

Islands Trust

PUBLIC HEARING
GALIANO ISLAND LOCAL TRUST COMMITTEE

PROPOSED BYLAW NO. 297

June 9, 2026

Application: PLRZ20240003 (Palmberg)

RELEVANT BACKGROUND INFORMATION REFERENCE BINDER

- 1. CHAIR'S OPENING STATEMENT**
- 2. BYLAW NO. MANAGEMENT CHECKLIST**
- 3. NOTICE OF PUBLIC HEARING**
- 4. GALIANO ISLAND LOCAL TRUST COMMITTEE PROPOSED BYLAW**
 1. Bylaw No. 297 – Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024
- 5. APPLICATION PLRZ20240003 (Palmberg)**
- 6. REFERRALS TO AGENCIES & FIRST NATIONS**
 1. Bylaw Referrals
 2. Agencies & First Nations Referral Responses Received
- 7. RELEVANT MINUTES/RESOLUTIONS WITHOUT MEETING**
 1. July 9, 2024
 2. February 11, 2025
 3. April 8, 2025
 4. December 9, 2025
- 8. ADVISORY PLANNING COMMISSION MINUTES - None**

9. STAFF REPORTS / MEMOS

1. July 9, 2024
2. February 11, 2025
3. April 8, 2025
4. July 8, 2025
5. December 9, 2025
6. February 10, 2026
7. June 9, 2026

10. CORRESPONDENCE – July 8, 2024 to April 30, 2025

11. PUBLIC HEARING SUBMISSIONS

12. OTHER INFORMATION

1. Site Plan – July 26, 2024
2. Business Plan – September 16, 2024
3. Well Log – December 9, 2024
4. Water Management Plan – August 1, 2025
5. Ecological Overview of District Lot 15
6. Section 219 Draft Covenant

CHAIRPERSON'S OPENING STATEMENT

The following is an example of an opening statement to be made by the Chairperson of the Local Trust Committee at the beginning of a Public Hearing.

"This Public Hearing is being convened pursuant to Section 465 of the *Local Government Act* in order to consider the following proposed bylaw(s):

- **Proposed Bylaw No. 297 – cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024".**

All persons who believe that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw(s).

Those wishing to speak should commence their presentation by clearly stating their name and address.

Members of the Local Trust Committee may, if they wish, ask questions of you following your presentation. However, the main function of the Local Trust Committee members is to listen to the views of the public. It is not the function of Committee members to debate the merits of the proposed bylaw(s) with individual citizens.

Everyone will be given a reasonable opportunity to be heard and none should feel discouraged from presenting his or her views.

In considering the proposed bylaw(s), the Local Trust Committee has received documents, which may influence its decision. Those documents are available for review during this hearing, on our website, and as indicated in the public hearing notice.

Any person who wishes to present a written submission to the Local Trust Committee may do so and all written submissions must be received by the Local Trust Committee before the close of the hearing.

Your only opportunity to comment on the proposed bylaw(s) is during this hearing, as members of the Local Trust Committee may not receive further submissions after the close of the hearing.

After this Public Hearing has concluded, the Local Trust Committee may, without further notice, make whatever decision it deems proper with respect to the bylaw(s) that is the subject of the Public Hearing."



Bylaw: GL-297

Trust Area: Galiano Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No.: GL-297

Application No.: GL-PL-RZ-2024.3

Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: No

First Reading Date: 08-Apr-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 08-Apr-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Chonk, Jas

Date: 14-May-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Galiano South Community Hall
Proofread By: Chonk, Jas

Legal Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Alternate Paper: The Active Page
First Publish Date: 01-May-2026

Second Publish Date:

Mailout Date: 20-May-2026

Delivery Notices: 20-May-2026
Date Public Hearing Held: 09-Jun-2026

Second Reading Date:

Third Reading Date:



**Galiano Island Local Trust Committee
PUBLIC HEARING NOTICE
Proposed Bylaw No. 297
Application: PLRZ20240003 (Palmberg)**

The Galiano Island Local Trust Committee invites the public to attend a Public Hearing beginning at **1:00 p.m., Tuesday, June 9, 2026, Galiano South Community Hall, 141 Sturdies Bay Road, Galiano Island**, to hear your views regarding **Proposed Bylaw 297**.

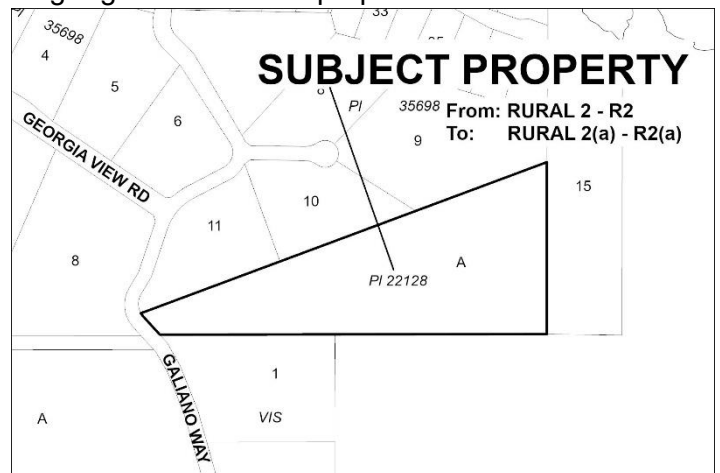
A **Community Information Meeting** will be held before the Public Hearing for you to learn more about the bylaw and to ask questions.

What is Proposed Bylaw No. 297 about?

The purpose of proposed Bylaw No. 297 is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed Bylaw No. 297 also includes the following regulations for the proposed uses:

building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of Bylaw No. 297, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

The property is legally described as LOT "A" of LOT 15, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 22128 PID 003-321-649. The general location of the subject property is shown on the following map:



How Do I Get More Information?

Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from May 28, 2026 to June 8, 2026 here: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/> and at the Islands Trust Victoria Office, 200-1627 Fort Street, Victoria, BC V8R 1H8 from 8:30 a.m. to 4:30 p.m., excluding statutory holidays.

Enquiries?

Contact the Islands Trust Victoria Office, by **email**: southinfo@islandstrust.bc.ca, or **phone**: 250-405-5157.

Written submissions?

Written submissions will be accepted until 4:30 p.m., June 8, 2026 to: Islands Trust, 200-1627 Fort Street, Victoria, BC V8R 1H8 or **email**: vicphsub@islandstrust.bc.ca. Written submissions made in response to this notice will be available for public review.

NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE GALIANO ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.

Jas Chonk, Deputy Secretary

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: <ul style="list-style-type: none">• contractor workshop• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			the regulations of Part 15 of this bylaw. 4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.
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2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 8TH DAY OF APRIL 2025.

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____

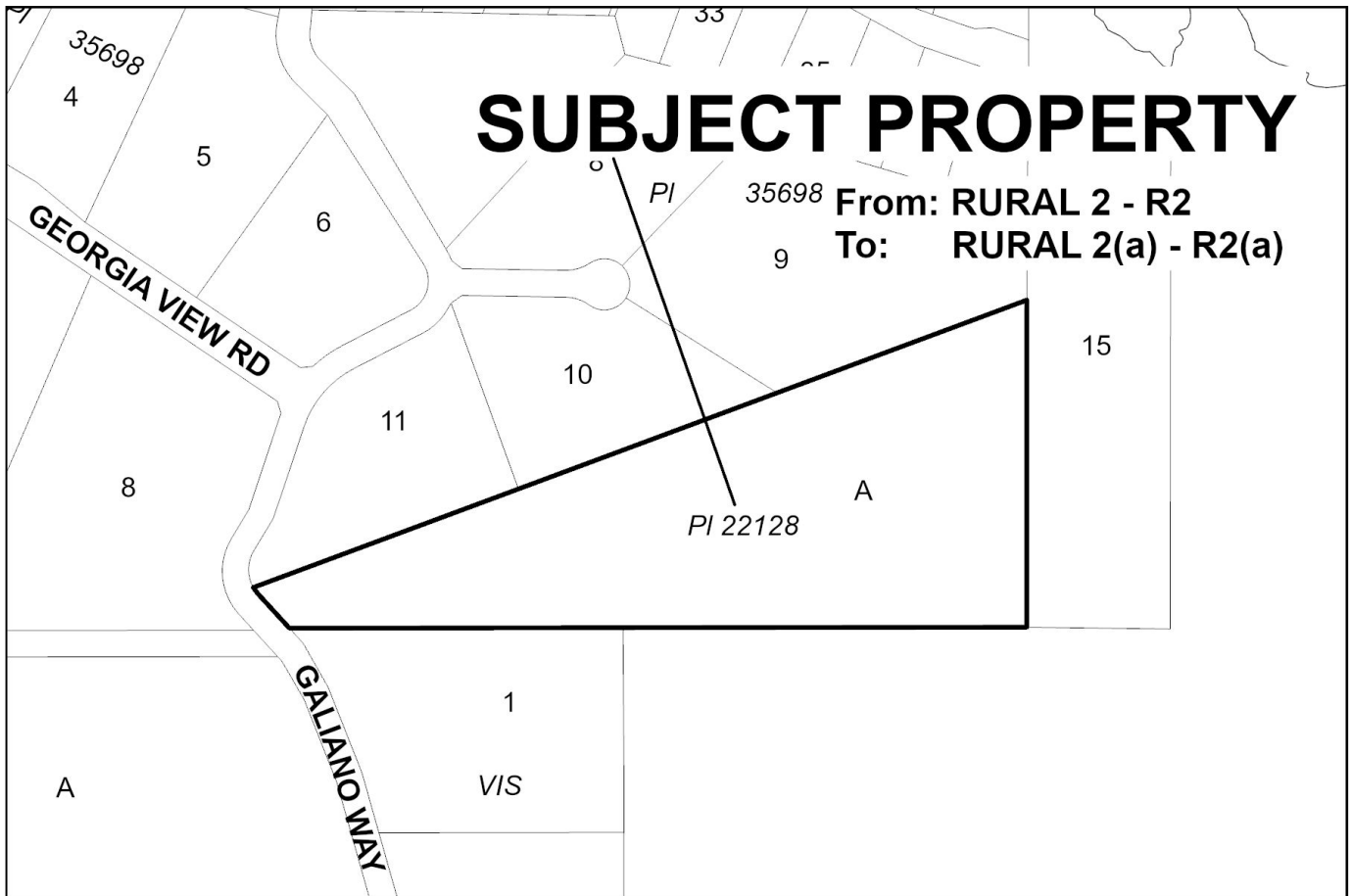
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1





Schedule A: Bylaw Amendments / Rezoning

Bylaw Amendment Process

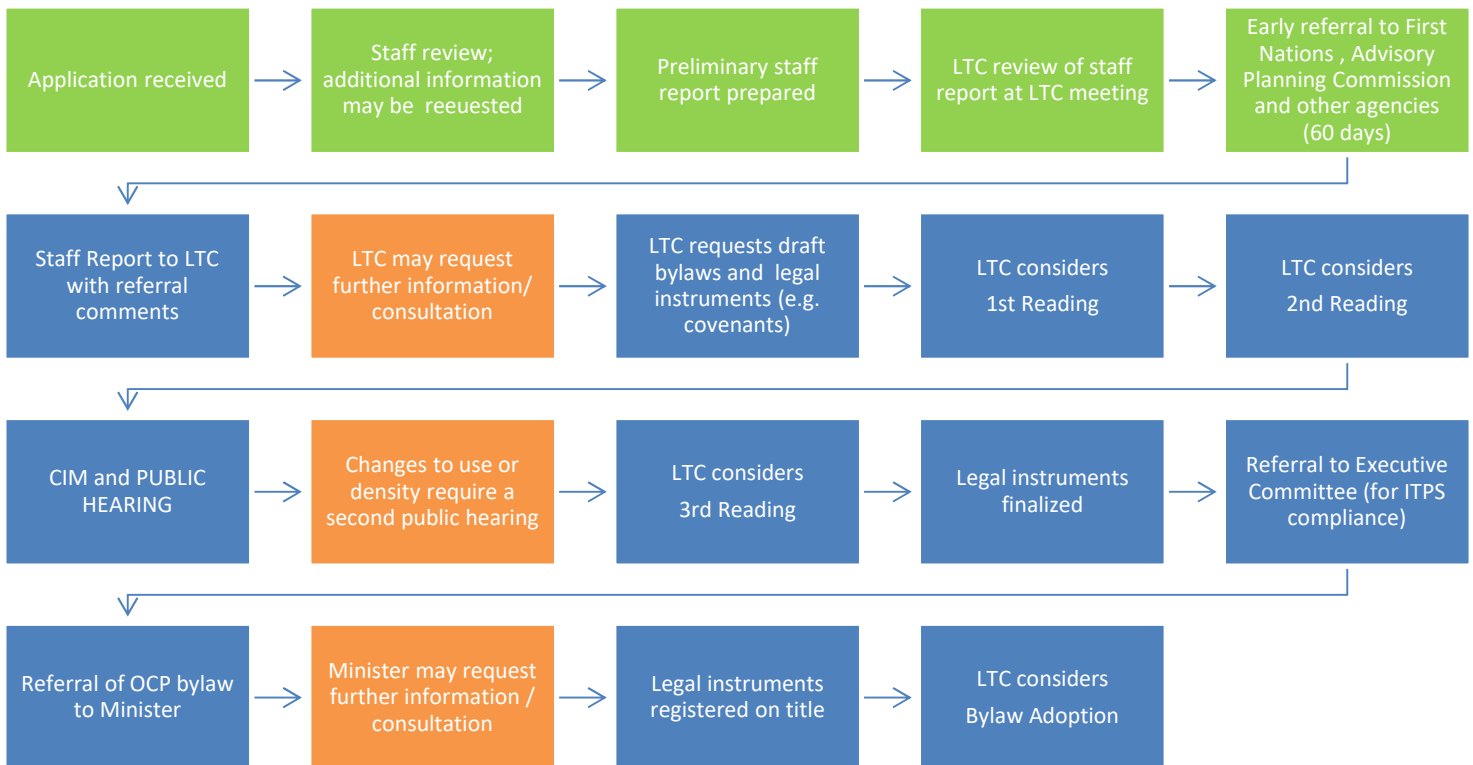
A request to the Local Trust Committee (LTC) may be warranted when a development proposal does not comply with LTC bylaws. Official Community Plan (OCP) Bylaws and Land Use Bylaws can be viewed at www.islandstrust.bc.ca. If a proposal is consistent with the Official Community Plan (OCP) but doesn't meet the density or use provisions within the land use bylaw, a land use bylaw amendment (rezoning) is required. If the proposal is not consistent with the OCP, an OCP amendment may also be required. An application for an OCP amendment may be made at the same time as an application to amend the land use bylaw.

Pre-Application

- Review the Islands Trust Policy Statement, Official Community Plan and Land Use Bylaw.
- Discuss the proposal with an Islands Trust planner in order to understand the process, application requirements and potential interests and requirements of other agencies or First Nations.
- Examine your Title Certificate to see if any title charges (e.g. easements, covenants) affect the proposal.
- Confirm requirements of other government agencies.
- *(Optional)*: Consult with property owners who may be affected by the proposal, individually, or in an "open house" or "public meeting" sponsored by the proponent to gather feedback on your proposal.

Application Process

Typical steps in the application process include the following:



Application Requirements

Please provide the following information in addition to the completed application form, fee, title search and title charges:

- Identify:
 - a. Official Community Plan amendment requested (if applicable and be specific);
 - b. Land Use Bylaw, Zoning, Subdivision, or Rural Land Use Bylaw amendments requested (if applicable and be specific);
 - c. Land Use Contract amendments requested (if applicable and be specific);
- An 11x17 Site Plan, drawn to scale, showing the following:
 - a. All of the natural and developed features of the property, and the distances between these features and lot lines;
 - b. The location of any proposed buildings, structures and land clearing showing accurate dimensions of their size and the distances between the proposed developments and existing features, including lot lines;
 - c. You may wish to include an elevation showing the side views of the proposed development;
- A written description of the:
 - a. Existing uses of the land and buildings on the subject property;
 - b. Proposed uses of the land and buildings on the subject property;
 - c. Proposed timing of the development or commencement of use;
 - d. Existing uses of the land and buildings on adjacent properties. You may be required to submit a site plan showing existing features of adjacent properties;
- Describe the reasons in support of the bylaw amendment(s). Attach additional comments on a separate page. Submit any technical reports, studies or appraisals of the property and report on any community consultation you have undertaken.
- A BC Contaminated Sites Regulation Site Disclosure Statement (Schedule 1) must be completed**
- A Terms of Reference (if applicable) in accordance with a Development Approvals Information (DAI) Bylaw.

Additional Requirements

In addition to complying with LTC bylaws, applicants are responsible for meeting all other regulatory requirements applicable to land use and development in BC (e.g. *BC Building Code, Transportation Act, Water Sustainability Act, Environment Act, Public Health Act, Agricultural Land Commission Act*, etc.).

Upon submission of an amendment application, including all required information, application fee(s) and an advertising deposit (see Submission Requirements below), planning staff will review the application. It is strongly recommended that you contact Planning Staff to discuss your proposal prior to submitting an application

Where a parcel is designated within a development permit area (DPA) by an OCP and the proposed development is not exempt from the DPA guidelines, the property owner or agent is also required to apply for a development permit.

To make an application for a development permit, the required fee and a completed application form must be submitted, along with any applicable additional information as listed in the application form. The DP application may be reviewed concurrently with a bylaw amendment application.

For further information, visit the Islands Trust website at www.islandstrust.bc.ca and applicable bylaws:

NOTE: This information is intended to provide guidance only and should not be interpreted as a right to a development approval if the steps indicated are followed. Please consult the Local Government Act and its regulations, as well as the other Islands Trust applicable bylaws for the definitive requirements and procedures. For any further information, please contact the Islands Trust.



Victoria Office
 200 - 1627 Fort Street
 Victoria, BC V8R 1H8
 (250) 405-5151
information@islandstrust.bc.ca

Galiano, Mayne, North Pender,
 Saturna, South Pender Islands

Salt Spring Office
 1 – 500 Lower Ganges Road
 Salt Spring Island, BC V8K 2N8
 (250) 537-9144
[ssinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca)

Salt Spring Island

Northern Office
 700 North Road
 Gabriola Island, BC V0R 1X3
 (250) 247-2063
northinfo@islandstrust.bc.ca

Denman, Gabriola, Gambier, Hornby,
 Lasqueti, Thetis, Ballenas-
 Winchelsea Islands

Land Use Application

Application Type: *Check all that apply*

See Associated Schedules for Information and Application Requirements

<input type="checkbox"/> Bylaw Amendment	<input type="checkbox"/> OCP <input type="checkbox"/> Land Use / Rezoning <input type="checkbox"/> Land Use Contract	Schedule A
<input type="checkbox"/> Development Permit	<input type="checkbox"/> Renewal or Amendment	Schedule B
<input type="checkbox"/> Development Variance Permit	<input type="checkbox"/> Renewal	Schedule C
<input type="checkbox"/> Heritage Alteration Permit		Schedule D
<input type="checkbox"/> LCRB License	<input type="checkbox"/> Liquor <input type="checkbox"/> Temporary Change <input type="checkbox"/> Cannabis Retail	Schedule E
<input type="checkbox"/> Order - Board of Variance		Schedule F
<input type="checkbox"/> Siting & Use Permit		Schedule G
<input type="checkbox"/> Soil Deposit / Removal	<input type="checkbox"/> Registration <input type="checkbox"/> Permit	Schedule H
<input type="checkbox"/> Strata Conversion		Schedule I
<input type="checkbox"/> Subdivision Review	<input type="checkbox"/> Boundary Adjustment	Schedule J
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Renewal	Schedule K

Description of Subject Property:

Civic Address	PID
Legal Description	

Purpose of Application: *Provide a brief description (attached additional pages if needed)*

Applicant:

Name	Company
Mailing Address	
Phone	Email

Declaration:

As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.

Signature	
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Office Use Only:

Date Received	Fees Paid	Receipt No.	TAPIS No.
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Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Print Name (Complete if applicant is not the owner(s))

... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

All registered owners on title must be listed on and sign the application. Corporations must include a list of directors.

Name/Company Name	Signature
Mailing Address	
Phone	Print Name
Email	Date

Name/Company Name	Signature
Mailing Address	
Phone	Print Name
Email	Date

Name/Company Name	Signature
Mailing Address	
Phone	Print Name
Email	Date

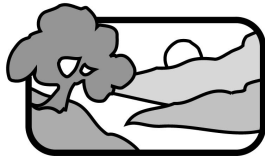
Application Checklist The following materials must accompany the application:

- Completed application form
- Current title search (issued within 30 days)
- n/a Copies of all title charges (restrictive covenants, rights-of-way, etc.)
- Application fee (see applicable Local Trust Committee Fees Bylaw for current fees)
- n/a If applicable, [a BC Contaminated Sites Regulation Disclosure Statement \(Schedule 1\)](#) must be completed
- n/a If applicable, QEP Report registered in Province of BC *Riparian Areas Regulation (RAR)* Notification System
- Required plans, drawings, reports and other information as noted on the applicable schedules and DAI Bylaws**

NOTE A complete application and fee must be received before the application will be processed. Fees may be paid using cash, cheque or interac e-transfer (contact Islands Trust for e-transfer procedure). Applicants are advised that processing times may depend on applications volumes and timing of local trust committee meetings. Applicants are encouraged to apply for permission well in advance of scheduled development.

Freedom of Information

The collection of personal information, for the purpose of processing this application, is authorized under the Local Government Act, Community Charter and section 26(c) of the Freedom of Information and Protection and Privacy Act. Enquiries may be directed to a Deputy Secretary at any of the Islands Trust Offices, as noted on page 1 of this form. A request for information, under the Freedom of Information and Protection of Privacy Act may be made to: FOI Coordinator, Islands Trust, 200-1627 Fort Street, Victoria, BC V8R 1H8, Tel. (250) 405-5151, Fax (250) 405-5155.



BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Islands Trust

Island: Galiano Island Local Trust Area Bylaw No.: 296/297 Date: April 23, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Leif Palmberg, Galiano Way, Galiano Island

PURPOSE OF BYLAW:

The purpose of proposed **Bylaw 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128

SIZE OF PROPERTY AFFECTED:

8 hectares

ALR STATUS:

No

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural

OTHER INFORMATION:

Additional information is available at: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Kim Stockdill

Title: Island Planner
Contact Info: Tel: 250-405-5157
Email: kstockdill@islandstrust.bc.ca

PLEASE TURN OVER →

This referral has been sent to the following agencies:

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Infrastructure Water and Services - Sticks Allison Water
Island Health
Galiano Island Fire Rescue – South Department

Provincial Agencies

Min. of Housing and Municipal Affairs
Min. of Public Safety and Solicitor General – Liquor Control and
Licensing Branch
Min. of Transportation & Transit
Min. of Water, Land and Resource Stewardship
- Riparian Area Protection Regulation
(RiparianAreas@Victoria1.gov.bc.ca)

Non-Agency Referrals

BC Assessment Authority
BC Hydro and Power Authority
WSANEC Leadership Council
Coast Salish Peoples of Galiano Society
Georgeson Family - Jeannine Georgeson

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan)
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

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)

296/297

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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	8 TH	DAY OF	APRIL	2025.
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____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: <ul style="list-style-type: none">• contractor workshop• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			<p>the regulations of Part 15 of this bylaw.</p> <p>4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.</p>
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2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 8TH DAY OF APRIL 2025.

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____

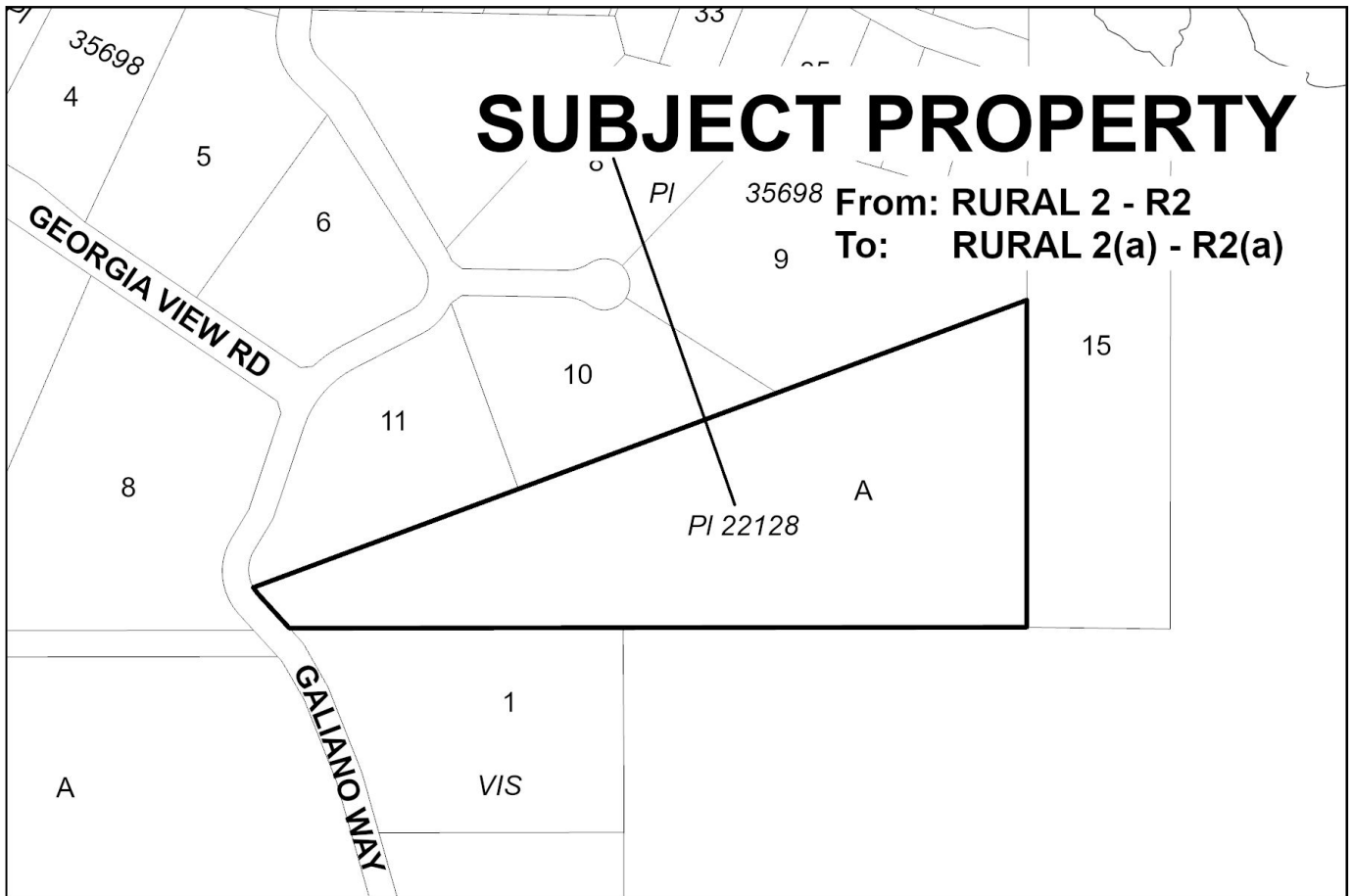
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1



Jas Chonk

From: eDAS@gov.bc.ca
Sent: Monday, April 28, 2025 2:01 PM
To: Jas Chonk
Subject: Applicant Notification - File #2025-01959 (Task Id: 26956417)

Date: 2025-Apr-28

Hello,

The Ministry of Transportation and Transit Approval Application 2025-01959 is available for the next step and your action. You can access the file at <https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ApprovalApplication&PosseObjectId=26945811&PossePane=Tasks>

Please accept this email as a response from the Ministry regarding MOTT file 2025-01959. The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use ?agriculture? to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.

If you have any questions please feel free to contact me.

Sincerely,

Dana Spilde
Development Services Officer
250-739-8228
Dana.Spilde@gov.bc.ca

Jas Chonk

From: Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: Tuesday, April 29, 2025 10:31 AM
To: Jas Chonk
Cc: Riparian Areas WLRS:EX
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Good Morning Jas,

Thank you for the opportunity to review the proposed changes to Galiano Island's bylaws.

Given the volume of documents and current internal workload constraints, we are only able to provide high-level comments at this time.

Please note the following:

- The *Riparian Areas Protection Regulation (RAPR)* applies to the Islands Trust and to all residential, commercial, or industrial development within 30 metres of a stream, as defined in the regulation.
- “Development” includes:
 - (a) the addition, removal, or alteration of soil, vegetation, or any building or other structure;
 - (b) the addition, removal, or alteration of works and services as outlined in section 506(1) [subdivision serving requirements] of the *Local Government Act*;
 - (c) subdivision, as defined in section 455 of the *Local Government Act*.
- During the bylaw amendment process, we strongly recommend updating Galiano Island's Official Community Plan (OCP), Riparian Development Permit Area (DPA), Riparian DPA fact sheet, and any other related bylaws or documents to align with the current RAPR framework. The previous *Riparian Areas Regulation (RAR)* was replaced by the RAPR in 2019.
 - Aligning your bylaws with the current provincial framework will:
 - Help prevent potential contraventions of the federal *Fisheries Act*;
 - Support improved understanding and compliance;
 - Contribute to stronger environmental protection and outcomes.
 - If provided with sufficient lead time (approximately 8 weeks), the province can review and provide comments on proposed amendments to the OCP, DPA, or other riparian-related documents to help ensure clarity and alignment with current regulatory standards.

We hope this information is helpful. Please don't hesitate to reach out if you have any questions or need further clarification.

Warmest wishes,

Ashley



Ashley D. Long (she/her)
Senior Policy Analyst
Aquatic Ecosystems Branch | Water, Fisheries and Coast
Ministry of Water, Land and Resource Stewardship

I am honoured and privileged to live, work, and play on the traditional lands of the Tsimshian People.

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: Wednesday, April 23, 2025 2:04 PM

To: 'achan@crd.bc.ca' <achan@crd.bc.ca>; 'jarnet@crd.bc.ca' <jarnet@crd.bc.ca>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief@gvfd.ca' <chief@gvfd.ca>; HMA Land Use, Planning & Regional Impacts Branch HMA:EX <LUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; LCRB Licensing Help Desk LCRB:EX <LCLBHelpDesk@gov.bc.ca>; LCRB Liquor Policy LCRB:EX <LCRBliquorPolicy@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>; BCA Vancouver Island Assessment Region BCA:EX <vancouver.island@bcassessment.ca>; Properties, Help Desk <properties.helpdesk@bchydro.com>; 'Jeannine Georgeson' <georgeson508@outlook.com>; Pingle, Rob <rpingle@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 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 has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Friday, May 23, 2025**.

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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səliiwətaʔ, SEMYOME, shishálh, Sḵwḵwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, 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.

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)

8 May 2025

(Date)

296/297

(Bylaw Number)

Rob Pingle - Legislative Clerk

(Name and Title)

Salt Spring Island Local Trust Committee

(Agency)

Jas Chonk

From: SouthInfo
Sent: Friday, May 9, 2025 4:01 PM
To: Jas Chonk
Subject: FW: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Thank you,

Emily Bryant (she, her, hers)
Planning Team Assistant
Islands Trust | T 250-405-5163

From: Moran, Caitlin HMA:EX <Caitlin.Moran@gov.bc.ca>
Sent: Friday, May 9, 2025 11:31 AM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Cc: Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Dear Kim Stockdill,

Thank you for your April 23, 2025, referral of proposed Galiano Island Bylaw No. 296 and 297 to the Ministry of Housing and Municipal Affairs for review. As a Senior Planner with the Land Use Planning and Regional Impacts branch, I am pleased to provide comments.

At the time of the referral, the Profiles on Indigenous Peoples database identified the following First Nations as having interests in the bylaw area: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Pauquachin First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Tsartlip First Nation, Tsawout First Nation, Tsawwassen First Nation, and Tseycum First Nation. I understand these First Nations have all been considered as part of your engagement process.

I would also like to acknowledge the engagement of other relevant provincial agencies as part of the referral process. In particular, the referral to the Ministry of Water, Land and Resource Stewardship through the Riparian Areas Protection Regulation inbox is appropriate and consistent with current WLRS contact protocols.

Please note that while the Ministry of Transportation and Transit (MOTT) was listed as a referral agency, a contact does not appear to have been included in the email distribution list dated April 23, 2025. MOTT has advised that referrals can be submitted through the electronic [Development Approvals System](#), with Dana Spilde (Dana.Spilde@gov.bc.ca) as the appropriate contact for Galiano Island. They also recommend copying DevelopmentServices.Saanich@gov.bc.ca on initial correspondence to ensure continuity in case of staff absences or turnover.

The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and

inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve.

While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island's broader housing needs and land use strategy.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at Caitlin.Moran@gov.bc.ca or by telephone at 236 478-2301. Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs.

Sincerely,
Caitlin Moran (she/her)
Senior Planner
Land Use, Planning, and Regional Impacts Branch
Local Government Division
Ministry of Housing and Municipal Affairs
Caitlin.Moran@gov.bc.ca

I am grateful to live and work from the territory of the ləkʷəŋən and WSÁNEĆ Peoples.

From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: April 23, 2025 14:04
To: 'achan@crd.bc.ca' <achan@crd.bc.ca>; 'jarnet@crd.bc.ca' <jarnet@crd.bc.ca>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief@gvfd.ca' <chief@gvfd.ca>; HMA Land Use, Planning & Regional Impacts Branch HMA:EX <LUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; LCRB Licensing Help Desk LCRB:EX <LCRBHelpDesk@gov.bc.ca>; LCRB Liquor Policy LCRB:EX <LCRBLiquorPolicy@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>; BCA Vancouver Island Assessment Region BCA:EX <vancouver.island@bcassessment.ca>; Properties, Help Desk <properties.helpdesk@bchydro.com>; 'Jeannine Georgeson' <georgeson508@outlook.com>; Pingle, Rob <rpingle@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>
Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

[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 has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Friday, May 23, 2025**.

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 BOŪÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scáwáðan, səlilwətəł, SEMYOME, shíshálh, Sḵwḵwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x^wməθk^wəyám 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

No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.

Galiano Island Local Trust Area

(Island)

R Atwal

(Signature)

May 15, 2025

(Date)

296/297

(Bylaw Number)

Rajpreet Atwal (Environmental Health Officer)

(Name and Title)

Island Health

(Agency)

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)

May 26, 2025

(Date)

296/297

(Bylaw Number)

Jas Chonk, Legislative Clerk

(Name and Title)

Mayne Island Local Trust Committee

(Agency)

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)

June 3, 2025

(Date)

296/297

(Bylaw Number)

Legislative Clerk / Deputy Secretary

(Name and Title)

Thetis Local Trust Committee

(Agency)

From: NationsConnect <support@nationsconnect.ca>
Sent: Wednesday, April 23, 2025 4:24 PM
To: Jas Chonk
Subject: NationsConnect: Decision regarding consultation: GL-BLs-296-297 regarding GL-BLs-296-297
Attachments: response--gl-b-ls-296-297--from--pauquachin-first-nation.pdf

A new conversation has been started by lands@pauquachin.com and you were indicated as a person to notify.

Subject: Decision regarding consultation: GL-BLs-296-297

To whom it may concern,

Body:

Please see the attached PDF concerning: GL-BLs-296-297

[View conversation in NationsConnect](#)



Pauquachin First Nation

23-Apr-2025 16:23 PDT

Islands Trust
Attn: Jas Chonk

Project Name: GL-BLs-296-297

Date Received: 23-Apr-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 3

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

From: NationsConnect <support@nationsconnect.ca>
Sent: Wednesday, April 23, 2025 4:21 PM
To: Jas Chonk
Subject: NationsConnect: Decision regarding consultation: GL-BLs-296-297 regarding GL-BLs-296-297
Attachments: response--islands-trust--gl-b-ls-296-297--from--ts-uubaa-asatx-nation.pdf

A new conversation has been started by Monty Horton and you were indicated as a person to notify.

Subject: Decision regarding consultation: GL-BLs-296-297

To whom it may concern,

Body:

Please see the attached PDF concerning: GL-BLs-296-297

[View conversation in NationsConnect](#)



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

23-Apr-2025 16:21 PDT

Islands Trust
Attn: Jas Chonk

Project Name: GL-BLs-296-297
Date Received: 23-Apr-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'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: Friday, June 6, 2025 4:12 PM
To: Jas Chonk
Subject: Re: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Hi Jas,

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 qə
Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Wednesday, April 23, 2025 2:32 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Hello Tsawwassen First Nation Referral Coordinators:

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

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manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Monday, June 23, 2025**.

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 BOŪÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səliiwətəʃ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʃaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyám 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.

15. APPLICATIONS AND REFERRALS

15.1 PLRZ20240003 (Palmborg) - Staff Report

Island Planner Stockdill summarized the Staff Report and highlighted the following:

- Application is to rezone the subject property to permit proposed uses including a works yard, contractor workshop and yard, storage and sale of gravel, soil and aggregates, sawmilling and manufacturing wood products, and production and sales of cider
- Property is currently being used for tree fruit farming and temporary sawmilling
- Applicant is seeking a phased approach for the proposed uses
- One letter has been received from a neighbouring property owner which outlined concerns about potential noise

Discussion ensued and the following comments were noted:

- A Section 219 Covenant placed on the property would enable restrictions on certain uses until such time the applicant can provide further information or assessments to ensure there is not detrimental impacts of said use
- There will be a statutory requirement to notify neighbours about the application as part of the public hearing process and the Local Trust Committee can request earlier notification or that a community information meeting be held
- Property is in a water management area and in proximity to a water service area and a water management plan would help inform consideration of the application
- Further information on the proposed uses and the siting of them would be helpful

The applicant was in attendance and indicated that the cidery concept is a future consideration and is of secondary importance to other proposed uses.

GL-2024-015

It was Moved and Seconded,

that Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust

- I. Information regarding the scale of the proposed uses
- II. Business plan for the light industrial uses and cidery
- III. Information on a ground water management plan
- IV. Information on timing / phased approach
- V. Detailed site plan

CARRIED

16. LOCAL TRUST COMMITTEE PROJECTS

16.1 Groundwater Sustainability Project - Staff Report

Island Planner Stockdill summarized the Staff Report and noted the following:

- An information webinar was held in 2021 and a Community Information Meeting held in 2022
- Staff have met with Penelakut Tribe, Coast Salish Peoples of Galiano, and members of an Indigenous family with historical ties to Galiano Island to discuss the project

Chief Jack addressed the Local Trust Committee and stated the following:

- She is the newly elected Chief of Penelakut Tribe since February, 2024
- She is from Penelakut Island as are her family traced back to her great grandfather's roots
- Thanked Penelakut Council Members and youth in attendance
- In order for the Penelakut to prosper they need to work together with surrounding communities as one in harmony and model leadership to the younger generation
- She comes before the Local Trust Committee, members of the community, and landowners to deliver a message
- She declared the unwavering interest of her people in accepting the return of land that rightfully belong to the Penelakut
- The Council Members and youth are in attendance to bear witness to the voice of their ancestors to establish that Galiano Island is unceded Penelakut territory
- It is their inherent right as recognized in the United Nations Declaration of Rights of Indigenous People to reclaim what has been theirs for generations
- They come in spirit of partnership to work alongside landowners and Islands Trust in good faith
- Their goal is to establish a foundation of understanding and cooperation and they recognize the importance of maintaining a harmonious relationship with all stakeholders
- They are committed to working together and are ready to engage in open and constructive dialogue to find mutually beneficial solutions and to build a future where they can thrive on the lands that have sustained them for generations

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for September 10, 2024 at the South Community Hall, Galiano Island

20. TOWN HALL

A member of the public stated that members of the public require time in between a community information meeting and public hearing to ask questions and understand the information prior to a public hearing.

Island Planner Stockdill noted that the public hearing for the Groundwater Sustainability Project has been moved to October so that a staff report can be provided at the September, 2024 Local Trust Committee meeting and if they have specific questions to send them to staff so they can be addressed as part of the September Staff Report.

A member of the public thanked the Local Trust Committee for trying to save the applicant of Application PLRZ20240003 money by requesting a rough site plan versus a professional survey at this stage of the application.

21. CLOSED MEETING – None

- All of the speaker’s animals are kept more than 30 metres from the neighbour but there is an encroachment of 15 metres on Tricia Way Community Park
- Does not have the ability to pay the land use variance application
- Has installed privacy fencing, noise attenuation barrier and a buffer
- Requested the Local Trust Committee grant a variance
 - Island Planner Stockdill noted that a Bylaw Compliance and Enforcement Officer is working with the speaker on options for compliance to close the file, and the matter has not been brought to the public forum as it is being discussed between staff, the Local Trust Committee, and the speaker

A member of the public spoke to a letter sent to the Planner and Trustees regarding Application PL-RZ-2024-0003 (Palmberg) and highlighted the following:

- One of the potential uses of the property is a cidery/winery
- There are documented health risks associated with alcohol consumption
- Requested the Local Trust Committee seek further information from Island Health and the Galiano Health Clinic about the negative consequences of alcohol consumption before proceeding with a draft bylaw

A member of the public stated the courts upheld local bylaws following an appeal by the Forest lot owners regarding the case against the Galiano Local Trust Committee and noted a letter sent from MacMillan Bloedel to prospective buyers when the properties were listed for sale informing them that if amendments that were being made to the bylaw were passed the effect would be to eliminate the right to build a single-family residence on a forest zone lot.

A member of public spoke to the timeliness of communication from the Local Trust Committee and made the following comments:

- Updates provided at the meeting being held today, and outlined in the agenda package, are not timely enough to encourage dialogue within the community
- Bylaws No. 283 and 284 were advanced to Executive Committee and no further update has been forthcoming
- There should have been a report about the meeting with Penelakut Tribe and Council
- The staff report for the Crystal Mountain rezoning application should have more information about how a community benefit is determined and if a Tribal Land Code can be adopted as part of the rezoning application and these topics should be referred to the Advisory Planning Commission or addressed at community information meetings
 - The Chair indicated the Local Trust Committee and staff attended the meeting with Penelakut Chief and Council as invitees; therefore, minutes nor official reporting through a staff report would be forthcoming; however, while not mandatory, Trustees can individually report out to community members
 - Penelakut Council Member Ken Thomas stated appreciation to the public for their comments and noted that communication with Islands Trust has just begun and both parties are working through the process
 - Island Planner Stockdill stated Bylaw No. 283 was sent to the Ministry for approval as it relates to the Official Community Plan and Bylaw No. 284 does not require Ministerial approval as it is a Land Use Bylaw

- It is recommended that a sustainable forestry covenant and groundwater assessment covenant be finalized prior to providing First Reading

It was noted that the applicant was in attendance.

Discussion ensued and Trustees indicated the application complies with the Official Community Plan and the land represents one of the few large tracts that can be preserved.

GL-2025-002

It was MOVED and SECONDED,

that, pursuant to Local Government Act s. 464(2), Galiano Island Local Trust Committee resolves to not hold a public hearing for Bylaw No. 291, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023” and that staff give notice of First Reading in accordance with s.467 of the *Local Government Act* after the receipt of a draft sustainable forestry covenant and a groundwater assessment covenant.

CARRIED

GL-2025-003

It was MOVED and SECONDED,

that Galiano Local Trust Committee request staff to schedule a Community Information Meeting for draft Bylaw No. 291 prior to First Reading.

CARRIED

16.4 PL-RZ-2024-0003 (Palmborg) – Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- The application is to rezone the subject property to allow additional uses including a works yard, contractor’s workshop, storage and sale of gravel, soil and aggregates, sawmilling, painting, manufacturing of wood products, and the production and sale of cider and wine
- The applicant has provided an updated site plan, well construction report, and a detailed business plan which provides information on a phased approach
- The proposed accessory uses do not necessarily fit into the rural zoning designation and staff will need to do further analysis to determine if an Official Community Plan amendment will be required
- The Local Trust Committee has the option of requiring the registration of a Section 219 covenant which would allow further regulation of uses that might not fit in to the Land Use Bylaw amendment
- If the application moves forward a septic disposal report, ecological report, and groundwater management plan would be required

It was noted that the applicant was in attendance.

Discussion ensued and Trustees indicated that draft bylaws will refine what the application will look like moving forward.

GL-2025-004
It was MOVED and SECONDED,
that Galiano Island Local Trust Committee direct staff to proceed with
application PL-RZ-2024-0003 (Palmberg) and to prepare draft bylaws.

CARRIED

17. LOCAL TRUST COMMITTEE PROJECTS

18. REPORTS

18.1 Work Program - Staff Report

18.1.1 Active Projects Report Dated Feb 2025

Received for information.

18.1.2 Future Projects Report Dated Feb 2025

Regional Planning Manager Kojima provided a summary of potential future projects for consideration by the Local Trust Committee.

Discussion ensued and the following points were noted:

- Several items could be removed from the list or incorporated into an Official Community Plan review
- The Associated Islands regulation review would be considered a minor project targeted to solar panels and shoreline access
- The review of tiny home and trailer regulations should be retained
- An Official Community Plan Review is a major project and preparations to submit a business case would need to be undertaken over the next months

GL-2025-005
It was MOVED and SECONDED,
that Galiano Island Local Trust Committee amend the Future Projects List
by removing Item No. 1, 2, and 7.

CARRIED

GL-2025-006
It was MOVED and SECONDED,
that Galiano Island Local Trust Committee add to its active projects list as a
minor project “Associated Islands Regulations Review” and for staff to
report back with a draft project charter.

CARRIED

A member of the public spoke to the Palmberg application and stated the following:

- Consideration of referring the application to the Advisory Planning Commission might be appropriate
- The Directives Checklist indicates the application is not contrary to, or at variance, with the Islands Trust Policy Statement
- Freshwater resources in the directive checklist has been marked as non applicable; however, there is potential for significant increased water use
- The Capital Regional District was not included in the referrals list; however, the property is located near a community water system

Island Planner Stockdill replied as follows:

- The Local Trust Committee has the ability to refer any type of application to the Advisory Planning Commission and the option to do so is included in the staff report
- If the Local Trust Committee believes freshwater resources are applicable, or that the application does not comply with the Trust Policy Statement, they can request that information be changed
- The Sticks Allison Water District has been added to the referral list and the staff report was updated to reflect the addition

A member of the public asked if multi-stage applications, that are spread out over several years, come back to the Local Trust Committee prior to proceeding to the next stage, and they also suggested the term “referral agencies” be changed to “referral entities”.

Island Planner Stockdill noted when an application is approved the applicant must abide by the new bylaws and relevant covenants and there are no requirements to communicate to the Local Trust Committee following approval of the application.

A member of the public stated up to one third of Advisory Planning Commission participants can be non-residents and those positions should be offered to First Nations.

The Chair referenced Islands Trust request to the Provincial Government for a governance review which includes, in part, the goal of implementing the *Declaration Act* within the *Islands Trust Act*.

9. COMMUNITY INFORMATION MEETING – None

10. PUBLIC HEARING - None

11. MINUTES

11.1 Local Trust Committee Minutes Dated February 11, 2025 (for Adoption)

The following amendment to the minutes was presented for consideration:

Page 3 of the Minutes in first bullet point change location name to Trisha Way Park.

By general consent the Galiano Island Local Trust Committee meeting minutes of February 11, 2025 were adopted as amended.

11.2 Section 26 Resolutions Without Meeting Report - None

11.3 Advisory Planning Commission Minutes - None

12. BUSINESS ARISING FROM MINUTES

12.1 Follow-up Action List Dated April 2025

Island Planner Stockdill provided an update on items on the Follow Up Action List.

13. DELEGATIONS - None

14. CORRESPONDENCE

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

15. MEETING BREAK - COMMUNITY UPDATE

The break was rescheduled to a later time in the meeting.

16. APPLICATIONS AND REFERRALS

16.1 GL-SUB-2023.1 (Taylor) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks an exemption from the 10% minimum frontage requirement on Lot B of a proposed subdivision
- There is no minimum frontage requirement in the Galiano Land Use Bylaw
- A Riparian Development Permit was required as a condition for subdivision approval which has been issued as no new development will be proposed on the property
- While the minimum frontage is less than the 10% requirement specified in the *Local Government Act* the proposal allows a distance of 26.7 metres frontage
- The *Local Government Act* allows a local government to waive the 10% frontage requirement

Discussion ensued and Trustees had no questions or concerns regarding the application.

GL-2025-010
It was MOVED and SECONDED

that Galiano Island Local Trust Committee EXEMPT Lot B of proposed subdivision (GL-SUB-2023.1, 172 Burrill Road) from the 10% minimum frontage requirement under Section 512 of the Local Government Act.

CARRIED

16.2 PL-RZ-2024-0003 (Palmberg) – Staff Report (2:00)

Island Planner Stockdill summarized the staff report and highlighted the following:

- The Local Trust Committee previously directed staff to draft bylaws for the rezoning application
- The subject property is proposed to be rezoned to a site specific Rural 2 zone to allow uses including a contractor yard, storage and sale of gravel, soil, and aggregates, sawmilling, manufacturing of wood products, and production and sales of cider and wine

- The draft bylaw should be amended to include a contractor’s workshop
 - The draft bylaw includes building height restrictions and land screening requirements
 - The Official Community Plan would amend Policy E to permit agricultural uses in addition to the currently allowed residential use
- Trustees had no questions for the Planner and noted that giving First Reading enables the community engagement and consultation process to begin.

GL-2025-011

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a first time.

CARRIED

GL-2025-012

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 amended by adding "contractor workshop" as a permitted use.

CARRIED

GL-2025-013

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 first time as amended.

CARRIED

GL-2025-014

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. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-015

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. 297, cited as Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-016

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

CARRIED

GL-2025-017

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request a covenant under Section 219 of the Land Title Act from the applicant for PL-RZ-2024-0003 (PalMBERG) as a condition of adopting Bylaw No. 297 that includes conditions and restrictions for the proposed uses and recommendations from the water management plan.

CARRIED

Island Planner Stockdill advised that a Community Information Meeting for Bylaw No. 296 will be scheduled to be held during the July Local Trust Committee meeting.

16.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 543 (for Response)

GL-2025-018

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw No. 543.

CARRIED

The meeting was recessed for a break at 2:20 p.m. and reconvened at 2:30 p.m.

17. LOCAL TRUST COMMITTEE PROJECTS

17.1 Associated Islands Regulations Review Project – Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- The Local Trust Committee previously requested staff add an Associated Islands Regulations Review Project to its active projects list as a minor project
- The intent is to review and amend regulations in the Land Use Bylaw that would be applicable to associated islands and boat access only properties
- In-person and electronic Special Meetings, Community Information Meetings, and engagement with First Nations and property owners would be undertaken
- Reference to minor amendments in the out-of-scope section of the Project Charter should state major amendments
- The proposed project timeline and budgeting estimates were reviewed

Discussion ensued and Trustees confirmed interest in moving the project forward.

- Covenants are required to be registered prior to adoption of the bylaws

Trustees had no questions regarding the staff report.

GL-2025-91

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee Bylaw No. 292, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024” be read a second time.

CARRIED

GL-2025-92

It was MOVED and SECONDED

that Galiano Island Local Trust Committee Bylaw No. 293, cited as “Galiano Island Land Use Bylaw No.127, 1999, Amendment No. 1, 2024”, be read a second time.

CARRIED

16.3 GL-RZ-2024-0003 (Palmberg) - Staff Report

Island Planner Stockdill summarized the staff report and highlighted the following:

- Proposed Bylaw No. 296 to amend the Official Community Plan has been approved by Islands Trust Executive Committee, and approval has been given by the Minister of the Ministry of Municipal Affairs and Housing
- The Local Trust Committee has given first reading to proposed Bylaw No. 297 to amend the Land Use Bylaw
- A water management plan has been received and an ecological overview report is pending
- There will be a requirement for pump test, water license, and installation of water drainage will be built into the draft covenant
- There is opportunity for well monitoring and further details need to be finalized regarding this recommendation prior to implementing it
- A list of recommendations for conditions has been provided in the staff report and the Local Trust Committee can add additional conditions should they wish

The applicant was in attendance.

Trustees had no questions for the Planner.

GL-2025-093

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for proposed Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” upon receipt of a draft Section 219 covenant and an ecological overview report.

CARRIED



DATE OF MEETING: June 27, 2024
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application – Preliminary Report
Applicant: Leif Palmberg
Location: Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATION

- 1. That the Galiano Island Local Trust Committee direct staff to proceed with application PLRZ20240003 (Palmberg) and to prepare draft bylaws.**

REPORT SUMMARY

The purpose of this preliminary report is to provide information regarding rezoning application GL-RZ-2024.1 (Palmberg) and to seek direction from the Galiano Island Local Trust Committee (LTC) to proceed, or not proceed, with the application, including the preparation of draft bylaws.

The application as proposed would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the subject property to permit the following proposed uses:

- Works yard
- Contractor’s workshop and yard
- Storage and sale of gravel, soil and aggregates
- Sawmilling, planing and manufacturing of wood products
- Production and sales of cider, beer and wine

BACKGROUND

The subject property is approximately 8.0 hectares (19.7 acres) in area and is located on Galiano Way at the southern end of Galiano Island. As stated by the applicant, the property is currently being used for farm use (specifically tree fruit farming) and temporary sawmilling. Although there is no dwelling unit, a long driveway laterally bisects the property connecting the orchard area (located on the eastern edge of the property), to Galiano Way (western edge of the property). A riparian stream and wetland also border the western edge of the property.

The majority of the subject property is heavily treed with the lot sloping from the western lot line bordering Galiano Way towards the north-eastern edge of the property which borders the BC Hydro station and the riparian area. BC Hydro lines run along the northern edge of the property acting as a buffer from the northern

Rural Residential 2 zoned properties. Forest zoned properties are located to the east, south and west, and Rural 2 zoned properties to the northwest.

Staff visited the property early in 2023 and met with the applicant to discuss the proposal. Attachment 1 provides additional site context. Attachment 2 provides relevant maps, and orthophotos. A cover letter provided by the applicant is included as Attachment 3.

Application Proposal & Rationale

The applicant wishes to add additional permitted uses to their lot in order to facilitate the growth of their business as well as add new economic opportunities that would use produce from the property's farm.

The applicant is proposing a phased approach to the implementation of the proposed uses on the property. If the rezoning application is successful, the applicant intends to construct storage bays for the storage and sale of gravel, soil and aggregates within three years. The intent is for a small scale operation with limited hours and days that would be open to the public with the majority of the sales be dedicated to aggregate delivery.

Small scale commercial sawmilling could commence within approximately one year, and increase over a 10 year period as infrastructure is developed.

Within seven to ten years the applicant wishes to establish a cidery using the produce grown on the property. The timeline is based on time to prepare and plant the orchard, maturity of the plants, and construction of cidery buildings. The applicant states that permitting a cidery use would provide the opportunity to run a business that would create employment while producing local product.

As stated by the applicant, the rationale for the proposed rezoning is as follows:

- Allowing contractor's workshop and yard as well as works yard would allow for the continued operation of their excavation/ septic business more efficiently. This is a busy business that is in high demand on island. Not having a place to operate their business from makes it nearly impossible to continue operating, and there is no capacity for growth, which the island is demanding.
- At present high value and quality lumber products are going to waste. Being able to process logs locally will allow home owners to clean up their sites, provide an economic boost, while providing materials and jobs locally. It is for these reasons that a proper facility for lumber production, drying, and storage would benefit the island. The close proximity to three phase electrical power, the isolated location, and neighbouring land uses, make this lot an ideal site.
- There is currently zoning scarcity for the intended uses and yard space is not available for rent on Galiano Island.
- Due to the geographical location, impact to neighbours would be minimal. Further, due to the constant buzzing and heavy equipment noises from the BC Hydro Substation, the lower portion of the lot is perfect for the above uses.

Note: Site plan not accurate.
Updated site plan to be resubmitted
by applicant.

Figure 1 - Site Plan

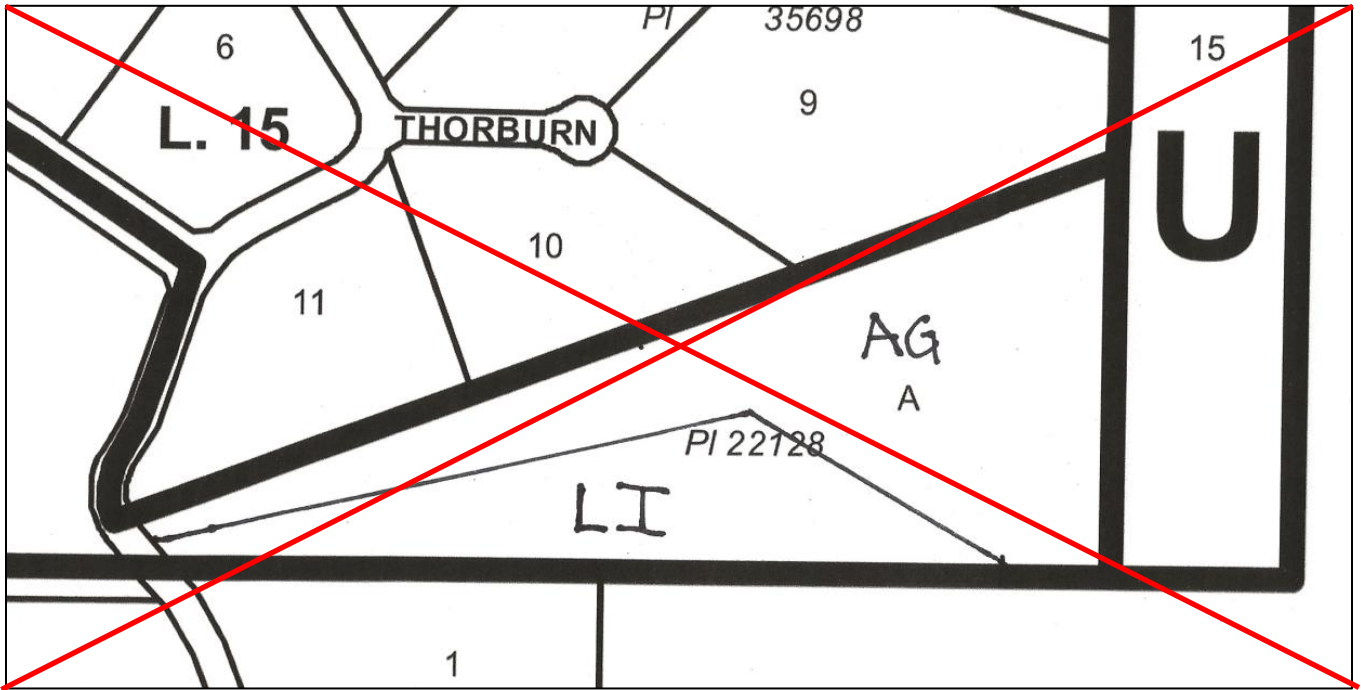
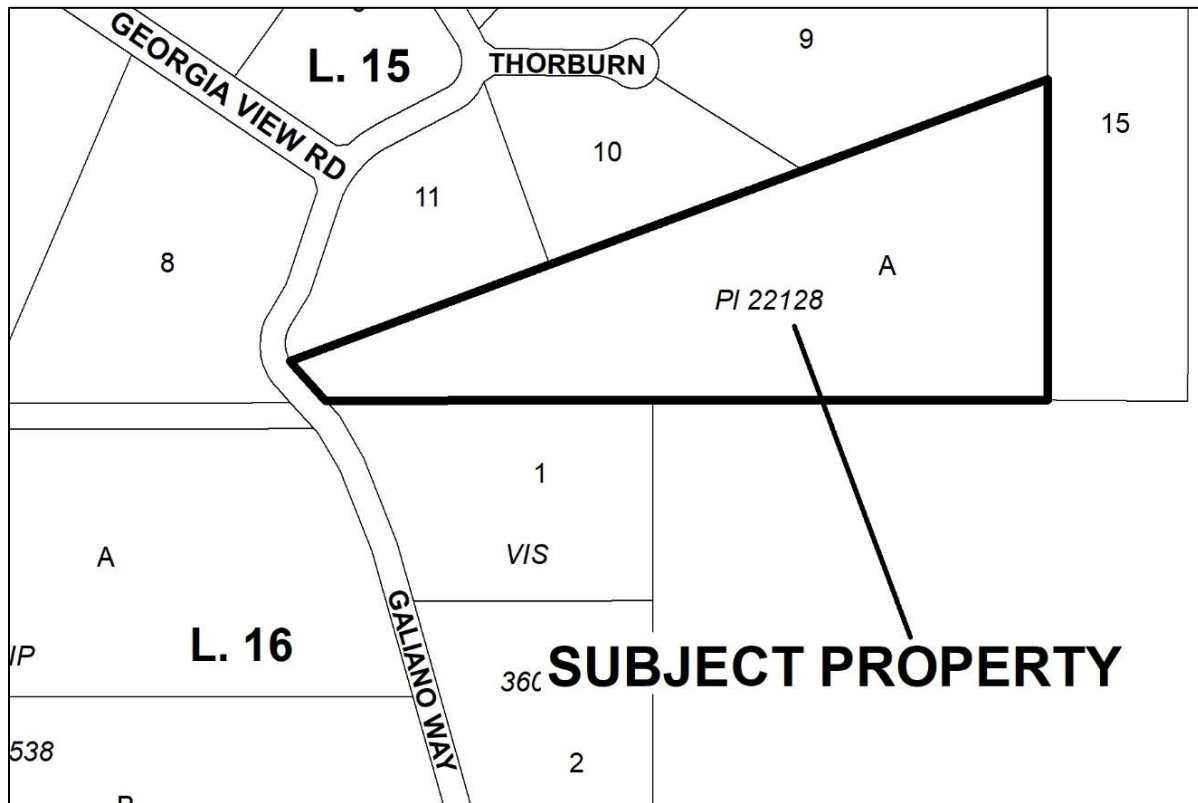


Figure 2. Location of Subject Property



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

The most relevant policies of the Islands Trust Policy Statement (ITPS) relating to this rezoning proposal are:

3.1.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.

3.3.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.

4.1.5 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.

4.1.8 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.

4.4.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.

5.2.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

5.7.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.

If LTC decides to proceed with drafting bylaws, the ITPS policy checklist would be presented to LTC for review and consideration in a future staff report if at such time draft bylaws are presented for first reading.

Official Community Plan

The Galiano Island Official Community Plan (OCP) land use designation for the subject-property is currently Rural (R) and the principal uses shall be residential and agriculture. The Rural policies in the OCP do not provide any policies related to permitted additional uses within the designation (for example, light industrial uses). If the rezoning application proceeds, staff will determine if an OCP amending bylaw will be required to support the proposed light industrial and cidery/brewery/wine uses or if they could be permitted as accessory uses.

The follow policies in the OCP should be considered in relation to this rezoning application:

5.4(b) - Light industrial zones shall not be permitted in areas containing Sensitive Ecosystems identified in Schedule "H".

5.4(c) - Light industrial uses shall be permitted through site specific zoning and subject to development permit. The following guidelines will be used for determining zoning and issuing a development permit:

- i. different criteria may be applied to allow different levels of activity,
- ii. light industrial activity shall only be allowed on sufficiently large properties in a scale proportionate to the lot size,
- iii. light industrial building sizes shall be in scale with the rural character,
- iv. an assessment will be required to determine the impact on local water flow patterns, groundwater and waste water disposal and shall show evidence of adequate water supply and waste disposal,
- v. all light industrial activity parking and storage must be screened and wide buffers must be left along roads and property lines, and
- vi. signage and lighting shall be regulated to ensure maintenance of the rural landscape,
- vii. in reviewing development applications, the Local Trust Committee will assess greenhouse gas and other emissions anticipated to result from the development.

5.4(f) - Value added industry on an appropriate scale shall be encouraged.

5.4(g) - The Local Trust Committee should consider implementing regulations that would limit noise impacts generated by industrial uses and activities.

5.4(i) - As a plan for a local trust area designated under the Islands Trust Act and placing priority on the preservation and protection of unique amenities and environment of the area, rezoning for new industrial uses should not be considered in advance of demonstrated need. The Local Trust Committee may undertake a review and inventory of existing industrially zoned land and uses, assess existing and future projected demand for industrial land, and on the basis of this assessment, consider re-designating and rezoning land.

2.0(e) - Any rezoning application involving an increase in density or intensity of use should be required to provide an assessment of the availability of sustainable, long-term groundwater. Any additional density or intensity of use that would negatively affect the quality or quantity of groundwater should not be permitted in critical groundwater areas.

6.0(a) - In reviewing development applications, the local trust committee will assess the potential greenhouse gas emission and climate change impacts anticipated to result from the development.

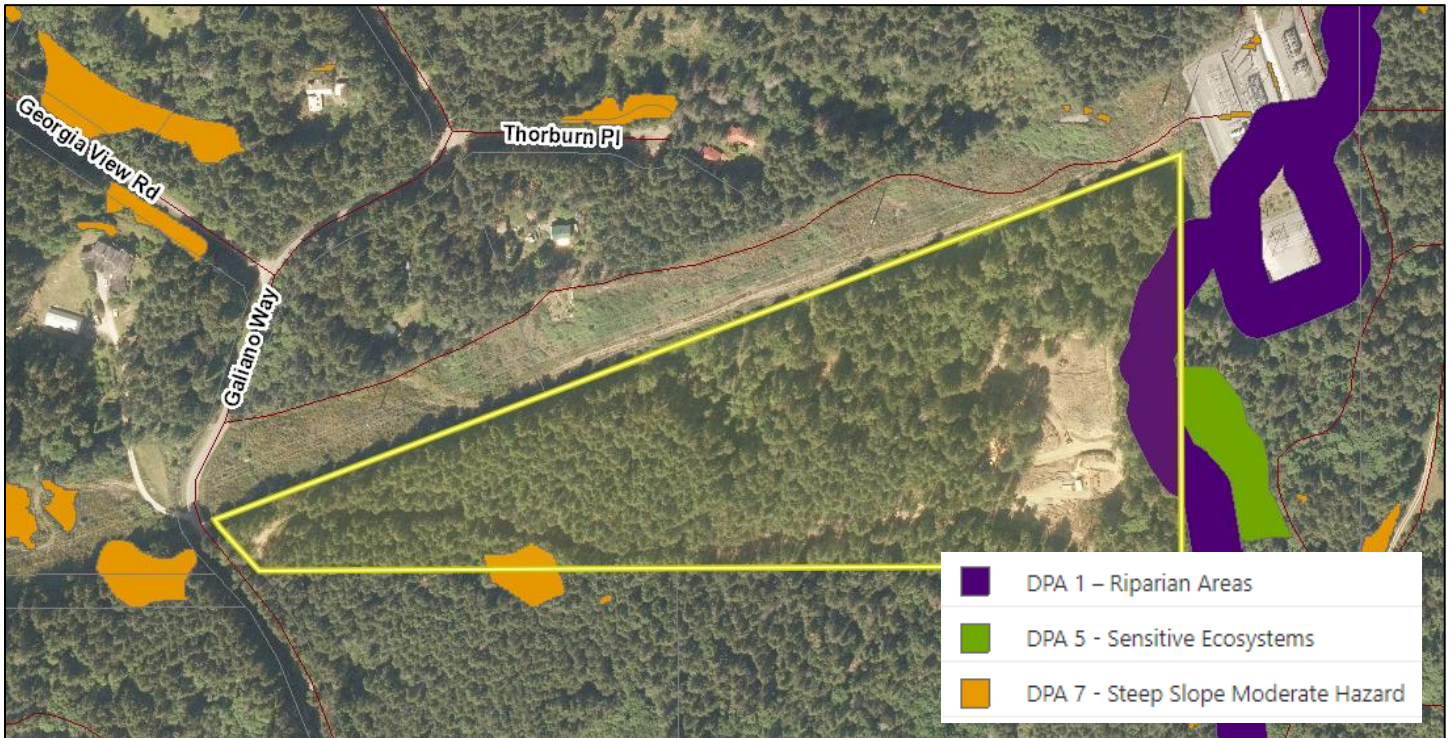
Development Permit Areas (DPAs)

Figure 3 shows the following DPAs on the subject property:

- DPA 1 - Riparian Areas,
- DPA 5 – Sensitive Ecosystem (wetland), and,
- DPA 7 – Steep Slope Moderate Hazard

A riparian area frames the eastern edge of the subject property which also includes a small portion of wetland sensitive ecosystem. Any development or land disturbance in this area would require a development permit. There is also a small pocket of DPA 7 Steep Slope Moderate Hazard along the southern lot line. The entire Galiano Island local trust area is designated within DPA 3 – Tree Cutting and Removal for the purpose of cutting and removal of trees.

Figure 3 – Development Permit Areas



Land Use Bylaw

The subject property is zoned Rural 2 (R2) in the Galiano Island Land Use Bylaw No. 103. The R2 zone permits dwellings, cottages, home occupations, farm use, and secondary suites. As the R2 zone does not permit light industrial uses nor a cidery use, an amendment to the Galiano LUB will be required.

Terms of Reference

Should the LTC decide to proceed with the application, a terms of reference will be issued to the applicant from staff that provides specific guidance on application requirements that is consistent with the Galiano Island Development Approval Information Bylaw No. 148 (DAI Bylaw). The following may be included in the terms of reference:

- A site plan professionally prepared at an appropriate scale, based on the existing legal survey, delineating the proposed area for rezoning and all existing and proposed buildings and structures, driveways, topographic features, and any significant sensitive habitat features.
- A groundwater assessment prepared by a professional hydrogeologist to demonstrate there is sufficient quality and quantity of groundwater for the proposed uses. A section 219 covenant may also be required to require ongoing monitoring and/or future groundwater assessments confirming sufficient quality and quantity prior to development of the certain uses (cidery).
- An ecological overview report prepared by a R.P.bio to assess the ecological impacts of the proposed developable areas and provide recommendations and mitigation measures.

Consultation

Statutory Requirements

In accordance with regular statutory requirements a public hearing is required. It is common practice to hold a Community Information Meeting (CIM) prior to that. With direction from LTC these would be scheduled either separately or concurrently after draft bylaws are complete, reviewed and have received at least First Reading should the application proceed to that stage.

Public hearing notice would be posted as per statutory and bylaw requirements in advance of a public hearing.

First Nations

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

- Stz'uminus First Nation
- Lake Cowichan First Nation
- Halalt First Nation
- Lyackson First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Pauquachin First Nation
- Tsartlip First Nation
- Tseycum First Nation
- Cowichan Tribes
- Tsawwassen First Nation
- Tsawout First Nation
- Musqueam Indian Band
- Malahat First Nation
- Snuneymuxw First Nation
- WSANEC Leadership Council
- Coast Salish Peoples of Galiano Society
- Georgeson family members

Agencies

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed. The LTC may also choose to refer the rezoning proposal to the Galiano Island Advisory Planning Commission by resolution.

- Ministry of Transportation and Infrastructure
- Island Health
- BC Hydro
- Managed Forest Council
- CRD, Planning and Protective Services, Building Inspection
- Galiano Island Fire Rescue – South Department
- Mayne Island Local Trust Committee
- Thetis Island Local Trust Committee
- Salt Spring Island Local Trust Committee

Anticipate Impacts of Proposed Uses

Light Industrial Uses: The rationale for the proposed light industrial uses is supportable due to the limited Light Industry zoned properties on Galiano Island. Currently there are three properties zoned for Light Industry, and one Temporary Use Permit which temporary allows a contractor's yard use and the processing of aggregates, soils and mulch.

The lots surrounding the subject property are larger tracts of land which would be minimally impacted from the proposed uses. As part of the LUB bylaw amendment, staff would require landscaping requirements and setback requirements to ensure the reduction of any potential visual or noise impacts.

Cidery/Brewery/Winery Uses: Although the proposed use of a cidery, brewery, or winery could be supported as there are no other similar uses on Galiano Island, the following potentials impact should be properly discussed and assessed:

- **Water use:** The production of beer, wine and /or cider could put additional demand on the local aquifer. A groundwater assessment and monitoring should be a requirement for these proposed uses. The applicant will also be required to apply to the province for a commercial groundwater license.
- **Traffic:** Increase to local traffic. The LTC may wish to consider the requirement of a section 219 covenant to restrict the number of days or hours for the proposed uses.
- **Noise:** An increase of noise disturbance from the cidery/brewery/winery.
- **Other unintended uses:** The LTC may wish to consider restricting other uses; for example, restrict the rental of the cidery/brewery/winery for events and weddings.
- **Septic:** A septic assessment will be required to ensure the sufficient and safe disposal.

Rationale for Recommendation

Based on the foregoing, the recommendation on page 1 is supported as:

- Proceeding with the preparation of draft bylaws would allow for next steps in the process to proceed including the initiation of First Nations engagement, referrals to potentially affected agencies, and the consideration of further input from the public including adjacent property owners.
- A Terms of Reference would be drafted to request professional reports to ensure quality and quantity of groundwater for the proposed uses and to determine if there would be impacts to the riparian and sensitive ecosystems.

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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

NEXT STEPS

With direction from the LTC, Staff will draft amending bylaws for further consideration by the LTC.

Submitted By:	Kim Stockdill, Island Planner	June 27, 2024
Concurrence:	Robert Kojima, Regional Planning Manager	June 27, 2024

ATTACHMENTS

1. Site Context
2. Maps, Plans, Ortho-photos
3. Cover Letter from applicant

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128
PID	003-321-649
Civic Address	Galiano Way, Galiano Island
Lot Size	7.95 hectares (19.6 acres)

LAND USE

Current Land Use	Rural (farm use)
Surrounding Land Use	Forest, Rural, and Utility

HISTORICAL ACTIVITY

File No.	Purpose
None	N/A

POLICY/REGULATORY

Official Community Plan Designations	Galiano Island OCP No. 108, 1995 Designations: Rural (R)
Land Use Bylaw	Galiano Island LUB No. 127, 1999: Rural 2 (R2)
Other Regulations	N/A
Covenants	N/A
Bylaw Enforcement	GL-BE-2020.2 - Closed

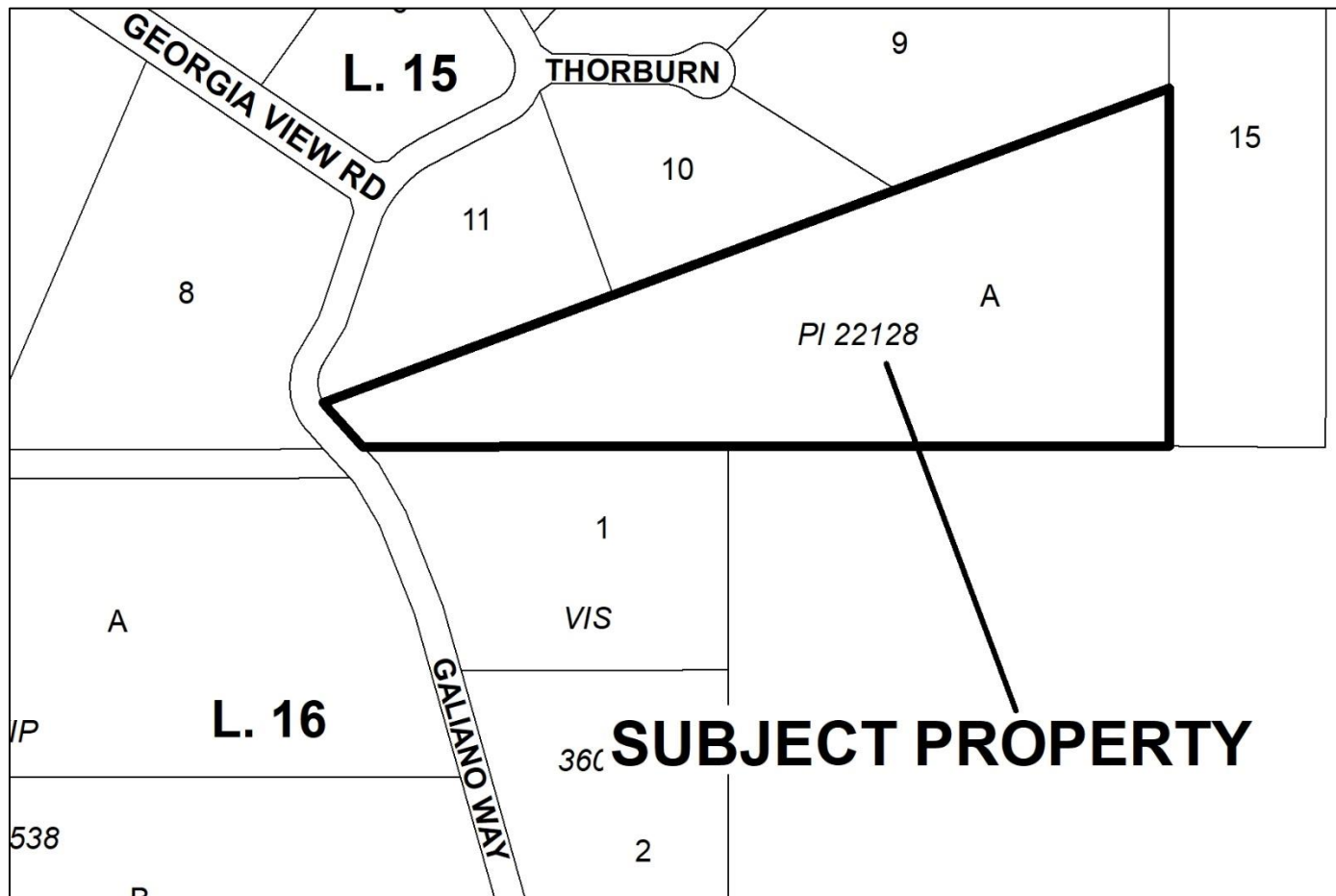
SITE INFLUENCES

Islands Trust Conservancy	N/A
Regional Conservation Strategy	The proposal does not impact the objectives and priorities of the Islands Trust Conservancy regional conservation plan.
Species at Risk	N/A
Sensitive Ecosystems	Portions of riparian and wetland
Hazard Areas	A very small portion medium risk steep slope on property
Archaeological Sites	<p>There is potential for the presence of archaeological material. Staff have directed the applicant to the following guidelines:</p> <ul style="list-style-type: none">All archaeological and cultural heritage is protected under the <i>Heritage Conservation Act</i> and areas of archaeological potential may contain undocumented archaeological sites which would be automatically protected under the <i>Heritage Conservation Act</i> (including all intact or disturbed sites) and require a permit from the BC Archaeology Branch. Further information regarding permits:

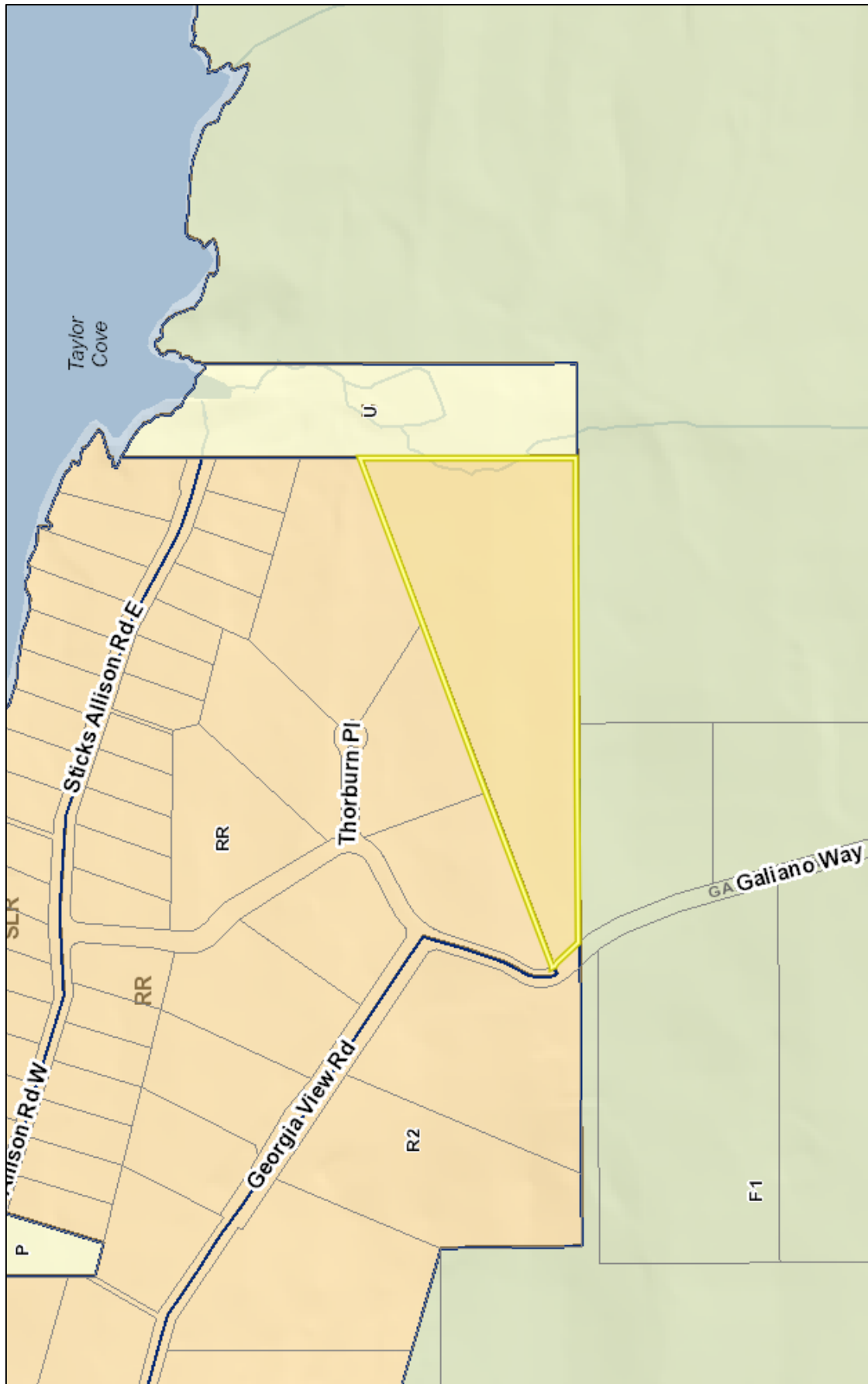
	<p>https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits.</p> <ul style="list-style-type: none"> • In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca. • Any impacts, would include the following: landscaping, tree removal, digging, using heavy equipment, development, fencing, footings, or any form of groundwork. <p>For more information regarding registered archaeological sites and archaeological potential on the subject property, submit an Archaeological Information Request Form: www.archdatarequest.nrs.gov.bc.ca, or contact Islands Trust to access mapping of the subject property.</p>
Climate Change Adaptation and Mitigation	Increased potential GHG emission changes may result from approval consistent with those associated with light industrial development.
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A

ATTACHMENT 2 – MAPS, PLANS, ORTHO-PHOTOS

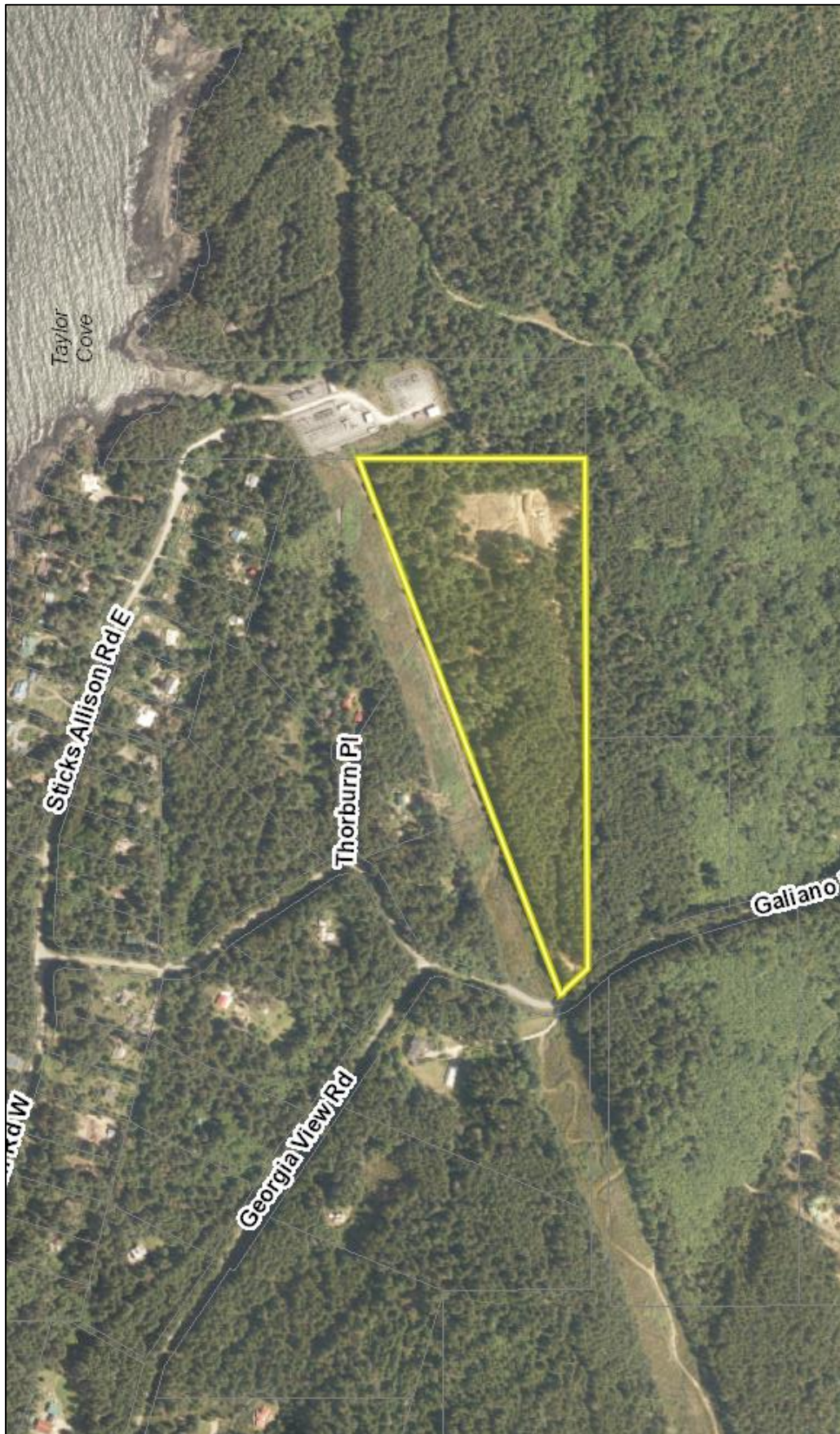
2.1 SUBJECT PROPERTY MAP



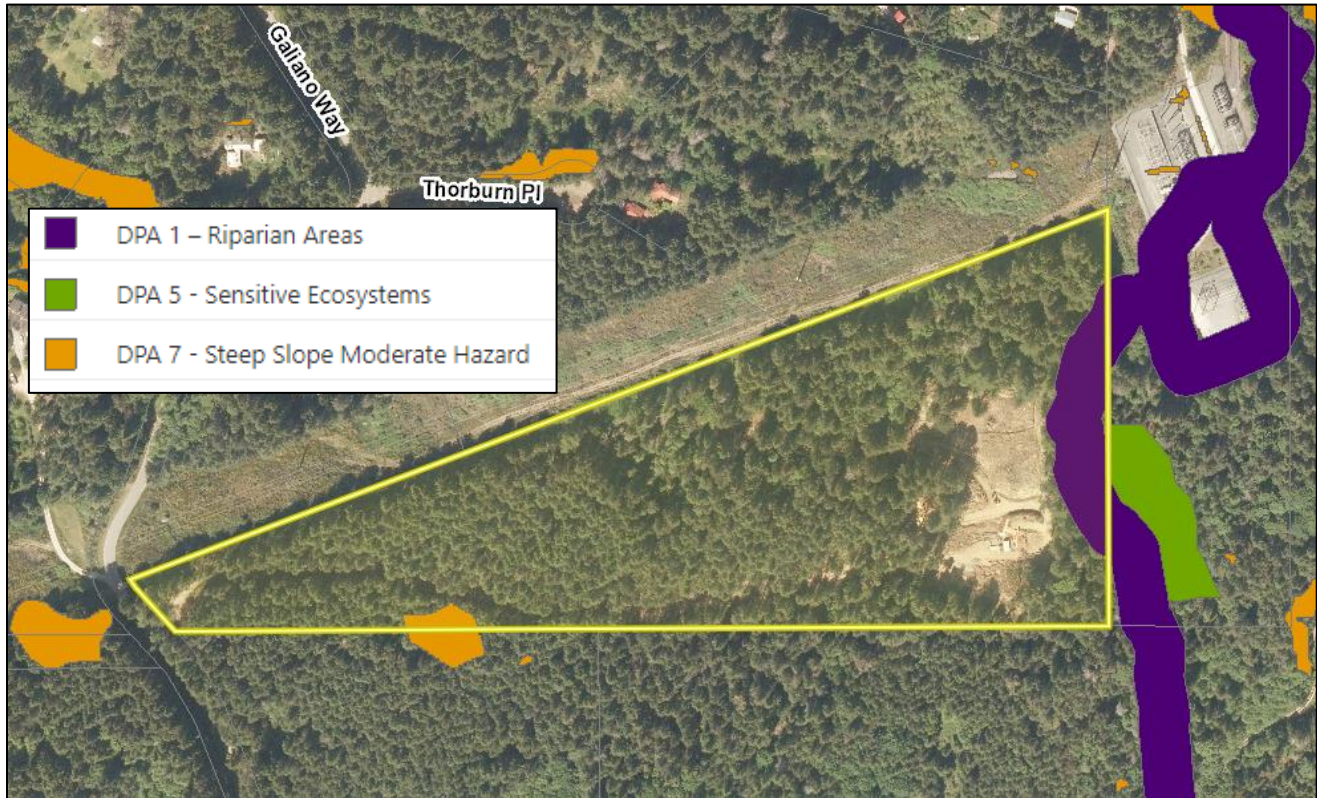
2.2 ZONING



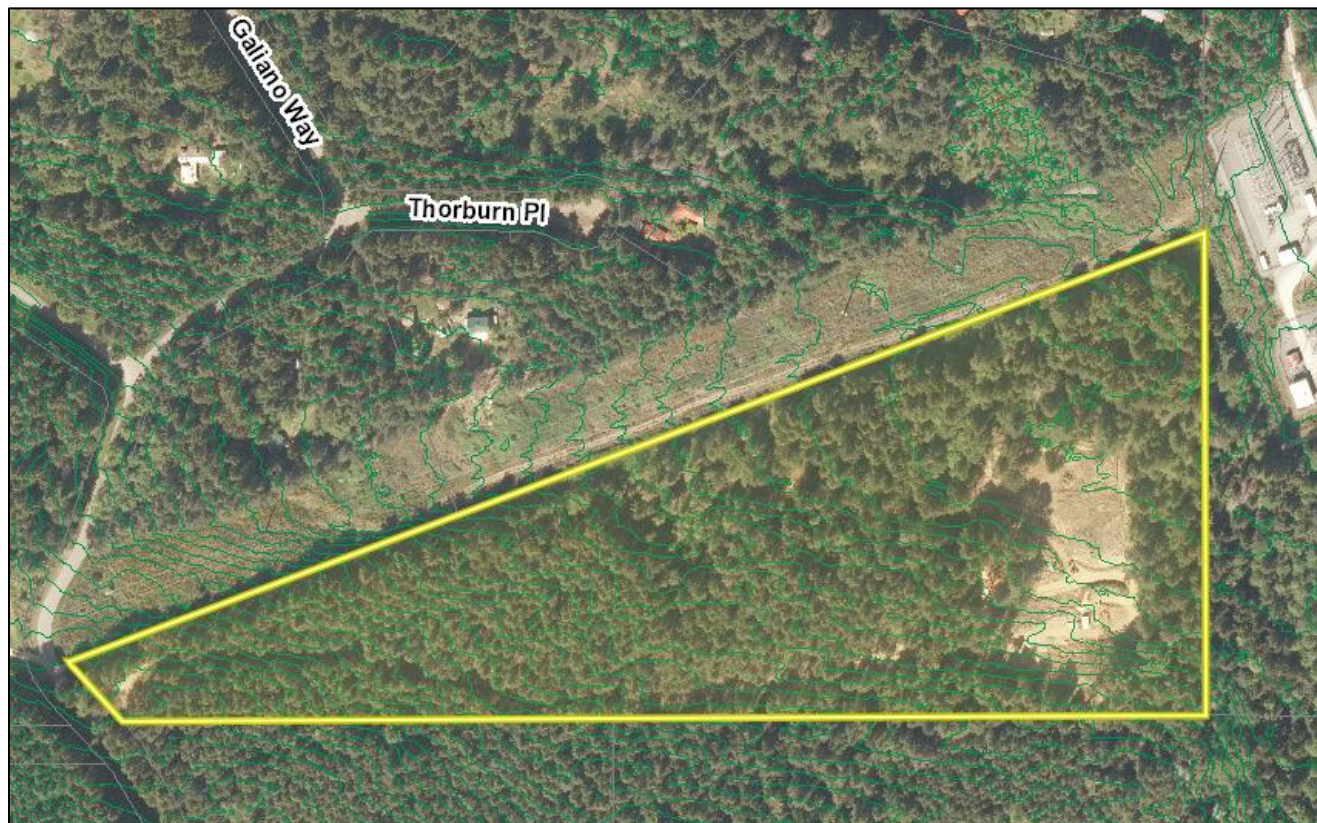
2.3 ORTHO



2.4 DEVELOPMENT PERMIT AREAS



2.5 2 METRE CONTOURS



From: Anik Mommsen-Smith [REDACTED]
Sent: Wednesday, May 1, 2024 7:30 AM
To: Kim Stockdill; Leif Palmberg
Subject: Letter to the LTC

Follow Up Flag: Follow up
Flag Status: Flagged

Dear LTC,

Thank you for considering the Islands Trust Re-Zoning Application for PID 003-321-649.

We are requesting re-zoning from R2 to site specific R2 Zoning.

The land is currently being used for farming (specifically tree fruit farming) and temporary saw milling. Keeping the residential zoning will allow for future housing. Currently there is a driveway on the property, no dwellings currently exist.

Request for re-zoning from R2 to a site specific R2 Zone which would allow the following uses in addition to the allowed uses under R2 zoning:

1. Works yard
2. Contractors workshop/yard
3. Storage and sale of gravel, soil and aggregates
4. Sawmilling, planing and manufacturing of wood products
5. Production and sales of cider, beer and wine

Having zoning that allows for a contractors workshop and yard as well as works yard would allow for operation of my excavation/ septic business more efficiently. This is a busy business that is in high demand on island. Not having a place to operate my business from makes it nearly impossible to continue operating, and there is no capacity for growth, which the island is demanding. There is currently zoning scarcity for my intended uses and yard space is not available for rent on island.

Within a 3 year time frame there would be development of storage bays for the storage and sale of gravel, soil and aggregates. Keeping these materials in stock would allow for smooth operation of my current excavating business while providing benefit to the community. The availability of materials locally will save Island residents trips off Galiano Island for small amounts of material. This is intended as a small scale operation. The plan is to be open one day per week to the public, the remainder of sales would be delivered. This will minimize the impact to neighbours and staffing requirements, while providing a benefit to the community.

Small scale commercial saw milling could commence within approximately one year, and increase over a 10 year period as infrastructure is developed. Saw milling provides local benefit as residential lots are developed logs are currently often piled on site and left to rot or high

quality timber is cut for firewood. This is due to the fact that trucking to mills on Vancouver Island is costly and inconvenient, creating a net loss to landowners who export raw logs. Without kiln drying and proper storage, Douglas Fir quickly deteriorates making the product almost worthless, for these reasons fir lumber production is extremely low on Galiano Island. At present high value and quality lumber products are going to waste. Being able to process logs locally will allow home owners to clean up their sites, provide an economic boost, while providing materials and jobs locally. It is for these reasons that a proper facility for lumber production, drying, and storage would benefit the island. The close proximity to three phase electrical power, the isolated location, and neighbouring land uses, make this lot an ideal site.

With approved zoning for a cidery we would plant several acres of high density orchard. We expect cider production would begin within a 7-10 year period. The timeline is based on time to prepare and plant the orchard, time to maturity and construction of cidery buildings. This rezoning would provide the opportunity to run a business that would create employment while producing local products.

It is worth mentioning the use of the bordering properties as it provides context for why this property is ideal for the site specific rezoning mentioned above. There are 6 bordering properties, the 3 properties on the North boundary are Rural Residential (RR) with BC Hydro easement separating residential use from the lots. The property is further bordered by the BC Hydro Substation: Utility Service (U) on the Eastern boundary, to the South the two properties are Forestry (F1) Including commercial saw milling operation, and Forestry (F1).

Because of its geographical location, impact to neighbours would be minimal. Further, due to the constant buzzing and heavy equipment noises from the BC Hydro Substation, the lower portion of the lot is perfect for the above uses.

Thank you,

Leif Palmberg


(250)539-0806



DATE OF MEETING: February 11, 2025
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application – Staff Report
Applicant: Leif Palmberg
Location: Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATION

1. That the Galiano Island Local Trust Committee direct staff to proceed with application PL-RZ-2024-0003 (Palmberg) and to prepare draft bylaws.

REPORT SUMMARY

The purpose of this staff report is to provide further information regarding rezoning application GL-RZ-2024.1 (Palmberg) provided by the applicant and to seek direction from the Galiano Island Local Trust Committee (LTC) to proceed, or not proceed, with the application, including the preparation of draft bylaws.

The application as proposed would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the subject property to permit the following proposed uses:

- Works yard
- Contractor’s workshop and yard
- Storage and sale of gravel, soil and aggregates
- Sawmilling, planing and manufacturing of wood products
- Production and sales of cider and wine

BACKGROUND

A preliminary staff report was presented to the Galiano Island LTC on July 9, 2024. At this meeting the LTC passed the following resolution:

GL-2024-015

that Galiano Island Local Trust Committee request that the applicant for PLR220240003 submit to the Islands Trust

- I. Information regarding the scale of the proposed uses
- II. Business plan for the light industrial uses and cidery
- III. Information on a ground water management plan
- IV. Information on timing / phased approach
- V. Detailed site plan

The applicant has provided an updated [site plan](#) (attached), a [well construction](#) report on the well drilled last year, and a [business plan](#) which includes information on the scale of the proposed uses and phased development.

Applicant's Proposal & Business Plan

The applicant wishes to add additional permitted uses to their lot in order to facilitate the growth of their business as well as add new economic opportunities that would use produce from the property's farm.

The applicant is proposing a phased approach to the implementation of the proposed uses on the property. If the rezoning application is successful, the following outlines the timeline for development:

- Present – Farm use (orchard and garden)
- Within 1 year – Small scale commercial saw milling and wood processing, and the storage of aggregates and soil
- 2 to 3 years – Bays will be constructed for the storage and sale of gravel, soil and aggregates
- 5 to 10 years – Development of cidery using produce grown on the property. This timeline would allow the property owner a reasonable timeframe to obtain the necessary licensing for cidery/wine production and a provincial water license, complete the construction of a cidery building and accessory infrastructure, and allow the on-site plants to mature and produce fruit.

The applicant has provided further details for each proposed use:

Contractors' workshops and yards

- These uses would allow for the continued operation of the applicant's excavation/septic business in a more efficient manner

Storage and sale of gravel, soil and aggregates

- The intent is for a small-scale operation with limited public hours, with the majority of sales dedicated to aggregate delivery
- Maximum volume of material stored per years is 305 metres³ (400 yards³)
- Allows the applicant/property owner to split loads of material efficiently, rather than having to haul full loads of material from suppliers in Saanich, directly to the client's site.

Sawmilling, planing and manufacturing of wood products

- The annual processing of raw logs is 350 metres³ (450 yards³), which is approximately 10 logging truckloads per year.
- No raw logs will be taken off-site; they will be processed on-site
- Raw logs would be from on-site and also from Galiano clients who are clearing for driveways and construction
- Potential for one employee
- The applicant's current equipment (trucks, excavators, and loaders) can be used for both the existing excavating business and sawmilling, planing, and manufacturing of wood products

Production and sales of cider and wine

- Cidery will be a craft cidery focused on producing local, high-quality ciders
- Direct sell to consumers as well as restaurants, bars and local retail stores
- There are currently no local cideries, wineries, or breweries on Galiano Island

- Fruit from on-site orchard to be primarily used. Early production may require purchasing a large portion of the required fruit until the orchards reach maturity. Intent is to purchase from local growers
- Production up to a maximum of 20,000 imperial gallons/year (90,000 litres/year)
- Pressing, fermenting, aging and packaging will be on-site
- Initial staff of two employees covering production, sales and administrative duties

The applicant's rationale can also be found in the preliminary staff report dated [July 9, 2024](#).

ANALYSIS

Official Community Plan

The Galiano Island Official Community Plan (OCP) land use designation for the subject-property is currently Rural (R) and the principal uses shall be residential and agriculture. The Rural policies in the OCP do not provide any policies related to permitted additional uses within the designation (for example, contractor yard, cidery uses). If the rezoning application proceeds, staff will determine if an OCP amending bylaw will be required to support the proposed contractor yard, wood processing, aggregate sale/storage, and cidery use, or if they could be permitted as accessory uses.

Land Use Bylaw

The subject property is zoned Rural 2 (R2) in the Galiano Island Land Use Bylaw No. 103. The R2 zone permits dwellings, cottages, home occupations, farm use, and secondary suites. As the R2 zone does not permit the proposed uses, an amendment to the Galiano LUB will be required.

A draft LUB will permit the proposed uses and can regulate the following:

- Increased setbacks for certain uses, buildings and/or structures
- Establish a maximum floor area, or total maximum floor area for proposed uses
- Establish height requirements (for example, 5 metres in height for all buildings except for a dwelling and/or cottage)
- Landscape screening requirements
- Lot coverage requirements

Regulating days and hours of operation, specific conditions of use, and/or number of vehicles on site can be achieved by registration of a Section 219 covenant.

Terms of Reference

Should the LTC decide to proceed with the application, the attached terms of reference will be issued to the applicant providing specific guidance on application requirements that is consistent with the Galiano Island Development Approval Information Bylaw No. 148 (DAI Bylaw). The following is included in the terms of reference:

- A septic disposal report
- An ecological overview report prepared by a R.P.bio to assess the ecological impacts of the proposed uses (if any) and provide recommendations and mitigation measures
- A Groundwater Management Plan prepared by a professional hydrogeologist. The specifics for the groundwater management plan will be prepared by the Islands Trust Freshwater Specialist
- A Section 219 covenant to restrict or require the following:
 - A Section 219 that would restrict a use until a groundwater assessment prepared by a professional hydrogeologist to demonstrate there is sufficient quality and quantity of

groundwater is received. A section 219 covenant may also be required to require ongoing monitoring and/or future groundwater assessments confirming sufficient quality and quantity prior to development of the certain uses (cidery). The specifics of a groundwater assessment and/or monitoring report will be prepared by the Islands Trust Freshwater Specialist. Staff will report back with further information.

- Specific construction requirements (if required)
- Conditions of use – days/hours of operation, number of vehicles on site, etc.
- Environmental monitoring or reporting (if required)
- Wastewater and stormwater management plan (if required)

Anticipated Impacts of Proposed Uses

Contractor Yard, Aggregate Sale/Storage, Wood processing Uses: The rationale for the proposed uses is supportable due to the limited Light Industry zoned properties on Galiano Island. Currently there are three properties zoned for Light Industry, and one Temporary Use Permit which temporarily allows a contractor's yard use and the processing of aggregates, soils and mulch.

The lots surrounding the subject property are larger tracts of land which would be minimally impacted from the proposed uses. As part of the LUB bylaw amendment, staff would require landscaping requirements and setback requirements to ensure the reduction of any potential visual or noise impacts.

Cidery Use: Although the proposed use of a cidery or winery could be supported as there are no other similar uses on Galiano Island, the following potentials impact should be properly discussed and assessed:

- Water use: The production of cider could put additional demand on the local aquifer. A groundwater assessment and monitoring will be required at time of development of the cidery use. The applicant will also be required to apply to the province for a commercial groundwater license
- Traffic: Increase to local traffic. The LTC may wish to consider requiring of a section 219 covenant to restrict the number of days or hours for the proposed uses
- Noise: An increase of noise disturbance from the cidery/winery
- Other unintended uses: The LTC may wish to consider restricting other uses; for example, restrict the rental of the cidery/ winery for events and weddings
- Septic: A septic assessment will be required to ensure sufficient and safe disposal

Rationale for Recommendation

Based on the foregoing, the recommendation on page 1 is supported as:

- Proceeding with the preparation of draft bylaws would allow for next steps in the process to proceed including the initiation of First Nations engagement, referrals to potentially affected agencies, and the consideration of further input from the public including adjacent property owners.

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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

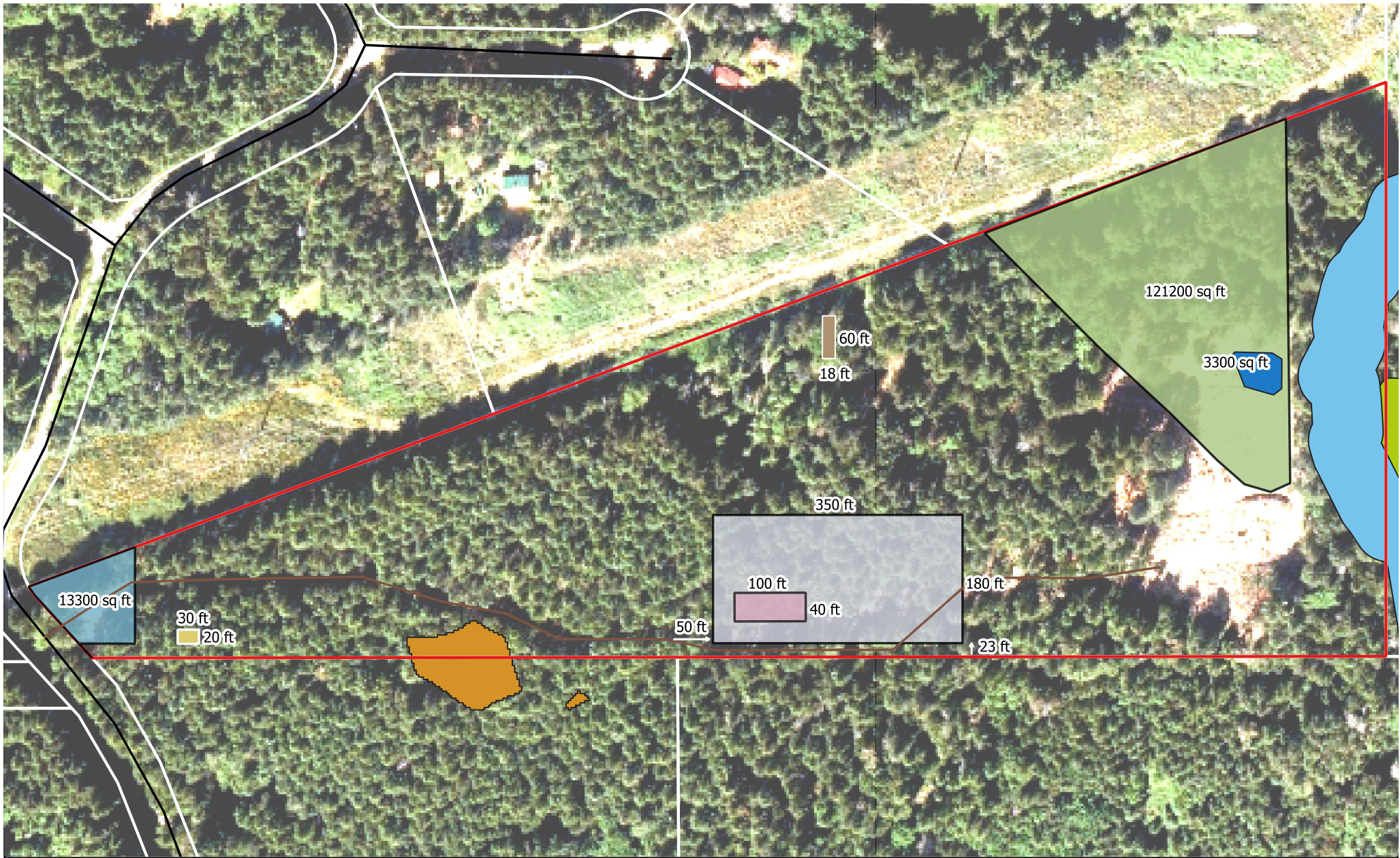
NEXT STEPS

With direction from the LTC, Staff will draft amending bylaws for further consideration by the LTC and issue the Terms of Reference to the applicant.

Submitted By:	Kim Stockdill, Island Planner	February 4, 2025
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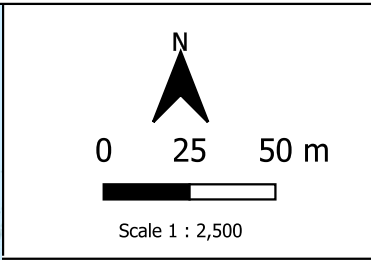
ATTACHMENTS

1. Updated Site Plan
2. Business Plan
3. Well Log
4. Draft Terms of Reference



Site Plan | PID: 003-321-649

- | | | |
|------------------------------|---------------------|-------------------------|
| Parking | Driveway | DPAs |
| Tasting Room | Paved Road | Riparian |
| Septic Field | Gravel Road | Sensitive Ecosystems |
| Orchard | Residential Site | Slope - Moderate Hazard |
| Pond | Land Parcels | |
| Multipurpose Cidery/Workshop | | |
| Work/Aggregate Yard/Sawmill | | |



Keefeer
Ecological Services Ltd

Created by: Keefeer Ecological Services Ltd.

Date: 2024-07-26

Sept 16th 2024

Islands Trust Re-Zoning Application for PID 003-321-649.

Response to follow up questions

1. Scale of proposed uses

- a. Cider & Wine production: production up to a maximum of 20,000 imperial gallons / year.
- b. Wood processing: annual processing to a maximum of 350 cubic meters of raw logs/year. This equates to approximately 10 logging truck loads per year.
- c. Aggregates and soils: maximum volume of aggregates and soils stored at any one time will be 305 cubic meters (400 cubic yards).

2. Business Plan for Light Industrial uses and cidery - see below.

3. Groundwater management plan

- a. A detailed groundwater management plan will be created with the assistance of a hydrogeologist. This is in the early stages of development.

4. Timing and phased approach details

- a. Cider & Wine production:
We expect cider production would hopefully begin within 5 years of rezoning. We feel that this would be a reasonable timeframe to get necessary licensing for alcohol production, as well as a water license, and construct a cidery building and associated infrastructure. This early production may require purchasing a large portion of the required fruit until the orchards reach maturity.
- b. Wood processing:
Small scale commercial saw milling and wood processing could commence within approximately one year. Production would increase as infrastructure allows but will likely never reach the maximum of 350 cubic meters per year.
- c. Aggregates and soils:
Storage of aggregates will start immediately, with bays being constructed over a period of 2-3 years as needed.

Business Plan: Cidery - 832 Galiano Way

Mission Statement: To produce high-quality craft cider using apples grown on-site, and locally sourced apples, using traditional cider production methods.

Business Name: Yet to be determined

1. Executive Summary:

Location: 832 Galiano way

Products: Ciders of various styles using mostly traditional methods.

Target Market: Local and tourist cider enthusiasts (farmgate sales, i.e. tasting room sales), restaurants, and retail outlets.

2. Business Description

This cidery will be a craft cidery focused on producing local, high-quality ciders on Galiano Island. We will emphasize locally sourced ingredients and traditional methods to create a distinct product line.

Legal Structure: Limited Liability Corp.

Location: 832 Galiano way, Galiano Island, BC

3. Market Analysis

Industry Overview: The craft cider industry is growing rapidly as consumers seek alternative beverages to beer and wine. There is a particular demand for locally produced, artisanal products within the gulf islands.

Target Market: Consumers aged 19+ with an interest in craft beverages. The plan will be to sell direct to consumers as well as to restaurants, bars, and local retail stores focused on local and craft products. Potential for expanding into regional markets as production increases.

Competition: There are currently no local cideries, wineries, or breweries. Competition at a Galiano Island level is minimal. On a wider scale, competition includes regional craft cideries, wineries and breweries on the other Gulf Islands, Rural Vancouver Island, as well as large commercial cider brands.

4. Organization and Management: 100% ownership to be retained by Leif Palmberg. This will be a small scale business managed by Leif Palmberg.

Staffing: Initial staff of two employees (including myself), covering production, sales, and administrative duties.

5. Marketing and Sales Strategy: Confidential.

6. Operations Plan:

Facility Setup: Design and layout of the cidery to optimize production efficiency, including a space for fermentation, storage and office space.

Production Process: Apples will be sourced from on-site orchards as well as other orchards(ideally local) as needed. Pressing, fermenting, aging, and packaging on-site. Quality control at each stage of production as per industry standards.

Suppliers: Supply as much fruit as possible in house, secondly build relationships with other local growers, lastly source fruit as needed from off island only if demand cannot be met locally.

Distribution: Deliver to wholesale customers while maintaining inventory for direct sales.

7. Financial Plan: Confidential

Business Plan: Leif Palmberg Excavating - light industrial uses at 832 Galiano Way

1. Executive Summary:

Leif Palmberg Excavating is the business I currently operate on Galiano as a one person operation. As a licensed ROWP I construct and service septic systems, I also offer general excavating. For certain projects I collaborate with other local small business operators who do similar work, including Galiano Tree Service, Galiano Cleaning, Sam Moodie, Galiano Septic, and others.

My aim is to provide quality services for the best possible price while remaining profitable. I always try to achieve this goal by maximizing efficiency and good planning. Over the past few years I have found it difficult to consistently achieve this goal without a yard to operate from, or location to store materials and equipment. The rezoning at 832 Galiano Way will provide a yard to keep an assortment of aggregates. This will allow me to split loads of material efficiently, rather than having to haul full loads of material from suppliers in Saanich, directly to the client's site.

I have a small sawmill which has been in my family for over 30 years. I would like the opportunity to buy logs from clients who are having land cleared for driveways and construction and turn these logs into high value products. Having these opportunities would allow me to hire

one employee starting immediately, and possibly more in the future, generate more cash flow and invest in newer, more efficient and more environmentally friendly equipment. Much of my equipment including trucks, excavators and loaders can be used for both my existing excavating business and in production and handling of logs and lumber, allowing me to generate added revenue with limited new equipment investment.

3. Market Analysis:

My target market is all landowners and general contractors on Galiano, as they require some land clearing, septic systems, driveways, general excavating and wood products. My experience over the last six years suggests there is room for growth in this industry as I have had to turn down many jobs that I would've been happy to take on, if I would have had the time and personpower.

4. Organization and Management:

I have been operating as a sole proprietor but would create an LLC before hiring employees and growing my company. I will remain as the owner/operator/manager of this business but with the right employee and proper training, I could in time hand over some managerial duties.

5. Products or Services:

- General Excavating
- Septic System Installation and Servicing
- Land Clearing
- Aggregate and Soil Delivery and Sales

6. Financial Plan: Confidential



Well Construction Report
 Well Alteration Report

RED WILLIAMS WELL DRILLING LTD.
 Stamp company name/address/
 980 BAYVIEW RD. QUALICUM BEACH BC V9K 1W5
 (250) 248-5552

Ministry Well ID Plate Number: 72049
 Where ID Plate is attached: CASING
 Ministry Well Tag Number: 13111

See reverse for notes & definitions of abbreviations.

Well Class: Class of well (see note 2): WATER SUPPLY Sub-class of well: DOMESTIC
 Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify):
 Start date of work (YYYY/MM/DD): 2024/09/23 End date of work (YYYY/MM/DD): 2024/09/24

Person Responsible for Work (print clearly): Name (first, last) (see note 3): KEVIN GEPLACH
 Person who completed the work: KEVIN GEPLACH Registration no. (see note 4): WD 24061903

Consultant (if applicable; name and company):
 DECLARATION: Well construction, well alteration or well decommission, as the case may be, has been done in accordance with the requirements in the Water Sustainability Act and the Ground Water Protection Regulation.

Signature of Person Responsible PER KEVIN GEPLACH

Owner name: [REDACTED]
 Mailing address: [REDACTED]
 Well Location (see note 6): Address: Street no. 832 Street name GALIANO WAY Town GALIANO ISLAND
 (or) Legal description: Lot A Plan VIP22128 L. 15 Block _____ Sec. _____ Twp. _____ Rg. _____ Land District 16
 (or) PID: 003-321-649 (and) Description of well location (attach sketch, if nec.): WITHIN PROPERTY BOUNDARIES PORTION OF GALIANO ISLAND

Well Location:
 NAD 83: Zone: 10 (and) UTM Easting: 473118 m (or) Latitude (see note 8): _____
 (see note 7) UTM Northing: 5416716 m (or) Longitude: _____

Method of drilling: air rotary dual rotary cable tool mud rotary auger driving jetting other (specify):
 Orientation of well: vertical horizontal Ground elevation: 203' (asl) Method (see note 9): GPS/ACCURACY 4'

Lithologic description (see notes 10-15)

From ft (bgl)	To ft (bgl)	Material Description	Moisture				Colour							Hardness							Observations (e.g. other geological materials (e.g. boulders), est. water bearing flow (USgpm))			
			Dry	Damp	Moist	Wet	Black	Blue	Brown	Green	Grey	Vari-coloured	Red	Tan	White	Dense	Hard	Loose	Medium	Soft		Stiff	Very Hard	Very Soft
0	2	SANDSTONE/COBBLE																						
2	7	SANDSTONE																						
7	165	SANDSTONE																						

Casing Details:
 Type: Surface Production Open Hole Steel Removed

From ft (bgl)	To ft (bgl)	Dia in	Casing Material/Open Hole (see note 16)	Wall Thickness in	Drive Shoe
0	18'6"	6	STEEL	.29	-

Surface seal: Type: BENTONITE Depth: 18'6" ft
 Method of installation: Poured Pumped Thickness: 2" in
 Backfill: Type: _____ Depth: _____ ft
 Liner: PVC Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl)
 Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Screen details:

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 17)	Slot Size

Intake: Screen Open bottom Uncased hole
 Screen type: Telescope Pipe size
 Screen material: Stainless steel Plastic Other (specify): _____
 Screen opening: Continuous slot Slotted Perforated pipe
 Screen bottom: Bail Plug Plate Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by: Air lifting Bailing Jetting Pumping Surging Other (specify): _____ Total duration: _____ hrs
 Notes: _____

Well yield estimated by: Pumping Air lifting Bailing Other (specify): _____
 Rate: 10 USgpm Duration: 1 hrs SWL before test: 60' ft (btoc) Drawdown: _____ ft (btoc)
 Hydro-fracturing: Yes No Increase in Well Yield due to Hydro-fracturing: _____ USgpm

Water Quality: Water sample collected: Yes No
 Date (YYYY/MM/DD) _____ Water quality odour: _____
 Characteristics: Clear Cloudy Fresh Gas Salty
 Sediment Other (specify): _____
 Colour: Black Black flecks Brown Clear/none grey
 Slight colour/milky Orange Other (specify): _____
 Comments: _____

Final well completion data:
 Total depth drilled: 165' ft Finished well depth: 165' ft (bgl)
 Final casing stick up: 18" in Depth to bedrock: 0 ft (bgl)
 SWL: 60' ft (btoc) Estimated well yield: 10 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft
 Type of well cap: VERMIN PROOF Well disinfected: Yes No
 Confirmation/alternative specs. attached
 Original well construction report attached



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

February XX, 2025

File Number: GL_PL-RZ-2024-0003

Attn: Leif Palmberg
Via email: XXX

Dear Leif Palmberg

Re: Rezoning Application GL-PL-RZ-2024-0003 (Palmberg) - Terms of Reference - Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128, (PID 003-321-649)

The Galiano Island Local Trust Committee (LTC) received a staff report for rezoning application GL_PL-RZ-2024.0003 (Palmberg) at the February 11, 2025 LTC meeting. At that meeting, the LTC passed a resolution to proceed with the application, including the drafting of amending bylaws and the issuance of a Terms of Reference (TOR).

Consistent with the Galiano Island Development Approval Information Bylaw No. 148 (DAI Bylaw), the objective of this TOR is to identify and request any anticipated information from the applicant in a timely manner, and as early as possible in the process.

The information received by Islands Trust in your application package includes:

1. Completed application form
2. Statement of Title Certificate
3. Site Disclosure Form
4. Letter of Intent
5. Site Plan
6. Business Plan
7. Well Log

Additional information required to proceed with your application includes:

- 1) A **site plan** professionally prepared at an appropriate scale, based on the existing legal survey, delineating the proposed area for rezoning and all existing and proposed buildings and structures, roads and driveways, topographic features, and any significant sensitive habitat features.
- 2) A **septic disposal report**, prepared by a registered onsite wastewater practitioner, for the septic servicing of the proposed uses consistent with section 8.13 of the LUB.
- 3) **Development Permit Areas** - There are the following development permit areas (DPAs) affecting the area proposed for rezoning
 - DPA 1 – Riparian Areas
 - DPA 3 – Tree Cutting & Removal
 - DPA 5 – Sensitive Ecosystems (Wetland)

- DPA 7 – Steep Slope Hazard Areas (Moderate)

Please note that any land alteration or construction of a building or structure may require a Development Permit.

- 4) An **ecological overview report** prepared by a registered professional biologist that includes:
 - a. Property location and description including existing legal encumbrances and history of use
 - b. Identification of existing structures, roadways and other development features
 - c. A desktop GIS inventory that includes:
 - i. Identification of habitat by type and calculation of percentage of each type
 - ii. Identification of significant or sensitive terrestrial and aquatic ecosystem features
 - d. Identification of development permit areas (DPAs) and an assessment of ecological impacts of any proposed **developable areas** within those DPAs
 - e. Ground-truthing of desktop inventory findings as required
 - f. Maps, Photos and other relevant materials
 - g. Recommendations for alternative development options and mitigation measures

- 5) A **Groundwater Management Plan** prepared by a professional hydrogeologist. The specifics for the groundwater management plan will be prepared by the Islands Trust Freshwater Specialist.

- 6) **Land Title Act s. 219 covenant** - The applicant should be aware that the LTC may seek further conditions of rezoning to be established as part of a s.219 covenant. A s.219 covenant is a charge secured against the title to a property in favour of the LTC to impose an obligation on the property owner, as per the provisions of s.219 of the *Land Title Act*. In this case, a s. 219 covenant could include conditions not captured through rezoning in the LUB such as the inclusion of a detailed site plan, specific construction requirements, environmental monitoring and reporting obligations, and other limits on the proposed land use and development.

In this case, a s. 219 covenant could include conditions not captured through rezoning in the LUB such as the inclusion of a detailed site plan, specific construction requirements, groundwater use restrictions, wastewater and stormwater management plan obligations (if required), environmental monitoring and reporting obligations, and other limits on the proposed land use and development.

- 7) **Archaeological Material** - The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. In this case, there is a portion of a registered archaeological site located on the subject property near the proposed area of rezoning, and archaeological potential identified on other areas of the subject property.

To provide the applicant with awareness regarding potential archaeological sites, including what to do if archaeological materials are encountered during development, staff include the Islands Trust Chance Find Protocol and the provincial Archaeological Branch *Heritage Act* guidelines as attachments to this TOR.

Reporting Requirements

With respect to any reporting requirements listed above, the applicant and/or professional must, in accordance with generally accepted impact assessment methodology, ensure the reports:

- (a) identify relevant baseline information and document the nature of the resource or other matter on which the proposed activity or development may have an impact;
- (b) identify and describe the potential and likely impacts of the activity or development including any cumulative effects when combined with other projects proposed or under development;
- (c) evaluate the impacts in terms of their significance and the extent to which and how they might be mitigated; and
- (d) make recommendations as to conditions of approval that may be appropriate to ensure that undesirable impacts are minimized or avoided, and
- (e) make recommendations as to measures that may restore or enhance natural functions or features that have been damaged or degraded prior to development or that would be impacted by the proposed development.

This information must be prepared by a professional or professionals in good standing with his/her professional organization within British Columbia, acting within his/her area of expertise, and with demonstrated and pertinent experience and/or training.

Please also note that the Islands Trust reserves the right to require additional information or clarification in response to the project reports. Any additional requirements will be provided in writing and will identify the additional information required in as clear and specific manner as possible.

If you have any questions concerning the application or TOR requirements stated above, please do not hesitate to contact me.

Sincerely,

Kim Stockdill
Island Planner, Galiano Island Local Trust Area

Attachment 1. Islands Trust Chance Find Protocol
Attachment 2. Provincial Archaeological Branch *Heritage Act* guidelines

pc: Robert Kojima, Regional Planning Manager



DATE OF MEETING: April 8, 2025
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application – Draft Bylaw Nos. 296 & 297
Applicant: Leif Palmberg
Location: Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a first time.
2. 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 first time.
3. That the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.
4. That the Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 297, cited as Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.
5. That the Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.
6. That the Galiano Island Local Trust Committee request a covenant under Section 219 of the Land Title Act from the applicant for PL-RZ-2024-0003 (Palmberg) as a condition of adopting Bylaw No. 297 that includes conditions and restrictions for the proposed uses and recommendations from the water management plan.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) with draft bylaws consideration in regards to rezoning application GL-PL-RZ-2024-0003 (Palmberg).

The application as proposed would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning the subject property to permit the following proposed uses:

- Contractor’s workshop and yard
- Storage and sale of gravel, soil and aggregates
- Sawmilling, planing and manufacturing of wood products
- Production and sales of cider and wine

BACKGROUND

A staff report was presented to the Galiano Island LTC on February 11, 2025. At this meeting the LTC passed the following resolution:

GL-2025-004

It was MOVED and SECONDED,

that Galiano Island Local Trust Committee direct staff to proceed with application PL-RZ-2024-0003 (Palmberg) and to prepare draft bylaws.

CARRIED

Applicant’s Proposal & Business Plan

The applicant wishes to add additional permitted uses to their lot in order to facilitate the growth of their business as well as add new economic opportunities that would use produce from the property’s farm.

The applicant is proposing a phased approach to the implementation of the proposed uses on the property. If the rezoning application is successful, the following outlines the applicant’s timeline for development:

- Present – Farm use (orchard and garden)
- 1 year – Small scale commercial saw milling and wood processing, and the storage of aggregates and soil
- 2 to 3 years – Bays will be constructed for the storage and sale of gravel, soil and aggregates
- 5 to 10 years – Development of cidery using produce grown on the property. This timeline would allow the property owner a reasonable timeframe to obtain the necessary licensing for cidery/wine production and a provincial water license, complete the construction of a cidery building and accessory infrastructure, and allow the on-site plants to mature and produce fruit.

The applicant has provided further details for each proposed use:

Contractors' workshops and yards

- These uses would allow for the continued operation of the applicant’s excavation/septic business in a more efficient manner

Storage and sale of gravel, soil and aggregates

- The intent is for a small-scale operation with limited public hours, with the majority of sales dedicated to aggregate delivery
- Maximum volume of material stored per years is 305 metres³ (400 yards³)
- Allows the applicant/property owner to split loads of material efficiently, rather than having to haul full loads of material from suppliers in Saanich, directly to the client's site.

Sawmilling, planing and manufacturing of wood products

- The annual processing of raw logs is 350 metres³ (450 yards³), which is approximately 10 logging truckloads per year.
- No raw logs will be taken off-site; they will be processed on-site

- Raw logs would be from on-site and also from Galiano clients who are clearing for driveways and construction
- Potential for one employee
- The applicant's current equipment (trucks, excavators, and loaders) can be used for both the existing excavating business and sawmilling, planing, and manufacturing of wood products

Production and sales of cider and wine

- Cidery will be a craft cidery focused on producing local, high-quality ciders
- Direct sell to consumers as well as restaurants, bars and local retail stores
- There are currently no local cideries, wineries, or breweries on Galiano Island
- Fruit from on-site orchard to be primarily used. Early production may require purchasing a large portion of the required fruit until the orchards reach maturity. Intent is to purchase from local growers
- Production up to a maximum of 20,000 imperial gallons/year (90,000 litres/year)
- Pressing, fermenting, aging and packaging will be on-site
- Initial staff of two employees covering production, sales and administrative duties

The applicant's rationale can also be found in the preliminary staff report dated [July 9, 2024](#).

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

The proposal appears consistent with Islands Trust Policy Statement (ITPS) policies, in particular with respect to policies related to Agricultural Land (s.4.1), Aesthetic Qualities (s.5.1), Growth and Development (s.5.2), and Economic Opportunities (s.5.6). Staff consider that the potential amendments in draft Bylaw 287 and 288 would be not be contrary or at variance with any Policy Statement directive policies (Directives Policy Checklist attached). The LTC should review, and if in agreement, endorse the checklist (Recommendation Nos. 3 and 4).

Official Community Plan

The Galiano Island Official Community Plan (OCP) land use designation for the subject-property is currently Rural (R). The following are Rural policies in the OCP:

- The principal uses shall be residential and agriculture.
- One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every 4 hectares (9.88 acres) of lot area over 4 hectares (9.88 acres).
- On lots 0.4 hectares (1 acre) or more, one cottage shall be permitted per dwelling unit permitted.
- The average lot size for subdivision of Rural land shall be at least 4 hectares (9.88 acres).
- Within this designation a number of different zones may be applied allowing differing levels of uses accessory to residential uses.

Prior to 2011, Rural Policy 'a' stated that principal uses shall be residential. An OCP amendment bylaw (Bylaw No. 215) was adopted in November 14, 2011 and changed Policy 'a' to include "agriculture" as a principal use in the Rural designation. It's staff's opinion that Rural Policy 'e' should have also been amended at that time to reference the new principal use. For example, Policy 'e' should have been amended so it reads:

- Within this designation a number of different zones may be applied allowing differing ~~levels of~~ uses accessory to residential and **agriculture** uses.

Staff have included this amendment in draft Bylaw No. 296 (attached).

The Rural 2 zone permits dwellings and farm use, along with other permitted uses. The current use of the property is farm use, and the property owner was expressed no plans to construct a dwelling on the lot at this time.

For the proposed uses outlined in draft Bylaw No. 297 to comply with the Galiano Island OCP, Bylaw No. 296 must first be adopted before LUB amending Bylaw No. 297 can be adopted. Currently, the OCP only supports different uses accessory to residential uses, and not accessory to agriculture uses. In other words, under the existing OCP, the property owner must first construct a dwelling for their proposal to be compliant.

Since the property owner has stated there are no plans to build a dwelling in the near future and the active use on the property is farm use, and amendment to the OCP as proposed would allow the owner/applicant to proceed, as well as clarifying the intent of the Rural policies. The amended OCP would support “differing uses accessory to both residential and agricultural uses”.

Land Use Bylaw

The draft Bylaw No. 297 would amend the Galiano Island Land Use Bylaw (LUB) by rezoning the property from the Rural 2 zone to a site-specific Rural 2 zone. The Rural 2 (a) zone would permit all uses in the Rural 2 zone in addition to the following uses:

- contractor yard
- storage and sale of gravel, soil and aggregates
- sawmilling, planing, and manufacturing of wood products
- cidery and winery, including production, storage, and sales

The uses are further regulated by:

- restrict height of buildings and structures associated to the above uses to 5 m (16.5 ft) and one-storey
- require landscape screening for parking spaces located within 7.5 m to 15 metres of the front lot line
- require landscape screening for the above uses
- addition of parking and sign regulations
- addition of a ‘contractor yard definition’

Regulating days and hours of operation, specific conditions of use, and/or number of vehicles on site can be achieved by registration of a Section 219 covenant.

Terms of Reference

Water Management Plan: Staff are working with the applicant and the Islands Trust Senior Freshwater Specialist to outline the requirements to be addressed in a water management plan. The plan will include basic information on groundwater usage for each proposed use, along with water management strategies.

Section 219 covenant: Staff are recommending that the application be requested to grant a s. 219 covenant to the LTC to be registered on title before the Galiano LTC adopts Bylaw No. 297 (LUB amending bylaw). The covenant will include:

- a restriction prohibiting aggregate processing or washing
- hours of operation for specific uses
- the maximum volume of aggregate, gravel and soil that may be stored on the lot
- storage requirements for the aggregate, gravel and soil
- a restriction on the number of vehicles, equipment and/or machinery to be stored on the lot
- a requirement for cidery/winery use to comply with the *Liquor Control and Licensing Act/Regulation*
- water management plan recommendations for monitoring

In addition to these covenant conditions, the LTC may wish to consider restricting the rental of the cidery/winery for special or private events. Further direction from the LTC is recommended.

Consultation

Statutory Requirements

Staff recommend that the LTC separate the bylaw adoption processes for Bylaw No. 296 (OCP) and No. 297 (LUB). As Bylaw No. 296 is an OCP amendment bylaw, it would require adoption by the Minister of Municipal Affairs and Housing before the Galiano LTC can adopt the bylaw. The Minister's review and approval process is lengthy and may take up to six months.

Staff have provided the LTC with a draft motion (recommendation no. 5) to schedule a Community Information Meeting and a Public Hearing for draft Bylaw No. 296. If the LTC supports the motion, the CIM and public hearing will be tentatively scheduled for regular July LTC meeting. Public hearing notice would be posted as per statutory and bylaw requirements in advance of a public hearing.

In accordance with regular statutory requirements, a public hearing is required for rezoning applications that do not comply with the OCP. It is also standard practice to hold a Community Information Meeting (CIM) before a public hearing. Staff recommend waiting for all required documents from the application (via the TOR) have been received before scheduling a public hearing for the LUB Amendment Bylaw No. 297. Once the documents have been received and deemed satisfactory by staff and the LTC, the LTC can then direct to staff to schedule a CIM and public hearing.

The CIM and public hearing for draft Bylaw No. 297 will not be scheduled until the water management plan and Section 219 covenant have been received and the LTC is satisfied with the documents. Alternatively, the LTC could defer the public hearing on Bylaw No. 296 and hold one public hearing for both bylaws.

Referrals for both bylaws will be sent to First Nations and agencies after the April 8, 2025 LTC meeting.

First Nations

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

- Stz'uminus First Nation
- Ts'uubaa-asatx First Nation
- Halalt First Nation
- Lyackson First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Pauquachin First Nation
- Tsartlip First Nation
- Tseycum First Nation
- Cowichan Tribes
- Tsawwassen First Nation
- Tsawout First Nation
- Snuneymuxw First Nation

The LTC should identify if any other First Nations or First Nations Agencies should be placed on the referral list for the proposed bylaws.

Agencies

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed. The LTC may also choose to refer the proposal to the Galiano Island Advisory Planning Commission.

- WSANEC Leadership Council
- Coast Salish Peoples of Galiano
- Georgeson Family
- Ministry of Transportation and Infrastructure
- Ministry of Municipal Affairs
- Liquor and Cannabis Regulation Branch
- Island Health
- CRD, Planning and Protective Services, Building Inspection
- CRD, Infrastructure Water and Services - Sticks Allison Water Local Service
- Galiano Island Fire Rescue – South Department
- Mayne Island Local Trust Committee
- Thetis Island Local Trust Committee
- Salt Spring Island Local Trust Committee

Rationale for Recommendation

Based on the foregoing, the recommendations on page 1 is supported as:

- The application is reasonable as proposed and is consistent with the OCP upon adoption of the OCP amendment Bylaw No. 296
- Giving First Reading to the bylaws would allow for next steps in the process to proceed including the initiation of First Nations engagement and referrals to potentially affected agencies

ALTERNATIVES

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

1. Hold one public hearing for both bylaws

The LTC may wish to not hold a public hearing for draft Bylaw No. 296 during the July 2025 LTC meeting and to proceed with one public hearing for both bylaws. If the LTC wishes to hold just one public hearing, the LTC should not pass the draft motion in Recommendation No. 5.

2. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

3. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

4. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

NEXT STEPS

Staff will refer the proposed bylaws to First Nations and agencies. Staff will continue to work with the applicant with regards to the draft section 219 covenant and the water management plan.

Submitted By:	Kim Stockdill, Island Planner	March 31, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	March 31, 2025

ATTACHMENTS

- 1. Draft Bylaw No. 296
- 2. Draft Bylaw No. 297
- 3. ITPS – Bylaw Nos. 296 & 297

DRAFT

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

**A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 108, 1995**

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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 _____ DAY OF _____ 20____

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____

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: <ul style="list-style-type: none">• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height

			<p>and complying with the regulations of Part 15 of this bylaw.</p> <p>4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.</p>
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2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

[public hearing date should be consistent with chronology and can be after first or second reading; If two public hearings, only indicate the date of the last one]

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

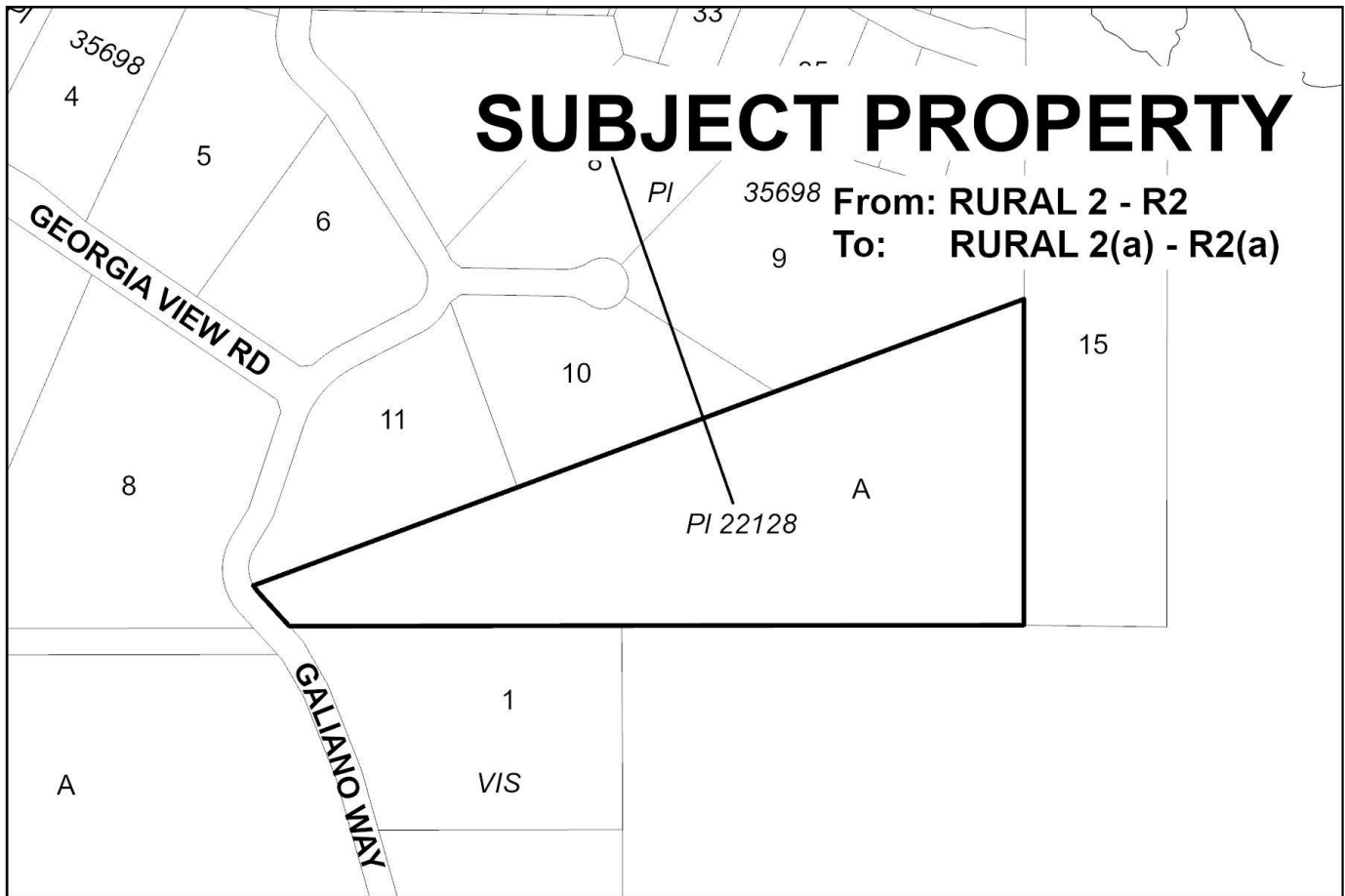
20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1





Islands Trust

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: GL-PL-RZ-2024-0003 (Palmberg)

Bylaws: 296 & 297

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
✓	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
N/A	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



DATE OF MEETING: July 8, 2025

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application – Post Public Hearing (Bylaw No. 296)

Applicant: Leif Palmberg

Location: Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATIONS

1. That Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a second time.
2. That Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a third time.
3. That the Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.
4. That the Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Minister of Housing and Municipal Affairs for approval.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) updates in regards to the rezoning application GL-PL-RZ-2024-0003 (Palmberg) and to provide options for how to proceed after the Public Hearing for proposed Bylaw No. 296.

BACKGROUND

A staff report was presented to the Galiano Island LTC on April 8, 2025. At this meeting the LTC passed the following resolution:

GL-2025-011

that Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a first time. **CARRIED**

GL-2025-012

that Galiano Island Local Trust Committee Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”, be amended by adding "contractor workshop" as a permitted use. **CARRIED**

GL-2025-013

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 first time as amended.

CARRIED

GL-2025-014

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-015

that Galiano Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 297, cited as Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

GL-2025-016

that Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

CARRIED

GL-2025-017

that Galiano Island Local Trust Committee request a covenant under Section 219 of the Land Title Act from the applicant for PL-RZ-2024-0003 (PalMBERG) as a condition of adopting Bylaw No. 297 that includes conditions and restrictions for the proposed uses and recommendations from the water management plan.

CARRIED

ANALYSIS

Proposed Bylaw No. 296

The Galiano Island Official Community Plan (OCP) land use designation for the subject-property is currently Rural (R). The following are Rural policies in the OCP:

- a) The principal uses shall be residential and agriculture.
- b) One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every 4 hectares (9.88 acres) of lot area over 4 hectares (9.88 acres).
- c) On lots 0.4 hectares (1 acre) or more, one cottage shall be permitted per dwelling unit permitted.
- d) The average lot size for subdivision of Rural land shall be at least 4 hectares (9.88 acres).
- e) Within this designation a number of different zones may be applied allowing differing levels of uses accessory to residential uses.

Prior to 2011, Rural Policy ‘a’ stated that principal uses shall be residential. An OCP amendment bylaw (Bylaw No. 215) was adopted in November 14, 2011 and changed Policy ‘a’ to include “agriculture” as a principal use in the Rural designation. Its staff’s opinion that Rural Policy ‘e’ should have also been amended at that time to reference the new principal use. For example, Policy ‘e’ should have been amended so it reads:

- e) Within this designation a number of different zones may be applied allowing differing ~~levels of~~ uses accessory to residential and **agriculture** uses.

The Community Information Meeting (CIM) and Public Hearing held during the July 8, 2025, regular LTC meeting is for proposed Bylaw No. 296. As Bylaw No. 296 is an Official Community Plan (OCP) amendment bylaw, it requires adoption by the Minister of Municipal Affairs and Housing before the Galiano LTC can adopt the bylaw. The Minister's review and approval process is lengthy and may take up to six months. This timeline allows the applicant to continue working on the requirements listed in the Terms of Reference prior to moving forward with the public hearing for Bylaw No. 297 – the Land Use Bylaw (LUB) amending bylaw.

The CIM and public hearing for draft Bylaw No. 297 will not be scheduled until the water management plan and Section 219 covenant have been received and the LTC is satisfied with the documents. Once the documents have been received and deemed satisfactory by staff and the LTC, the LTC can then direct staff to schedule a CIM and public hearing for the LUB amending bylaw.

Statutory Requirements

A public hearing is a quasi-judicial process within and following which specific procedures must be followed. The public hearing binder for proposed Bylaw No. 296 can be found on the [Galiano LTC Application webpage](#).

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Forwarding of the bylaw to the Minister's office for approval (OCP amendment bylaws only).
5. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee and Minister approve the bylaw, the next step for the LTC would be to adopt the bylaw.

Referral Responses

Pauquachin First Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Ts'uubaa-asatx Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Tsawwassen First Nation – “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.”

Ministry of Transportation & Transit – “The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use agriculture to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.”

Ministry of Water, Land and Resource Stewardship – The response included no comments related to the proposed bylaws but recommended the Riparian Development Permit Area and fact sheet to be updated to align with new provincial framework.

Ministry of Housing and Municipal Affairs – “The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve.

While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island’s broader housing needs and land use strategy.”

Island Health – “No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.”

Salt Spring LTC – interests unaffected

Mayne LTC – interests unaffected

Thetis LTC – interests unaffected

Terms of Reference

Water Management Plan: Staff are working with the applicant and the Islands Trust Senior Freshwater Specialist to outline the requirements to be addressed in a water management plan. The plan will include basic information on groundwater usage for each proposed use, along with water management strategies.

Section 219 covenant: Staff are recommending that the application be requested to grant a s. 219 covenant to the LTC to be registered on title before the Galiano LTC adopts Bylaw No. 297 (LUB amending bylaw). The covenant will include:

- a restriction prohibiting aggregate processing or washing
- hours of operation for specific uses
- the maximum volume of aggregate, gravel and soil that may be stored on the lot
- storage requirements for the aggregate, gravel and soil
- a restriction on the number of vehicles, equipment and/or machinery to be stored on the lot
- a requirement for cidery/winery use to comply with the *Liquor Control and Licensing Act/Regulation*
- water management plan recommendations for monitoring

In addition to these covenant conditions, the LTC may wish to consider restricting the rental of the cidery/winery for special or private events.

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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

NEXT STEPS

Staff will continue to work with the applicant with regards to the draft section 219 covenant and the water management plan. Once these documents are received, staff will bring back the application to the LTC for consideration of scheduling a community information meeting and public hearing for proposed Bylaw No. 297.

Submitted By:	Kim Stockdill, Island Planner	June 25, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	June 26, 2025

ATTACHMENTS

- 1. Proposed Bylaw No. 296
- 2. Proposed Bylaw No. 297

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 296

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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	8 TH	DAY OF	APRIL	2025.
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____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: <ul style="list-style-type: none">• contractor workshop• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			the regulations of Part 15 of this bylaw. 4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.
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2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 8TH DAY OF APRIL 2025.

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____

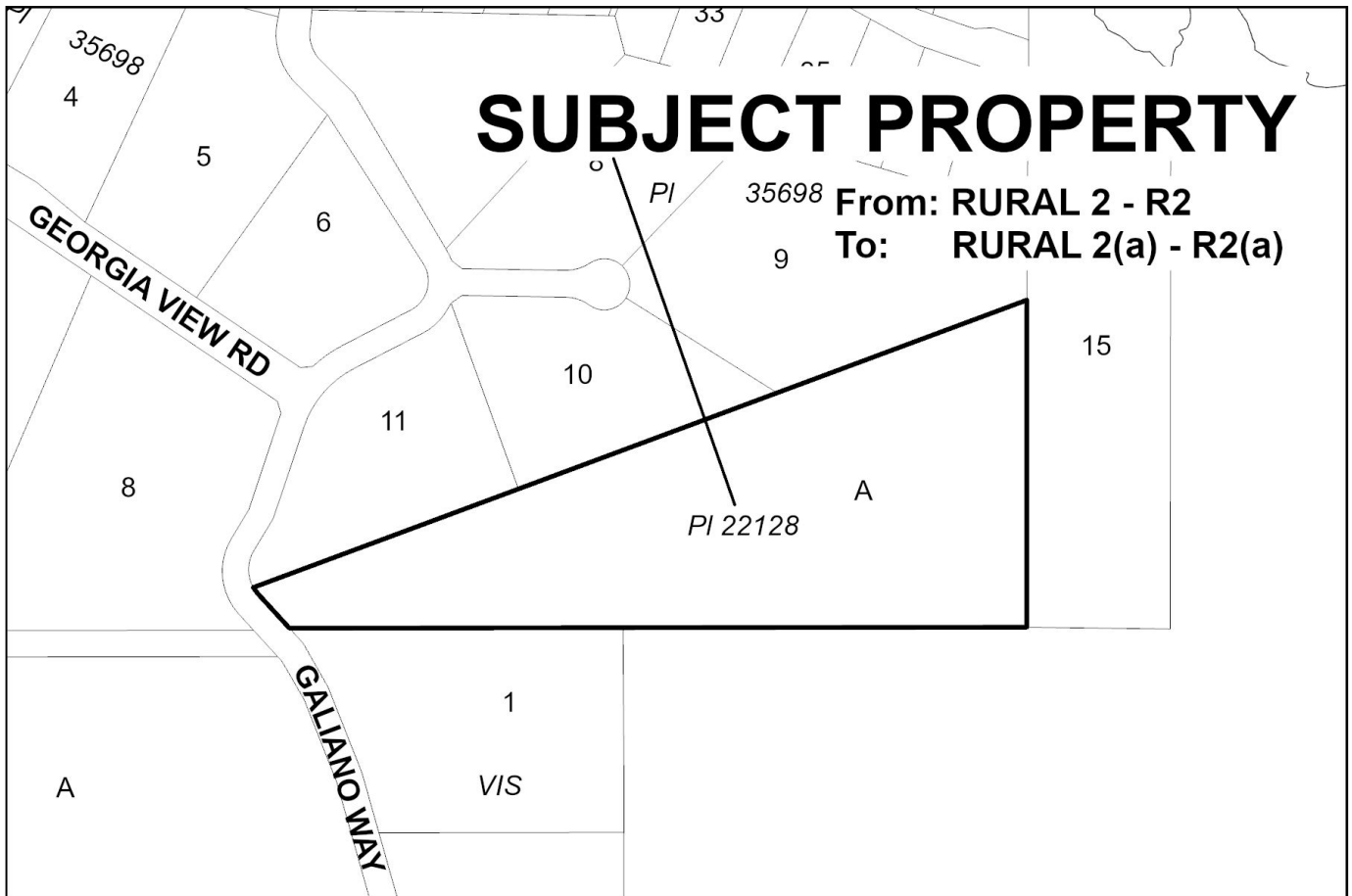
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1





DATE OF MEETING: December 9, 2025

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application

Applicant: Leif Palmberg

Location: Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATIONS

1. **That Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for proposed Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” upon receipt of a draft Section 219 covenant and an ecological overview report.**

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) updates in regards to rezoning application GL-PL-RZ-2024-0003 (Palmberg).

BACKGROUND

A staff report was presented to the Galiano Island LTC on July 8, 2025. At this meeting the LTC passed the following resolutions:

GL-2025-041

that Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a second time.

CARRIED

GL-2025-042

that Galiano Island Local Trust Committee Bylaw No. 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be read a third time.

CARRIED

GL-2025-043

that Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

GL-2025-044

that Galiano Island Local Trust Committee proposed Bylaw No. 296 be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

ANALYSIS

Proposed OCP Bylaw No. 296

The Community Information Meeting (CIM) and Public Hearing for proposed Bylaw No. 296 were held during the July 8, 2025 regular LTC meeting. As Bylaw No. 296 is an Official Community Plan (OCP) amendment bylaw, it requires approval by the Minister of Municipal Affairs and Housing before the Galiano LTC can adopt it.

Proposed Bylaw No. 296 was approved by the Islands Trust Executive Committee on August 6, 2025. The proposed bylaw was sent to the Minister for approval shortly after the Executive Committee meeting. Islands Trust staff will contact the Ministry of Municipal Affairs and Housing to request an estimate of when the Minister will review the bylaw and will provide a verbal update to the Galiano Island LTC at the December 9, 2025 meeting. If the bylaw receives approval from the Minister, it will be returned to the LTC for consideration of adoption.

As the public hearing has already been held for proposed Bylaw No. 296, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties must also have the opportunity to review any new relevant material and to make further representations to the LTC.

Proposed LUB Bylaw No. 297

Proposed Land Use Bylaw (LUB) Bylaw No. 297 was given First Reading by the Galiano Island LTC on April 8, 2025. The bylaw referrals were recently sent out to the following agencies and First Nations for Bylaw No. 297 in late April 2025. The application will also be referred to the Regional Agrologist to comment on the application. Comments will be forwarded to the LTC when they are received.

The following is a summary of referral responses (also attached to staff report):

Pauquachin First Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Ts'uubaa-asatx Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Tsawwassen First Nation – “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.”

Ministry of Transportation & Transit – “The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use agriculture to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.”

Ministry of Water, Land and Resource Stewardship – The response included no comments related to the proposed bylaws but recommended the Riparian Development Permit Area and fact sheet to be updated to align with new provincial framework.

Island Health – “No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.”

Salt Spring LTC – interests unaffected

Mayne LTC – interests unaffected

Thetis LTC – interests unaffected

Staff recommend that the community information meeting (CIM) and public hearing for proposed Bylaw No. 297 will not be scheduled until the environmental assessment and draft Section 219 covenant have been received and the LTC is satisfied with the documents. Once the documents have been received and deemed satisfactory by staff and the LTC, the LTC can then direct staff to schedule a CIM and public hearing for the LUB amending bylaw.

Terms of Reference

Water Management Plan:

The applicant has provided a Water Management Plan prepared by Hy-Geo Consulting. The purpose of a water management plan is to evaluate the current supply and demand for the proposed uses and recommendations for efficient and sustainable use of water.

The property contains two water sources: a drilled well completed in 2024 and an excavated pond built in 2022. The well is estimated to be capable of supporting residential and moderate commercial use, though further pump testing would be required for full cidery and agricultural licensing.

Overall, the consultant found that the property's combined well and pond system can support the proposed development, provided that storage tanks, water-use monitoring, and good conservation practices are implemented. Because orchard development and cidery production will be phased in over several years, the landowner will be able to monitor water availability and adjust operations as needed. The report also highlights the importance of erosion and sediment control during land clearing to protect adjacent riparian areas.

The report concludes the following:

1. Current water sources on the property include a drilled well and excavated pond that captures surface water drainage and shallow groundwater seepage.
2. The overall water requirements for the proposed property activities are not exceptionally large. The largest potential use of water would be for irrigation of the orchard at 1000 m³ during the growing season. This would require a maximum water flow from the well of about 2 USgpm. Use of the pond for irrigation, however, would also reduce complete dependence on the well.
3. The second largest use would be for washing of fruit and cleaning of equipment during processing at the cidery for approximately 3 weeks a year requiring about 2 USgpm pumping from the well. It should be noted that irrigation demand from the well would not be taking place when the well water is required for cidery production.
4. It is anticipated that operation of the existing well at rates around 3 USgpm would have an insignificant effect on neighbouring wells and Taylor Creek.
5. The possibility of well pumping causing sea water intrusion is non-existent as the bottom of the well is completed 10 m above sea level.
6. Development of the orchard on the property and full production at the cidery would take place over a number of years providing the opportunity to monitor water consumption and any potential land use effects.

The report also includes the following recommendations:

1. Conduct a pumping test and water quality sampling of the existing well to verify its capacity and potability for meeting the projected water demands for the property. The test will need to be conducted by a registered well pump installer.
2. Obtain permission from one or more neighbouring well owners to monitor their wells during the pump testing of the existing well on the subject property.
3. Apply for a water licence for commercial and irrigation purposes on the well and the pond.
4. As the orchard is being developed it may be beneficial to develop an Environmental Farm Plan for the property.

5. Install a sounding tube in the well to enable monitoring of water levels including a water meter at the well to monitor water consumption.
6. Install water meters on the storage tank outlets to monitor water use for the cidery and the orchard. This will be beneficial for detecting any leaks in the water system.

A number of recommendations are proposed to be included in the Section 219 covenant (see below).

Ecological Overview Report

The applicant is to provide an ecological overview report as outlined in the Terms of Reference. Once this professional report is received, it will be provided to the Galiano LTC for review.

Section 219 covenant

The applicant is required to register a s. 219 covenant on title prior to the Galiano Island LTC consideration of bylaw adoption (Resolution No. GL-2025-017). The covenant will include:

- a restriction prohibiting aggregate processing or washing
- hours of operation for specific uses
- the maximum volume of aggregate, gravel and soil that may be stored on the lot
- storage requirements for the aggregate, gravel and soil
- a restriction on the number of vehicles, equipment and/or machinery to be stored on the lot
- a requirement for cidery/winery use to comply with the *Liquor Control and Licensing Act/Regulation*
- a requirement for a provincial water licence for commercial/agricultural purposes
 - This would include a requirement for a pumping test and water quality testing
- Requirements to install water monitoring equipment for the well, storage tanks, and pond.

In addition to these covenant conditions, the LTC may wish to consider restricting the rental of the cidery/winery for special or private events.

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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

NEXT STEPS

Staff will continue to work with the applicant with regards to the draft section 219 covenant and the ecological overview report. Once these documents are received, staff will schedule a community information meeting and public hearing for proposed Bylaw No. 297.

Submitted By:	Kim Stockdill, Island Planner	November 28, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	December 1, 2025

ATTACHMENTS

1. Proposed Bylaw No. 296
2. Proposed Bylaw No. 297
3. Referral responses

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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 8TH DAY OF APRIL 2025.

PUBLIC HEARING HELD THIS 8TH DAY OF JULY 2025.

READ A SECOND TIME THIS 8TH DAY OF JULY 2025.

READ A THIRD TIME THIS 8TH DAY OF JULY 2025.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
6TH DAY OF AUGUST 2025.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	<ol style="list-style-type: none">1) Despite Subsection 5.5.1, the following additional uses are permitted:<ul style="list-style-type: none">• contractor workshop• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres.3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			<p>the regulations of Part 15 of this bylaw.</p> <p>4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.</p>
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2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 8TH DAY OF APRIL 2025.

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____

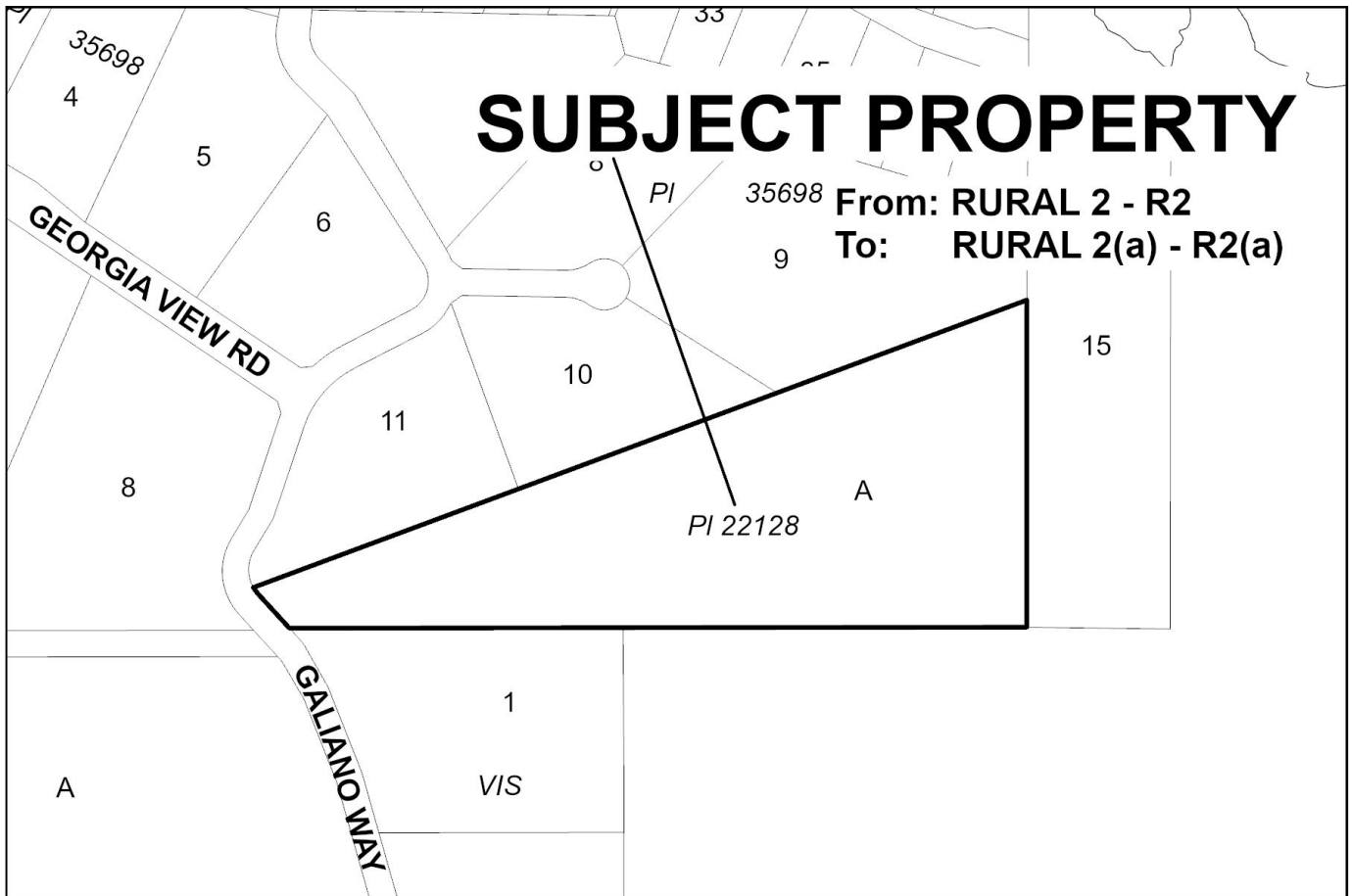
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1





Referrals: Bylaw GL-297

Agency	Sent	Received
BC Assessment Authority <i>Policy, Audit and Legal Services: Cathie McIntyre</i> <i>Comment:</i>	23-Apr-2025	
BC Hydro & Power Authority <i>333 Dunsmuir Street, Floor 12: Properties Help Desk</i> <i>Comment:</i>	23-Apr-2025	
Capital Regional District - All Referrals Aggie Chan and Jessica Arnet <i>625 Fisgard Street: Aggie Chan</i> <i>Comment:</i>	23-Apr-2025	
Coast Salish Peoples Society <i>Coast Salish Peoples Society: Carole Livingston</i> <i>Comment:</i>	23-Apr-2025	
Cowichan Tribes <i>Chief and Council: Tracey Flemming</i> <i>Comment:</i>	23-Apr-2025	
Galiano Island Fire Department - South Island <i>South Island: Scott Sugden</i>	23-Apr-2025	
Georgeson Family <i>Georgeson Family: Jeannine Georgeson</i>	23-Apr-2025	
Halalt First Nation <i>7973 Chemainus Rd: Raven August</i> <i>Comment:</i>	23-Apr-2025	
Island Health <i>3rd Floor, 6475 Metral Drive: Referrals Referrals</i> <i>Comment: No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.</i>	23-Apr-2025	15-May-2025
Lyackson First Nation <i>Chief and Council: Linda Aidnell</i> <i>Comment:</i>	23-Apr-2025	
Mayne Island Local Trust Committee <i>Islands Trust: Jas Chonk</i> <i>Comment: Interests unaffected by bylaw.</i>	23-Apr-2025	26-May-2025



Referrals: Bylaw GL-297

Agency	Sent	Received
<p>Ministry of Municipal Affairs and Housing</p> <p><i>Planning and Land Use Management:</i> All referrals to this email cc to Kris Nichols; Nikysha Chow, Alicia Smith</p> <p><i>Comment:</i> The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve. While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island's broader housing needs and land use strategy. Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.</p>	23-Apr-2025	09-May-2025
<p>Ministry of Public Safety and Solicitor General</p> <p><i>Liquor Control and Licensing Branch:</i> Help Desk</p> <p><i>Comment:</i></p>	23-Apr-2025	
<p>Ministry of Transportation and Infrastructure</p> <p><i>Ministry of Transportation and Infrastructure:</i> Owen Page</p> <p><i>Comment:</i> Please accept this email as a response from the Ministry regarding MOTT file 2025-01959. The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use ?agriculture? to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.</p>	23-Apr-2025	28-Apr-2025
<p>Ministry of Water, Land and Resource Stewardship - Riparian Area Protection Regulation</p>	23-Apr-2025	29-Apr-2025



Referrals: Bylaw GL-297

Agency	Sent	Received
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Comment: Thank you for the opportunity to review the proposed changes to Galiano Island's bylaws. Given the volume of documents and current internal workload constraints, we are only able to provide high-level comments at this time. Please note the following: ? The Riparian Areas Protection Regulation (RAPR) applies to the Islands Trust and to all residential, commercial, or industrial development within 30 metres of a stream, as defined in the regulation. ? "Development" includes: o (a) the addition, removal, or alteration of soil, vegetation, or any building or other structure; o (b) the addition, removal, or alteration of works and services as outlined in section 506(1) [subdivision serving requirements] of the Local Government Act; o (c) subdivision, as defined in section 455 of the Local Government Act. ? During the bylaw amendment process, we strongly recommend updating Galiano Island's Official Community Plan (OCP), Riparian Development Permit Area (DPA), Riparian DPA fact sheet, and any other related bylaws or documents to align with the current RAPR framework. The previous Riparian Areas Regulation (RAR) was replaced by the RAPR in 2019. o Aligning your bylaws with the current provincial framework will: ? Help prevent potential contraventions of the federal Fisheries Act; ? Support improved understanding and compliance; ? Contribute to stronger environmental protection and outcomes. o If provided with sufficient lead time (approximately 8 weeks), the province can review and provide comments on proposed amendments to the OCP, DPA, or other riparian-related documents to help ensure clarity and alignment with current regulatory standards.

Pauquachin First Nation	23-Apr-2025	23-Apr-2025
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9010 West Saanich Road: Darlene Henry

Comment: The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Penelakut Tribe	23-Apr-2025	
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Box 360: Denise James

Comment:

Salt Spring Island Local Trust Committee	23-Apr-2025	08-May-2025
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1 - 500 Lower Ganges Road: Claire Olivier

Comment: Interests unaffected by bylaw.

Semiahmoo First Nation	23-Apr-2025	
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Referrals: Bylaw GL-297

Agency	Sent	Received
<p>16049 Beach Rd: Chief & Council</p> <p><i>Comment:</i></p>		
<p>Snuneymuxw First Nation</p> <p>668 Centre Street: Desiree Thomas</p> <p><i>Comment:</i></p>	23-Apr-2025	
<p>Stz'uminus First Nation</p> <p>12611A Trans Canada Hwy: Chenoa Akey</p> <p><i>Comment:</i></p>	23-Apr-2025	
<p>Thetis Island Local Trust Committee</p> <p>Northern Office: Laura Patrick</p> <p><i>Comment:</i> Interests unaffected by bylaw.</p>	23-Apr-2025	03-Jun-2025
<p>Tsartlip First Nation</p> <p>PO Box 70: Dave Elliott</p> <p><i>Comment:</i></p>	23-Apr-2025	
<p>Tsawout First Nation</p> <p>PO Box 121, 7725 Tetayut Road: Neesha Nandhra</p> <p><i>Comment:</i></p>	23-Apr-2025	
<p>Tsawwassen First Nation</p> <p>1926 Tsawwassen Drive: Ben Bisset</p> <p><i>Comment:</i> 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.</p>	23-Apr-2025	06-Jun-2025
<p>Tsuubaasatx First Nation</p> <p><i>Tsuubaasatx Referrals:</i> Monty Horton</p> <p><i>Comment:</i> The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation. However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.</p>	23-Apr-2025	23-Apr-2025
<p>WSANEC Leadership Council</p> <p><i>WSANEC Leadership Council Society:</i> Laurie Whitehead</p>	23-Apr-2025	



Islands Trust

Print Date: November 30, 2025

Referrals: Bylaw GL-297

Agency	Sent	Received
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File No.: **GL_PL-RZ-2024-0003 (Palmberg)**

DATE OF MEETING: February 10, 2026

TO: Galiano Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application – Adoption of Bylaw No. 296

Applicant: Leif Palmberg

Location: Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATIONS

1. **That Galiano Island Local Trust Committee Bylaw No 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be adopted.**

REPORT SUMMARY

The purpose of this staff report is to recommend to the Galiano Island Local Trust Committee (LTC) to consider the adoption of Bylaw No. 296 that will amend the Galiano Island Official Community Plan (OCP) for rezoning application GL-PL-RZ-2024-0003 (Palmberg).

BACKGROUND

A staff report was presented to the Galiano Island LTC on July 8, 2025. At this meeting the LTC passed the following resolution:

GL-2025-093

that Galiano Island Local Trust Committee request staff to schedule a Public Hearing and Community Information Meeting for proposed Bylaw No. 297, cited as “Galiano Island Land Use Bylaw No. 127,1999,” upon receipt of a draft Section 219 covenant and an ecological overview report.

CARRIED

ANALYSIS

Proposed OCP Bylaw No. 296

The Community Information Meeting (CIM) and Public Hearing for proposed Bylaw No. 296 were held during the July 8, 2025 regular LTC meeting. The LTC considered and determined that proposed Bylaw Nos. 296 and 297 are not contrary to or at variance with the Islands Trust Policy Statement on April 8, 2025.

Proposed Bylaw No. 296 was approved by the Islands Trust Executive Committee on August 6, 2025. The Minister of Municipal Affairs and Housing approved Bylaw No. 296 on December 7, 2025.

Proposed LUB Bylaw No. 297

Proposed Land Use Bylaw (LUB) Bylaw No. 297 was given First Reading by the Galiano Island LTC on April 8, 2025.

Staff will schedule the community information meeting (CIM) and public hearing for proposed Bylaw No. 297 when the environmental assessment and draft Section 219 covenant have been received and the LTC is satisfied with the documents. Direction has already given by the LTC to schedule the CIM and public hearing (see resolutions from December 9, 2025).

Rationale for Recommendation

Based on the foregoing, the recommendations on page 1 are supported as:

- The proposed bylaws have been determined to be consistent with the Islands Trust Policy Statement by the LTC
- First Nation referrals were completed and no concerns were raised
- Agency referrals were completed and no concerns were raised
- Executive Committee and the Minister have approved the bylaw

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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Send Rezoning Application to the Galiano Advisory Planning Commission

Resolution:

That the Galiano Island Local Trust Committee refer rezoning application PLRZ20240003 (Palmberg) to the Galiano Advisory Planning Commission for the following purpose _____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

NEXT STEPS

Staff will continue to work with the applicant with regards to the draft section 219 covenant and the ecological overview report. Once these documents are received, staff will schedule a community information meeting and public hearing for proposed Bylaw No. 297.

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

ATTACHMENTS

1. Proposed Bylaw No. 296
2. Proposed Bylaw No. 297

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 296

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	8 TH	DAY OF	JULY	2025.
READ A THIRD TIME THIS	8 TH	DAY OF	JULY	2025.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	6 TH	DAY OF	AUGUST	2025.
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	7 TH	DAY OF	DECEMBER	2025.
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: <ul style="list-style-type: none">• contractor workshop• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			the regulations of Part 15 of this bylaw. 4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.
--	--	--	---

2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 8TH DAY OF APRIL 2025.

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____

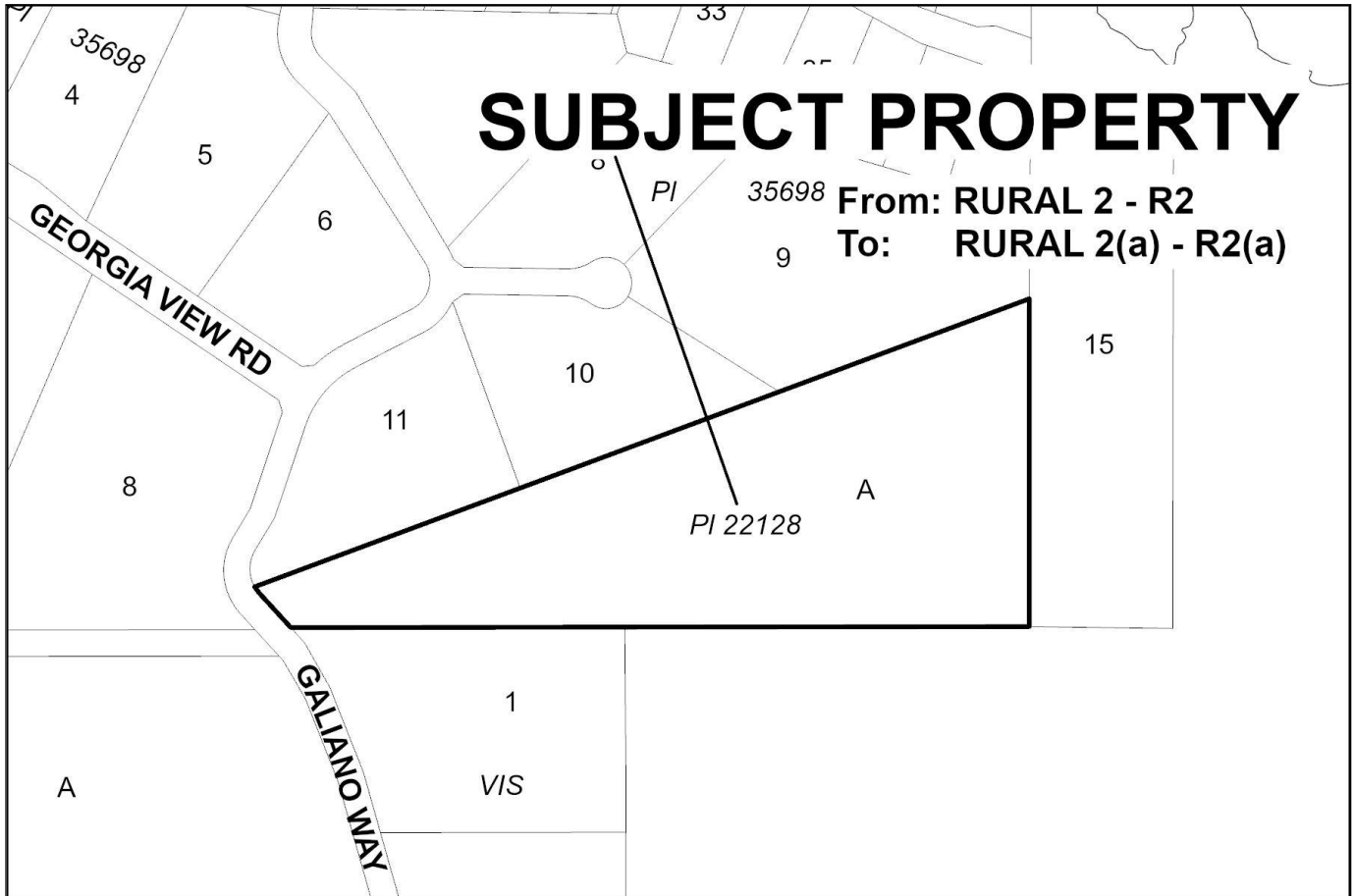
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1





DATE OF MEETING: June 9, 2026
TO: Galiano Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Mary Storzer, Regional Planning Manager
SUBJECT: Lot A, Plan 22128 (Galiano Way) Rezoning Application
Applicant: Leif Palmberg
Location: Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128

RECOMMENDATIONS

1. 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.
2. 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.
3. That the Galiano Island Local Trust Committee proposed Bylaw No. 297 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

The purpose of this staff report is to provide the Galiano Island Local Trust Committee (LTC) with a draft covenant for rezoning application GL-PL-RZ-2024-0003 (Palmberg) and to outline options for how to proceed following the Public Hearing

BACKGROUND

A staff report was presented to the Galiano Island LTC on February 10, 2026. At this meeting the LTC passed the following resolution:

GL-2026-013

that Galiano Island Local Trust Committee Bylaw No 296, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024” be adopted.

CARRIED

ANALYSIS

Proposed OCP Bylaw No. 296

The Galiano Island Official Community Plan (OCP) Bylaw No. 296 was adopted on February 10, 2026. The amending bylaw has since been consolidated into the Galiano Island OCP and can be found here <https://islandstrust.bc.ca/document/galiano-ltc-ocp-bylaw-no-108/>

Proposed LUB Bylaw No. 297

Proposed Land Use Bylaw (LUB) Bylaw No. 297 was given First Reading by the Galiano Island LTC on April 8, 2025. The purpose of proposed Bylaw No. 297 is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop

- contractor yard
- storage and sale of gravel, soil, and aggregates
- sawmilling, planing, and manufacturing of wood products
- cidery and winery, including production, storage, and sales

The bylaw referrals were sent out to the following agencies and First Nations for Bylaw No. 297 in late April 2025. The following is a summary of referral responses (also attached to staff report):

Pauquachin First Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Ts'uubaa-asatx Nation – Level 3 – “We would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.” [excerpt from referral response]

Tsawwassen First Nation – “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.”

Ministry of Transportation & Transit – “The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use agriculture to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.”

Ministry of Water, Land and Resource Stewardship – The response included no comments related to the proposed bylaws but recommended the Riparian Development Permit Area and fact sheet to be updated to align with new provincial framework.

Island Health – “No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.”

Salt Spring LTC – interests unaffected

Mayne LTC – interests unaffected

Thetis LTC – interests unaffected

Terms of Reference

The applicant has provided all required documents as outline in the Terms of Reference. The draft covenant must be registered on the property title prior to the LTC's consideration of bylaw adoption.

Water Management Plan:

The applicant has provided a Water Management Plan prepared by Hy-Geo Consulting. The purpose of a water management plan is to evaluate the current supply and demand for the proposed uses and recommendations for efficient and sustainable use of water.

Overall, the consultant found that the property's combined well and pond system can support the proposed development, provided that storage tanks, water-use monitoring, and good conservation practices are implemented. Because orchard development and cidery production will be phased in over several years, the landowner will be able to monitor water availability and adjust operations as needed. The report also highlights the importance of erosion and sediment control during land clearing to protect adjacent riparian areas.

The report also includes the following recommendations:

1. Conduct a pumping test and water quality sampling of the existing well to verify its capacity and potability for meeting the projected water demands for the property. The test will need to be conducted by a registered well pump installer.
2. Obtain permission from one or more neighbouring well owners to monitor their wells during the pump testing of the existing well on the subject property.
3. Apply for a water licence for commercial and irrigation purposes on the well and the pond.
4. As the orchard is being development it may be beneficial to develop an Environmental Farm Plan for the property.
5. Install a sounding tube in the well to enable monitoring of water levels including a water meter at the well to monitor water consumption.
6. Install water meters on the storage tank outlets to monitor water use for the cidery and the orchard. This will be beneficial for detecting any leaks in the water system.

Recommendations 1, 3, 5 and 6 are included as conditions in the Section 219 covenant (see below). Recommendation 2 was not included in the covenant as it would be difficult to adhere this condition if no neighbours agree to a monitoring device on their well. Recommendation 4 was also not included in the covenant as it was 'suggested' by the engineer.

Ecological Overview Report

The applicant has provided an [ecological overview report](#) as outlined in the Terms of Reference. The report identified the following recommended mitigation measures, which have been included in the section 219 covenant:

- No land disturbance or construction may occur within the Riparian Area
- Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the Riparian area and Sensitive Ecosystems area

Section 219 covenant

At the April 8, 2025, the Galiano LTC passed the following resolution:

GL-2025-017

that Galiano Island Local Trust Committee request a covenant under Section 219 of the Land Title Act from the applicant for PL-RZ-2024-0003 (Palmberg) as a condition of adopting Bylaw No. 297 that includes conditions and restrictions for the proposed uses and recommendations from the water management plan.

CARRIED

The draft section 219 covenant is attached, and can also be viewed on the [Galiano Island Applications webpage](#). The following are conditions of use within the draft covenant:

Restriction on Use

1. *The processing, crushing, or washing of aggregate is prohibited.*

2. *All permitted machinery and equipment must be stored with a suspended drip system (consisting of grommeted canvas squares suspended beneath engines and lined with absorbent pads).*
3. *Dust control measures shall be implemented to prevent impacts on neighbouring properties.*
4. *Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the 'Riparian' area and 'Sensitive Ecosystems' area identified on the Site Plan attached as Schedule A*
5. *An emergency spill kit must be located within the 'Work/Aggregate Yard/Sawmill' area as identified on the Site Plan attached as Schedule A.*
6. *A source of water for emergency fire response must be located no greater than 20 metres from the sawmill area.*
7. *The maximum number of vehicles, equipment, and machinery associated with Contractor Workshop and Contractor Yard uses is limited to ten (10).*
8. *The hours of operation for the use, including any loading, unloading and/or movement of any truck, motor vehicle, trailer or equipment shall be limited to between the hours of 8:00 a.m. and 5:00 p.m. daily, except on Saturdays, Sundays, and Holidays, when it shall be limited to between 9:00 a.m. and 5:00 p.m."*
9. *The maximum volume of gravel, soil and aggregate stored at one time is limited to 305 m³ (400 yd³).*
10. *The maximum volume of raw logs for wood processing shall not exceed 350 m³ per year.*
11. *Cidery and winery uses, including production, storage, and sales, must comply with the Liquor Control and Licensing Act and the Liquor Control and Licensing Regulation.*
12. *The use of the cidery or winery building for special or private events exceeding 100 persons is limited to six (6) per calendar year.*

Riparian Area

13. *No land disturbance or construction may occur within the Riparian area as shown on the Site Plan attached as Schedule A.*

Water Management

14. *All uses must comply with the Water Sustainability Act and the Water Sustainability Regulation.*
15. *All pump test reports and water quality test results in compliance with the Water Sustainability Act and as required for a Water Licence must be provided to the Galiano Island Local Trust Committee.*
16. *The Owner shall not use or permit the use of the Land or any building on the Land for the purpose of a cidery or winery until a water licence in compliance with the Water Sustainability Act has been obtained. An approved water licence must be forwarded to the Galiano Island Local Trust Committee.*

17. A staff gauge must be installed to monitor water fluctuations in the 'Pond' identified on the Site Plan attached as Schedule A.
18. A sounding tube must be installed in Well WTN 131111 (WID 72049) to enable monitoring of water levels.
19. A water meter must be installed at Well WTN 131111 (WID 72049) to monitor water consumption.
20. Installation of water meters on any water storage tank outlets to monitor water use.

If the Galiano LTC wishes to amend the draft conditions or request staff to add additional conditions, a resolution would be required (see Alternative No. 2). Once all final amendments are complete, the covenant will be signed by the Chair of the Galiano LTC and then registered on the property title by the applicant.

Statutory Requirements

A public hearing is a quasi-judicial process within and following which specific procedures must be followed. The public hearing binder for proposed Bylaw No. 297 can be found on the [Galiano LTC Application webpage](#).

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee approve the bylaw, the next step for the LTC would be to adopt the bylaw after the section 219 covenant has been registered.

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. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the Galiano Island Local Trust Committee request that the applicant for PLRZ20240003 submit to the Islands Trust _____.

2. Amend the draft covenant

That the Galiano Island Local Trust Committee request staff to amend the draft s.219 covenant for application PL-RZ-2024-0003 to include/to amend...

3. Deny the application

The LTC may deny the application.

Resolution:

That the Galiano Island Local Trust Committee proceed no further with application PLRZ20240003 (Palmberg).

Submitted By:	Kim Stockdill, Island Planner	May 27, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	June 1, 2026

ATTACHMENTS

1. Adopted Bylaw No. 296
2. Proposed Bylaw No. 297
3. Referral responses
4. Draft S.219 covenant

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

**A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 108, 1995**

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	8 TH	DAY OF	JULY	2025.
READ A SECOND TIME THIS	8 TH	DAY OF	JULY	2025.
READ A THIRD TIME THIS	8 TH	DAY OF	JULY	2025.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	6 TH	DAY OF	AUGUST	2025.
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	7 TH	DAY OF	DECEMBER	2025.
ADOPTED THIS	10 TH	DAY OF	FEBRUARY	2026.

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

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. 3, 2024”.

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 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Table 7.3			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	<ol style="list-style-type: none">1) Despite Subsection 5.5.1, the following additional uses are permitted:<ul style="list-style-type: none">• contractor workshop• contractor yard• storage and sale of gravel, soil and aggregates• sawmilling, planing, and manufacturing of wood products• cidery and winery, including production, storage, and sales2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres.3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			<p>the regulations of Part 15 of this bylaw.</p> <p>4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.</p>
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2.2 Part 14 ‘Parking Regulations’, Subsection 14.1.3 ‘Use’, is amended by adding the following the words “cidery, winery” after the word “sawmills”.

2.3 Part 16 ‘Sign Regulations’, Subsection 16.1.1 is amended by adding the following words “Rural 2(a) Zone R2(a)”

2.4 Part 17 ‘Interpretation’, Section 17.1 ‘Definitions’, is amended by adding the following new definition:

““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service.”

3. Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 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.

4. 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 8TH DAY OF APRIL 2025.

