

ADOPTED

Galiano Island Local Trust Committee

Minutes of Special Meeting

Date: September 19, 2025

Location: Electronic Meeting

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

Staff Present: Kim Stockdill, Island Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 15 members of the public present.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 10:01 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE INTRODUCTION/OVERVIEW

The Local Trust Committee members introduced themselves.

5. STAFF PRESENTATION

Island Planner Stockdill provided a presentation on the Associated Islands Regulation Review project and highlighted the following:

- There are three levels of jurisdictional authority for marine and shoreline decision making within the Islands Trust area including:
 1. Federal: focuses on navigation, mooring buoys, freighter anchorage, and abandoned boats
 2. Provincial: focusses on archaeology, aquaculture, private docks via issuance of licenses for private moorages, and some shoreline protections
 3. Local Trust Committee: focusses on land use planning and zoning within development permit areas, and shoreline protection policies and guidelines

- The Islands Trust policy hierarchy was described as follows:
 1. The Policy Statement contains policies that, in part, guide how Official Community Plans are developed
 2. The Official Community Plan is a long-term visioning document that includes objectives and policies that guide land use decisions
 3. The Land Use Bylaw regulates land, buildings, and structures and identifies zones such as rural, agricultural, and forestry
- The Official Community Plan includes Development Permit Areas and the Galiano Island associated islands have a shoreline and marine Development Permit Area which helps to guide development to protect sensitive coastal areas
- The Land Use Bylaw identifies permitted uses within each zone, density, structure height, minimum setbacks, siting, size and dimension regulations
- Setbacks to the natural boundary of the sea are included in the general regulations that apply to all lots within the Local Trust Area
- The Associated Islands Regulation Review project was initiated by the Local Trust Committee due to the receipt of development variance permit applications related to the use of solar panels, decks, and other structures sited within the setback of the natural boundary of the sea
- The scope of the project includes referral to the Advisory Planning Commission, community information meetings, First Nations engagement, engagement with property owners on associated islands and boat access only properties, and the review of current land use regulations with the main deliverable identified as potential amendments to the Land Use Bylaw
- The purpose of the meeting is to provide an opportunity for property owners to share their perspectives on any issues or concerns with current land use regulations and to suggest any potential changes or improvements that would better meet the needs of associated islands and boat access only properties
- Solar panels are considered a structure and must meet setback requirements which can be challenging based on the need to locate the panels in the best place possible to optimize use
- Cantilevered decks and stairs to the foreshore located within setback requirements have been identified as considerations within the project
- The Marine zone permits private docks; however, some issues have been identified with upland platforms of docks which need to meet setback requirements
- The current setback to the natural boundary to the sea is 7.5 metres (25 feet) and the regulation currently allows no exemptions
- The current setback from interior side lot lines is 6 metres (20 feet) in SLR (Small Lot Residential) and RR2 (Rural Residential) zones

6. COMMUNITY INFORMATION MEETING

Members of the public were invited to ask questions and provide feedback and the following comments and clarifications were noted:

- The Wise Island community relies on docks and attached access structures for emergency evacuation and rapid response to fires
- Wise Island is not powered by BC Hydro, consists of small narrow lots, and solar panels need to be placed for optimum effectiveness which is challenging due to lack of lot width, current setbacks, and treed lots

- The Parker Island community has larger lots and is serviced by BC Hydro and the primary concern has been the delay in renewing the crown lease for the community dock which allows access for the barge, propane delivery, hydro equipment, water taxi, and water ambulance services, and is used by owners of high bank properties that do not have access to private docks
- There are a significant number of installations on Wise Island that do not comply with the Land Use Bylaw and many of them pre-date the implementation of the regulations
- Access stairs located within the natural boundary are supported on a case-by-case basis provided there is a less formal way in which to allow them outside of a variance permit application process
- Residents expressed support of the Local Trust Committee working with community members to create solutions that work for off-grid properties
- Wise Island has two community docks that provide the majority of access needs and there are few private docks; however, most properties have stairs to access the water
- There is no appetite to decrease side lot setbacks as the currently established setbacks create privacy and the approach should be consideration of exceptions rather than eliminating or increasing side setbacks
- The number, and footprint, or solar panels required to power a house varies based on individual use, age of panels, and sun exposure on the property
- Cantilevered decks and other deck structures are integrated into the stair structures and are integral to the usage of the property
- Residents are not requesting expansion of zoning but would like assurances that current infrastructure can remain in place and not be subject to bylaw enforcement
- Each of the associated islands have different needs and standard regulations might not work for each of them
- Wise Island has a central well system that pumps and stores water that is provided to individual properties, some property owners have water collection systems, and the small lot sizes can create setback issues for water cistern needs

The Planner thanked participants for their comments and noted that staff, and the Local Trust Committee, will consider ways to glean perspectives from residents from those associated islands that were not represented at the meeting.

7. ADJOURNMENT

By general consent the meeting was adjourned at 12:02 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder