIVES

The Galiano Island Local Trust Committee could adopt the following resolution but it is not recommended.

- 1. That the Galiano Island Local Trust Committee direct the Bylaw Compliance & Enforcement Manager to close any files on Wise Island for the siting of solar panels, stairs and decks that are in contravention of section 2.14 of the Galiano Island Land Use Bylaw No. 127.**

Submitted By:	Warren Dingman, Bylaw Compliance & Enforcement Manager	March 6, 2023
Concurrence:	Robert Kojima, Regional Planning Manager	March 6, 2023



File No.: Associated Islands  
Regulations Review

DATE OF MEETING: February 10, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner  
Southern Team

COPY: Robert Kojima, Regional Planning Manager

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

## RECOMMENDATION

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

## REPORT SUMMARY

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

## BACKGROUND

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

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

that Galiano Island Local Trust Committee endorse the amended project charter attached to the December 9, 2025 staff report for the Associated Islands Regulations Review Project.

**CARRIED**

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

that Galiano Island Local Trust Committee request staff prepare a draft bylaw for the Associated Islands Regulations Project in accordance with the staff report dated December 9, 2025.

**CARRIED**

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

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

**CARRIED**

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

## **ANALYSIS**

### **Policy/Regulatory**

#### Official Community Plan

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

#### Land Use Bylaw

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

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

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

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

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

### **Consultation**

#### Advisory Planning Commission:

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

#### Statutory Requirements – Notice of First Reading

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

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

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

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

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

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

## Referrals

### **First Nations**

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

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

### **Agencies**

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

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

### **Rational for Recommendation**

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

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

**ALTERNATIVES**

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

**1. Amend draft bylaw**

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

**2. Give First Reading**

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

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

**3. Request further information**

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are that commencing work on the project would be delayed. Recommended wording for the resolution is as follows:

*That the Galiano Island Local Trust Committee request that...*

**4. Not Proceed with the Project**

The LTC may decide not to proceed with the project.

*That the Galiano Island Local Trust Committee request staff to remove the Associated Islands Regulations Review Project from the Active Projects list.*

**5. Receive for information**

The LTC may receive the report for information

**NEXT STEPS**

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

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

**ATTACHMENT**

1. Draft Bylaw No. 300

# DRAFT

## GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 300

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

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

1. Citation

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

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

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

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

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

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

“Small Island Residential (SIR)”

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

“5.7 Small Island Residential - SIR

Permitted Uses

5.7.1 In the Boat Access Only zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

5.7.1.1 dwellings

- 5.7.1.2 cottages
- 5.7.1.3 home occupations
- 5.7.1.4 secondary suite

#### Permitted Density

- 5.7.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 1.2 hectares of lot area over 1.2 hectares.
- 5.7.3 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.
- 5.7.4 Lot coverage must not exceed 25% of any lot.

#### Permitted Height

- 5.7.5 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres.