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____

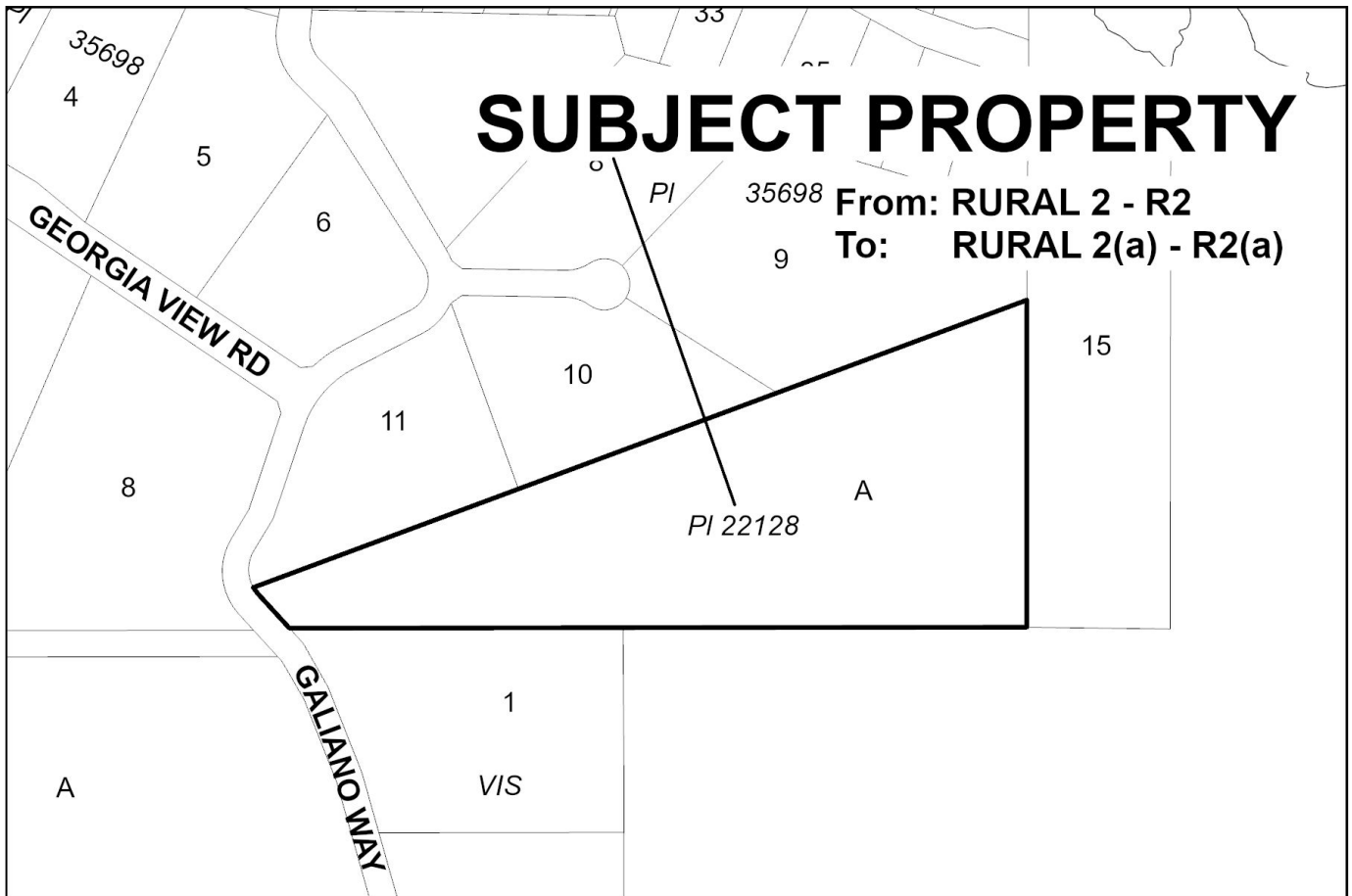
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1



Jas Chonk

From: eDAS@gov.bc.ca
Sent: Monday, April 28, 2025 2:01 PM
To: Jas Chonk
Subject: Applicant Notification - File #2025-01959 (Task Id: 26956417)

Date: 2025-Apr-28

Hello,

The Ministry of Transportation and Transit Approval Application 2025-01959 is available for the next step and your action. You can access the file at <https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ApprovalApplication&PosseObjectId=26945811&PossePane=Tasks>

Please accept this email as a response from the Ministry regarding MOTT file 2025-01959. The Ministry has no concerns with proposed Bylaw 296 to amend Galiano Island Official Community Plan Bylaw No. 108 to include the principal use ?agriculture? to Rural Policy (e) in order to enable the uses proposed in Bylaw No. 297.

If you have any questions please feel free to contact me.

Sincerely,

Dana Spilde
Development Services Officer
250-739-8228
Dana.Spilde@gov.bc.ca

Jas Chonk

From: Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: Tuesday, April 29, 2025 10:31 AM
To: Jas Chonk
Cc: Riparian Areas WLRS:EX
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Good Morning Jas,

Thank you for the opportunity to review the proposed changes to Galiano Island's bylaws.

Given the volume of documents and current internal workload constraints, we are only able to provide high-level comments at this time.

Please note the following:

- The *Riparian Areas Protection Regulation (RAPR)* applies to the Islands Trust and to all residential, commercial, or industrial development within 30 metres of a stream, as defined in the regulation.
- “Development” includes:
 - (a) the addition, removal, or alteration of soil, vegetation, or any building or other structure;
 - (b) the addition, removal, or alteration of works and services as outlined in section 506(1) [subdivision serving requirements] of the *Local Government Act*;
 - (c) subdivision, as defined in section 455 of the *Local Government Act*.
- During the bylaw amendment process, we strongly recommend updating Galiano Island's Official Community Plan (OCP), Riparian Development Permit Area (DPA), Riparian DPA fact sheet, and any other related bylaws or documents to align with the current RAPR framework. The previous *Riparian Areas Regulation (RAR)* was replaced by the RAPR in 2019.
 - Aligning your bylaws with the current provincial framework will:
 - Help prevent potential contraventions of the federal *Fisheries Act*;
 - Support improved understanding and compliance;
 - Contribute to stronger environmental protection and outcomes.
 - If provided with sufficient lead time (approximately 8 weeks), the province can review and provide comments on proposed amendments to the OCP, DPA, or other riparian-related documents to help ensure clarity and alignment with current regulatory standards.

We hope this information is helpful. Please don't hesitate to reach out if you have any questions or need further clarification.

Warmest wishes,

Ashley



Ashley D. Long (she/her)
Senior Policy Analyst
Aquatic Ecosystems Branch | Water, Fisheries and Coast
Ministry of Water, Land and Resource Stewardship

I am honoured and privileged to live, work, and play on the traditional lands of the Tsimshian People.

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: Wednesday, April 23, 2025 2:04 PM

To: 'achan@crd.bc.ca' <achan@crd.bc.ca>; 'jarnet@crd.bc.ca' <jarnet@crd.bc.ca>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief@gvfd.ca' <chief@gvfd.ca>; HMA Land Use, Planning & Regional Impacts Branch HMA:EX <LUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; LCRB Licensing Help Desk LCRB:EX <LCLBHelpDesk@gov.bc.ca>; LCRB Liquor Policy LCRB:EX <LCRBliquorPolicy@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>; BCA Vancouver Island Assessment Region BCA:EX <vancouver.island@bcassessment.ca>; Properties, Help Desk <properties.helpdesk@bchydro.com>; 'Jeannine Georgeson' <georgeson508@outlook.com>; Pingle, Rob <rpingle@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 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 has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Friday, May 23, 2025**.

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 BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səliłwətəʔ, SEMYOME, shishálh, Sk̓w̓xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', S̓TÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̓JOLEŁP, W̓SIKEM, Xeláltxw, Xwémalhk̓wu, Xwsepsum, and x̓m̓məθk̓w̓əy̓əm 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)

8 May 2025

(Date)

296/297

(Bylaw Number)

Rob Pingle - Legislative Clerk

(Name and Title)

Salt Spring Island Local Trust Committee

(Agency)

Jas Chonk

From: SouthInfo
Sent: Friday, May 9, 2025 4:01 PM
To: Jas Chonk
Subject: FW: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Thank you,

Emily Bryant (she, her, hers)
Planning Team Assistant
Islands Trust | T 250-405-5163

From: Moran, Caitlin HMA:EX <Caitlin.Moran@gov.bc.ca>
Sent: Friday, May 9, 2025 11:31 AM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Cc: Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Dear Kim Stockdill,

Thank you for your April 23, 2025, referral of proposed Galiano Island Bylaw No. 296 and 297 to the Ministry of Housing and Municipal Affairs for review. As a Senior Planner with the Land Use Planning and Regional Impacts branch, I am pleased to provide comments.

At the time of the referral, the Profiles on Indigenous Peoples database identified the following First Nations as having interests in the bylaw area: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Pauquachin First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Tsartlip First Nation, Tsawout First Nation, Tsawwassen First Nation, and Tseycum First Nation. I understand these First Nations have all been considered as part of your engagement process.

I would also like to acknowledge the engagement of other relevant provincial agencies as part of the referral process. In particular, the referral to the Ministry of Water, Land and Resource Stewardship through the Riparian Areas Protection Regulation inbox is appropriate and consistent with current WLRS contact protocols.

Please note that while the Ministry of Transportation and Transit (MOTT) was listed as a referral agency, a contact does not appear to have been included in the email distribution list dated April 23, 2025. MOTT has advised that referrals can be submitted through the electronic [Development Approvals System](#), with Dana Spilde (Dana.Spilde@gov.bc.ca) as the appropriate contact for Galiano Island. They also recommend copying DevelopmentServices.Saanich@gov.bc.ca on initial correspondence to ensure continuity in case of staff absences or turnover.

The Ministry will provide formal comment only on Bylaw No. 296, as it proposes to amend the Galiano Island Official Community Plan. I understand this amendment would expand Rural Policy (e) to allow agriculture as a principal use, rather than limiting it to uses accessory to residential. This change reflects a more flexible and

inclusive approach to rural land use that enables small-scale food production and supports broader provincial objectives related to local agriculture, sustainability, and resilience outside of the Agricultural Land Reserve.

While the Ministry does not provide formal comment on zoning bylaw amendments (including Bylaw No. 297), I note for consideration that land use changes of this kind may have the potential to indirectly limit long-term housing availability. Expanding non-residential uses on Rural-designated lands may reduce the future potential for residential development, particularly in island communities with limited land supply. As such, I would encourage the Local Trust Committee to consider how this policy change fits within Galiano Island's broader housing needs and land use strategy.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at Caitlin.Moran@gov.bc.ca or by telephone at 236 478-2301. Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs.

Sincerely,

Caitlin Moran (she/her)

Senior Planner

Land Use, Planning, and Regional Impacts Branch

Local Government Division

Ministry of Housing and Municipal Affairs

Caitlin.Moran@gov.bc.ca

I am grateful to live and work from the territory of the lək̓ʷəŋən and WSÁNEĆ Peoples.

From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: April 23, 2025 14:04

To: 'achan@crd.bc.ca' <achan@crd.bc.ca>; 'jarnet@crd.bc.ca' <jarnet@crd.bc.ca>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief@gvfd.ca' <chief@gvfd.ca>; HMA Land Use, Planning & Regional Impacts Branch HMA:EX <LUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; LCRB Licensing Help Desk LCRB:EX <LCRBHelpDesk@gov.bc.ca>; LCRB Liquor Policy LCRB:EX <LCRBLiquorPolicy@gov.bc.ca>; Riparian Areas WLRS:EX <RiparianAreas@Victoria1.gov.bc.ca>; BCA Vancouver Island Assessment Region BCA:EX <vancouver.island@bcassessment.ca>; Properties, Help Desk <properties.helpdesk@bchydro.com>; 'Jeannine Georgeson' <georgeson508@outlook.com>; Pingle, Rob <rpingle@islandstrust.bc.ca>; Mourao, Nadine <nmourao@islandstrust.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandstrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

[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 has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

The purpose of proposed **Bylaw No. 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Friday, May 23, 2025**.

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 BOĶĒĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scáwáðan, səlilwətəł, SEMYOME, shíshálh, Sḵwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x^wməθk^wəyám 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

No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.

Galiano Island Local Trust Area

(Island)

R Atwal

(Signature)

May 15, 2025

(Date)

296/297

(Bylaw Number)

Rajpreet Atwal (Environmental Health Officer)

(Name and Title)

Island Health

(Agency)

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)

May 26, 2025

(Date)

296/297

(Bylaw Number)

Jas Chonk, Legislative Clerk

(Name and Title)

Mayne Island Local Trust Committee

(Agency)

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)

June 3, 2025

(Date)

296/297

(Bylaw Number)

Legislative Clerk / Deputy Secretary

(Name and Title)

Thetis Local Trust Committee

(Agency)

From: NationsConnect <support@nationsconnect.ca>
Sent: Wednesday, April 23, 2025 4:24 PM
To: Jas Chonk
Subject: NationsConnect: Decision regarding consultation: GL-BLs-296-297 regarding GL-BLs-296-297
Attachments: response--gl-b-ls-296-297--from--pauquachin-first-nation.pdf

A new conversation has been started by lands@pauquachin.com and you were indicated as a person to notify.

Subject: Decision regarding consultation: GL-BLs-296-297

To whom it may concern,

Body:

Please see the attached PDF concerning: GL-BLs-296-297

[View conversation in NationsConnect](#)



Pauquachin First Nation

23-Apr-2025 16:23 PDT

Islands Trust

Attn: Jas Chonk

Project Name: GL-BLs-296-297

Date Received: 23-Apr-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 3

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

From: NationsConnect <support@nationsconnect.ca>
Sent: Wednesday, April 23, 2025 4:21 PM
To: Jas Chonk
Subject: NationsConnect: Decision regarding consultation: GL-BLs-296-297 regarding GL-BLs-296-297
Attachments: response--islands-trust--gl-b-ls-296-297--from--ts-uubaa-asatx-nation.pdf

A new conversation has been started by Monty Horton and you were indicated as a person to notify.

Subject: Decision regarding consultation: GL-BLs-296-297

To whom it may concern,

Body:

Please see the attached PDF concerning: GL-BLs-296-297

[View conversation in NationsConnect](#)



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

23-Apr-2025 16:21 PDT

Islands Trust
Attn: Jas Chonk

Project Name: GL-BLs-296-297
Date Received: 23-Apr-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'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: Friday, June 6, 2025 4:12 PM
To: Jas Chonk
Subject: Re: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Hi Jas,

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 qə

Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



scəwəθən məsteyəx^w
TSAWVASSEN FIRST NATION

From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Wednesday, April 23, 2025 2:32 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 296 and 297 Referral - For Response

Hello Tsawwassen First Nation Referral Coordinators:

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 296 and 297 (GL-PL-RZ-2024.0003 (Palmberg)) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

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manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

A reply is respectfully requested by **Monday, June 23, 2025**.

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



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PART 2 – TERMS OF INSTRUMENT

SECTION 219 COVENANT

This Agreement dated for reference the ____ day of _____, _____ is

AMONG:

1230869 BC LTD

Address: 479 Montague Park Road, Galiano Island, British Columbia, V0N 1P0

(the “Owner”)

AND:

GALIANO ISLAND LOCAL TRUST COMMITTEE, a Corporation under the *Islands Trust Act*, R.S.B.C. 1996, c.239, with an office at Suite 200, 1627 Fort Street, Victoria, British Columbia, V8R 1H8

(the “Trust Committee”)

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of that parcel of land located on Galiano Island, British Columbia which is legally described as:

Parcel Identification Number: 003-321-649

Legal Description: Lot “A” of Lot 15, Galiano Island, Cowichan District, Plan 22128

(the “Land”);

- B. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land, the building on land, the subdivision of land and the preservation of land or a specified amenity on the land;
- C. The Owner has requested that the Trust Committee rezone the Land to Rural 2(a), and the Owner has granted the Trust Committee this covenant in order to induce the Trust Committee to rezone the Lands;

- D. The Owner wishes to grant and the Trust Committee wishes to accept this Covenant over the Land, restricting the use of the Land in the manner specified;
- E. The Owner has provided a site plan (the "Site Plan") attached as Schedule A.

This Agreement is evidence that in consideration of the premises and covenants herein contained, the payment of two dollars (\$2.00) by the Trust Committee to the Owner, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

S. 219 Covenant

The Owner shall not use or permit the use of the Land or any building on the Land for any purpose, construct any buildings on the Land, or subdivide the Land except in strict accordance with this Agreement.

Restriction on Use

1. The processing, crushing, or washing of aggregate is prohibited.
2. All permitted machinery and equipment stored for 14 or more days must be equipped with a suspended drip system (consisting of grommets canvas squares suspended beneath engines and lined with absorbent pads).
3. Dust control measures shall be implemented to prevent impacts on neighbouring properties.
4. Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the 'Riparian' area and 'Sensitive Ecosystems' area identified on the Site Plan attached as Schedule A
5. An emergency spill kit must be located within the 'Work/Aggregate Yard/Sawmill' area as identified on the Site Plan attached as Schedule A.
6. A source of water for emergency fire response must be located no greater than 30 metres from the sawmill area.
7. The maximum number of vehicles, equipment, and machinery associated with Contractor Workshop and Contractor Yard uses is limited to ten (10).
8. The hours of operation for the sale of gravel, soil and aggregates, including any associated loading, unloading and/or movement of any truck, motor vehicle, trailer or equipment for this use, shall be limited to between the

hours of 8:00 a.m. and 5:00 p.m. daily, except on Saturdays, Sundays, and Holidays, when it shall be limited to between 9:00 a.m. and 5:00 p.m.”

9. The maximum volume of gravel, soil and aggregate stored at one time is limited to 305 m³ (400 yd³).
10. The maximum volume of raw logs for wood processing shall not exceed 350 m³ per year.
11. Cidery and winery uses, including production, storage, and sales, must comply with the Liquor Control and Licensing Act and the Liquor Control and Licensing Regulation.
12. The use of the cidery or winery building for special or private events exceeding 100 persons is limited to six (6) per calendar year.

Riparian Area

13. No land disturbance or construction may occur within the Riparian area as shown on the Site Plan attached as Schedule A.

Water Management

14. All uses must comply with the Water Sustainability Act and the Water Sustainability Regulation.
15. All pump test reports and water quality test results in compliance with the Water Sustainability Act and as required for a Water Licence must be provided to the Galiano Island Local Trust Committee.
16. The Owner shall not use or permit the use of the Land or any building on the Land for the purpose of a cidery or winery until a water licence in compliance with the Water Sustainability Act has been obtained. An approved water licence must be forwarded to the Galiano Island Local Trust Committee.
17. A staff gauge must be installed to monitor water fluctuations in the ‘Pond’ identified on the Site Plan attached as Schedule A.
18. A sounding tube must be installed in Well WTN 131111 (WID 72049) to enable monitoring of water levels.
19. A water meter must be installed at Well WTN 131111 (WID 72049) to monitor water consumption.

20. Installation of water meters on any water storage tank outlets to monitor water use.

No Effect On Laws or Powers

21. This Agreement does not
 - (a) affect or limit the discretion, rights, duties or powers of the Trust Committee or the Capital Regional District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Trust Committee or the Capital Regional District any duty of care or other legal duty of any kind to the Owner or to anyone else;
 - (c) oblige the Trust Committee to enforce this Agreement, which is a policy matter within the sole discretion of the Trust Committee;
 - (d) affect or limit any enactment relating to the use or subdivision of the Land;
 - (e) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

Limitation on Obligations

22. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactments or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

Entry by Trust Committee Staff

23. The Owner hereby authorizes the Trust Committee, through its employees or agents, to enter the Land at all reasonable times after giving 24 hours notice for the express purpose of confirming whether or not this Agreement is being complied with.

Indemnity

24. The Owner hereby indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents,

from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

25. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Land

26. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

27. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

28. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver by the Trust Committee of a breach of this Agreement by the Owner does not operate as a waiver of any other breach of this Agreement.

Severance

29. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

30. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

31. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Further Acts

32. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Deed and Contract

33. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed the Land Title Office Form C which is attached hereto and which forms part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

WHEREAS:

- A. [Name of land owner(s)] (the "Owner") is the registered owner of [insert full legal description] (the "Land");
- B. The Owner granted [Name of chargeholder] (the "Prior Chargeholder") a [identify mortgage or other charge], which was registered against the title to the Land in the Victoria Land Title Office under number [insert registration number] (the "Prior Charge");
- C. The Owner granted to the Island Local Trust Committee (the "Subsequent Chargeholder") a Section 219 Covenant which is registered against the title to the Land under number [insert registration number] (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to a subsequent chargeholder.

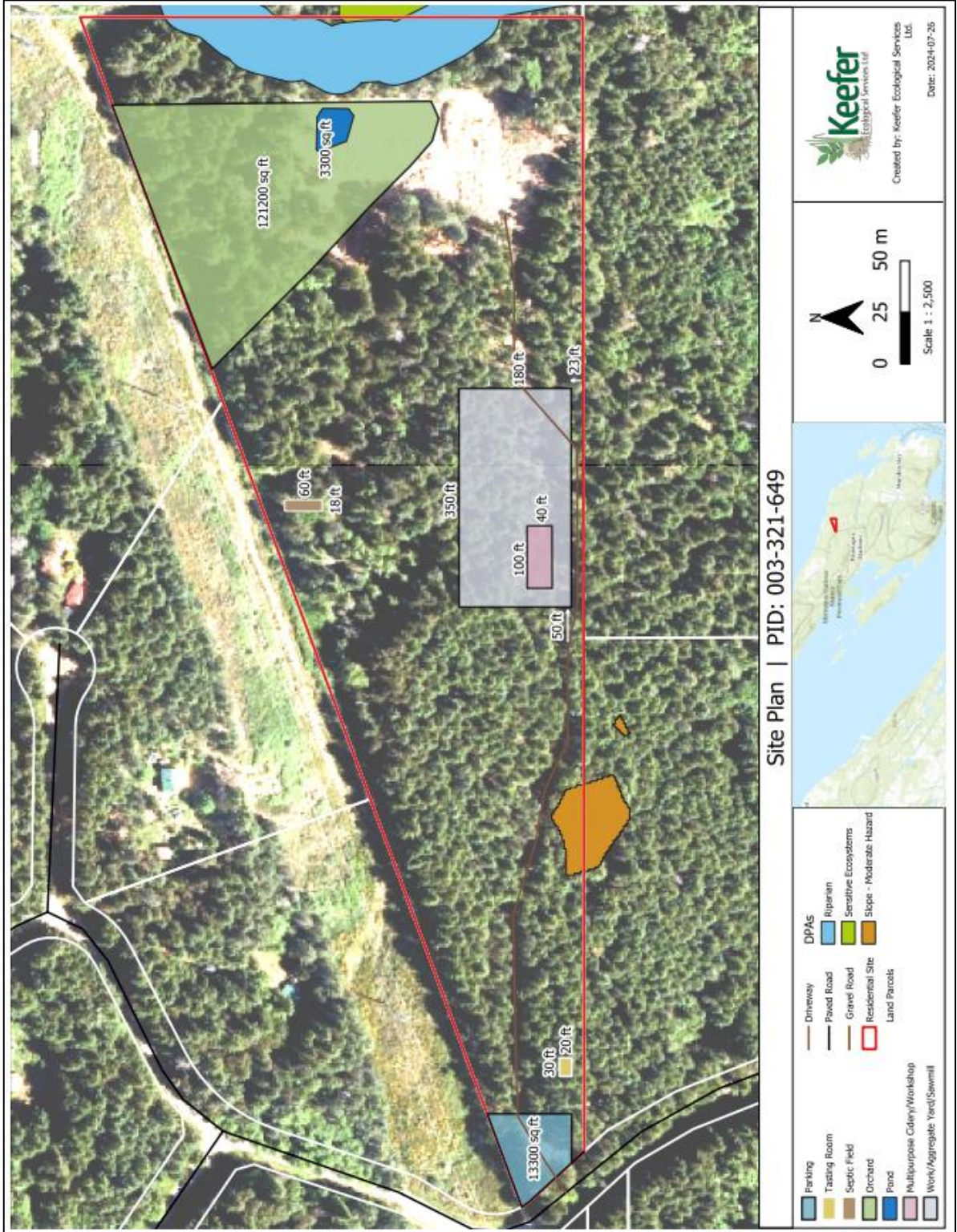
THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED BY THE PRIOR CHARGEHOLDER FROM THE SUBSEQUENT CHARGEHOLDER (THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED):

- 1. The Prior Chargeholder hereby consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder hereby agrees that the Subsequent Charge shall be binding upon its interest in and to the Land.
- 2. The Prior Chargeholder hereby grants to the Subsequent Chargeholder priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder does hereby postpone the Prior Charge and all of its right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the above terms of this Consent and Priority Agreement, the Prior Chargeholder has executed and delivered Part 1 of *Land Title Act* Form C which is attached hereto and forms part of this Agreement.

SCHEDULE A

Site Plan



From: deidre sylvester jewell <[REDACTED]>

Sent: Monday, July 8, 2024 4:35 PM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; bmayberley@islandstrust.bc.ca

Cc: scermac@islandstrust.bc.ca; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>

Subject: Regarding lot A, plan 22128, galiano way rezoning application

Dear Galiano LTC,

Thanks for your kind attention to my concerns regarding this rezoning request.

I wanted to let you know that I and many of my neighbours would be impacted by the rezoning of this residential lot to an industrial site.

I am close enough to this property that the noise impact would affect me on my property, as well as my neighbours.

The logging of the site continued for over a year, and was continuously audible to me on my property, and if it becomes a mill site and wood processing site, this sound disturbance could potentially be continuous.

I also have concerns about how continued site clearing , the water usage for watering and processing would impact my neighbourhood well which services 39 households.

This lot is in a water recharge area which needs to be carefully managed and protected for the wellbeing of the entire community.

Please consider these impacts on the neighbourhood, and the water recharge area before approving this application.

Best wishes to all,

Deidre Jewell,

[REDACTED]

From: Alex Talbot <[REDACTED]>
Sent: Friday, July 19, 2024 8:47 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]
Subject: Letter of support: PLRZ20240003

For the attention of the Galiano LTC.

I write to offer my complete support for the above-mentioned application by Leif Palmberg.

As a resident of the island, I am fully aware of the lack of commercial zoning on island, which restricts people's ability to live and work in this beautiful part of the world. This seriously affects residents in both employment opportunities and access to services and products essential to everyday life. This well-considered application looks to help ease this issue in a considerate manner, without detriment to the neighbours.

On a personal note, Leif is a valued community member who provides vital services to residents, without which we would encounter increased costs and less efficient options when requiring assistance. He gives his time to assist community members when possible and we should support him on this venture. Put simply without people like Leif and the services he provides, life on Island would be far more difficult and so this application being approved is crucial to all residents.

I am in complete support of his application, which will allow him to continue to operate and offer vital services for the island.

Kind regards,

Alex Talbot

[REDACTED]
[REDACTED]
Galiano Island
[REDACTED]

From: lyndon sebelius <[REDACTED]>
Sent: Friday, July 19, 2024 9:11 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: application PLRZ20240003

Lyndon Sebelius
[REDACTED]
Galiano Island

I would like to express my support for the rezoning of Leif Palmbergs application, these are things that will help build our community, thank you

From: Jorge and Maria Carmita Menyhart [REDACTED]
Sent: Friday, July 19, 2024 7:47 PM
To: Lisa Gauvreau; Ben Maberley; Timothy Peterson
Cc: Kim Stockdill; scermac@islandstrust.bc.ca; Robert Kojima; Emily Bryant
Subject: Application PLRZ2024003 (Palmberg)
Attachments: Distance from Sticks Allison Water System well to Palmberg proposed industry site.pdf

Dear Chair Peterson, and Trustee Gauvreau and Trustee Maberley,

I thought I had sent you a letter on July 8th, 2024 concerning the Palmberg application, but maybe I did not send it correctly, the letter in question is not under correspondence in the application file.

I am writing it now as a body of this email, adding comments and also I am attaching a map of the area, and cc this email to Islands Trust Staff.

I am requesting that you consider carefully one of the many zones and uses in this application rezoning from Rural 2 zoning to allow Light Industrial Uses: **Production and sales of cider, beer and wine.**

You are probably aware that cideries and especially breweries require vast amounts of water. The Sunshine Coast Regional District had to close Sechelt cideries and distilleries in October 2022 due to drought.

The intended location of these many facilities would be just upslope of the Sticks Allison Water System well (1254 Galiano Way, Lot 7, Plan VIP 35698, DL15), as would be a large septic system for the treatment of the cidery and brewery waste. The Sticks Allison Water System provides water to 37 homes.

This application includes "to prepare and plant the orchard, maturity of the plants..." To plant and maintain a new orchard will also require great amounts of water. I heard at the LTC June meeting the applicant mentioning having a pond and adding another to water the orchard. It would be very important that the Staff learn and provide to the LTC information about the capacity of the pond/s, if the ponds would be able to maintain enough water during the spring and summer months, and where the water comes to fill these ponds. There is a DP1 Riparian area in this property and in the neighbouring property.

Furthermore, there is a Groundwater Recharge Protection Area adjacent to the proposed facilities identified on page 41 of the proposed Groundwater Sustainability Project bylaw. The application property seats between this Groundwater Recharge

Protection Area and the property where the Sticks Allison Water System well is located.

For all this reason I am very concerned about the possible reduction of available water for our water system and neighboring wells if this rezoning application were to be approved.

In my opinion, Galiano doesn't have a surplus of water to maintain non-essential commercial uses of these characteristics.

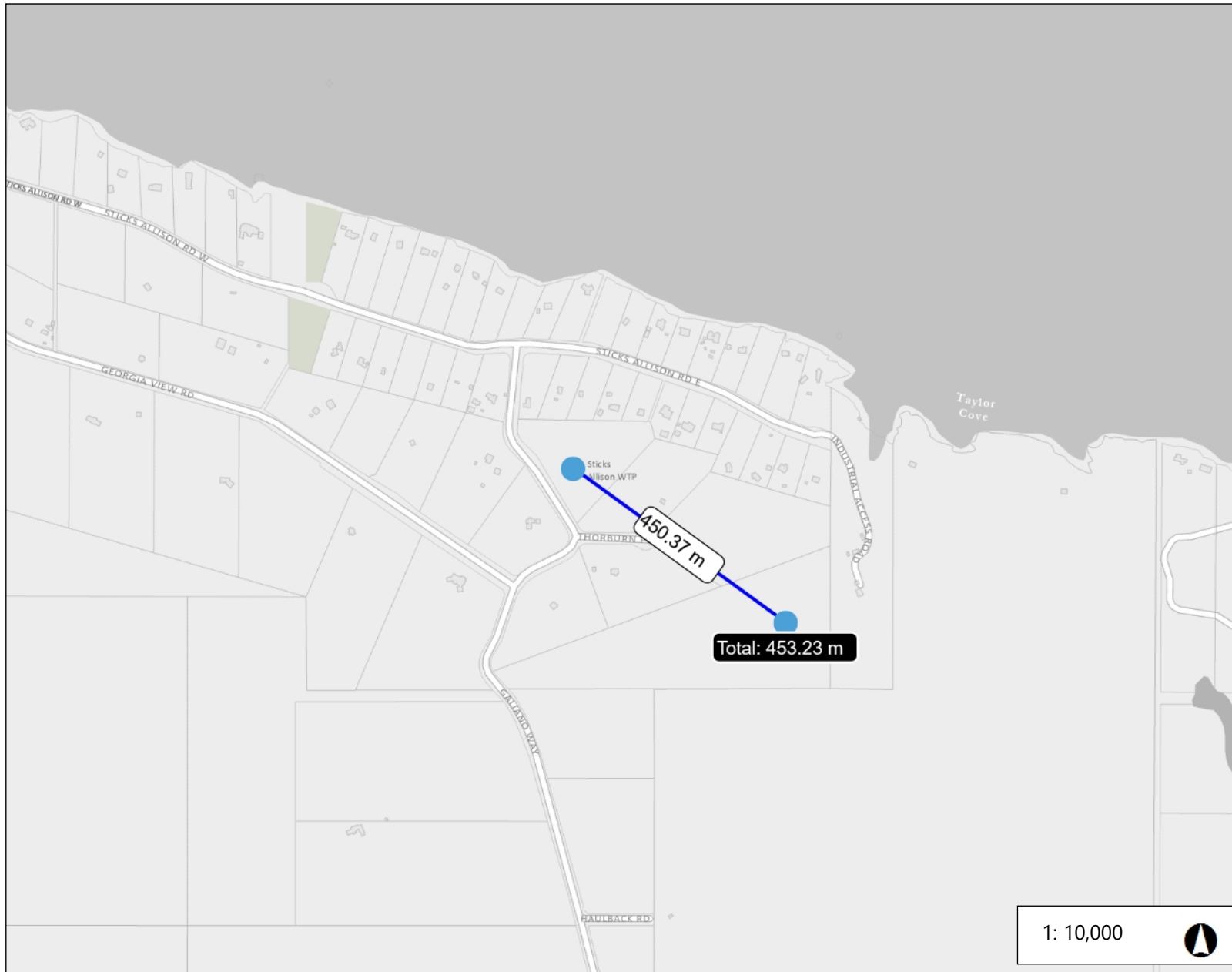
I hope the Staff would provide to the Galiano LTC more relevant information about the well water capacity in the property, water use for new orchards, cideries, breweries and the demand on the island for gravel, soil and aggregates. Galiano already has two businesses of this kind. It would be interesting to know how many businesses of this type the other Gulf Islands have, and consider this number in relation to the quantity of residents of each island.

The different uses would add considerable noise to a residential neighbourhood. I disagree that "due to the geographical location, impact to neighbours would be minimal". It is correct to say that neighbours are exposed to noises from the BC Hydro Station, but adding more noise due to the application proposed uses will not help the neighbourhood at all.

Kind Regards,
Maria Carmita de Menyhart



DISTANCE FROM STICKS ALLISON WATER SYSTEM WELL TO Palmera proposed industry site



Legend

1: 10,000



508.0 0 254.0 508.0 Meters

NAD_1983_UTM_Zone_10N
© Capital Regional District

Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes

From: Ruby Electra <[REDACTED]>
Sent: Friday, July 19, 2024 10:48 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]
Subject: 832 Galiano way

Dear the Galiano LTC

I am writing in support of the re zoning application PLRZ20240003 for 832 Galiano Way.
I've been working in the food and beverage industry on Galiano Island since I was a kid. I have had countless conversations with patrons at every establishment asking "where is the brewery?" The opportunities this re-zoning has for the local economy are superb.

Kindly,

Ruby Bilney
[REDACTED]

July 20, 2024

Attn: Galiano LTC

Re: 832 Galiano Way Rezoning Application: PLRZ20240003

To whom it may concern:

I am in support of the application to rezone 832 Galiano Way from R2 to site specific business zoning allowing for a buffer from the current BC Hydro substation and neighbouring properties. I have used Leif Palmberg for numerous projects including septic, drainage, delivery of aggregate and firewood, however sometimes the wait times is long. The rezoning to allow for more business friendly use, which seem to be in very short supply on the island, will provide more options and benefits to islanders instead of having to rely on trips to Victoria for trades and materials. Having visited the property, it is an ideal candidate for rezoning in my opinion.

Sincerely



Craig S. Wilshire



Galianao Island.



From: deidre sylvester jewell <[REDACTED]>

Sent: Sunday, July 21, 2024 2:15 PM

To: Timothy Peterson <tpeterson@islandstrust.bc.ca>

Cc: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; bmabberley@islands.trust.bc.ca; Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: Application GL-PLRZ2024003(plamberg)

Dear Trustees,

Please note my concern regarding the proposed rezoning of this property.

As a close resident to this property, I will be significantly affected by the noise of the milling and chainsaw industrial activity.

I am also on the Sticks Allison water system and am concerned about the affect it would have on our water catchment recharge area and the long term affect it will have on our community well. There are 37 households that depend on daily water from this system.

There are already several work sites on Galiano providing gravel and milling services. One mill is above this site on Haulback road.

Please do not allow this rezoning, the lasting implications are devastating for me and my neighbours.

Thank you for upholding the mandate of the islands trust.

Deidre Jewell

From: Dianne Senra <[REDACTED]>

Sent: Sunday, July 21, 2024 5:51 PM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>; Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: [REDACTED]

Subject: Galiano Island Palmberg application GL PLRZ20240003

To Galiano LTC,

I write to express our frustration with the idea that a working contractors shop and yard, along with gravel storage (dumping and collecting), sawmilling and then an operating cidery brewery is something that is being considered for a residential location.

This is a primarily residential area. Not a location to rezone for an operating "light" industrial business or a cidery/beer garden. It is insulting in the extreme to suggest that there will be minimal impact on the nearby residential properties.

Impacts are as follows,

Noise

A Hydro easement is not nearly enough of a separation between the proposed plan, the residential properties and noise that would be generated.

So called buzzing from a Hydro Substation is not a reason to accept much higher decibel noise level generated by this proposal.

An operating saw mill makes noise. A lot of noise.

Trucks dumping gravel and collecting gravel makes noise.

Trucks attempting to navigate Galiano Way are going to make noise.

Not to mention the sound of trucks backing up with the high pitched alarms going off.

It is impossible to block noise that comes from above and we will all be subjected to all of the above with no recourse.

Safety

Gravel trucks and logging trucks going up and down Galiano Way are going to present a serious safety issue.

Potential Fire Hazards with regard to a milling facility located in a residential area.

There will be increased damage to roads.

Increased traffic and all that entails.

Water

Running a cidery/winery will require enough water to put our aquifer at risk.

Managing a water system with an operating industrial operation almost on top of the recharge area for the Sticks Allison water system is a risk we should not be taking.

Plunking this kind of operation in the middle of a rural/residential area is short sighted and completely unfair to the homeowners that would have to deal with the fallout.

Vic and Dianne Senra



From: Sally Pankratz <[REDACTED]>

Sent: Sunday, July 21, 2024 10:44 PM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>; Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: GL-PLRZ20240003 (Palmberg),

To The Galiano LTC,

I am writing to explain my opposition to the application made in relation to GL-PLRZ20240003 (Palmberg), Location: District Lot 15. I understand that the application is proposing to Rezone from Rural 2 (R2) to site specific R2 Zoning and it is my position that the application should be denied.

Access to clean drinking water is imperative to the health and safety of our community and the importance of it cannot be minimized.

At its core, application PLRZ20240003 is an irresponsible proposal that pins the economic desire of one local entrepreneur (to establish a brewery), against the needs of Sticks Allison residents who want to maintain their access to clean sustainable volumes of water.

Mr. Palmberg's proposed industrial and commercial enterprises will use an extremely large amount of water.

A typical craft brewer uses up to 5-8 litres of water to make one litre of beer. A brewery is an economic activity for a place where access to fresh clean water is plentiful.

This proposal, application PLRZ20240003, is objectively indefensible when one considers the drought conditions experienced in recent years in

British Columbia but more specifically on the Gulf Islands. A brewery is not a suitable industrial initiative on an island where one of our biggest challenges will be searching for creative ways to preserve access to clean drinking water in the years to come.

If the Trust permits the proposed projects to go ahead it will threaten the Sticks Allison Water System's ability to maintain current clean water supplies.

This activity will affect both water volumes and also water quality. The wastewater by product of the proposed brewery will have disastrous consequences on the Sticks Allison water supply and quality. If not handled improperly it will pollute the groundwater and water in the aquifer that our water system currently draws from. The Palmberg application for re-zoning is not compliant with the Galiano Island Community Plan. See Policy 5.4(c) "an assessment will be required to determine the impact on local water flow patterns, groundwater and waste water disposal and shall show evidence of adequate water supply and waste disposal". The value of clean water is not quantifiable.

