

Regular Meeting Revised Agenda

Date: August 25, 2026
 Time: 1:00 pm
 Location: North Community Hall
 22790 Porlier Pass Road, Galiano Island, BC

			Pages
1.	CALL TO ORDER	1:00 PM - 1:15 PM	
	“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”		
2.	TERRITORIAL ACKNOWLEDGEMENT		
3.	APPROVAL OF AGENDA		
4.	TRUSTEE REPORT		
5.	CHAIR'S REPORT		
6.	ELECTORAL AREA DIRECTOR'S REPORT		
7.	FIRST NATION REPORT		
8.	PUBLIC PARTICIPATION PERIOD	1:15 PM - 1:30 PM	
9.	COMMUNITY INFORMATION MEETING - None		
10.	PUBLIC HEARING - None		
11.	MINUTES	1:30 PM - 1:40 PM	
11.1	Local Trust Committee Minutes Dated June 9, 2026 (for Adoption)		3 - 14
11.2	Local Trust Committee Record of Public Hearing Dated June 9, 2026 - Bylaw No. 297 (for Receipt)		15 - 16
11.3	Section 26 Resolutions Without Meeting Report Dated Aug 2026		17 - 17
11.4	Advisory Planning Commission Minutes - None		
12.	BUSINESS ARISING FROM MINUTES		

12.1	Follow-up Action List Dated Aug 2026	18 - 22
13.	DELEGATIONS	
14.	CORRESPONDENCE	
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
15.	MEETING BREAK - COMMUNITY UPDATE	
16.	APPLICATIONS AND REFERRALS	1:40 PM - 2:10 PM
16.1	GL-RZ-2014.1 (Crystal Mountain) – Staff Report (attached)	23 - 28
17.	LOCAL TRUST COMMITTEE PROJECTS	2:10 PM - 2:40 PM
17.1	Associated Islands Regulations Review Project – Staff Report (attached)	29 - 69
17.2	<i>Proposed OCP Review Project - Staff Report (attached)</i>	70 - 76
18.	REPORTS	2:40 PM - 2:50 PM
18.1	Work Program Reports (attached)	
18.1.1	<u>Active Projects Report Dated Aug 2026</u>	77 - 77
18.1.2	<u>Future Projects Report Dated Aug 2026</u>	78 - 79
18.2	Applications Report Dated Aug 2026 (attached)	80 - 85
18.3	Trustee and Local Expense Report Dated June 2026 (attached)	86 - 86
18.4	Adopted Policies and Standing Resolutions (attached)	87 - 91
18.5	Local Trust Committee Webpage	
18.6	Islands Trust Conservancy Report - None	
19.	NEW BUSINESS	
20.	UPCOMING MEETINGS	
20.1	Next Regular Meeting Scheduled for November 17, 2026, Electronic Meeting	
21.	PUBLIC PARTICIPATION PERIOD	2:50 PM - 3:05 PM
22.	CLOSED MEETING - None	
23.	ADJOURNMENT	3:05 PM - 3:05 PM

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: June 9, 2026
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Members Present: Timothy Peterson, Chair
Ben Mabblerley, Local Trustee
Lisa Gauvreau, Local Trustee

Staff Present: Mary Storzer, Regional Planning Manager
Bruce Belcher, Planner 2 (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 13 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations and stated appreciation of the Penelakut Tribe stewardship of the surrounding waters and land from time immemorial.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Gauvreau reported the following

- Attended Trust Programs Committee, Governance Committee, and Committee of the Whole meetings and provided discussion highlights
- Attended a webinar and working session on fallow deer issues in southern Gulf Islands
- Chaired an Accessibility Committee meeting during which the results of an Islands Trust website audit were discussed and work on the Accessibility Action Plan was undertaken
- Attended the Responding to Indigenous Specific Racism workshop series

Trustee Mabblerley reported the following:

- Attended a Galiano Conservancy Association meeting which focussed on land stewardship and working with the Penelakut on hunting programs to manage the deer population;
- Attended Committee of the Whole meeting

- Voted against the budget and noted the high proportion of the overall budget that is allocating to staff wages
- The Trust Policy Statement project will not complete this term

5. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Trust Council meetings in March and provided meeting highlights
- The Trust Policy Statement project will not finish this term
- Attended BC Municipal Leaders Climate Caucus meetings
- Attended Mount Aerosmith Biosphere Region round table
- Participated in the trustee onboarding working group
- Attended the Chief Administrative Officer performance evaluation meeting

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. FIRST NATION REPORT - None

8. PUBLIC PARTICIPATION PERIOD

- A member of the public asked why Trustee Mabberley does not provide a report on the Active Page
 - Trustee Mabberley stated he speaks to many community members in person and provides information during Local Trust Committee meetings but generally does not use newspapers as a means of communication
- A member of the public asked where a copy of the Trust Policy Statement can be found and if input can be submitted
 - A Trustee replied the draft is on the Islands Trust website and members of the public can provide input through email
- A member of the public stated they felt that the representation of the amendment to the Trust Policy Statement was not fulsomely presented in Trustee Gauvreau's report in the Active Page and there was no indication that the majority of the responses emphasized the importance of environmental protection
 - Trustee Gauvreau replied that the reports are kept brief because there are limits to the number of words allowed in the submission to the Active Page
- The speaker also noted that they agreed with Trustee Mabberley's statement about the budget related to staff positions, and they felt the professional biologist position should have remained

9. COMMUNITY INFORMATION MEETING

9.1 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297 1:25)

Regional Planning Manager Storzer summarized proposed Bylaw No. 297.

The following questions, answers, and comments were recorded:

- Have the trustees considered that the referral response from the Ministry of Housing and Municipal Affairs states that land use changes may have the potential to indirectly limit long-term housing availability and expanding non-

residential uses on rural designated lands may reduce the future potential for residential development?

- The bylaw would enable non-residential uses on a residentially zoned lot that does not have a residence
- The lot would not be eligible to be subdivided so residential capability on this lot would not change as it is allowed to have one house and will still be allowed to have one house
- Was there a business plan submitted with the application?
- What was the process to determine limitations set out in the covenant?
- Are the Official Community Plan and Land Use Bylaw documents being taken into consideration and being followed?
 - Limitations were established through discussions with planning staff and members of the Local Trust Committee during meetings over the past 2 to 3 years, reports and information have been submitted by the applicant at the request of Trustees, and the Official Community Plan and Land Use Bylaw have been taken into consideration
- A member of the public noted that the rural zone designation is intended to provide opportunities for a variety of rural activities without infringing on neighbours; however, they question how it was decided that the use of sawmills, storage and sale of aggregates, production of cider, and events exceeding over 100 people up to six times per year with no limit specified on the number of events permitted with less than 100 people would not infringe on the residential neighbourhood?
 - Trustee Gauvreau replied that surrounding neighbours do not have limits on the number of times or number of people that can attend their properties and the phased approach and scale of this proposal is appropriate and supports the agricultural use
- There are concerns about events and the noise they will generate and the property is on a community well resulting in an increase in the amount of water use
- What was the process to determine that events with more than 100 people is acceptable? Were there traffic studies or noise studies undertaken?
 - The application was referred to the Ministry of Transportation and Transit and other agencies and their input is considered
- Was the information about special events included in the referral to the Ministry of Transportation and Transit?
 - Yes
- Does the covenant mean that the cidery can be used everyday for an event for under 100 people?
 - In theory, yes
- It wasn't clear that the bylaw would enable permission for extensive public events in a residential area; would this not be more appropriate for a commercially zoned property?

- It sounds like speaker is referring to a tasting room which would require a different type of application
- Can the Local Trust Committee provide a definition of what special and private events mean in relation to this application?
- What determination has the Local Trust Committee engaged in to conclude that these types of events would not impinge on the surrounding neighbourhood?
 - The Liquor Control Board issues special occasion licenses for serving alcohol for a specific event
 - Guidelines are included in the provisions of the application and there are regulations specific to events where liquor is served
- Why isn't water use for large events referred to in the water management plan?
 - The maximum daily demand has been calculated with the water license and that would encompass events
- The Water Management Plan report states the aquifer is moderately vulnerable to surface sources of pollution and there are at least 44 wells in the area
- Why is there no reference to potential contamination of sensitive and riparian areas and adjacent wells in the staff reports and covenant?
- There is no indication the orchard will be organic and no mention of danger from herbicide, fertilizer, insecticides, or fungicide use
- Why has an environmental management plan, as recommended in the Water Management Plan not been included?
 - The property is already zoned for agricultural use and agricultural activity is governed by legislation and if the application were to proceed no further, agriculture use would still be permitted
 - It is assumed the operator will abide by regulations
- What is the process the Local Trust Committee went through to look at a recommendation and then not take it?
 - The Local Trust Committee has reviewed the application for 2 years, the applicant has provided all reports requested
 - There were a series of resolutions directing the applicant to provide a number of forms of information that are reflected in the report
 - There have been a number of meetings and discussions and requests of the applicants
 - The Local Trust Committee has deliberated at length regarding the application
- According to the water demand chart the well is being used for a number of uses; however, no pump test has occurred to determine if the well has the capacity to supply this use
- The staff report dismisses the water management report recommendation that neighbouring property owners participate in pump tests; why was this recommendation dismissed?

- If it were a condition, and if there were no neighbours willing to permit the test, then the application would be stopped in its tracks
- Staff, nor trustees, have the right to go onto private property as part of a rezoning application, and one can not make something contingent on permission from a neighbour
- Has the Capital Regional District, responsible for the Sticks Allison Community Water System, provided a referral comment?
 - All referral responses are in the package and the Capital Regional District's response indicated no concerns
 - In 2024 when the well was dug the flow rate was 10 gallons per minute and the Water Management Report specified a requirement of 2 gallons per minutes; this is the only well on the system that will be monitored and all other 44 users could pump their wells without regard to quantity
- The February 2025 staff report and letter to Mr. Palmberg specified that a septic disposal report would be required to proceed with the application but there is no septic disposal report in the public hearing binder; where can the report be found?
 - A septic permit would be necessary as part of a building permit application
 - There was discussion previously and it was determined the Local Trust Committee can not ask for a report for something that doesn't exist
 - When a building permit is applied for then requirements of the septic field build would be specified; it is not possible to have a septic report before a building permit is applied for

9.2 Associated Islands Regulation Review Project - Draft Bylaw No. 300

The Regional Planning Manager summarized draft Bylaw No. 300.

The following questions, answers, and comments were recorded:

- The Advisory Planning Commission Chair noted the following:
 - They have provided recommendations to the Local Trust Committee regarding the bylaw
 - The staff report contains a number of errors and issues
 - There were issues that need to be resolved due to circumstances on Wise Island; however, the permissions have been extended to all associated islands
 - Solar arrays should be placed in the smaller setback only when there is no other feasible place to put them
 - Properties that don't have access to BC Hydro should be permitted to place solar panels in the setback and only Wise Island property owners should be permitted to have a larger solar array
 - An exemption for existing wooden structures up to 30 square metres should be allowed

- Why are the referral responses from First Nations not in the staff report?
- Has there been face to face discussion with the Penelakut regarding this referral?
 - The referral responses are summarized in the staff report and the Local Trust Committee and Islands Trust are working toward more fulsome engagement with Trust Council looking at extending the 30-day response deadline
- Would the Local Trust Committee consider other amendments prior to first reading because the staff report missed some of the Advisory Planning Commission recommendations?
 - The process options would include making amendments and going to first reading as amended, or wait for language and amend prior to readings
- The Advisory Planning Commission was not provided with any information on the potential environmental impact of placing structures within the setback of the sea and the most recent staff report lists three directives that indicate the bylaw is consistent with Trust Policy Statement
- Where is the supporting professional opinion and data to support that they are consistent and how have the directives been determined to be consistent in absence of an environmental impact assessment?
 - It is important to read what each of the directive policies say as all three of them refer to addressing specific aspects and if the Local Trust Committee determines that they have addressed those questions then the report indicates they have been addressed
 - Policies are looked at in terms of either being addressed or consistent with the Trust Policy Statement and both have different implications
 - Having environmental studies on impacts of 137 properties would be a large and expensive undertaking
 - Most of the solar panel arrays already exist and are in place

The meeting was recessed for a break at 3:03 p.m. and reconvened at 3:15 p.m.

10. PUBLIC HEARING

10.1 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297

10.1.1 Recess for Public Hearing

The meeting was recessed at 3:15 p.m.

10.1.2 Recall to Order

The meeting was recalled to order at 3:53 p.m.

11. MINUTES

11.1 Local Trust Committee Minutes Dated February 10, 2026 (for Adoption)

By general consent the Galiano Island Local Trust Committee meeting minutes of February 10, 2026 were adopted.

11.2 Local Trust Committee Record of Public Hearing Dated February 10, 2026 - Bylaws 292 and 293 (for Receipt)

Received for information.

11.3 Local Trust Committee Record of Public Hearing Dated February 10, 2026 - Bylaws 294 and 295 (for Receipt)

Received for information.

11.4 Section 26 Resolutions Without Meeting Report Dated May 2026

Received for information.

11.5 Advisory Planning Commission Minutes Dated May 5, May 19, May 26, and June 2, 2026 (for Receipt)

Received for information.

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated June 2026

Received for information.

13. DELEGATIONS - None

14. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

14.1 Jennifer Margison re Galiano APC Report and LTC Response re Draft Policy Statement Referral

Received for information.

15. MEETING BREAK - COMMUNITY UPDATE

16. APPLICATIONS AND REFERRALS

16.1 Thetis Island Local Trust Committee Referral for Proposed Bylaw No. 117 (for Response)

GL-2026-019

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Thetis Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 117.

CARRIED

16.2 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 551 (for Response)

GL-2026-020

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 551.

CARRIED

16.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 552 (for Response)

GL-2026-021

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 552.

CARRIED

16.4 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 553 (for Response)

GL-2026-022

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 553.

CARRIED

16.5 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 554 (for Response)

GL-2026-023

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 554.

CARRIED

16.6 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297 - Staff Report

It was noted the Public Hearing for proposed Bylaw No. 297 had been held and the Local Trust Committee could now consider second and third readings or defeat or alter the bylaw.

The applicant was in attendance.

Discussion ensued and Trustees acknowledged the public comments received during the public hearing, expressed confidence in the restrictions and conditions of the covenant, noted that water use will be monitored through well licencing, reiterated the support of the application given by Penelakut Tribes members.

GL-2026-024

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No.127, 1999, Amendment No. 3, 2024” be read a second time.

CARRIED

GL-2026-025

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024” be read a third time.

CARRIED

GL-2026-026

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee proposed Bylaw No. 297 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

16.7 GL-SUB-2023.2 (Hayes) – Covenant Discharge - Staff Report

The Regional Planning Manager summarized the staff report and highlighted the following:

- The covenant was registered on the subject property prior to final subdivision
- The covenants conditions only pertain to the parent parcel
- Conditions of the covenant have been met

The Local Trust Committee had no comments or questions.

GL-2026-027

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee accepts the discharge of Section 219 covenant CB2533501 from ‘Lot A, Plan 50163’ designates the Chair of the Galiano Island Local Trust Committee to sign the discharge of the covenant.

CARRIED

16.8 GL-PL-DP-2026-0147 (Keefer) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Development Permit amendment for the addition of a container kitchen to the existing Development Permit plan
- The application is part of a commercial restaurant and café located in the north retail commercial zone
- The new container kitchen complies with Development Permit Area six guidelines and would be located within a previously developed area of the property
- There are no statutory notice or consultation requirements associated with a Development Permit application

The applicant was in attendance and noted the initial plan was to place the kitchen inside the building and use of the container kitchen will facilitate better use of the overall space.

The Local Trust Committee had no questions for the planner or application.

GL-2026-028

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee approve issuance of Development Permit Amendment PL-DP-2026-0147.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulation Review Project - Draft Bylaw No. 300 - Staff Report

The Regional Planning Manager summarized the staff report and highlighted the following:

- The Bylaw will amend the Land Use Bylaw to rezone all boat-access-only lots on associated islands and Phillimore Point currently zoned Small Lot Residential to Small Island Residential
- The proposed new zone maintains all previous density, siting and size regulations and will include new exception to the setback from the natural boundary of the sea for specific structures

Discussion ensued and the following comments were noted:

- Recommendations from the Advisory Planning Commission can be worked into the bylaw language
- If a definition of dock is going to be added it should match the recent wording as defined by the Provincial Government's Land Use Private Moorage guidelines
- Properties without access to power should be considered
- Reference to new provincial regulations related to structures that access docks

GL-2026-029

It was MOVED and SECONDED

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

It was MOVED and SECONDED,

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

It was MOVED and SECONDED,

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

It was MOVED and SECONDED,

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

18. REPORTS

18.1 Work Program Reports

18.1.1 Active Projects Report Dated June 2026

Received for information.

18.1.2 Future Projects Report Dated June 2026

It was noted that the Local Trust Committee would like to add consideration of a business case for the Official Community Plan review to the next agenda.

18.2 Applications Report Dated June 2026

Received for information.

18.3 Trustee and Local Expense Report Dated April 2026

Received for information.

18.4 Adopted Policies and Standing Resolutions

Received for information.

18.5 Local Trust Committee Webpage

The website does not meet accessibility requirements.

18.6 Islands Trust Conservancy (ITC) Report Dated Feb and Mar 2026

Trustee Gauvreau, as Chair of the ITC Board provided an update on the work of the ITC and noted their primary work at this time is the development of their five-year plan.

19. NEW BUSINESS - None

20. UPCOMING MEETINGS

20.1 Next Regular Meeting Scheduled for July 7, 2026 at the North Community Hall, Galiano Island

21. PUBLIC PARTICIPATION PERIOD

A member of the public thanked the Local Trust Committee for their work on the Associated Islands project and noted Wise Island lots were developed prior to the established of Islands Trust, the lots are very small, and the ability to place specific structures within the setback to the sea is necessary.

22. CLOSED MEETING - None

23. ADJOURNMENT

By general consent the meeting was adjourned at 4:35 pm.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

**Galiano Island Local Trust Committee
Record of a Public Hearing
Proposed Bylaw 297**

Date: June 9, 2026
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Members Present: Timothy Peterson, Chair
Ben Mabberley, Local Trustee
Lisa Gauvreau, Local Trustee

Staff Present: Mary Storzer, Regional Planning Manager
Bruce Belcher, Planner 2 (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 13 members of the public present.

10.1 GL-PL-RZ-2024-003 (Palmberg) - Proposed Bylaw No. 297

Chair Peterson called the Public Hearing to order at 3:15 p.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

Regional Planning Manager Storzer read a statement related to the purpose of proposed Bylaw No. 297 and developments to date.

Members of the community were invited to speak and the following comments were made:

Danielle Pepin of Galiano Island opposed the application due to the noise that will be generated from large gatherings over 100 people, loud music will affect enjoyment of other's property, there will be higher water consumption during summer months, the water source is from a community water system, and they did not receive notification.

Jennifer Margison of Galiano Island stated it has been six months since the application last appeared on a Local Trust Committee agenda many residents would not be aware it has reached the public hearing stage and would not know that no further community input would be received, and they opposed the application due to noise, high water consumption, and lack of information regarding large events.

Art Moses of Galiano Island stated the staff summaries of referral responses are inadequate compared to referral responses in their entirety.

Derek LaCroix of Galiano Island stated the application seeks to change a residential property to a commercial property, there is potential for expansion after the first five years of operation without limits put in place, if the business can not be developed the zoning

creates land that is more valuable and open to commercial development, and there is concern with the ability to have events with more than 100 people.

Leif Palmberg, applicant, of Galiano Island stated it is unlikely there will be 6 events with over 100 people every summer and the vast majority of the water use is for agriculture purposes which are already permitted on the property.

Danielle Pepin of Galiano Island stated opposition to the application because the addition of larger events is new information, there will be high septic output, high water use, and noise.

Todd Rojers of Galiano Island stated 18000 gallons of water use might seem a lot; however, the average use is 230 litres per person per day and 18000 gallons is not a lot in comparison.

Derrek LaCroix of Galiano Island reiterated his previous comments and stated the cidery can not accommodate more than 20 people which limits the size of the business and there will be no change for five years

Jessie Keefer of Galiano Island stated support for the application noting the community should put faith in a long-term resident and support economic diversity.

Jennifer Margison of Galiano Island stated opposition to the application due to the number of authorized uses and said the Local Trust Committee should consider noise generated from milling, events, and added traffic impacting the neighbourhood.

Chair Peterson called three times for speakers and no comments were made. There being no further submissions, Chair Peterson closed the Public Hearing at 3:52 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Lisa Millard, RECORDER

DATE



Resolutions Without Meetings Log

Galiano Island

Resolution Number	Action	Date
2026-004 To cancel July 7 mtg THAT the Galiano Island Local Trust Committee cancel the July 7, 2026 regular scheduled business meeting.	Carried	29-Jun-2026

Follow Up Action Report

Galiano Island

09-Sep-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 16.5 GL-PL-DVP-2025-0264 - application deferred until issuance of provincial archaeological process is complete.	Bruce Belcher	Target: 28-Nov-2025	In Progress

14-Oct-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 14.2 LTC request staff to contact the Galiano Island Parks and Recreation Commission for feedback on standing resolution on 2009-085.	Kim Stockdill	Target: 30-Jan-2026	Completed

09-Dec-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to set up meeting with Penelakut Chief, Council and staff and the Galiano LTC for Spring 2026 to provide updates to Penelakut Tribe regarding current applications and projects.	Joe Elliott Kim Stockdill	Target: 31-Mar-2026	In Progress

Follow Up Action Report

Galiano Island

10-Feb-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 11.1 GL LTC meeting minutes of December 9, 2025 adopted as is.	Emily Bryant	Target: 20-Feb-2026	Completed
0%	2 16.3 GL-RZ-2024-0003 - Bylaw Nos. 296 & 297\n1. Bylaw No. 296 - Adopted. Staff to update adoption date and post to website. (DONE)\n2. Bylaw No. 297 - schedule CIM and Public Hearing (June 2026).	Jas Chonk Kim Stockdill	Target: 10-Apr-2026	Completed
0%	3 16.2 GL-RZ-2021.2 - Bylaws 292 and 293\n1. Bylaw No. 292 was given third reading. Staff to update bylaw reading date and post to website. (DONE)\n2. Bylaw No. 293 given third reading as amended. Staff to amend bylaw, update reading date and post to website. (DONE)\n3. Bylaws to be forwarded to EC for approval. (DONE)\n4. Bylaw No. 292 to be forwarded to the Minister for approval. (DONE)	Jas Chonk Kim Stockdill	Target: 28-Aug-2026	Completed
0%	4 16.2 GL-RZ-2023.2 - Bylaws 294 and 295\n1. Bylaw No. 294 was given third reading and amended. Staff to amend bylaw (DONE), update reading date and post to website. (DONE)\n2. Bylaw No. 295 given third reading as amended. Staff to amend bylaw (DONE), update reading date and post to website. (DONE)\n3. Bylaws to be forwarded to EC for approval. (DONE)\n4. Bylaw No. 292 to be forwarded to the Minister for approval. (DONE)\n5. Staff to work with the CRD and applicant on a draft SROW for emergency access.	Jas Chonk Kim Stockdill	Target: 28-Aug-2026	In Progress

Follow Up Action Report

Galiano Island

10-Feb-2026

Progress	Activity		Responsibility	Dates	Status
0%	5	16.4 GL-PL-TUP-2025-0471 - TUP renewed for an additional 3 years.	Bruce Belcher Jas Chonk	Target: 27-Feb-2026	Completed
0%	6	16.5 That the Galiano LTC interests are unaffected for Mayne Island LTC Bylaw No. 200.	Jas Chonk	Target: 27-Feb-2026	Completed
0%	7	17.1 Associated Islands Regulation Review Project - Bylaw No. 300 1. Staff to refer the draft bylaw to the Galiano APC. (DONE) 2. Staff to schedule a CIM prior to notice of First Reading (June 9 LTC meeting). (DONE) 3. Staff to draft notice of First Reading (June 9 LTC meeting). (DONE) 4. Staff to mail notice of First Reading to all associated island and boat access only residents.	Jas Chonk Kim Stockdill	Target: 24-Apr-2026	Completed

Follow Up Action Report

Galiano Island

09-Jun-2026

Progress	Activity	Responsibility	Dates	Status
0%	1 16.6 GL-PL-RZ-2024-003 (Palmberg) - proposed Bylaw No. 297 - Staff to forward the Galiano Island Local Trust Committee proposed Bylaw No. 297 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.	Jas Chonk Kim Stockdill		Completed
0%	2 16.7 GL-SUB-2023.2 (Hayes) - Covenant Discharge Staff to ensure that the discharge of Section 219 covenant CB2533501 from 'Lot A, Plan 50163' is completed by the Chair of the Galiano Island Local Trust Committee signing the discharge of the covenant.	Kim Stockdill		In Progress
0%	3 16.8 GL-PL-DP-2026-0147 (Keefer) Staff to ensure that Development Permit is issued as the Galiano Island Local Trust Committee approve issuance of Development Permit Amendment PL-DP-2026-0147 at this meeting.	Bruce Belcher Jas Chonk		Completed

Follow Up Action Report

Galiano Island

09-Jun-2026

Progress	Activity	Responsibility	Dates	Status
0%	4 17.1 Associated Islands Regulation Review Review Project - Draft Bylaw No. 300 1) 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.; first reading given as amended. 2) Staff to provide options to amend proposed Bylaw No. 300 in order to: - Add a definition for the term 'dock' (including consideration of suggest using the wording (a dock as defined by - Land Use-Private Moorage-Province of British Columbia) - 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	Jas Chonk Kim Stockdill		Completed



File No.: GL-RZ-2014.1 (Crystal Mountain)

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
Wendy Tyrrell, Manager, Islands Trust Conservancy
Warren Dingman, Bylaw Compliance & Enforcement Manager

SUBJECT: Crystal Mountain Rezoning Application – File Closure

Applicant: Crystal Mountain Society (CMS)

Location: District Lot (DL) Lot 90 Lot 9 and DL 88 & 89 Lot A, North Galiano Island

RECOMMENDATIONS

1. That the Galiano Island Local Trust Committee proceed no further with rezoning application file GL-RZ-2014.1 (Crystal Mountain) and requests staff to close the application file.
2. That the Galiano Island Local Trust Committee request staff to notify Penelakut Tribe of the file closure for rezoning application GL-RZ-2014.1 (Crystal Mountain).

REPORT SUMMARY

The purpose of this report is for the Galiano Island Local Trust Committee (LTC) to consider proceeding no further with rezoning application GL-RZ-2014.1 (Crystal Mountain) due to lack of progress from the applicant.

BACKGROUND

This application is to rezone two subject properties (DL Lot 90 Lot 9 and DL 88 & 89 Lot A) on the north end of Galiano Island in order to permit a *spiritual education* land use. Lot 9 is currently zoned Rural 2 (R2) and Lot A is zoned Forest 1 (F1). The rezoning application has been ongoing since 2014.

The LTC held a public hearing for proposed bylaw No. 256 and 257 on May 6, 2023. After the public hearing, the LTC passed the following resolution:

GL-2023-031

That the Galiano Island Local Trust Committee directs staff to conduct further consultation with the Penelakut Tribe on rezoning application GL-RZ-2014.1 (Crystal Mountain).

At the December 10, 2024 Galiano Island LTC meeting, the LTC passed the following resolutions in regards to the rezoning application:

GL-2024-044**It was Moved and Seconded,**

that Galiano Island Local Trust Committee is supportive of an alternative 75% land transfer to the Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-045**It was Moved and Seconded,**

that Galiano Island Local Trust Committee requests that the Crystal Mountain Society consider an alternative 75% land transfer to Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-046**It was Moved and Seconded,**

that Galiano Island Local Trust Committee requests that the applicant engage directly with Penelakut Tribe to determine feasibility of a 75% land transfer of Crystal Mountain Society lands to Penelakut Tribe as part of rezoning application GL-RZ-2014.1, including agreement on proposed lot layout, future uses, and subdivision mechanism acceptable to the Local Trust Committee.