#### Minimum Setbacks

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

#### Minimum Lot Size

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

#### Average Lot Size

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

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

3. SEVERABILITY

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

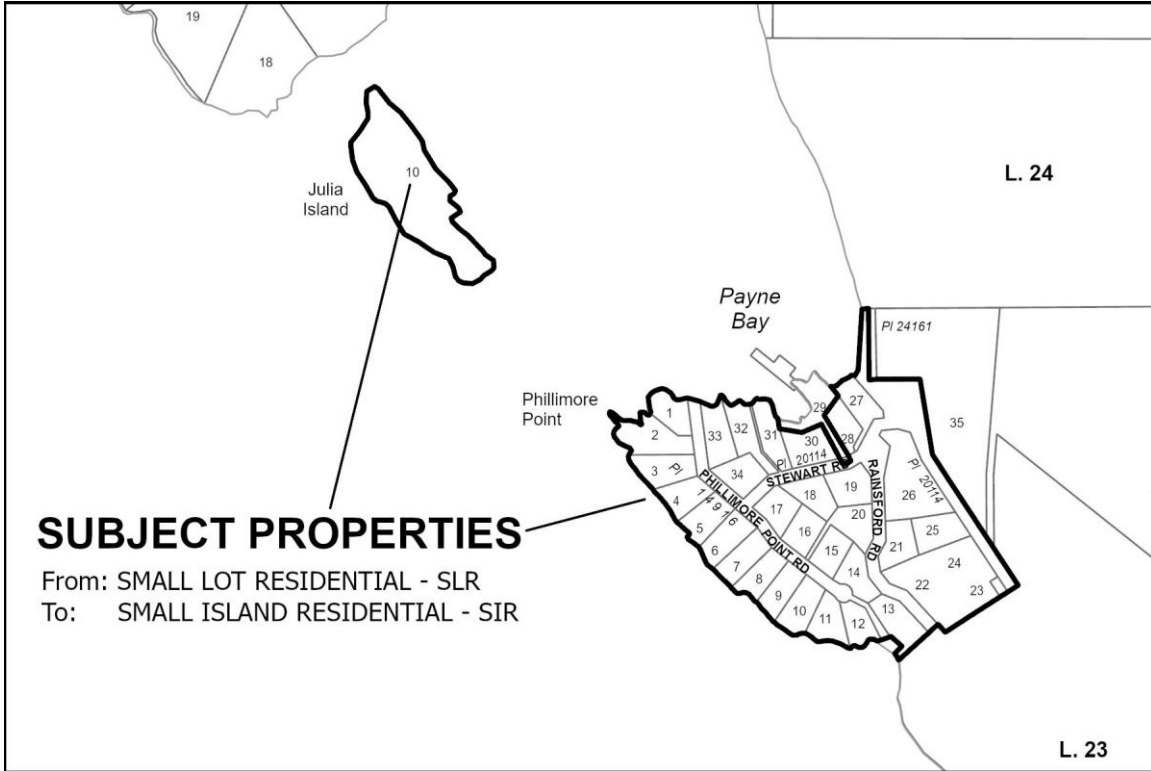
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APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

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CHAIR

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SECRETARY

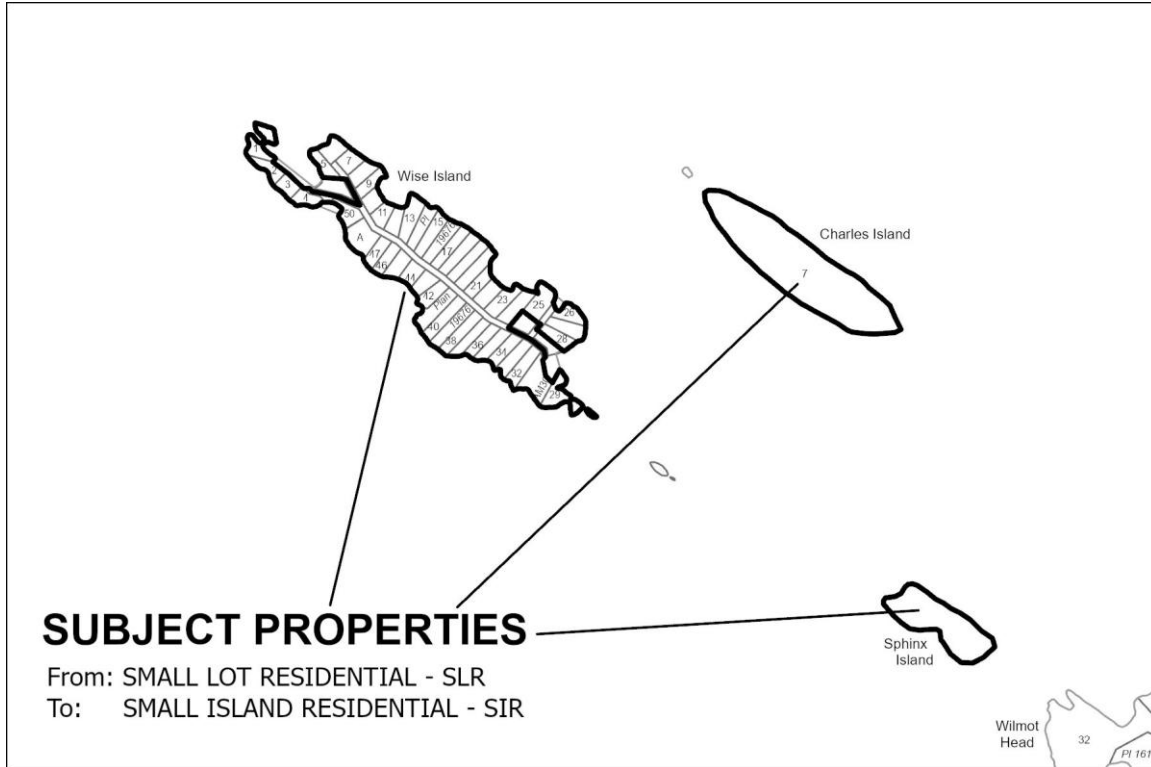
GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 1



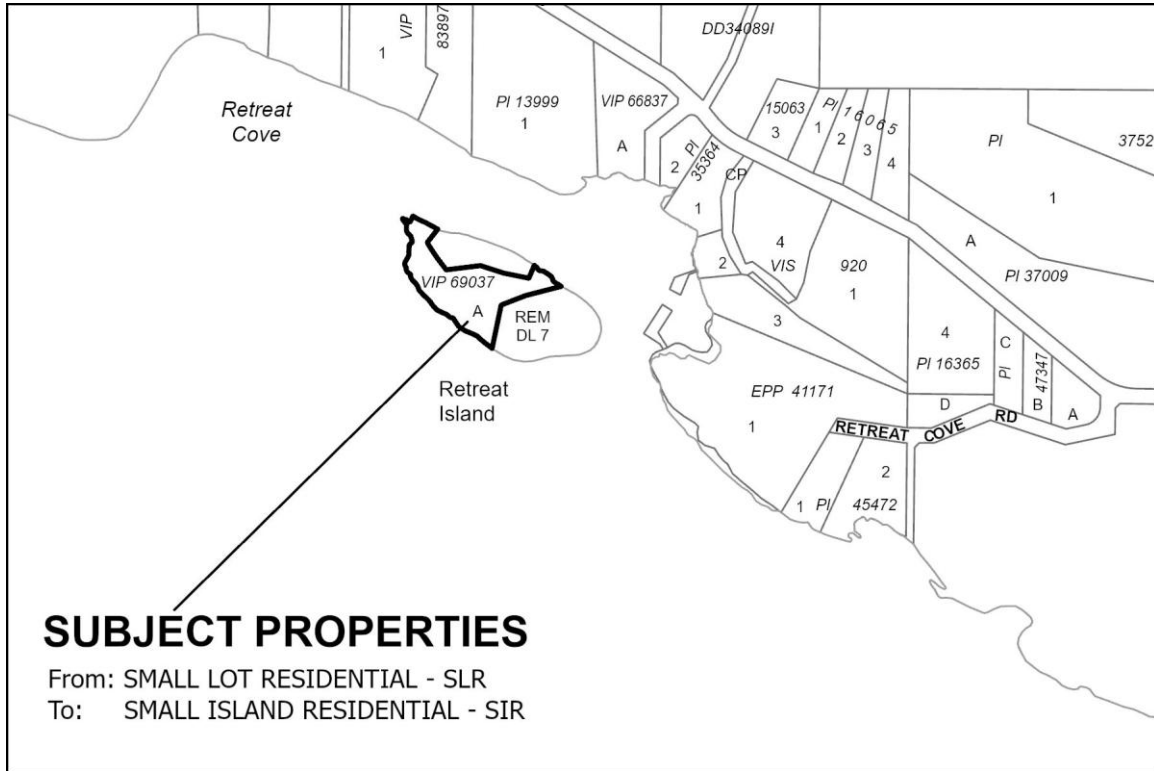
GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 2



GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 3



GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 300

Plan No. 4