It is my position that the Galiano Island Local Trust Committee (LTC) should be directing that the Palmberg application not proceed. The Palmberg proposal is inconsistent with the island's values of sustainability and is singularly beneficial versus its devastating impact on the Sticks Allison Water supply, the drinking water of over one hundred islanders.

I respectfully ask the Trustees to deny this application.

Sincerely,

John and Sally Pankratz

████████████████████
████████████████████

From: tyson cornfield <[REDACTED]>
Sent: Sunday, July 21, 2024 6:10 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]
Subject: Galiano Rezoning Application #PLRZ20240003

To Whom it may concern:

I'm writing to express my support for rezoning application PLRZ20240003 that would rezone 832 Galiano way from R2 to site-specific.

As a long time resident and local contractor I'm quite familiar with the added complexity of running a business on the island, and think that the rezoning would be beneficial not just to Palmberg, but also to other working people such as myself and ultimately, all island residents. I've had the privilege of touring the property and have been quite impressed with the vision, as well as with the existing water retention system.

I also agree with Palmberg that a mill-site would be greatly beneficial to the people of Galiano -- I operate a small tree service here on the island and I've left many, many logs to rot in the woods because of how uneconomical it is to have them hauled to a mill. A mill site on the property would be instrumental in turning those logs to a useable product.

In short: I strongly support this application.

Tyson Cornfield,
[REDACTED]
Galiano Island

From: Jesse Keefer <[REDACTED]>

Sent: Monday, July 22, 2024 9:55 PM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Ben Maberley <bmaberley@islandstrust.bc.ca>

Subject:

I am writing to lend my support to Leif Palmberg's zoning application, PLRZ2024003.

Leif's vision would be an attraction for both locals and visitors. It's easy to discount ideas due to fears such as water scarcity, but Leif is a conscientious, hardworking young parent who was raised on Galiano and deserves our support. Leif has included responsible use of water in his plan, ensuring that his operations will not strain our local water resources.

Apple cider production is an economically viable and environmentally friendly option, especially when compared to a brewery. Cider production requires approximately 50% less water. Also, apple trees typically require about 25% less water than other fruit trees, making them a more sustainable choice in regions where water scarcity is a concern. Cider production is already successfully established on Salt Spring Island, which has much more populated areas, demonstrating its feasibility.

Historically, the Gulf Islands were known as the 'fruit basket' of Canada before the population shifted towards retirees from Vancouver and Toronto, who moved here not necessarily for work but for the lifestyle. Leif's cider project harkens back to these roots, revitalizing our agricultural heritage and fostering a sense of community self-sufficiency.

Leif is also applying to run a small sawmill on his property. Using logs from the island rather than hauling them from elsewhere is significantly more environmentally sound. Local milling reduces the carbon footprint associated with transportation and supports sustainable forestry practices. By processing wood locally, we can ensure that the materials used for building and maintaining our homes are sourced responsibly and with minimal environmental impact.

Additionally, Leif is applying to have gravel storage on the property. This makes complete sense as every landowner needs gravel at some point. Having bulk storage on the island is far more environmentally responsible than having individual loads trucked over. It reduces the frequency and carbon footprint of transportation, providing a more sustainable solution for our community's needs.

Having a local cider, sawmill operation, and gravel storage will bolster our local economy and reduce the carbon footprint associated with transporting products on and off the island.

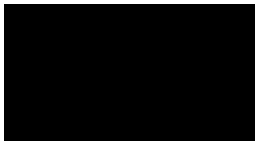
We need to look at the big picture and ensure that young members of our community have a viable future. Supporting initiatives like Leif's is essential for the long-term sustainability and prosperity of Galiano.

Leif is offering three key things that Galiano could benefit from. We all need aggregate for our driveways, materials to build and maintain our homes, and a refreshing beverage at the end of the day to help us put everything in perspective. Here is a local guy offering all of the above. Let's give him our support.

Sincerely,

Jesse Keefer

Jesse Keefer
proprietor



From: Ralph Moyle <[REDACTED]>
Sent: Monday, July 22, 2024 2:46 PM
To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>
Cc: Timothy Peterson <tpeterson@islandstrust.bc.ca>; Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>; Ben Maberley <bmaberley@islandstrust.bc.ca>
Subject: Rezoning application Galiano Island Land Use Bylaw No. 127, 1999 (LUB)

To whom it may concern

I am a long-time resident of Sticks Allison Road East and as such a member of the Sticks Allison Water System which will be largely impacted if the above-mentioned Residential lot is rezoned to Industrial/commercial.

Our prime water source that supplies our residential water would be severely impacted by any misuse of the water source by an industrial or commercial operation such as sawmill equipment and gravel loading/unloading, as well as increased traffic on Galiano Way. Sticks Allison Road and the surrounding area are zoned residential and would be greatly impacted by the increased noise, and discharge from an Industrial operation.

We'd like for you to take these concerns in mind when deciding whether or not to rezone to a Industrial/Commercial lot.

Regards

Ralph and Rocky Moyle

[REDACTED]

Galiano Island, BC

[REDACTED]

[REDACTED]

From: Sam Moodie <[REDACTED]>

Sent: Monday, July 22, 2024 1:31 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; [REDACTED]

Subject: Support for application reference #PLRZ20240003

Dear LTC, I'm writing this to say that I support Leif Palmberg's rezoning application for 832 Galiano way. I think it's very important to our community for people to have places to operate small businesses and I feel that there is a shortage of land zoned for these type of businesses. As an excavation contractor myself, I see it first hand. It's an ideal location and would be very low impact to the neighborhood. Please approve Leif's application. Thank you.

Sam Moodie
[REDACTED]

From: Michael Keefer <[REDACTED]>
Sent: Tuesday, July 23, 2024 11:21 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]
Subject: Application reference number: PLRZ20240003

Dear Galiano LTC,

I am writing this letter in full support of Leif Palmberg's application with reference number PLRZ20240003. I write this letter from the perspective of an environmental business person who has known Galiano Island since the 1970's and as a full time resident since March 2023.

I am currently engaged in renovating my historic non-conforming cabin into a fully permitted residence. In this process, I have found it difficult to secure supplies in an efficient manner due to the lack of suitable commercial infrastructure on the island, most particularly gravel and other aggregates. Leif's new business will allow for an evolved market for these supplies that allows for fairness in pricing and competition.

Leif provides an excellent service in his excavation services and needs a properly zoned space to support his operations. Galiano has a lack of hard working businesses like his and we need to support him

As a forest lot owner, I have my own sawmill and wood processing infrastructure. I cringe when others are developing their properties and cut large, valuable trees down only to have the high grade wood wasted as firewood as there is no effective way to sell your logs off the Island, nor are there sufficient facilities to process logs into lumber. A key element of sustainable land use is being able to use our local timber to produce local homes and this is not possible without such infrastructure.

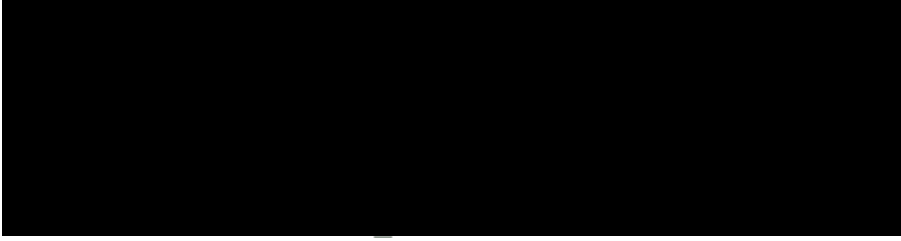
As a Professional Agrologist who has deep concerns about our food infrastructure and the lack of markets for our agricultural products, I see this proposal as highly desirable. Galiano has the ability to produce high quality fruits for food and in way higher amounts than currently produced. In order for orchards to be profitable and sustainable they need a market for their second quality fruit, Leif's cidery would provide that solution.

If you have any questions about my letter, please feel free to reach out to me.

Thanks,
Mike

Michael Keefer, MSc, PAg

[REDACTED]
Galiano Island, BC
[REDACTED]
[REDACTED]



From: [REDACTED] >

Sent: Tuesday, July 23, 2024 6:13 PM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>;

Timothy Peterson <tpeterson@islandstrust.bc.ca>

Subject: Re File: PLRZ20240003 (Palmberg)

Hi there,

As a neighbour to this property, I thought I would note a couple things while early discussions are taking place.

The wetland bordering DL 14 is significantly drier this year, I am not sure if that is due to the pond that has been dug adjacent to the border of DL 14 or if it's because its a dry spring, but regardless, water use is a huge concern on the gulf islands, and this proposal seeks to significantly increase the use of groundwater in a particularly sensitive area.

This proposal seems much more suited to a commercial rezoning as the intent is to operate a 'small scale commercial sawmill', 'a cidery', and provide 'new economic opportunities'. Rather than amend R2 zone (which is listed under **residential zones** in the Galiano LUB) to *include* a cidery operation *and* a commercial sawmill *and* aggregate sales, wouldn't a commercial zoning be more appropriate? Perhaps I am missing something, and I apologize if so!

Lastly, there are currently three properties zoned for aggregate - the site previously known as 'Stevens', the TUP at the Emcon yard, and a site by DL 86. Our rezoning - DL 14, the adjacent property - is also rezoning for aggregate use (already permitted within the proposed F1 Industrial zone).

Anyways, these are just some considerations as the LTC proceeds with discussions.

Respectfully yours,

Tahirih Rockafella

--

[REDACTED]

[REDACTED]

From: Mike and Kirstine Knight <[REDACTED]>

Sent: Wednesday, July 24, 2024 12:10 PM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>; scermak@isldstrust.bc.landstrust.bc.ca; Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>

Subject: GL-PLRZ20240003 (Palmberg)

To The Galiano LTC,

I have been a property owner on Stick Allison road since it was developed in 1969. When the initial Sticks Allison water system was being developed, while blasting for the water trench, a rock hit my house and made a hole in my brand new roof that had only been on for a few days.

Currently we have excellent water and have had very good service. I was a director on the Sticks Allison water committee for many years. I am a retired mining engineer and I have had experience with many water systems.

To date the water system has performed well with the present number of subscribers. We all know there is a limited amount of water and the well has gone down to what we considered low levels several times over the last 15 years. Historically the well level recordings showed the aquifer was being drawn down in the summer months every year. If my memory serves me right I recall one year that the data showed the aquifer did not recharge fully, which was a cause for concern. To add a small industry to this already taxed aquifer could result in a very difficult situation. Once an aquifer is depleted too far there is the potential of sea water being drawn in. The chances of this happening are low but the potential is still there when subjected to excess drawdown.

In my opinion the development of a small industry in this area would potentially damage the aquifer by using too much water and possible pollution from small industry in an area that is pristine.

To date the aquifer has provided us with good quality water with careful management by the Sticks Allison water Committee, Capital Regional District and the residents.

Any development must be approached very cautiously.

Douglas Knight P.Eng retired

Margaret Knight
[REDACTED]
[REDACTED]

From: Jimena De Miguel <[REDACTED]>

Sent: Saturday, July 27, 2024 9:50 AM

To: Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]

Subject: Change and Home

Dear Galiano LTC,

This short letter is in support of application number PLRZ20240003.

The change around us is real and although it can seem terrifying we have a choice to embrace it and support each other through it. And yes, there is a way through it. In my opinion it is not in fear but rather in trust of each other. Now is the time to think outside the box. When a proposal to develop land sustainably and responsibly is laid out we must not be scared just because others in our past and recent history have abused their power. What is being proposed in this application is reasonable, sustainable and well thought out. I see this as a way for the Galiano community to develop local product and create local sustainable employment so as to even have a chance to compete with the ever increasing housing prices and food costs. We share this world and although we are on an island we are not separate from the rest.

Small, local business, creativity, and support is exactly what we need right now.
Choose love.

Yes!

Jimena De Miguel
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: **Erik Meden** <[REDACTED]>
Date: Sun, Jul 28, 2024, 10:36 a.m.
Subject: 832 Galiano Way rezoning, Leif Palmberg
To: Kim Stockdill <kstockdill@islandstrust.bc.ca>

Please accept this letter with my expression of support for the rezoning application for 832 Galiano Way.

I have had a thorough conversation with Leif on the issue, he has considered all aspects of this re: environmental and water aquifer conservation, enhancing rainwater storage, access to water for firefighting, and providing employment etc.

The Islands Trust has a responsibility to control development on our Islands, this type of small business venture by a local person who shows real concern for neighbours and takes into account all impacts on our community should be supported.

Thank You,
Erik Meden

[REDACTED]
Galiano, BC
[REDACTED]
[REDACTED]
[REDACTED]

July 28, 2024

Dear Galiano LTC,

I write in support of a re-zoning application by Leif Palmberg, reference number PLRZ2024003.

My wife Maria Bishop and I welcome Leif's plan to build a cidery on Galiano. This agricultural activity would fit well into the local culture and would enhance local employment both directly and eventually as a tourist destination. As a senior, I am well aware of the critical need for skilled and industrious young families to find their livelihood on-Island and thereby provide a productivity base that supports my aging cohort. I understand that the land upon which Leif proposes to build this endeavor is adjacent to a BC Hydro facility – such property therefore being less suitable for the wilderness and residential uses we enjoy elsewhere on the Island. If this business can be designed to operate within local water use constraints then I urge the LTC to approve Leif's application as soon as feasible.

Yours truly,

[REDACTED]

Richard McMahon

Cc: LTC Trustees, Lief Palmberg

From: Ralph Moyle <[REDACTED]>
Sent: Sunday, July 28, 2024 1:38 PM
To: 'lgauvreau@islandstrust.bc.ca'
Cc: Timothy Peterson <tpeterson@islandstrust.bc.ca>; scermak@islandstrust.bc.ca'; Robert Kojima <rkojima@islandstrust.bc.ca>; 'kstockdill@islandstrust.bc.ca'; Emily Bryant <ebryant@islandstrust.bc.ca>; 'bmabberley@islandstrust.bc.ca'; [REDACTED]
Subject: FW: Rezoning application Galiano Island Land Use Bylaw No. 127, 1999 (LUB)WITHDRAWAL OF LETTER OF CONCERN

To whom it may concern

Yesterday I had the opportunity to be shown, on-site, the proposal being made by **Lief Palmberg** for the rezoning of a block of land on Galiano Way **from Residential to Commercial/Industrial.**

I was initially concerned about the possible impact of the water usage and how it might impact our Sticks Allison Water System and aquifer.

Lief pointed out that his rainfall large pond (15 feet deep) would be his source of water for his proposed apple orchard and that he planned to produce 10, 000 gallons of cider per year, and that the monthly water usage would come from a well to be dug in the future.

Lief pointed out that the 2-3 gallons of water per gallon of cider produced was equal to that of an average residence. (2-3000 gallons per month). I don't feel that this is too far out of line with what each of us uses per month.

In addition to the water usage concerns, during the past 5+ years I have never experienced sawmill noise, nor truck noise as many have pointed out as a concern.

With this in mind my wife and I wish to withdraw our letter of concern and would suggest that others in the Sticks Allison water system contact Lief directly to voice your concerns so that he can outline his future plans.

Ralph and Rocky Moyle

[REDACTED]
Galiano Island, BC
[REDACTED]
[REDACTED]

From: Sandy Goldman <[REDACTED]>

Sent: Sunday, July 28, 2024 4:10 PM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>

Cc: Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: Application GL-PLRZ20240003 (Palmberg)

Dear Islands Trust Trustees for Galiano,

I am very appreciative of the work you do to ensure Galiano is a pro-active community looking out for each other and our wonderful natural surroundings, including our air, water and lands, especially now with heightened concern about wildfires and ongoing drought.

That is why I am writing today in relation to Application GL-PLRZ20240003 (Palmberg) - a rezoning application for a current residential property to one that is zoned commercial and industrial.

The proposed application would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB) by rezoning to permit the following uses:

- Works yard
- Contractor's workshop and yard
- Storage and sale of gravel, soil and aggregates
- Sawmilling, planing and manufacturing of wood products
- Production and sales of cider, beer and wine

The property in question, District Lot 15, is just above the **Sticks Allison Water System** water storage tank right, ~300m to ~450m from the well and is in the **same groundwater recharge area**.

I am one of the residents who depends on the Sticks Allison Water System, which provides exceptional water to our neighbourhood; water that is safe, tested and tastes very good, especially in contrast to well water, heavy with minerals, on other parts of Galiano.

In addition, the rezoning proposals **to allow both industrial and commercial businesses** would be very big changes to Sticks Allison residents with increased noise from sawmill equipment and gravel

loading/unloading, as well as increased traffic on Galiano Way. (a twisty, curved roadway with several blind spots that must be driven cautiously.)

Furthermore, the proposed work site within the property is located at the east end, adjacent to **areas zoned as DPAs for both Riparian Area and Sensitive Ecosystem areas**. This is a **marked contrast in usage** to what has already been deemed delicate and needing of care for the long term.

Of equal or greater importance, since such industrial and commercial enterprises tend to use **extremely large amounts of water**, approval of this application may affect the Sticks Allison Water System well's ability to maintain the current water which serves **37 households** in the neighbourhood.

While I understand the applicant's desire to create a business and perhaps additional employment opportunities, I cannot support doing so at the expense of an entire, established neighbourhood made up of people who care about each other, Galiano at large and the very sensitive and scarce resources such as groundwater and the accompanying natural habitat that we steward each and every day.

Surely there are other areas on Galiano **already zoned** for commercial and industrial uses where the proponent could create and grow a business without impacting precious natural resources and other residents with such magnitude? Has this been investigated or researched as an alternative?

I call on Islands Trust trustees in whom I have **trust**, to allow for a full and complete investigation of the potential impact of this rezoning application, in a transparent manner, with all concerns being addressed, to ensure that the care and faith we have put in your and your staff, will result in a solution that is beneficial to all parties that have an interest in this matter.

Thank you for your consideration.

Sandy Goldman - [REDACTED] concerned resident

From: Brahmi Benner <[REDACTED]>

Sent: Monday, July 29, 2024 7:57 AM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]

Subject: Rezoning Application PLRZ20240003

Application Reference Number: PLRZ20240003

Brahm S K Benner

[REDACTED] Galiano Island BC

I am writing in support of the above application for several reasons. As a restaurant manager, I often hear inquiries about local products and do not have the opportunity to offer beer, wine or cider made on Galiano. There is a high demand for local products like this and it would benefit many islanders to have such products to offer.

We often hear of the highly active and vocal gatekeepers of the Sticks Allison neighbourhood attempting to block any initiatives that do not serve their limited goals: property values and short-term vacation rentals. These are not often aligned with the broader goals of the Galiano community. Most of us recognize the benefits of local commerce and local products. I'd rather see an ecologically conscious and responsible community member like Leif Palmberg benefit from his great business idea than see island land use and commerce limited to the trade in real estate and vacation rentals.

Sincerely,
Brahmi Benner

-- Brahmi Benner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]"

Dear Galiano LTC

I am in support for the re-zoning application of 832 Galiano Way, currently zoned R2 to site-specific zoning. Reference number PLRZ20240003.

Reasons that I support this application are:

1. Supporting small business
2. Current zoning scarcity for operating small businesses
3. Increased economy opportunities on Galiano Island
4. Production of local wood products that could otherwise go to waste
5. Local farming and food production

Signed,

Brian Pilat

██
██
██

From: Graham Plant <[REDACTED]>

Sent: Monday, July 29, 2024 10:42 AM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]

Subject: Application PLRZ20240003

Hi there,

I'm writing in to support application PLRZ20240003. As south island land owners my wife Sarah and I would be thrilled to see a new small business operating in the south end, as well as the economic opportunities that it will create on Galiano.

We see no issues with the location and have nothing but the best things to say about the applicant himself.

We're located at [REDACTED], and would be happy to answer any questions or provide further information regarding our support as needed.

Many thanks,

--

Graham Plant
[REDACTED]
[REDACTED]

From: Jason Jawes [REDACTED]
Sent: Monday, July 29, 2024 8:51 AM
To: leif palmberg <[REDACTED]>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]; Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: JaWeS also Hawes <[REDACTED]>
Subject: Support for application # PLRZ20240003

I am writing to express my full support for application # PLRZ20240003. There are clearly many on going and dragged out issues on our special island and reading through Leif's application I can see a responsible life time resident attempting to make some positive forward movement.

Having over 40 years of Galiano life experience myself, I've seen business come and go, and our local economy struggle and grow through the decades. Populations change and society's needs along with them, evolve. Leif's application takes into consideration all the conservation concerns I have, as well, involves many of our vital local farming and business needs. Less importation of foreign ciders for all the stores, restaurants and local consumption. A more sustainable use of our local woods waste, involving farmers and fruits that otherwise go to waste. Job possibilities from this new venture are also a key reason I support his application. As our families age, they leave the island to no longer support the community that helped raise them, depleting the local talent because there are no jobs or incentives.

Those of us living here do want a diverse and sustainable local economy. Spending money near home feels better than taking it elsewhere. Application PLRZ20240003 is a step in the right direction to encourage our home grown talents and additional pride in our jewel of these gulf islands.

Sincerely,
Jason W. Hawes

[REDACTED]
[REDACTED]

From: late summer [REDACTED]
Sent: Monday, July 29, 2024 2:11 PM
To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>
Cc: Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Application GL-PLRZ20240003 (Palmberg) - Opposed

Dear Islands Trust and Staff,

We are writing to **firmly oppose** this application to rezone a residential property to commercial and industrial uses.

The impact on the local **Sticks Allison Water system**, a scarce resource that is decreasing yearly due to ongoing drought, would be substantive and affect the water supplied to long-standing households (37) who depend on its viability for their health and safety.

Bringing gravel trucks, hauling logs and running a mill or a cidery would put heavy pressure on the water supply residents count on every day.

Furthermore, the tremendous increase in traffic on the hilly, winding Galiano Way, with its many blind spots, would see the gateway to our Sticks Allison neighbourhood, transformed into a route where large trucks hauling gravel, wood and other materials, face off against passenger vehicles daily. Very different and **far less safe** than what exists currently.

And then there's the potential for a mammoth increase in **noise**. Heavy industry, commercial activity is **incompatible** with residential usage where people live, raise families, have grandchildren visit, settle into old age and if lucky enough, live out their last years amidst beautiful, natural surroundings that brought them to Galiano in the first place. These Sticks Allison residents don't just reside in the neighbourhood, but are part of the larger community who work, volunteer, assist and care for island residents and our special island surroundings every single day.

After carefully reading the letters backing the rezoning application, we fully understand the support for creating a new business or additional services for islanders. Yes, apples need to be made into cider, logs need to be milled, aggregate needs storage etc.

But we argue steadfastly that this cannot be done at the expense of local residents and taxpayers, and a fragile, diminishing water resource, that once depleted by additional usage the rezoning proposal entails, can never be replaced.

Surely there must be other locations on the island, perhaps close to one of the supporters of this proposal, that would be better suited to the endeavours being proposed?

We would ask that staff and trustees look into that and ask supporters or the proponent, also business-minded people, if they know of any suitable sites?

That way Mr. Palmberg can realize his goals and the residents of Sticks Allison can continue to live in peace assured of safe and clean drinking water for the foreseeable future.

We strongly urge trustees to reject the rezoning proposal and leave the property zoned residential in keeping with the current plan and neighbourhood usage.

Sincerely

Kim and Darren Minitor - [REDACTED]

From: Melissa Cartwright <[REDACTED]>
Sent: Monday, July 29, 2024 7:04 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]
Subject: Application reference number PLRZ20240003

Dear Galiano LTC,

I support the zoning application for 832 Galiano Way to a site specific zoning. For residents to continue living and thriving on Galiano small businesses require expanded commercial optionality of land use as is being requested in this thoughtful application. At some point or another every islander is in need of machinery and materials which in turn need a works yard/storage area. Islanders and visitors will be happy to support a small island cidery tasting room, as Galiano at present has no cider, beer or wine being made on island and this would be a welcome addition.

Melissa Cartwright
[REDACTED]

From: Pilar Osing PREC <[REDACTED]>

Sent: Monday, July 29, 2024 8:30 AM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]

Subject: Support for Application PLRZ20240003

Dear Galiano LTC,

I am writing to express my support for application reference number PLRZ20240003.

This application deserves approval for several reasons. It supports small businesses, which are crucial for the economic vitality of Galiano Island. The scarcity of current zoning for small businesses limits growth opportunities, and this application addresses that issue directly. Moreover, it promotes the production of local wood products, preventing valuable resources from going to waste. The application also fosters local farming and food production, contributing to the island's sustainability. Lastly, the proposed business is ideally located near the BC Hydro Station and Forestry land, making it a strategic addition to our community.

Thank you for considering my support for this application.

Signed,
Pilar Osing

[REDACTED] Galiano Island

--

Pilar Osing PREC

[REDACTED]

[REDACTED]

[REDACTED] [erties.com](#)

[REDACTED]

From: Ted Prior <[REDACTED]>
Sent: Monday, July 29, 2024 7:11 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Ted Prior <[REDACTED]>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]
Subject: support letter, Application PLRZ2020003, Leif Palmberg

I would like to support Leif Palmberg with respect to application PLRZ2020003.

A cidery would make a great addition to Galiano island. This project could not only become a community hub, but it could provide a point of interest for tourists as well as benefit other farmers on Galiano through the purchase of their apples from existing apple trees.

Leif's application to have a workshop in the yard is necessary for this project to house the farm machinery and provide a place to store his tools and equipment.

Additionally, the present housing density should be increased to provide staff housing with the additional option of affordable housing, effectively countering the current housing crisis on the island. Although there are aspects that need to be worked out, this project has a lot of potential to benefit Galiano as a whole.

In summary, I wholeheartedly believe that his project would add value to the current economic and living situation on Galiano.

Ted Prior
[REDACTED]
[REDACTED]

From: Holly Schofield <[REDACTED]>

Sent: Tuesday, July 30, 2024 10:12 AM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>

Cc: Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: Application GL PLRZ20240003 (Palmberg)

To Galiano LTC,

This letter is in opposition to Application GL-PLRZ20240003. This application should be denied for many reasons. I have walked through the property with the applicant.

Some of the reasons to deny this application are as follows:

MAJOR REZONING: The application proposes that this residentially-zoned property remain as Residential (R2) but add in many site-specific Industrial/ Commercial uses. This would change the intent of the OCP for this area of Galiano. The application's main reasons seem to be to provide an alternative to Galiano's existing sawmill businesses, gravel sales companies, and alcohol outlets.

This application's proposed changes to the land use go against many OCP principles, including "Islanders have chosen space, privacy and aesthetic qualities over urban conveniences, and want Galiano to continue to function as a resident-centred rural island community".

Additionally, the Sticks Allison/Georgia View area was originally designed to accommodate a certain number of houses and cottages, as calculated by many many factors. The homes and cottages are currently less than 50% built out, so the population of this area will eventually more than double. This needs to be factored into any land use decisions.

Major rezoning should only be done with careful consideration of all factors and only in the case of high need for essential services that are not currently available.

NOISE: The subject property is on a ridge above Sticks Allison Road East and Thorburn Place . Noise travels down the ridge. I am a full-time resident on Sticks Allison East. I would be highly impacted by the noise of heavy trucks dumping gravel, scooping gravel, loading and unloading logs and lumber, with the resulting back-up beeping. The sawmill noise might also be audible. When the applicant was chainsawing to clear the wetter area of his property for fruit tree growing a few years ago, I could clearly hear the chainsaws.

This high noise level would be heard by everyone on Sticks Allison East, continually affecting about 40 residents.

SAFETY: Galiano Way is used daily by the ~160 residents of Sticks Allison, Galiano Way, and Georgia View since it is the only entry point to this area. Within a few years, the Community Forest affordable housing project will be built, with ~30 new residents. Many residents cycle and e-bike nowadays and that will only increase. The entrance to the application property is on the steep winding section of Galiano Way. The application proposes both logging trucks and gravel trucks travel along Galiano Way and make a sharp turn into that driveway. Additionally, having a commercial cider stand at the entrance would increase traffic and require customers to be slowing and turning on a blind curve.

All these factors would lead to definite safety hazards for almost 200 people.

This location is inappropriate for large vehicles and increased traffic. A desire for economic growth cannot be prioritized over the safety of our community.

DESTRUCTION OF FOREST HABITAT:

The initial Staff Report does not include a site plan of proposed activities and buildings, however it is clear that a large area of forest would have to be cleared to accommodate all of:

- A house and cottage (as already permitted under R2 zoning and would still be allowed if the application were approved)
- Works yard
- Contractor's workshop and yard
- Storage site for gravel, soil and aggregates
- Sawmill, including areas for log and lumber storage areas and waste piles and chipper and planer
- Building for cidery, brewery, and winery
- Commercial stand at the entrance for alcohol sales and possibly a customer washroom
- Septic fields for all of above

This proposal does not coincide with the OCP's principles of environmental sustainability.

HIGH WATER USAGE:

Orchard: The applicant has dug a 15-foot deep pond in the corner of the property. This pond is currently being used to water the small amount of fruit trees previously planted and would be used to water a much larger orchard/vineyard if the cidery/brewery/winery are approved. The pond is adjacent to the neighbouring marsh which is a DPA and Environmentally Sensitive area (see map on page 16 of July 9, 2024 LTC Agenda).

Wells: The Sticks Allison Water System well serves 37 homes, over 100 people, and is nearby, as are 5 other residential wells in the near vicinity. The application seems to propose digging several wells, for house and cottage and industrial use and commercial use. The zoning of R2 was never intended to support that much water extraction on a single property, nor within this aquifer recharge area.

The application proposes to use water for all of:

- House and Cottage: Since this application is to add additional purposes, not to remove any, the applicant would still be allowed to build a house and cottage, using water for household needs of several people.
- Industrial uses for manufacture of wood products
- Cidery: A cidery uses approximately 8 gallons of water for each gallon of cider.
- Brewery: A brewery uses approximately 10 gallons of water to produce one gallon of beer. I sincerely hope the applicant does rescind this portion of the application as they verbally stated at the July LTC.
- Winery: A winery uses approximately 8 gallons of water for each gallon of wine.
- Washroom: A washroom for customers may be required to enable the proposed retail outlet at the property entrance.

- Orchard (and vineyard): A large orchard is unlikely to be sustainable by pond water in the summer months (and a larger pond could affect the neighbouring wetlands). Well water may have to be used to keep this agricultural activity going. This land was not zoned as Agricultural for a reason.

The combined water consumption of all the many uses listed above would be very high. This property is in a water recharge area which needs to be carefully managed and protected for the wellbeing of the entire community.

These are only some of the reasons this application is not appropriate to the OCP's mandates.

In summary, the proposed application with its many industrial/commercial industries would come at the cost of the health and safety of many many people, at the cost of major forest degradation, and at high water usage in an area that helps recharge a large aquifer.

Some recent letters in support of the application mention the wait time for trades and materials and stress the slight inconveniences this causes. They do not balance this against the huge and detrimental effects of the application's proposals.

This letter is not personal toward the applicant. Any rezoning is always toward the land, not the owner. I think we all need to keep that in mind as we consider this application.

I request that this application be denied.

Regards,
Holly Schofield

From: Janet Bartnik <[REDACTED]>

Sent: Tuesday, July 30, 2024 2:45 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>

Cc: [REDACTED]

Subject: Application #PLRZ20240003

Dear Galiano LTC,

We are writing this letter in support of application reference number PLRZ20240003. There are many benefits to the Galiano community in regards to this rezoning application. Some of which include creating a resource that employs local islanders and promotes local and tourist business. The services will definitely allow for easier access to equipment and supplies needed to maintain our property. Having the storage of gravel and materials will would reduce delays in obtaining necessary supplies and create more competitive pricing.

Leif is a thoughtful, well respected local resident and business person who goes out of his way to help others. He has an authentic appreciation for the uniqueness of island living and its environment. We feel the location of the site specific zoning request is ideal for this application.

We fully support this application and hope the Islands Trust encourages him in this endeavour.

Thank you,

Janet and Jerry Szakun

[REDACTED]

Galiano Island

[REDACTED]

From: Gemma Lockett <[REDACTED]>

Sent: Wednesday, July 31, 2024 7:47 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; [REDACTED]

Subject: Support for rezoning application

Dear Galiano LTC,

I'm writing this to express my support for application reference number PLRZ20240003. I think this rezoning we be great for Galiano for several reasons. We need people to offer services to support construction on Galiano, and currently there are very few properties zoned appropriately to run these businesses. This site is ideally located adjacent to land which is zoned for forestry, and land that is used for utilities, and therefor would only minimally impact a few neighbouring homes. A cidery would be a welcomed addition to Galiano and would be a benefit to both locals and tourist. This rezoning could potentially create many jobs and help to boost our local economy. Rezoning this lot to allow these uses makes great sense for our community and has no downside that i can see whatsoever. Please approve this application.

Thank you and kind regards,

Gemma Lockett
[REDACTED]

From: Diana Lilly <[REDACTED]>

Sent: Thursday, August 1, 2024 7:27 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; leif palmberg <[REDACTED]>

Subject: Site Specific Zoning Reference Number PLRZ20240003

Dear Trustees Gauvreau, Maberley and Planners Stockdill and Kojima,

I am writing to support application reference number PLRZ20240003 for rezoning from Rural Residential to site-specific industrial.

I am particularly supportive of this application because:

1. It provides much needed zoning for operating a small business
2. It will, over the long run, provide an orchard and cidery - which I think is a creative business idea that will be supported by islanders
3. The owner has demonstrated that he understands the importance of a water plan for an orchard, and has already put in a pond.

Thank you for considering this rezoning.

Diana Lilly
[REDACTED]

From: Donald Sproule <[REDACTED]>

Sent: Thursday, August 1, 2024 7:45 AM

To: Emily Bryant <ebryant@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: Leif Palmberg <[REDACTED]>

Subject: PLRZ20240003

Dear Galiano LTC,

I am writing you to advise that I am in full support of application number PLRZ20240003, pertaining to 832 Galiano Way for site specific zoning.

Local businesses need the support of the our community and the support of those governing this special island we call home. We especially need to support young entrepreneurs like Leif Palmberg in attaining their goals of building a life for their families on Galiano. Too many times we hear of next generations across our country leaving their communities to pursue those dreams. Here we have a born and raised "islander" wanting to stay, work hard, raise a family and give back to the community.

This application on land adjacent to Hydro and forestry lands make total sense.

Regards,

Don Sproule & Rose Ternes

[REDACTED]

Galiano Island

[REDACTED]

From: gordon kappel <[REDACTED]>

Sent: Thursday, August 1, 2024 8:11 AM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>

Subject: Reference #PLRZ20240003

I support Lief palmberg's rezoning application of his property located at 832 Galiano way, currently R2 to Site specific. His current business as well as his plans moving forward in his application fit well with the islands needs both as a much needed excavation and trucking business as are his plan to mill the wood that come from those activities to help supply our local builder's needs. For myself, access for emergency vehicles such as ambulance and fire trucks as well as having enough water for not only his business consumption and possible firefighting needs on site are the most important consideration in supporting him and as explained seem beyond adequate. I also support his idea of the cidery as local business could create much needed local jobs..

Sincerely Galiano resident

Gordon kappel

[REDACTED], Galiano island

August 1, 2024

Dear Galiano Local Trust Committee;

I am writing to support site-specific zoning application reference number PLRZ20240003, from Leif Palmberg. I support this application for a number of reasons.

Food Security--Until the 1960's, over 90% of the island's food was produced on-island. Today, over 85% comes from off island. The pandemic illustrated the vulnerability of food security on an island dependent on ferry services. In the early days of the pandemic, grocery stores on Galiano were receiving as little as 10% of their orders. Therefore, any initiative to produce food or drink locally contributes to food security for islanders. I understand that this application will result in an orchard and, ultimately, a cidery.

Economic Opportunities--Until the 2021 census, the population had been steadily declining for years. Much of that decline was younger adults and families. At one point the elementary school enrolment reached a low of 25. The largest reason for this decline was lack of economic opportunities on the island. Currently, of permanent residents, 57% are 55 or older, compared to a provincial rate of 37% and 42% are over 65, compared to 22.7% provincially. Prior to the pandemic, which brought an influx of younger people, 59% of Galiano permanent residents were over 55 years old. Much of this influx was from individuals who found ways to work remotely.

In addition to a lower percentage of working adults compared to the province, Galiano has a rate of 19.2% low income compared to the province at 10.8%. Any initiative which provides economic opportunities for residents to live and work on the island enhances the viability of the community as a whole.

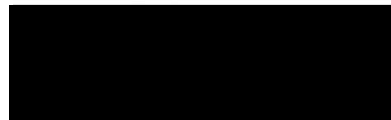
Support of Small Businesses—As everyone on the island is aware, bringing supplies and trades from off island is both significant in terms of costs and difficult to organize. Unless we support our local small businesses by ensuring that there is appropriate zoning available, the inevitable result will be that small businesses will leave/close, and the viability of the community will be impacted—not to mention the increased costs for building and maintenance for all residents. Local small businesses need the availability of appropriately zoned sites to continue to operate their businesses.

Carbon Footprint—I think that everyone must try to contribute to reducing carbon emissions to mitigate climate change. Producing cider locally means that residents have an option which reduces emissions related to transportation. The same is true for the ability to buy local wood products, specifically kiln dried fir. Plus, if fir can be milled and dried locally, there is “value added” and therefore economic benefit.

Location—The site appears to be ideally located for this site-specific zoning due to its proximity to the BC Hydro station and Forestry land. I understand that there are other similar businesses/operations in the area and the hydro right of way provides a buffer between this site and the nearest residential area.

