



FACT SHEET

SHORELINE AND MARINE DEVELOPMENT PERMIT AREA 2

What is the Shoreline and Marine Development Permit Area (DPA 2)?

British Columbia's *Local Government Act* enables communities to designate parts of their planning area as Development Permit Areas (DPAs) so they can set objectives and guidelines for development within those areas. The [Galiano Island Official Community Plan](#) (OCP) designates seven DPAs generally designed to protect sensitive ecosystems or to guide development in areas with special circumstances. Depending on the particular Development Permit Area and its exemptions, the requirement to obtain a Development Permit may be triggered by any building construction, demolition, land alteration, or subdivision of land that occurs in the DPA.

The Shoreline and Marine DPA was adopted by the Galiano Island Local Trust Committee (LTC) in order to protect sensitive coastal areas and processes. The objectives of the DPA include:

- Manage development to protect the physical and ecological integrity of shorelines.
- Maintain appropriate public access to the shoreline.
- Protect development from erosion hazards and the coastal effects of climate change.
- Ensure that marina development respects the aquatic environment and the rural nature of Galiano.

Why are marine and shoreline areas important?

With 78 kilometres of shoreline surrounding only 60 square kilometres of land, shorelines are the definitive physical characteristic of Galiano Island. They are an essential facet of island identity, and provide a key aesthetic and recreational resource for residents and tourists alike. Healthy and responsibly-developed shorelines also command superior real estate prices.

Likewise, shorelines are dynamic and important habitats for terrestrial and marine fish and wildlife. They provide critical feeding, rearing, and migratory habitat to species such as salmon, forage fish, eelgrass, and shellfish. Shoreline vegetation is beneficial for limiting erosion and stabilizing banks, absorbing and filtering rain water and contaminants carried in stormwater, and providing nutrients and shading that are critical for forage fish habitat.

With relatively small watershed areas and such extensive shorelines, what happens on the land almost always affects the marine environment, from shoreline marshes to eelgrass beds. Shoreline development can alter natural sedimentation processes, induce additional pollution, and modify the infiltration of sunlight to marine species.

How do I know whether my land is affected by the DPA?

The DPA includes all land 15 metres upland of the natural boundary of the sea, and seaward to the boundary of the area of bylaw application. Approximately 143 hectares of land on Galiano Island are designated within the Shoreline and Marine DPA, accounting for about 2.4% of the total land area.

When do I need a development permit?

Any landowner who has property that is located within the DPA may be required to obtain a development permit from the Local Trust Committee before undertaking any construction, demolition, alteration of land or structures, or subdivision of land. In particular, there are specific guidelines addressing the construction of shoreline protection measures (e.g. sea walls, rip rap, groynes) and docks or floats.

The regular maintenance of existing buildings and landscaping does not require a development permit; other exemptions are listed in the OCP. In addition to exempted activities, a development permit is not required for buildings or development located within a DPA that were present prior to approval of the bylaw, or for development outside the boundaries of a DPA.



How do I obtain a development permit?

Islands Trust planning staff can give you advice on the application process and options for developing your property. If you do need to apply for a permit, you will be required to complete an [application](#) and submit the application fee. Additionally, you may be required to hire one or more qualified professionals (e.g. biologist, geotechnical engineer) to produce an assessment report. In the assessment, the professional provides their opinion about the potential of the development to affect sensitive habitat or its susceptibility to hazards, and may recommend mitigation or enhancement measures.

Once a complete application is submitted, it typically takes 4 to 8 weeks to process an application. Staff will review your application, plans and any professional reports in relation to the DPA guidelines in the OCP, and make a recommendation to the LTC. The LTC will then consider issuance of the permit at a regular meeting. There is no public hearing or notification for a development permit application.

While a Development Permit cannot preclude permitted development, it can include conditions consistent with the DPA guidelines, such as attaching specific plans or requiring mitigation measures. Depending on the development, additional permits (e.g. a building permit) may be required as well.

General information about the development permit application process can be found on the [Islands Trust website](#).

How do I get more information?

To determine whether your development is subject to the Shoreline and Marine DPA, consult the Galiano Island Official Community Plan. Copies of the OCP are available from Islands Trust offices in Victoria, and online at www.islandstrust.bc.ca/islands/local-trust-areas/galiano. You can also contact planning staff directly at 250-405-5151 or toll-free through Enquiry BC at 1-800-663-7867.