CARRIED

Further background to this application, including previous staff reports, proposed bylaws, professional reports and correspondence, is available on the Islands Trust website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/current-application-documents/>

APPLICATION STATUS

Since December 2025, staff have received limited communication or updates from the applicant. In April 2025, staff received correspondence from the applicant's legal representative providing an update on the status of the applicant's Rezoning Committee. The correspondence advised that the Crystal Mountain Society Board intended to dissolve the existing Rezoning Committee and establish a new committee. No further substantive updates or communication regarding the application have been received since that time.

On July 22, 2026, staff sent a letter to the applicant (attached) requesting an update on the status of the application. The letter provided the applicant with an opportunity to provide information regarding the applicant's intentions and anticipated next steps. To date, staff have not received any communication or correspondence from the applicant in response to the letter.

Given the lack of recent activity and the absence of communication from the applicant, staff consider the application to be dormant. Considerable staff resources have already been expended on this application, well beyond what would be recovered through the original application fee paid in 2014. Continuing to retain the application as an active file would require further staff resources to be allocated to an application for which there is currently no indication of when, or if, the applicant intends to proceed.

Staff recommend that the Galiano Island LTC consider proceeding no further with the rezoning application and formally close the application. Staff have provided a draft motion under Recommendation No. 1 for the LTC's consideration.

In addition, staff have provided a second recommendation requesting that staff notify the Penelakut Tribe of the LTC's decision to close the application. This notification would ensure that the Penelakut Tribe is advised of the application's status and the LTC's decision.

Should the LTC resolve to close the application, staff would proceed with the necessary file closure procedures. Following closure of the application, bylaw enforcement would commence as required to cease the ongoing non-permitted use on the two lots for the hosting of spiritual education retreats by CMS.

ALTERNATIVES

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

1. Hold the application in abeyance

The LTC may choose to hold the application in abeyance until the applicant provides an update.

2. Receive for information

The LTC may receive the report for information

NEXT STEPS

If the LTC decides to proceed no further with the application, staff will close the file. Islands Trust Bylaw Enforcement, Islands Trust Conservancy, Capital Regional District Building Department, and the Penelakut Tribe will be notified of the file closure.

Submitted By:	Kim Stockdill, Island Planner	August 17, 2026
Concurrence:	Brad Smith, A/RPM	August, 17, 2026

ATTACHMENT

Attachment 1 - Letter to applicant dated July 22, 2026



200 – 1627 Fort Street, Victoria BC V8R 1H8
Telephone **(250) 405-5151** Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

July 22, 2026

File Number: GL-RZ-2014.1 (Crystal Mountain)

Crystal Mountain Society
Galiano Islands
Delivered by email to:
info@crystallmountain.org
helen@crystallmountain.org
sands@morningbeach.com

Attn: Helen Foster & Elizabeth McClelland

Islands Trust staff will be requesting the Galiano Island Local Trust Committee (LTC) consider closing File Number GL-RZ-2014.1 (Crystal Mountain) at the August 25, 2026 regular LTC meeting, due to lack of activity on the rezoning application.

At the December 10, 2024 Galiano Island LTC meeting, the LTC passed the following resolutions in regards to the rezoning application:

GL-2024-044

It was Moved and Seconded,

that Galiano Island Local Trust Committee is supportive of an alternative 75% land transfer to the Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-045

It was Moved and Seconded,

that Galiano Island Local Trust Committee requests that the Crystal Mountain Society consider an alternative 75% land transfer to Penelakut Tribe instead of the Islands Trust Conservancy as part of rezoning application GL-RZ-2014.1.

CARRIED

GL-2024-046

It was Moved and Seconded,

that Galiano Island Local Trust Committee requests that the applicant engage directly with Penelakut Tribe to determine feasibility of a 75% land transfer of Crystal Mountain Society lands to Penelakut Tribe as part of rezoning application GL-RZ-2014.1, including agreement on proposed lot layout, future uses, and subdivision mechanism acceptable to the Local Trust Committee.

CARRIED

The last correspondence received was from Mr. Peter Senkpiel on April 14, 2025 (attached), stating that the Crystal Mountain Society Board would dissolve its Rezoning Committee and that a new committee would be established over the following weeks or months.

As no further correspondence or action has been received in over a year, staff are recommending that your rezoning application be closed. If the application is closed, bylaw compliance will be required, and a bylaw enforcement file will be reopened.

Any request to keep the application file open must be submitted to the Galiano Island LTC and include a strong rationale explaining why the application should remain open. In addition, substantial information outlining the proposed next steps for the application, including a timeline, will be required.

Following the Galiano Island LTC's consideration of this matter at its August 25, 2026 regular meeting, a subsequent letter will be sent advising you of the LTC's decision to either close the application file or keep it open.

Sincerely,

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

Kim Stockdill
Island Planner, Galiano Island Local Trust Area

Attachment: Letter from P. Senkpiel dated April 14, 2025

*pc: Galiano Island Local Trust Committee
Mary Storzer, Regional Planning Manager
Warren Dingman, Bylaw Enforcement Manager*

To Brad Smith (bsmith@islandstrust.bc.ca):

I write as legal counsel for the board of Crystal Mountain Society in order to convey some recent decisions of the Board.

The LTC and Islands Trust's process to date has resulted in considerable delays and financial expense (approximately \$100,000) to CMS. These delays (and the estimated 2-4 years to go to completion) have fundamentally changed the economic viability/feasibility of the proposed retreat centre (nearly quintupling the anticipated costs), and, with the economic uncertainty as a result of the trade wars with the US, created an unstable and uncertain environment for moving forward.

As a result, the CMS board is no longer confident that this rezoning, as spearheaded by the previous committee, is viable, and it is no longer able to justify demanding so much time and hassle from the current committee members.

As such, the board of CMS had decided, effective immediately, to dissolve its current Rezoning Committee. A new committee will be constituted in the coming weeks/months, and it will be tasked with looking—with fresh eyes and energy—at the various options available for Lot A moving forward. It will, in part, keep an eye on the economic factors given the current political climate.

Independent of what the new committee decides in relation to the rezoning application for Lot A, the CMS board will direct the new committee to continue with the plan to create an emergency access route for the North End of Galiano Island.

The board of CMS wishes to thank the previous committee members for their tireless work over the past years. The outgoing committee members were unpaid volunteers who devoted considerable time from their personal lives to the goal of seeking to create a community based non-profit spiritual education retreat facility on 25% of CMS' land while also trying to find ways to ensure that the remaining 75% received Nature Protection zoning, regardless of which entity or group received those lands, for the benefit of the environment and everyone on Galiano.

Any inquiries about this letter or matters relating to CMS and its application should be directed to the Board of CMS, which will, once it is constituted, advise as to the members of the new CMS committee. To avoid issues arising amongst the Galiano community, the Board has recommended that the outgoing committee members address any inquiries by simply directing people to this letter and to the board of CMS. This will ensure that any inquiries are answered consistently to avoid the communication problems that have arisen in this matter in the past.

Yours very truly,

✓
Peter Senkpiel, K.C.
Crabtree + Senkpiel Litigation
peter@cslitigation.ca



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.

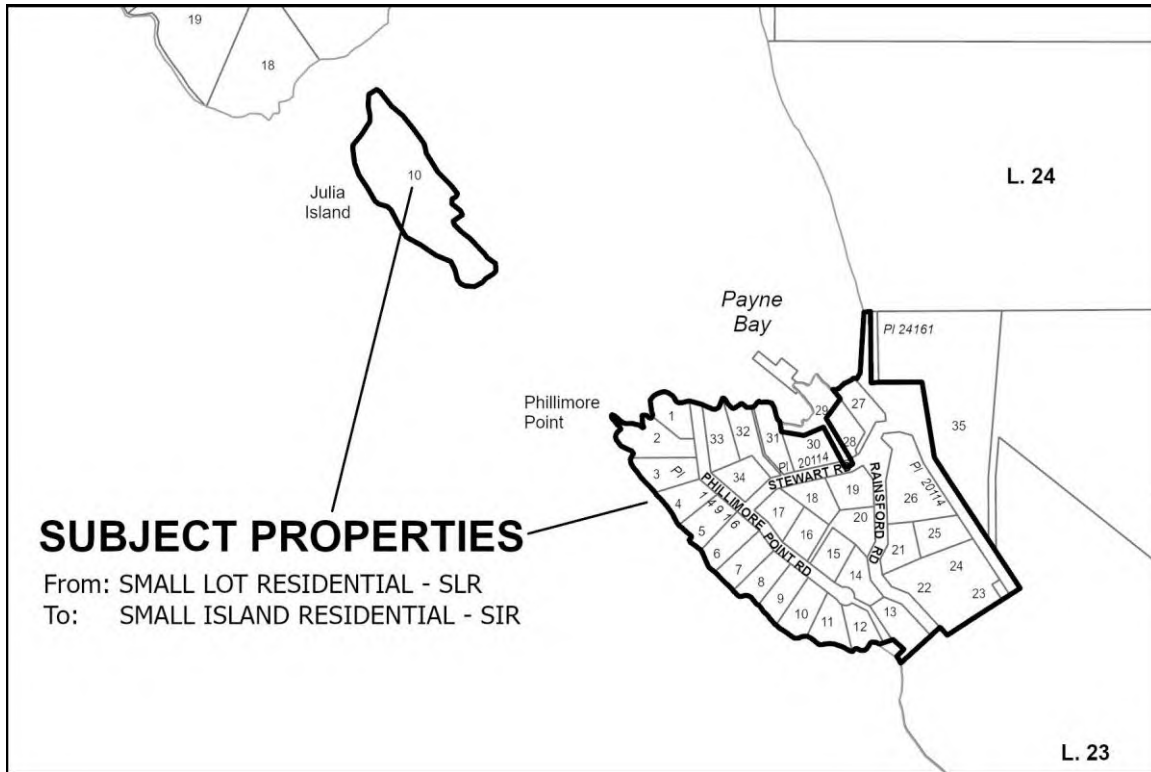
READ A FIRST TIME THIS	9 TH	DAY OF	JUNE	2026.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____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

CHAIR

SECRETARY

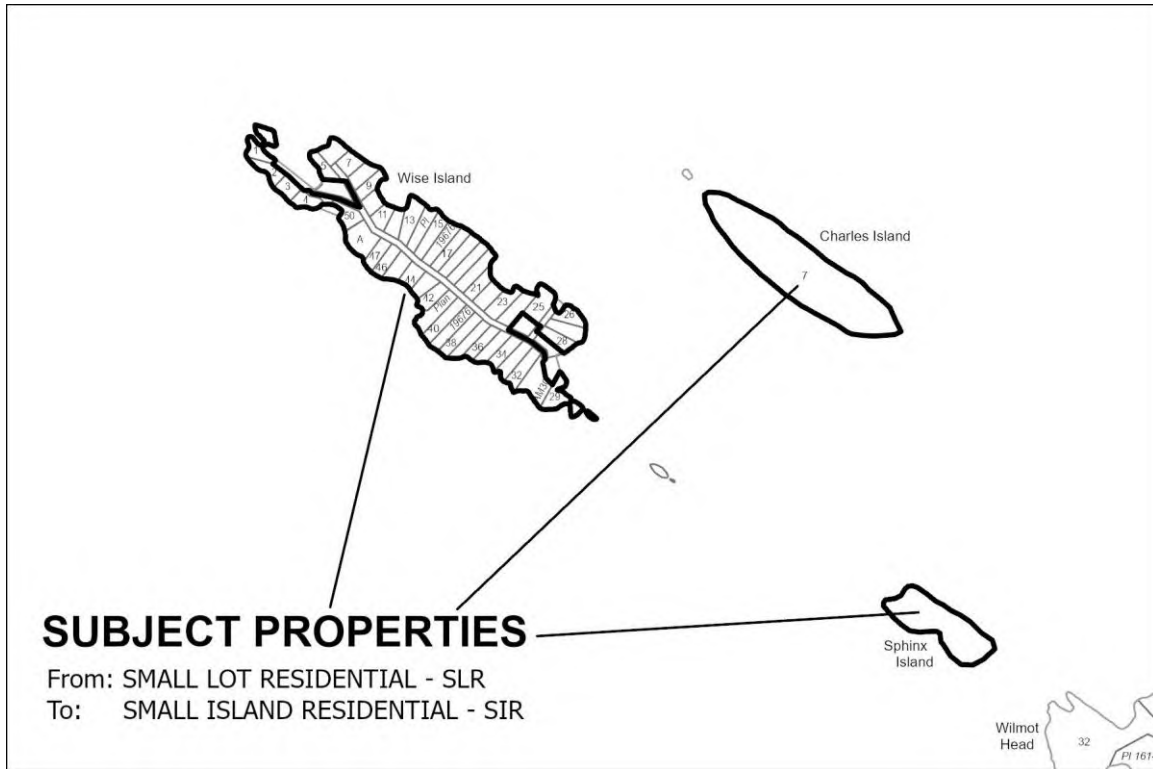
GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300

Plan No. 1



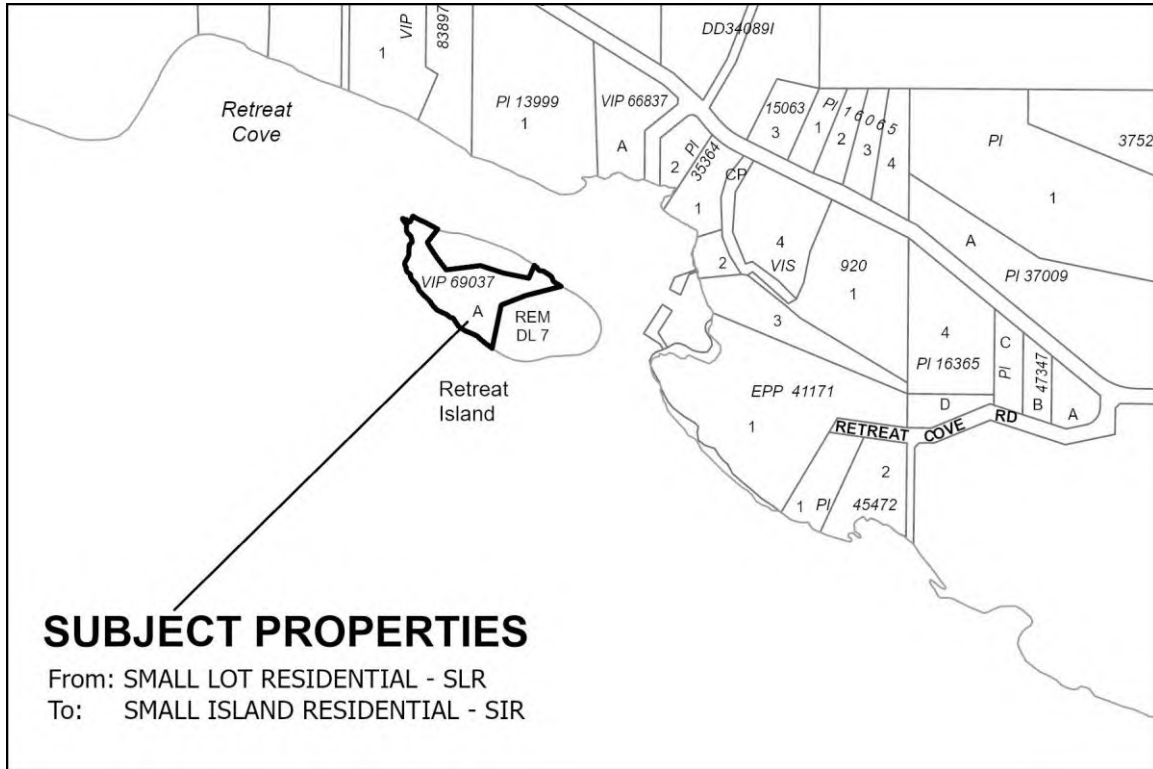
**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300**

Plan No. 2



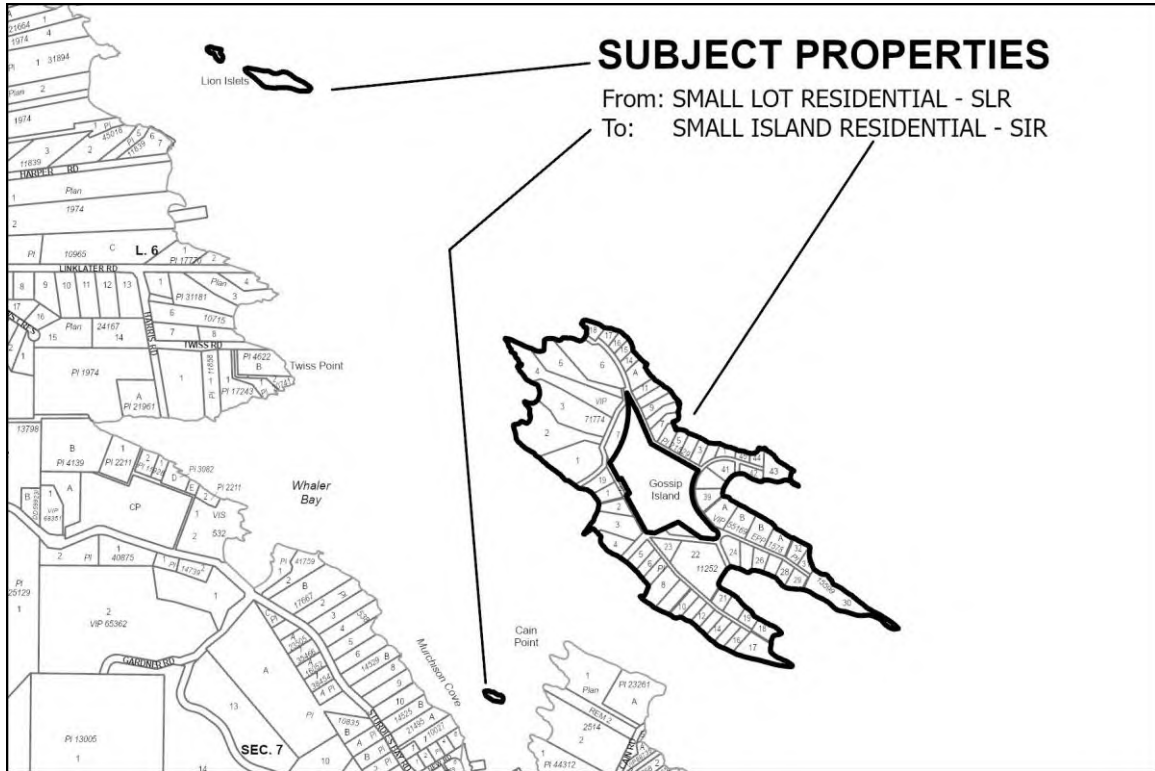
**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 300**

Plan No. 3



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

Plan No. 4



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

You don't often get email from jchonk@islandstrust.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

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

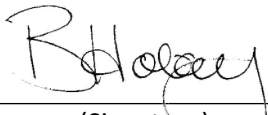
I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, M'ÁLEXEL, Qualicum, scəwəθən, səliwəθə, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S'ÁUTW, Stz'uminus, ʔəθəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkwx, 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 lapse. 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).

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, MÁLEXEŁ, Qualicum, scəwəðən, səlilwətał, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁP, WSIKEM, Xeláltxw, Xwémalhkww, 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.

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.

HÍSWƘE,

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'q'umi'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.

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, scəwəðən, səliwətał, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLEŁP, WSIKEM, Xeláltxw, Xwémalhkwx, 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, 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

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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MĀLEXEL, Penelakut, Qualicum, scəwəθən, səlilwətał, SEMYOME, shishálh, Skw'xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, laʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm 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.

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', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁP, 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

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5157 | 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, MĀLEXEL, Penelakut, Qualicum, scəwəθən, səliwətał, SEMYOME, shishálh, Skw'xwú7mesh, Shaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, laʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLEEP, WSIKEM, Xeláltcw, Xwémalhkwa, Xwsepsum, and xʷməθkʷəyəm 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.

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

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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səliilwətəł, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkww, 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.



DATE OF MEETING: August 25, 2026
TO: Galiano Island Local Trust Committee
FROM: Mary Storzer, Regional Planning Manager
Southern Team
COPY: Kim Stockdill, Island Planner
SUBJECT: Proposed OCP Review Project

RECOMMENDATION

- 1. That the Galiano Island Local Trust Committee endorse the attached business case for the OCP Review Project and that staff forward the business case to the relevant committees and to Trust Council.**

REPORT SUMMARY

The report attaches a draft business case for the allocation of funding and staff resources for the proposed OCP Review Project for the next fiscal year.

BACKGROUND

At the June meeting the LTC It was noted that the Local Trust Committee would like to add consideration of a business case for the Official Community Plan review to the next agenda. Staff have prepared the attached draft business case.

In addition, recently, the Regional Planning Team has been looking at how to improve how it manages and delivers on major policy/regulatory projects (i.e. OCP and LUB bylaw reviews) by moving toward more standardized, coordinated, collaborative, best practice approaches that can support progressive environmental protection, response to community priorities and meaningfully incorporate indigenous governing bodies input into work across the entire federation. As noted in the discussion, this work would be led by this team, with support from the Galiano Island Planner and other staff.

DISCUSSION

As a Major Project, Trust Council must approve a business case. Attached is a draft business case for LTC review and consideration. The LTC may approve as presented, amend the business case and approve, or defer consideration. If approved, the next step would be to forward the business case to Regional Planning Committee (RPC) and Financial Planning Committee (FPC) for review and forwarding to Trust Council. If approved, the project would commence at the start of the next fiscal year – April 2026.

Business Case

Staff have incorporated the proposed budget into the business case. The project is proposed over 3 years. Year 1 (April 2027 to March 2028) focuses on First Nations work and freshwater technical analysis with a budget of \$35,000 proposed, consisting of:

- \$10,000 - First Nations capacity funding for work to understand interests (efficiencies for this work as part of work also being undertaken as part of the Salt Spring and Lasqueti OCP and LUB review)
- \$25,000 - Freshwater footprint – technical analysis

Year 2 would focus on OCP initiation and drafting, and Year 3 on OCP finalizing and LUB drafting and finalizing. Staff time provides the bulk of project support. The business includes an estimate of staff time for the project. As a major project, it would be managed by a planner from the Regional Planning Time, supported by the assigned Island Planner, with additional support and direction from the Regional Planner Manager, and support from mapping, administrative staff, and other staff. No consultants are proposed for the project.

Rationale for Recommendation

The recommendation is for the LTC to endorse the business case and forward to committees and Trust Council.

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.

That the Galiano Island Local Trust Committee request that staff report back to a future meeting with...

2. Proceed No Further

The LTC may choose to not proceed with the project

That the Galiano Island Local Trust Committee proceed no further with an OCP Review project.

3. Receive for information

The LTC may receive the report for information.

NEXT STEPS

If the LTC provides direction, staff will forward the Business Case for review and approval.

Submitted By:	Mary Storzer, Regional Planning Manager	August 18, 2026
---------------	---	-----------------

ATTACHMENTS

1. OCP Review Project Draft Business Case



Islands Trust

Funding Request Business Case

TO BE COMPLETED BY INITIATOR

Requested by: Galiano Island Local Trust Committee	Budget Source (select all that apply): ☒ Specific Project Costs (select all that apply) ☒ Third Party Contractors ☐ Staff Travel Expense ☐ Staff Overtime Expense ☐ New Staff Member – Temporary for project ☐ Computer Hardware/Software ☐ Furniture (Finance) & Tech. Equipment (IS) ☐ Computer Hardware/Software/Supplies (communicate with IS department) ☐ New Staff Resources (see Staff Costing Tool) ☐ Permanent ☐ Temporary Temp Duration: _____ ☐ Other Funding Sources (i.e. grants) – please describe: -----
Department: Planning Services	
Name of Request: Galiano Island OCP-LUB Update Project	
\$ Value of Request: Fiscal Year 2027-28: \$35,000 Fiscal Year 2028-29: ~\$107,000 Fiscal Year 2029-30: ~\$15,000 TOTAL: \$157,000	
Date of Submission to Finance: September 4, 2026	Funding Required for (date range): \$55,000 (FY 2027-28)

TIE TO ISLANDS TRUST GUIDING DOCUMENTS:

1) [Reconciliation Declaration & Indigenous Relations Action Plan \(IRAP\)](#): applicable actions include:

- engaging with staff from Indigenous Governing Bodies to develop a baseline engagement framework document that records expressed guiding principles, interests of the Indigenous Governing Body, and the tools available to Islands Trust to address interests.

2) Trust Policy Statement: the update will ensure consistency with the existing Policy Statement, noting that staff will reference the draft Policy Statement (Bylaw No. 183, first reading July 29, 2025) including:

- reconciliation (3.1.1, and Goals 1–2),
- housing (3.4.11–3.4.16),
- climate and hazards (3.4.5, 3.4.6, 3.5.10, 3.5.20),
- freshwater (3.5.1–3.5.4),
- forest ecosystems (3.2.2) and forests (4.2), and
- ecosystem integrity (3.3).

3) Trust Council [Strategic Plan 2025-2028](#): contains applicable objectives and numbered policies to:

- Preserve, protect and advocate for forest and terrestrial ecosystems
- Preserve and protect marine ecosystems
- Mitigate and adapt to climate change impacts
- Strengthen Housing Affordability Throughout the Islands Trust Area
- Engage with Indigenous Governing Bodies and Indigenous Peoples on governance, growth management, heritage and ecosystem protection, and climate change

2.2.1: Improve processes for prioritizing funding for ongoing OCP reviews

2.2.2: Update OCPs and LUBs to incorporate new Policy Statement Policies

4.2.3: Update OCPs and LUBs to foster climate change resilience (considering topics such as Coastal Douglas-fir protection, foreshore and nearshore environments, and groundwater)

5.2.1: Develop innovative frameworks or decision-making and involve pilot LTCs/BIM with Indigenous Governing Bodies.

3) [Trust Council Policy 5.9.1](#): applicable policies goals include:

3.1 LTC planning projects are well-defined and planned;

3.2 LTC projects reflect community and First Nations expectations;

3.3 Staff, trustees, the public, and partners have certainty and clarity around how projects get allocated, resourced, and carried out, leading to realistic expectations;

3.4 Resource allocation is efficient, fair and equitable;

3.5 OCPs and LUBs are systematically updated on a regular basis;

3.6 Planning is both proactive and adaptive;

3.7 Local Planning implements Trust-wide planning initiatives and tools (eg. strategies, model bylaws)

4) [Islands Trust Freshwater Sustainability Strategy \(FWSS\)](#): applicable goals include:

GWSS 7. Integrate water availability and vulnerability information into land use policies and regulations

GWSS 8. Implement appropriate planning and regulatory tools to protect vulnerable aquifers and sensitive aquatic ecosystems

5) Legislative requirements

- [Islands Trust Act](#): this update delivers an updated planning framework that [preserve and protects](#) the Trust Area and its unique amenities and environment, in cooperation with the community, First Nations, and other governments (Islands Trust Act, s. 3)
- Local Government Act: will bring the OCP into compliance with the Local Government Act as amended, including 20-year housing statements informed by the Housing Needs Report (ss. 473(1)(a), 473.1), housing policies for all classes of need (s. 473.1(4)), and current greenhouse gas reduction targets, policies and actions (s. 473(3)).

ISSUE/OPPORTUNITY: Official Community Plans (OCPs) and Land Use Bylaws (LUBs) are important documents which establish policies and rules that guide decision making in the Islands Trust including helping to achieve its preserve and protect mandate. In line with Trust Council policies, staff are aiming to update all OCPs and LUBs across the Islands Trust Area over the next 10-15 years, and ongoingly. Prioritization of these updates is based on several criteria including OCP health (age & population growth), priority from a conservancy perspective, and strategic alignment.

The Galiano Island OCP and LUB have not been substantially updated since 2012 and 2014, respectively. Building off of work done to date, including by the Galiano Island Advisory Planning Commission, the documents will be updated to ensure that they consider and reflect current legislative requirements, previous court cases and case law, best practices in planning and First Nations and community interests. This is a comprehensive review and will include but not be limited:

- First Nations Engagement: working to integrate their interests. Staff are working to build off an engagement “interests” framework approach piloted with the Squamish, K’omoks and Snuneymuxw First Nations during the OCP and LUB work for Gambier, Denman and Gabriola. Note: as First Nations traditional territories overlap and cross Local Trust Area (LTA) boundaries, work with the First Nations in one LTA will lay the foundational understanding for the subsequent OCP and LUB work in other LTAs (and work of the Islands

Trust Conservancy). In addition, once the interests are understood, maintaining this understanding and relationship with the First Nations is anticipated to require much less funding in future years.

- Housing: reviewing and updating policies to support housing diversity and future housing needs
- Development permit areas: reviewing effectiveness, e.g. of DPA for protection of the natural environment, and consider amendments based on model DPAs.
- Forest: reviewing policies, specifically based on recent applications for F1 rezonings involving land transfers.
- Transportation: reviewing policies generally and transportation network plan policies specifically
- Freshwater: implementing the freshwater footprint planning-scale methodology for measuring the sustainability of island freshwater (per the Freshwater Sustainability Strategy)
- Environmental protection, e.g. ecosystem: including implementing the Regional Conservation plan and Species at Risk and State of the Islands report
- Climate and hazards: including reviewing OCP greenhouse gas targets and monitoring plan, and policies to address climate change mitigation and resiliency, e.g. coastal flooding

PROJECTED RESULTS/DELIVERABLES: Include:

- An updated Galiano Island OCP, including a monitoring plan, that addresses current legislative requirements (including 20-year housing policy direction, refreshed greenhouse gas targets, and new hazard provisions (including interface wildfire and coastal hazard direction)), and reflects best practices in planning (including Trust Area best practices), and First Nations and community interests.
- An updated Galiano Island LUB that implements the revised OCP policies and resolves OCP–LUB inconsistencies.
- Updated relevant administrative bylaws (specifically, Galiano Island DAI Bylaw No. 148)
- “Interest” frameworks for First Nations in the LTA, which will support both the OCP and LUB and also other planning, policy, stewardship, and conservation projects undertaken by the Islands Trust

These deliverables will give trustees and staff clear, current, legally compliant policy direction; support transparent and consistent land-use decisions; reduce interpretation disputes and enforcement difficulty; and strengthen relationships with First Nations, the community, and partner agencies.

ALTERNATIVES CONSIDERED:

Option 1: Undertake a comprehensive review of the Galiano OCP and LUB

Benefits – updated policies and regulations to guide decision-making; relationship building with First Nations; updated understanding of freshwater and ecosystems (and for more benefits see recommended option rationale section)

Risks – see risk assessment section

Financial implications – see cost/analysis section

Resource requirements – see staff resourcing section

Other implications- n/a

Option 2: Undertake a targeted review of the OCP and LUB (Status Quo)

Benefits – reduced funding may be required

Risks – OCP and LUB remain out of date, with only the targeted topics being updated. Targeted reviews have proven to be as costly in the Trust Area due to the systems nature of OCPs and LUBs leading to an inevitable but unplanned comprehensive review. This would be out of sync with Trust Council policies, particularly 5.9.1 referenced above. This is not in line with interests we have heard from First Nations. This could risk legal challenges. This conflicts with best practices.

Financial implications – if the targeted review cannot be contained, and a comprehensive review occurs, this can lead to more costs than a planned comprehensive review as no efficiencies can be planned into the work. This could put financial burden on future years.

Resource requirements – staffing resources may be reduced

Other implications- n/a

Option 3: Do nothing - Staff time and funding are not allocated to the project and the work does not proceed this fiscal year.

Benefits – No funding is required. Staff time can be allocated to creating best practices or other projects
 Risks – OCP and LUB remain out of date. This would be out of sync with Trust Council policies, particularly 5.9.1 referenced above. This is not in line with interests we have heard from First Nations. This could risk legal challenges. This conflicts with best practices.
 Financial implications – could risk fiscal implications from legal challenges. This could put financial burden on future years.
 Resource requirements – n/a
 Other implications- n/a

RECOMMENDED OPTION RATIONALE:

Option 1 is recommended as it enables the Islands Trust to meet its policy goals, especially Trust Council policy 5.9.1. which both establishes the goal that OCPs and LUBs are systematically updated on a regular basis and gives the Regional Planning Team responsibility for doing so. This Option provides sufficient funding to undertake comprehensive reviews that efficiently delivers a legally compliant, contemporary planning framework on a reasonable timeline.

RISK ASSESSMENT:

- **Scope / timeline /costs creep:** Project needs may change as project/engagement proceeds. Mitigation tactics include a phased budget, the effective assignment of work, and project management including change-management processes.
- **Policy Statement timing:** The draft Policy Statement may be adopted prior to the completion of this project or just after, making consistency challenging. Mitigation tactics include drafting while noting the content in the draft Policy Statement and its evolution.
- **Technical dependencies:** Data and analysis work by outside contractors is subject to some uncertainty. Mitigation tactics include careful contractor selection and managing contractors closely.
- **First Nations engagement:** Meaningful, collaborative engagement is undertaken within the context of all parties involved and as such project timelines may need adjustments based on circumstances. Mitigation tactics include early, continuous, and adequately resourced engagement (including First Nations capacity funding).
- **Community engagement:** Polarization on topics may exist. Mitigation tactics include equity-based, transparent engagement.
- **LTC:** LTC may choose to not proceed with amendments. Mitigation tactics include ensuring the LTC's interests are addressed throughout the process.
- **Staff resources:** Unforeseen staffing changes can occur. Mitigation tactics include building staffing contingencies into the project plan and effective management of the work.

COST/BENEFIT ANALYSIS:

Costs:

Total Project Cost: \$157,000

Fiscal Year 2027-28: \$35,000

- \$10,000 - First Nations capacity funding (efficiencies for this work as part of work also being undertaken as part of the Salt Spring and Lasqueti OCP and LUB review)
- \$25,000 - Freshwater footprint – technical analysis

Benefits:

- Running the OCP and LUB updates concurrently captures efficiencies including merged engagement, technical review, and project tasks, and ensures consistency between the two documents, avoiding the cost of sequential or duplicated processes.
- Project will benefit from efficiencies associated with similar projects in other LTA and build on those experiences, in particular the First Nations work being undertaken as part of the Salt Spring OCP work, for example where work with one First Nation will serve to support the work in numerous LTAs. It will also build off of the work of the Gabriola OCP including in relation to the freshwater footprint analysis. Where possible, efficiencies can be gained re data gathering and analysis, e.g., by gathering data across a region rather than for just one LTA.
- Additional benefits include improved legislative compliance and reduced legal exposure; clearer, more enforceable, more accessible policy; strengthened relationships with First Nations, community, and partner agencies; and a plan capable of responding to climate, hazard, and housing pressures.

PROCUREMENT PROCEDURE:

We will follow procurement policies and anticipate RFPs will be required. Technical consultants will be retained via typical RFP processes.

PROPOSED IMPLEMENTATION STRATEGY:

The project is proposed to be completed over three fiscal years:

- Fiscal year 2027-28: Groundwork (First Nations Relations, Data/Analysis)
 - First Nations Interests framework (\$10,000 capacity funding for 1 Nation)
 - Freshwater Footprint Yr 1 – Technical Assessment (\$25,000)
- Fiscal year 2028-29: OCP Visioning and Drafting
 - Community Engagement and Communications includes: Project Launch and Awareness; targeted public engagement; draft policy engagement (~\$12,000)
 - Data/Analysis to support policy drafting (~\$40,000)
 - Drafting of policies and legal review (~\$5,000)
 - Freshwater Footprint Yr 2 – User Survey (~\$10,000)
 - Archaeological Overview Assessment (~\$40,000)
- Fiscal Year 2029-30: OCP Finalizing and LUB
 - Community Engagement and Communications includes: bylaw public review; public hearing and adoption (~\$10,000)
 - Drafting of bylaws and legal review (~\$5,000)

Anticipated completion date: March 31, 2030.

STAFF RESOURCING: Estimated to be required for the fiscal year 2027-28 for this project:

- Regional Planning Team Island Planners: 0.2 FTE (~360 hours)
- Regional Planning Team Manager: 0.05 FTE (~90 hours)
- Island Planner (Galiano): 0.025 FTE (~45 hours)
- Senior Indigenous Relations Advisor: 0.05 FTE (~90 hours)
- Senior Freshwater Specialist: 0.1 FTE (~180 hours)
- GIS Technician: 0.025 FTE (~45 hours)
- Administrative Support: 0.05 FTE (~90 hours)

Note: Total FTE allocation to developing 'interest' framework across three (Salt Spring, Galiano, and Lasqueti) OCP and LUB Updates is estimated as - ~1.4 FTEs from the Regional Planning Team; ~0.2 FTE of Senior Indigenous Relations Advisor, and ~0.2 FTE administrative support

CHANGE MANAGEMENT/COMMUNICATIONS/COLLABORATION:

This is a collaborative project that requires work across departments. The project manager (an Island Planner from the Regional Planning Team) will ensure regular communication and collaboration with affected departments and external agencies. Project planning documents, i.e. project charter and workplan, will be used to explicitly state roles and responsibilities within the Islands Trust, as well as identify timelines for external collaboration. A community communication and engagement plan will be used as part of the project.

Requested by: Galiano Island Local Trust Committee

Prepared by: Mary Storzer, Regional Planning Manager, July 27, 2026

Reviewed: Stefan Cermak, Director of Planning Services

Approving Director's signature

Date Director Approved

Active Projects Report

Galiano Island

1. Minor Project - Groundwater Sustainability

Responsible

Dates

Activity:

Update (Dec 2025): Bylaw No. 283 and 284 have been adopted. Final stage of the project is to update the Galiano LTC DAI Bylaw No. 148

Kim Stockdill

Rec'd: 02-Apr-2019
Target: 31-Mar-2026

1. Associated Islands Regulations Review

Responsible

Dates

Activity:

To review and amend regulations in the Galiano Island Land Use Bylaw (LUB) No. 127 applicable to associated islands and boat access only properties within the Galiano Island Local Trust Area (LTA).

Kim Stockdill

Rec'd: 11-Feb-2025
Target: 30-Oct-2026

Future Projects Report

Galiano Island

1. Coastal Douglas-Fir Protection

Responsible

Date Received

Review 'Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)' and provide recommendations from toolkit.
- LPC is intending to develop a model bylaw in 2021-22.
Include review the Contiguous Forest Mapping in the Islands Trust Area Report.

04-Feb-2019

2. Emergency Access Planning

Responsible

Date Received

Follow-up from CRD emergency planning process - include consideration of developing driveway guidelines for emergency access within land use bylaw

02-Apr-2019

3. Review of Road Network Plan

Responsible

Date Received

Review of Road Network Plan - include December 11th APC memo in review process - meet with MOTI

02-Mar-2020

4. Review of LUB tiny home/trailer regulations, maximum house sizes and lot coverage

Responsible

Date Received

01-Jun-2021

5. Shoreline model protection bylaw

Responsible

Date Received

Review APC report in consideration of development of shoreline model protection bylaw

06-Sep-2022

Future Projects Report

Galiano Island

6. *Target OCP Review*

Responsible

Date Received

-Riparian DPA updates

09-Sep-2025



Galiano Local Trust Committee

Open Applications

Report

Print Date: August 18, 2026

Agricultural Land Reserve

Application Number	Applicant Name	Date Received	Address	Purpose
GL-ALR-2023.2	Samuel Mabberley	10/19/2023	1008 MONTAGUE RD	Application to include land in the Agricultural Land Reserve.
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		In Abeyance	Planning Review	

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
GL-DP-2023.6	Brian Gaudet	9/14/2023	1656 STICKS ALLISON RD, GALIAN	1656 sticks Allison Rd- Application for a tree cutting DP for restoration
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Waiting for Submittals	Verify Submittal / Fees	

Galiano

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250266	Chad Brealey	7/10/2025	121 ARBUTUS POINT RD, GALIANO	Application for a delegated DP for Shoreline Stabilization
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Under Review	Add Optional Referrals	

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250264	Chad Brealey	7/7/2025	121 ARBUTUS POINT RD, GALIANO	Variance application for shoreline stabilization structures
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		Local Trust Committee	Email Applicant of LTC Meeting	

Galiano

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240003	LEIF C PALMBERG	5/15/2024	0 GALIANO WAY, GALIANO, BC V0	To amend zoning from R2 to Site Specific R2 Zoning

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Local Trust Committee	Generate & Send Notice of LTC Decision

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2023.2	Flemming Larsen	4/26/2023	5500 BODEGA BEACH DR, GALIAN	DL 85 - 5500 BODEGA BEACH DR: Application for rezoning from F1

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Local Trust Committee	Send to Minister (If OCP Bylaw)

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2021.2	CORINNE A MATHE	8/16/2021	0 COOK RD, GALIANO, BC V0N 1P	DL 86 - COOK RD - application for rezoning to emend the OCP and LUB to permit a rezoning from F1 to create an F3 zoned parcel, two 2.0 hectare Rural Residential-zoned parcels, and 12+ ha of parkland and road dedication.

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Local Trust Committee	Send to Minister (If OCP Bylaw)

Galiano

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2020.1	Fred King	10/27/2020	0 PORLIER PASS RD, GALIANO, B	51 Galiano Way - Application for rezoning from F1 to F3 - Bylaw 279 (LUB)
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		Local Trust Committee	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
GL-RZ-2014.1	CRYSTAL MOUNTA	10/28/2014	0 PORLIER PASS RD, GALIANO, B	20300 PORLIER PASS RD: Application for rezoning to amend the OCP and LUB to allow for a Forest Retreat Centre - Bylaws 256 (OCP) and 257 (LUB)
Planner		Status	Most Recent Completed Activity	
Kim Stockdill		In Abeyance	Email Applicant of LTC Meeting	

Galiano

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260286	Tahirih Rockafella	6/30/2026	267 PORLIER PASS RD, GALIANO	A referral of a subdivision application for 2 lots.

Planner	Status	Most Recent Completed Activity
Brad Smith	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260157	Flemming Larsen	4/16/2026	5500 BODEGA BEACH DR, GALIAN	A referral of a subdivision application for 8 lots.

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260129	Corinne Ann Mathes	3/24/2026	0 COOK RD, GALIANO, BC V0N 1P	A referral of a subdivision application for 5 lots.

Planner	Status	Most Recent Completed Activity
Kim Stockdill	Under Review	Generate Complete Application Letter

Galiano

Application Number	Applicant Name	Date Received	Address	Purpose
GL-SUB-2024.1	Danica Berginc	4/4/2024	771 GEORGESON BAY RD, GALIA	BERGNIC - 771 GEORGESON BAY RD/1153 GEORGESON BAY RD: Referral of a boundary adjustment subdivision application.
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		In Abeyance	Record and File PLR	

Islands Trust
LTC EXP SUMMARY REPORT F2027
Invoices posted to Month ending June 2026

625 Galiano	Invoices posted to Month ending June 2026	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	700.00	0.00	700.00
LTC Local				
65050-625	LTC "Executive Expense on LTC's"	4,440.00	761.02	3,678.98
65200-625	LTC - Local Exp - LTC Meeting Expenses	4,470.00	165.00	4,305.00
65210-625	LTC - Local Exp - APC Meeting Expenses	0.00	625.65	-625.65
65220-625	LTC - Local Exp - Communications	2,650.00	745.26	1,904.74
TOTAL LTC Local Expense		<u>11,560.00</u>	<u>2,296.93</u>	<u>9,263.07</u>
Projects				
73001-625-4144	Galiano Small Islands LUB update	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2025-074 (Standing) Signing Authority that Galiano Island Local Trust Committee adopt the following standing resolution: "That the Chair or the person designated to act in the Chair's absence is authorized to sign documents on behalf of the Local Trust Committee."	Carried	09-Sep-2025
2023-015 (Standing) First Nations Reconciliation That the Galiano Island Local Trust Committee seek to engage in reconciliation with local First Nations, governments and island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, the United Nations Declaration on Rights of Indigenous Peoples, draft principles that guide the Province of British Columbia's relationship with Indigenous Peoples and Islands Trust First Nations engagement principles. The Galiano Island Local Trust Committee endeavour to: - Annually write a letter to all First Nations knowledge holders introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as provide an update of current projects and advocacy activities; - For various Local Trust Committee meetings, invite local First Nations and knowledge holders to attend meetings, as well as provide a traditional welcome to the Territory if they would like; - Work with Local First Nations Governments and knowledge holders on cooperative initiatives, including but not limited to, language, place names, territorial acknowledgements and community education on Coast Salish and local First Nations cultural heritage and history; - Work with Local First Nation Governments and knowledge holders on engagement principles for inclusive land use, marine use and climate change planning advocacy, protection and stewardship and knowledge and information sharing protocols; and - Establish and maintain government to government dialogue with Local First Nations and knowledge holders now and into the future based on respect and recognition of Aboriginal Rights and Titles, Treaty Rights, and First Nations Traditional Territories within the Islands Trust Area.	Carried	14-Mar-2023

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2020-042 (Standing) Use of Development Permits for Variances That the Galiano Island Local Trust Committee request that development permit applications where a variance is requested be processed as a combined application with both a development permit and a development variance permit.	Carried	08-Sep-2020
2020-041 (Standing) Unlawful Land Uses and Planning Applications that the Galiano Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased. b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease. c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue. d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.	Carried	06-Jul-2020



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2020-013 (Standing) Advisory Planning Commission that the Galiano Island Local Trust Committee request that prior to expiration of Advisory Planning Commission members terms of office, staff write to commissioners asking if they wish to be reappointed and also advertise for expressions of interest for new commissioners.	Carried	03-Feb-2020
2019-014 (Standing) 13.1 Cannabis Retail - Staff Report that the Galiano Local Trust Committee adopt the following standing resolution with respect to the processing of non-medicinal cannabis retail license applications: - Proposed or amended licenses for non-medicinal cannabis retail establishments require an application to the local trust committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - o Name of the applicant and a description of the proposal in general terms - o The location of the proposed establishment and the subject site - o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - o How public comments may be submitted to the local trust committee.	Carried	04-Mar-2019
2018-064 (Standing) 11.1 Telecommunication Strategy Project - Staff Report that the Galiano Island Local Trust Committee endorses the Telecommunication strategy Project Charter dated June 22, 2016	Carried	04-Jun-2018



Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2014-029 (Standing) Community Wells as a Community Benefit That the Galiano Island Local Trust Committee will consider as a community benefit for all rezoning applications where there is an increase in density, the establishment of an instrumented observation well.	Carried	07-Apr-2014
2014-000 (Standing) On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist: 1. There have been significant delays or longer than typical timelines in the enforcement process 2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement 3. Litigation has been recommended 4. Legal counsel has been involved (beyond providing a basic interpretation) 5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.) 6. There has been, or is an expectation of, joint enforcement with other jurisdictions 7. There is potential for impact on other related enforcement files.	Carried	03-Feb-2014
2011-205 (Standing) Special Occasion Liquor Licenses That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years , staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.	Carried	17-Oct-2011

Standing Resolutions Log

Galiano Island

Resolution Number	Action	Date
2010-115 (Standing) Publishing Notices beyond legal requirements That the Galiano Island Local Trust Committee will advertise Public Hearing Notices in the Active Page Magazine in addition to the legally required advertising in the Driftwood Newspaper.	Carried	18-Oct-2010
2009-085 (Standing) Parks Commission Referral That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment	Carried	11-May-2009