While I recognize that food security, economic opportunities, climate change and support of small businesses are not the specific mandate of the Islands Trust, I would hope that you would consider these factors in making land use decisions.

Sincerely,



Judy Hayes



Galiano Island, B.C.

From: Chris MacDevitt <[REDACTED]>

Sent: Saturday, August 3, 2024 2:53 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; [REDACTED]

Subject: Re zoning application

Dear Galiano LTC,

I support application PLRZ2024003.

I feel that it is important to support small business in this community. There is limited access to proper zoning for endeavours such as these, and they can be of great benefit to the community at large.

I also understand that ecological concerns must be taken into account with businesses like these, and I am confident that they have been adequately addressed.

Thank you,

Chris MacDevitt
Galiano resident

From: Dave Greenly <[REDACTED]>

Sent: Monday, August 5, 2024 10:36 AM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: Support application reference number PLRZ20240003

Dear Galiano LTC

We are writing in support of Leif Palmberg's application for rezoning. We came to know Leif through his installation of our septic system on Galiano, and found him to be an honest upfront person. We feel that the proposed use of this property would be in harmony with the area and a beneficial use for the residents.

Regards

Dave and Ruth Greenly

[REDACTED]

Galiano Island

From: Xander Botha <[REDACTED]>

Sent: Tuesday, August 6, 2024 9:26 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; leif palmberg <[REDACTED]>

Subject: Support for rezoning application PLRZ20240003

Dear Galiano LTC,

I would like to express my support for Leif Palmberg's rezoning application for 832 Galiano Way (application number PLRZ20240003), and for small business owners on Galiano in general.

My understanding is that he intends to use the property for the production and sales of apple cider, as well as to keep equipment for his current property development / excavating services, and to run a small sawmill.

I contracted Leif a few years ago for his excavating and septic installation services after considering alternatives. He provides excellent service at a fair price.

As part of the job he did for me, trees that would have been good for lumber were destined for wood stoves due to the poor economics of moving lumber off-island. A small on-island commercial sawmill operation would improve the economics resulting in higher value outcomes (building applications) and less burning.

As far as the cidery is concerned I believe this would add to the appeal of the island by providing another commercial site of interest to visitors, and in particular one that promotes the production and sale of local products.

Regards,
Xander Botha

[REDACTED]
Mobile: [REDACTED]

From: Craig Regier <[REDACTED]>
Sent: Wednesday, August 7, 2024 9:38 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; rkojima@islandstrust.ca; leif palmberg <[REDACTED]>
Subject: Application Reference Number PLRZ20240003

Application Reference Number PLRZ20240003
Rezoning of 832 Galiano Way

I am a property owner on Galiano Island (4157 Porlier Pass Road), and am writing this email in support of the proposed rezoning of 832 Galiano Way from the current R2 to a site specific zoning. It is understood the site specific zoning would allow for the production and sale of cider and wine, storage of gravel and materials, and small scale commercial sawmilling.

It is my opinion that the establishment of local businesses that produce and sell products made from local on-island materials and ingredients is beneficial to the Galiano community at large. It is important to support and encourage the development of small business on Galiano Island, as local business can create jobs for Island residents, reduce or eliminate transport costs getting goods to the Island, and reduce the carbon footprint of life on the Island.

If you have any questions or would like any clarification, please do not hesitate to contact me.

Craig Regier, P.Eng., ROWP
[REDACTED]

From: Debbie King <[REDACTED]>
Sent: Thursday, August 8, 2024 1:03 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: palmberg leif <[REDACTED]>
Subject: Rezoning application #PLRZ20240003

To whom it may concern,

I would like to lend my support to
Leif Palmbergs rezoning application at 832 Galiano Way.
I believe that the proposed use of this property would benefit the community as a whole and would be
consistsnt with current uses in the area .

Sincerely
Fred King

[REDACTED]

Freds iPhone

From: Debbie King <[REDACTED]>
Sent: Thursday, August 8, 2024 1:03 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: palmberg leif <[REDACTED]>
Subject: Rezoning application #PLRZ20240003

To whom it may concern,

I would like to lend my support to
Leif Palmbergs rezoning application at 832 Galiano Way.
I believe that the proposed use of this property would benefit the community as a whole and would be
consistsnt with current uses in the area .

Sincerely
Fred King

[REDACTED]

Freds iPhone

From: Jon Feir <[REDACTED]>

Sent: Friday, August 9, 2024 2:44 PM

To: leifpalmberg@hotmail.com

Cc: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: Proposed application would amend the Galiano Island Land Use Bylaw No. 127, 1999 (LUB)

Hello,

Originally I was concerned about the various proposals that he stated in his letter however Leif assured that his main interest is with starting a cider business and will pull back on other wants. I was also concerned about the water use that Leif may have to use and how this could affect the Stick's Allison water supply.

My concern changed after visiting Leif at his property.

He took myself and another neighbour through his property pointing out the various things he has done and discussed his hopes for the future.

The large, deep pond, beside his existing orchard area, retains the water year round and this is what he uses to stickly water the orchard.

He expressed that the pond is so deep that this is the only water source he requires for this purpose.

He also did mention that he will drill a well which would be used to supplement his proposed cider business. Leif appears to have done his homework well and stated that the cider business water requirements would not exceed a Sticks Allison homeowner's yearly use.

He did express that some home owners are concerned about noise levels pertaining to the work he has done so far on the property, however, with living almost behind his land my household have experienced virtually very little noise.

Leif has reached out to the Sticks Allison community and has made the time to meet with as many homeowners as possible, in fact as we were leaving his land another pair of neighbours arrived.

I appreciate that this young man is very sincere about doing this right and deserves an opportunity to develop a business that could benefit not only himself but the entire Galiano community.

Sincerely,

Randy Wolkowski

From: Steven Davis <[REDACTED]>
Sent: Tuesday, August 13, 2024 8:32 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]; Sarah Anne Koster <[REDACTED]>
Subject: Application Reference Number: PLRZ20240003

ATTN: Islands Trust
RE: Rezoning Application of 832 Galiano Way
Application Reference Number: PLRZ20240003

We are writing this email to express our support for the above application.

We believe that the rezoning plan for 832 Galiano Way from R2 to site-specific is well considered, both in terms of the local economy but also in terms of local limitations. We have observed first-hand the respectful and careful ways in which Mr. Palmberg has engaged with the community as he seeks to further develop his business while also considering the vulnerability of the geographical environment. His willingness to adjust his initial plan to better respect concerns about water availability in this rural area is evidence of this.

We believe the benefits of this plan are numerous. We are excited about the provision of on-island lumber processing as this takes advantage of local material that is currently going to waste and makes available valuable local products. In removing unused lumber from local forests it also mitigates wildfire risk by reducing overall deadfall. We do not take our island forests for granted, so when approved development takes trees down we would like that wood to be well-used. Local availability of soil, gravel and aggregates for home and property development and maintenance would also be very valuable. The cost of obtaining these products off island continues to grow exponentially and this makes their purchase increasingly prohibitive for the working middle-class. Further, we are happy to see the ongoing development of local farming, resulting in produce and product for purchase on the island.

In addition, it seems to us that this lot is optimally located to minimise the impact of this proposal on neighbours, whether it be sound pollution or increased traffic, as it is surrounded by the BC Hydro easement, the BC Hydro substation as well as Forestry land. Further Mr. Palmberg has graciously adjusted his initial proposal to reduce these disruptions even further.

Finally, we believe that this application represents a larger need and desire among young, working families on Galiano Island to grow a sustainable future for themselves and their families. This population must be supported to develop sustainable and profitable businesses that also contribute to the local economy if they are to continue to build a life on the Southern Gulf Islands. Supporting these kinds of diversifying initiatives in turn attracts and retains other professionals such as those in healthcare, education, and trades. Mr. Palmberg's goals are an excellent example of this as his ability to grow his own business makes it viable for his family to remain on island and for the island to retain his spouse, [REDACTED], as the General Practitioner in the community. We speak in support of this application as members of this same population, striving and struggling to build a sustainable life on Galiano Island.

In conclusion, we believe that a vibrant and diversified local economy provides a more interesting and robust platform for a desirable island life. This kind of richness, exemplified by this proposal, should counterbalance any of those concerns expressed against it.

Thank you for your careful consideration of this application.

Sincerely,

Mr. Steven Davis
[REDACTED]

&
Ms. Sarah-Anne Koster
[REDACTED]
[REDACTED]

of
[REDACTED]
Galiano Island, BC
[REDACTED]
[REDACTED]

[REDACTED]

From: mike marston <[REDACTED]>

Date: August 14, 2024 at 7:12:45 AM PDT

To: ebryant@islandstrust.bc.ca, kstockdill@islandtrust.bc.ca, rkojima@islandtrust.bc.ca,
[REDACTED]

Subject: Re-zoning of 832 Galiano way.

I am submitting this letter in support of the re-zoning of 832 Galiano way.

I have worked with Leif on my property & found him to be respectful conscientious of our land.

I do support small businesses on our island Galiano.

Mike Marston.

Sent from my iPhone

From: Trevor Gray <[REDACTED]>

Sent: Thursday, August 15, 2024 3:57 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; [REDACTED]; Robert Kojima <rkojima@islandstrust.bc.ca>

Subject: Leif Palmberg

Dear Galiano LTC,

I support application reference number PLRZ20240003.

Here a few reason's why this application should go through;

I am a proponent of this application to promote local business and increase tourism during the summer months.

Promotes farming of fruit on Island.

Plus, everyone likes Cider.

Thanks,

Trevor Gray
[REDACTED]
[REDACTED]

From: Angela Thompson <[REDACTED]>
Sent: Monday, August 19, 2024 3:28 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; rkojima@islandstrust.ca; [REDACTED]
Subject: Application PLRZ20240003

Dear Islands Trust,

I am writing in support of rezoning application PLRZ20240003. I live at [REDACTED], Galiano Island. As a small business owner, I understand how difficult it is to find commercial space to operate in this community.

Creating space for commercial use is important for a thriving economy. I see an opportunity for our community to benefit from using our own wood materials, local farming as well as the employment opportunities it will create. Leif is a huge asset to the island and he is conscientious about environmental and water issues. I think keeping his residential zoning is important and use of the land will open opportunities for future housing. I hope you support his site specific zoning.

Sincerely.

Angela Thompson

[REDACTED]
She/her

I recognize that a land acknowledgment represents only a small piece in the big picture of reconciliation. The land that I live and work on is the territory of the Tsawassen First Nation, the Penelakut, Hlwtsum, and other Hul' qumi'num speaking people.

I am committed to being a good ally and will continue to learn, and relearn so that I can help and inspire others in the work of decolonization.

From: celeste howell <[REDACTED]>

Sent: Monday, August 19, 2024 7:24 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]

Subject: Support for application

Dear Galiano LTC,

We are in full support of application reference number PLRZ20240003.

We support all of his small business ideas. We believe the applicant Leif Palmberg cares deeply about Galiano and the community.

Sincerely,

Celeste Howell

Hector Jones Brown

[REDACTED] Galiano .

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From: Steve Slater <[REDACTED]>
Sent: Monday, August 19, 2024 7:01 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>
Cc: Leif Palmberg <[REDACTED]>
Subject: Regarding Application Reference Number PLRZ20240003 Galiano Island

Attention: Islands Trust

Re: Rezoning Application of 832 Galiano Way Application Reference Number PLRZ20240003

We are writing this email to show support for Leif Palmberg and his application for rezoning.

We have spoken with Leif Palmberg concerning his plans for the property in detail, and fully believe that this rezoning application should be looked at positively.

This kind of business growth initiative is exactly what is needed on Galiano. The support of this kind of diversified plan can lead not only to the retention of current on-island sustainable businesses, but to help the growth of future businesses. This will contribute to grow our local economy and further attract hard working and successful professionals that will help drive our island economy forward.

An interesting and different type of business such as the cidery, also gives an enriched flavour to the island, making it more desirable to live here, and to be part of a vibrant community. Future available employment opportunities would definitely be a positive byproduct.

In speaking with Leif, it seems clear to us that his ideas of local lumber processing would be a huge advantage, clearing the way for the chance to “buy local” , and ending the practise of local materials currently going to waste. We would love the opportunity to buy locally sourced wood products, while at the same time clearing out product that would otherwise sit and decompose, or create a fire hazard.

The location of Leif’s property seems ideal, with the area of land located where it is. Surrounded by BC Hydro easements, a substation and powerlines, it seems like Leif’s desire to be a fully cooperative partner in the area, is fully shown in this application. The impact of this proposal seems minimal, while the positive aspects already mentioned, seem much more prevalent.

Local small business operators need the availability of appropriately zoned properties in order to operate their businesses. It really is time to support our local businesses more strongly, as small communities require economic growth to secure their actual long term viability. Those of us that live here, want to stay in an environment that is stable, not always having to be completely dependant on products brought in at great expense from the mainland or Vancouver Island. As costs of transportation and products from off-island locations escalate, what a chance to provide better, sustainable products at a lower cost, while at the same time improving the overall quality of life on our island.

As community members and full time residents on Galiano, we fully support this application and we thank you for the thought and time you are putting into the consideration of it.

Sincerely,

Stephen Slater

[REDACTED]

Yoland Slater

[REDACTED]

[REDACTED], Galiano Island

[REDACTED]

Sent from my iPad

From: Eden Toth <[REDACTED]>
Sent: Friday, August 23, 2024 1:01 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]
Subject: File: PLRZ20240003 (Palmberg)

Good afternoon,

I am writing to express my strong support for the proposed zoning amendment currently under consideration – application #PLRZ20240003 submitted by Leif Palmberg.

Mr. Palmberg is a respectful person and a life-long islander who has developed a carefully considered plan for his property.

The proposed changes will allow Mr. Palmberg to grow his business and provide much-needed services to residents while operating lightly on the land and respecting the character of the neighbourhood. The property in question backs onto two Forestry-zoned lots and a BC Hydro property, which makes it an ideal location for the proposed activities. Mr. Palmberg also has adequate responses to any concerns about traffic, noise, and water use that other nearby property owners might have.

Galiano Island is a beautiful place, and part of what makes it beautiful is the diverse population of full-time residents who live here and care about it. If we want our island to remain an economically vibrant *community* – rather than just a place where wealthy people keep their second homes – it is crucial that we find flexible ways of supporting small businesses in our land-use decisions.

With thanks,

Eden Toth
[REDACTED]

–

Eden Toth
[REDACTED]

From: Justin Prevedoros <[REDACTED]>
Sent: Friday, August 23, 2024 12:48 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]
Subject: File: PLRZ20240003 (Palmberg)

re: application reference number PLRZ20240003

To whom it may concern,

I am emailing in support of Leif Palmberg's application to the LTC.

Having first hand knowledge of the construction industry on Galiano Island, I know we are in desperate need of more land that is zoned to allow for construction-adjacent activities like those proposed by Mr. Palmberg.

Mr. Palmberg's proposal to store equipment, lumber and aggregate on his property would support his own small business, but would also indirectly support mine and others like me here on Galiano.

I have known Leif for the better part of 40 years and in this time I have seen him show a great community mindset. I wish him the best with his dream of setting up a cider plant.

Justin Prevedoros
[REDACTED]

[REDACTED] Galiano Island BC [REDACTED]

Dear Galiano LTC,

I support application reference number PLRZ20240003 with the changes that include no sales of aggregates, wood products or materials on site and no beer production. I believe this rezoning will benefit the economic opportunities for Galiano Island by supporting the development of small and local business. There are currently very few parcels of land that allow for operating a small business, by approving this application that barrier will be reduced. Furthermore, the location seems ideal given its proximity to the BC Hydro station and adjacent forestry lands which will help to minimize the disturbance to neighbours and community.

Kind regards,

Tanya Inglis

████████████████████
Galiano Island, BC
████████

To whom it may concern,

I am writing in support of Leif Palmbergs rezoning application on Galiano Way.
The proposed ideas seem quite appropriate for the island are services that residents would benefit from well into the future

Sincerely
Fred King



From: Megan Ireland <[REDACTED]>
Sent: Thursday, August 29, 2024 3:49 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>;
[REDACTED]
Subject: Letter of support

Dear Galiano LTC,

We write this letter in support of application reference number PLRZ20240003

We believe the applicant's proposed business plan would benefit many on the island by offering new and exciting services, bringing in tourism and increasing local economic opportunities, while also placing priority and thorough consideration on the unique environmental and sustainability needs we have here (water usage, local wood/lumber processing, local food production).

We ask that you consider granting the proposed zoning application.

Thank you,

Megan Ireland and Robert Gathercole

[REDACTED]
Galiano, BC

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From: Steve <[REDACTED]>
Sent: Tuesday, September 3, 2024 8:12 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]
Subject: Letter of Support - Application Reference Number PLRZ20240003

Dear Galiano Local Trust Committee,

I am writing in support of Leif Palmberg's application, reference number PLRZ20240003. Through speaking directly with Leif about his plans I found his proposal to be reasonable, needed on Island, and well thought out. If Leif's new venture is any reflection of his current business practice, I have no worries he will manage it with consideration and professionalism.

As a carpenter I like the idea of working with the on-Island Douglas Fir, which is a quality wood product. It is unfortunate and wasteful to clear trees to build a structure and then import wood to build the structure. In my experience contractors and clients alike love using local materials in their projects.

It would be nice to have options on Island for gravel as well. There is always a need for gravel for building sites, driveways, maintenance and a variety of other purposes.

From working with Leif I see that he is community minded and wants to have a business that serves the local residents. I trust that any limits and regulations regarding traffic, water usage and noise would be respected and followed to mitigate human and ecological impacts.

Thank you for the opportunity to provide my feedback on this application.

Kind regards,

Steve Dunk

[REDACTED]
Galiano Island BC [REDACTED]

From: ttimberg@telus.net <[REDACTED]>

Sent: Tuesday, September 3, 2024 11:21 AM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]

Subject: Letter for support for Reference PLRZ20240003

Dear Galiano LTC,

I am writing in support of Lief Palmberg's zoning application reference number PLRZ20240003.

As a long term Galiano weekender and resident, it is my observation that the health, vibrancy, and economy of our gem of an island relies on our need to prioritize conservation and ecology with zoning applications.

Our little community and its economy is built, maintained and improved by the hard work and creativity of the people we are able to attract and encourage to invest on Galiano. Without essential services and creative businesses our little community will be unable to grow and to attract or keep our young people, and professionals such as doctors, builders and service providers.

Lief's zoning application is critical for him to expand his contracting/construction business. We hired Lief to install a new septic system for us last year and we were extremely pleased with his professionalism and ability to coordinate electricians, plumbers, diggers, when installing our new system. I understand that this zoning application will enable Lief to improve his business and provided greater contracting/constructions services to our Galiano community. A small business like Lief's must be able to expand and Lief's proposal will benefit all of us on Galiano who will utilize his essential services.

Likewise, Lief's proposal to build an apple orchard and cidery is a creative and unique opportunity to add a unique and interesting business to our Galiano community. Certainly, similar cideries have been approved in Saanich and on Salt Spring Island. A healthy community has a wide variety of creative businesses. I understand that Lief's approach to his proposed orchard will increase our local farming and food production and has been designed in line with Galiano's fresh water supply. What a creative and interesting business. This will increase economic opportunities on Galiano Island and will support both our island community and attract many of our visitors.

In my view, Galiano needs to support small businesses as represented in this application. Approving this will strengthen Lief's construction business and also introduce a new, creative approach to local farming and food production. This proposal is a win win.

Your truly,

Tim Timberg

[REDACTED]

[REDACTED]

From: riley coburn <[REDACTED]>

Sent: Thursday, September 5, 2024 5:43 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: [REDACTED]

Subject: Rezoning PLRZ20240003

Dear Galiano LTC, I'm sending this email to show support for Leif Palmberg's rezoning application at 832 Galiano way. I grew up in this neighborhood and know the lot and the area very well. I think that this location is an ideal site for this proposed rezoning and feel that this would be a great benefit to the island as well as the neighborhood. Having grown up here, I saw most of my friends and classmates move away to find work and make lives for themselves. I think it's very important to allow people to have places to operate businesses that provide the island with these important services, and try to create a strong local economy. Hopefully with more businesses like these operating here, future generations will have more opportunities to work here and thrive here. Please approve this rezoning. Thank you.

Riley Coburn
[REDACTED]

From: Roger and Lisa Pettit <[REDACTED]>
Sent: Monday, September 9, 2024 2:27 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>
Cc: Leif Palmberg <[REDACTED]>
Subject: Support for application reference number PLRZ20240003, Leif Palmberg.

Dear Planners,

I wish to advise you of my support for Leif Palmberg's application for rezoning. The cidery and orchard would be a welcome addition to Galiano. And, Galiano needs smaller contractors with smaller machines that do less environmental damage. I have used Leif in the past to do work here on my farm, and have found him to be a reliable and conscientious operator. He has demonstrated to me to have a significantly better appreciation of the need to preserve natural amenities than the typical machine operator.

Sincerely,

Roger Pettit

[REDACTED]

Galiano, BC

From: [REDACTED]

Sent: Tuesday, September 10, 2024 12:49 AM

To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>

Cc: Stefan Cermak <scermak@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>

Subject: Concerns about Application GL PLRZ20240003 (Palmberg)

To Galiano LTC,

I ask the Trustees to act with caution and to limit approval of the multi-pronged rezoning request PLRZ20240003 (Palmberg). There are potential benefits to the island and the applicant with his business goals, but there are also significant factors that could adversely affect his neighbours – potentially permanently. In this letter I focus specifically on noise and water concerns.

Is it possible to be more measured with any rezoning ? Industrial and commercial ventures in a residential area will undoubtedly increase noise. I can attest that noise really does travel in this otherwise quiet area. Some temporary, intermittent noise is unavoidable with regular maintenance of properties and construction of new structures, etc. But larger scale, ongoing industrial/commercial operations are far more open-ended. Is there a compelling enough need for each of these businesses on the island, and on this lot?

The Official Community Plan states: *“The Local Trust Committee should consider implementing regulations that would limit noise impacts generated by industrial uses and activities.”*

This property is directly adjacent to a community water system. Despite the pond created on the property a cidery would use significant amounts of water. And that’s just one of the three business resource demands. This lot is not the only one undergoing contemplated change. As the neighbourhood population increases with more people moving onto their properties and building homes there will be increased demand on the common aquifer. This aquifer and the wells dependent on it are already taxed by the trend of decreasing annual rainfall.

I cite a couple provisions from the Official Community Plan:

“An assessment will be required to determine the impact on local water flow patterns, groundwater and waste water disposal and shall show evidence of adequate water supply and waste disposal.”

“Any rezoning application involving an increase in density or intensity of use should be required to provide an assessment of the availability of sustainable, long-term groundwater. Any additional density or intensity of use that would negatively affect the quality or quantity of groundwater should not be permitted in critical groundwater areas.”

Of course, the opportunity for a livelihood and community services are so important. I'm just concerned the extensive plans for this lot – three businesses, expanding over time - so close to a groundwater recharge protection area and beside a residential neighbourhood might be too much, and might have irreversible, unintended consequences. In considering this rezoning application please seek amendments and public consultation where recommended.

Sincerely, Jennifer Dusing, [REDACTED], Galiano Island, [REDACTED]

From: **Alan Moodie** <[REDACTED]>
Date: Mon, Aug 12, 2024, 10:13 a.m.
Subject: Re: Application PLRZ20240003
To: <[REDACTED]>

Dear Galiano LTC /Islandstrust,

I'm writing this letter of support for the rezoning request as per. App. PLRZ20240003.

As a long time resident of Galiano Island and independent business person, I favor the farming/value added local cottage industry aspects of this application and the ancillary business services delineated in this application.

I'm confident that any concerns regarding water usage can be mitigated with an objective evidence based scientific hydrologic survey.

Yours truly,

Alan " Sandy " Moodie

FROM THE DESK OF

STEVE M WOOLRICH

September 13, 2024

Attention: Galiano Island - Local Trust Committee

Re: Re-zoning application of 832 Galiano Way | Reference Number: PLRZ20240003

Please accept this letter of support for the successful rezoning application of Leif PALMBERG for 832 Galiano Way to allow for Site Specific Zoning.

I have been a small business owner for over 22 years and as such I deeply understand both the opportunity and challenges of this role in community. Often, it is the role of the entrepreneur to demonstrate leadership, and to provide community vision and recognize opportunities to open and enhance the well-being of the community. This role brings with it great highs when a vision manifests in a good way; and more often than not great frustration whilst cutting through the 'red tape' to lay a proper foundation for success.

I spend a lot of my time and energy supporting the Community Safety and Well-Being of many communities in a variety of ways both professionally and personally, so I tend to view applications such as this from many perspectives, including demonstrating collaborative leadership and taking action in creative and proactive ways. I am especially supportive of my fellow entrepreneurs and visionaries that consider the impact of their ideas on the safety and well-being of the community as a whole.

- I am impressed with the both the consultation and subsequent changes to the application that Mr. Palmberg made to accommodate and satisfy the concerns of Islands Trust and neighbours, including the attention to environmental issues for production, storage and sales.
- I fully support the improvement and expansion of our local economy to support the well-being of all residents both socially and economically, all while improving local farming and food infrastructure for Galiano Island.

I consider it a great honour to be given the opportunity to support the creative efforts and people of Galiano Island that are currently doing great things!

Sincerely,



Steve Woolrich

Dear Galiano Trustees and Planners,

We are writing in support of Application PLRZ20240003 Leif Palmberg's property at 832 Galiano Way.

Though the neighbours have concerns, there are always solutions to every issue. With the water concerns, the proposal of a large pond to hold vast amounts of water, may in itself be sufficient to serve the needs of this application, and if not, there is the option of adding cisterns and collecting water during the winter months when rain water is plentiful and easy to capture.

As far as concerns of noise, that also can be solved if it becomes an issue. We used to live in Campbell River in a farming community with one Industrial lot next door to a Mobile Home Park, and one day our City allowed a Pole Peeling plant to operate on the Industrial lot. The noise coming from the pole peeling plant was like someone leaning on their car horn for 8 hours straight. This drove us and all our neighbours insane for six months, and after months of complaining the City made the Business enclose the pole peeling machine in an enclosed insulated building, and that did it, no more noise, and life returned to normal. I write this to let you know there is always a solution.

Please consider moving forward with this application knowing that every neighbourhood concern has a solution.

Sincerely,

Corinne Matheson and Wayne Bairstow

■■■■ Galiano Island.

From: Christine Keefer <[REDACTED]>
Sent: Thursday, September 19, 2024 7:18 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Leif Palmberg's zoning application, PLRZ2024003

Hello,

I am writing to express my support for Leif Palmberg's zoning application, PLRZ2024003.

Leif's proposal includes a cider production facility, a small sawmill, and gravel storage, all of which will benefit Galiano's economy while being environmentally responsible. His cider production uses significantly less water than a brewery, and apple trees require less water than other fruit trees, which is ideal given concerns about local water resources. Leif's plan is modeled on successful operations like those on Salt Spring Island, showing that it's both feasible and sustainable.

The sawmill will process logs from the island, reducing the need to transport materials, and the gravel storage will provide a necessary resource for local landowners, cutting down on transportation and carbon emissions.

Leif grew up here and understands the importance of preserving our environment. Supporting his application will help strengthen our local economy and promote sustainability.

It's also important to note that Leif is married to our only doctor on the island. Failing to support him would be shortsighted and detrimental to our community's long-term well-being.

Let's support Leif and ensure a future for young families on Galiano.

Thank you,

Christine Keefer
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Jennifer Wilshire <[REDACTED]>
Sent: Tuesday, September 24, 2024 11:23 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>; Leif Palmberg <[REDACTED]>
Subject: Letter of Support: Application reference number: PLRZ20240003

Dear Galiano LTC,

I am writing to support re-zoning Application PLRZ20240003 by Leif Palmberg. I support Leif's small business in order to increase economic opportunities on Galiano. It is important to ensure there is enough land that is zoned for small businesses to operate. Leif's company is an important resource for Galiano people and he does great work. This business needs a place to operate out of.

Sincerely,
Jennifer Wilshire

[REDACTED]
Galiano Island
[REDACTED]
[REDACTED]

From: Eric Higgs <[REDACTED]>
Sent: Wednesday, February 5, 2025 8:46 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: GL-PLRZ20240003 (Palmberg)

Dear Trustees Gavreau, Mabblerley, and Peterson,

I write in support of Leif Palmberg's application for a proposed rezoning from Rural 2 (R2) to site specific R2 Zoning.

I have known Leif for several years and hired him recently to work on site development for our home building project. I appreciated his careful work, which went beyond the call of duty with several thoughtful touches (e.g., moving a large stone to serve as an "address marker" at the top of the driveway). As a restoration ecologist I am concerned about site impacts and how best to mitigate them. Leif worked closely with me on strategies to limiting both short term and long term impact. I was impressed by his knowledge, diligence, and responsiveness. He completed his work on time and on budget.

Watching how Leif works and does business gives me confidence he will develop his proposed operations sensitively and with his neighbours in mind; he grew up on the Island and knows it well. He intends to employ best practices to limit water use and given the scope of his proposed small cider operations should come in considerably below average household use.

My family and I have been coming to Galiano for sixteen years and have become involved in local organizations (mostly the Galiano Conservancy Association). We support the smart and measured growth of sustainable local businesses that can provide employment and diversify the Galiano economy. All three of his proposed business operations will be welcome additions to Galiano.

Sincerely,

Eric Higgs
[REDACTED]

From: Iain Renwick <[REDACTED]>
Sent: Wednesday, February 5, 2025 10:13 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Palmberg Rezoning

Dear Galiano LTZ (Ben,Lisa and Tim)

We are writing this to express our support for the Palmberg Rezoning application,reference number PLRZ20240003.We are in support of this Rezoning application because we need to create and support a local economy with farmers,producers and local jobs.

Sincerely
Iain Renwick
Reina Black

[REDACTED]
[REDACTED]

February 5th, 2025

Dear Trustees and Planner,

This letter is about Application PL-RZ-2024-0003 (Palmberg) for Lot A, Plan 22128 (Galiano Way).

The Staff report for the February 11.2025 LTC meeting mentions potential impacts of one of the proposed uses of the application: a cidery/winery.

I would like to add one more potential impact not mentioned in the report: the proposed cidery/winery would add one more source of alcohol beverage on Galiano.

I have attached several links to different newspaper articles and government reports.

Newspaper articles

<https://www.theglobeandmail.com/opinion/article-its-time-to-rethink-our-relationship-with-alcohol-> Alcohol is a group-one carcinogen and is estimated to be one of the top three causes of cancer deaths worldwide. - Article writing by a cancer patient- Jan 3/2025

<https://www.cbc.ca/news/health/alcohol-cancer-warning-labels-1.7422379- U.S>> surgeon general urges cancer warning for alcoholic drinks. -Jan3/2025

<https://www.vicnews.com/news/tofino-has-drinking-problem-hospitalizations-double-island-normals-7540139-> Medical Health Officer, Dr. Charmaine Enns, says Tofino-Ucluelet region must denormalize drinking and decrease consumption. Sept.17/2024

Government reports

<https://cmho-report-2024.islandhealth.ca/#Data>- Alcohol Consumption is higher in Island Health than BC. Hospital admission caused by alcohol are higher for Island Health than on BC and Canada

<https://www.islandhealth.ca/sites/default/files/southern-gulf-islands-local-health-area-profile.pdf> (2019)- Among LHA-level available data, substance use in Gulf Islands, particularly alcohol consumption per capita, is higher than Island Health and BC levels. (page 5)

I will now refer to the article about Dr. Charmaine Enns presentation to Tofino local council This is part of her comments:

“We now know in increasing evidence and body of knowledge that the more drinks that are consumed, the more likely there are to be individual harms. The new guidance in Canada is that seven or more standard drinks a week will result in harm”- “Consume less. There’s no magic number, but consume less because the less you drink the less harm there’s going to be to the individual, but also in terms of society,” she said.- She added that the negative impacts of alcohol outweigh the economic benefits, explaining that alcohol sales in B.C. generate about \$2 billion in

revenue, but cost \$2.81 billion in terms of harms in healthcare, lost productivity and criminal justice.- She suggested every time someone has an alcoholic beverage, it costs British Columbians more than 30 cents in impacts.

She reiterated that council has significant power to decrease alcohol sales and consumption through limiting the number of businesses where alcohol is sold and the hours those businesses are able to operate.

“I don’t mean just liquor stores. I mean hours of sales where there’s liquor distribution or liquor sales. You can control that through bylaw,” she said. “It is in your power.”

She suggested enforcement could include revoking business licences, increasing bylaw enforcement of business licences, establishing a new business licence category and surveillance.

“I’m here to give you my independent medical advice as a public health physician”.

I will encourage trustees and planner to read the whole article about Dr. Enn’s presentation to council.

Quote from the Precautionary Principle from the Galiano OCP (Section 2j):

“This Plan supports using the precautionary principle in land use decisions: “WHEN AN ACTIVITY RAISES THREATS OF HARM TO HUMAN HEALTH or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically.”

and Section VIII Administration, Section 2 Islands Trust Authority of the OCP says:

“The legislated object defines the purpose of providing authority to the Islands Trust for land use regulation. Local trust committees employ the available planning powers of the Local Government Act to preserve, protect, and effectively maintain the rural nature, HEALTH, natural environment and vitality of the Trust Area.”

According to Galiano OCP and the Islands Trust Authority of the OCP, Trustees have responsibilities with respect to the health of the residents they represent. You should consider if adding more opportunities to obtain alcohol beverages could raises threats of harm to the health of island people. Galiano has already several place where to obtain liquor. Would it be wise to add one more? To change the OCP and LUB to provide more sources for alcohol drinking? You have the option to say: NO

Consider that the negative impact of liquor hit harder people of lower income than people with higher incomes. The reasons are simple: people with higher income can access to more support, to costly rehabilitation. If you add the factor of isolation and lack of helping resources on Galiano, you could see a pattern of social unfairness.

Galiano Health Clinic has in the first page of their website the following words,

“Promoting the health, the prevention of illness, and the well-being of the Galiano Island community in response to expressed community needs”

Trustees, planner, you could contact the Galiano Health Clinic to provide you with a professional opinion on the alcohol consumption and health effects on Galiano.

Until you have obtained more information/statistics from Island Health and the Galiano Health Clinic about alcohol consumption and negative consequences, do not proceed with the preparation of bylaw drafts as recommended by Staff, instead choose alternative 1- Request for further information. The Islands Trust have provided Trustees with a reasonable choice by presenting “Request for further information” in the application process.

I would like to add that the alcohol concern is not the only one about this application, there are other concerns stated in numerous previous letters.

Kind Regards,

Maria Carmita de Menyhart

████████████████████ Galiano

████████

From: Ayla McMillan <[REDACTED]>
Sent: Thursday, February 6, 2025 6:42 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: leif palmberg <[REDACTED]>
Subject: Attn Galiano LTC : Palmberg rezoning PLRZ20240003

Dear Galiano LTC,

I am writing you in support of the Palmberg rezoning application, reference number PLRZ20240003.

I strongly support this rezoning because it is beneficial for Galiano residents to have more local farms and businesses. It would create employment for locals and help the economy. It will help reduce our environmental footprint by providing local food production without big box pricing. Stability in an very uncertain economy. Creating more local farms and businesses locally is good for the island and its residents. I hope you carefully consider this application and how it will benefit Galiano.

Thank you for your consideration,

Ayla McMillan

[REDACTED]

Galiano Island, BC

[REDACTED]

From: Myron Sebelius <[REDACTED]>

Sent: Thursday, February 6, 2025 2:59 PM

To: Emily Bryant <ebryant@islandstrust.bc.ca>

Cc: [REDACTED]

Subject: Attn: Galiano LTC Ben, Lisa and Tim Rezoning application PLRZ20240003

Dear Galiano LTC,

I Myron Sebelius of [REDACTED], Galiano Island, am writing in support of the Palmberg rezoning application. Reference number, PLRZ20240003. I am in support of this because I believe that farming and small businesses are essential for Galiano Island and its people. Local farming is crucial to us islanders as it gives us independence from relying on large producers and reducing our environmental foot print, as well as access to affordable organic foods. Its important now more than ever with what's happening around the world with food insecurity and trades. It will benefit us all to become more self sufficient. Please reconsider this application. Thank you for your consideration.

Myron Sebelius

[REDACTED],
Galiano Island, BC

[REDACTED]

From: Val Kambeitz <[REDACTED]>
Sent: Thursday, February 6, 2025 5:33 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>; [REDACTED]
Subject: PLRZ20240003

Dear Galiano LTC

I am writing to voice my support for the Palmberg rezoning application on Galiano.

As a long time resident on Galiano I strongly believe in the need for new ventures and businesses (within reason) to keep Galiano thriving.

Cidery: Why not try something new on Galiano? So very many other small communities enjoy and take pride in “their” brewery, winery or cidery. I could see it encouraging other local growers to sell their product which would only generate more money all round on the island.

Excavation/ light industry: Competition is a good thing. I feel this proposal would be nothing but a benefit to the residents of Galiano.

Thank you

Val Kambeitz

[REDACTED] Galiano Island, BC [REDACTED]
[REDACTED]

From: Jasmine Rae Hart <[REDACTED]>
Sent: Thursday, February 6, 2025 8:52 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject:

Galiano LTC (Ben Lisa Tim)

I Wendy Coburn at [REDACTED] am writing this to express my support to Leif Palmburgs zoning application, #PLRZ20240003

I live at [REDACTED]. Leifs property is across the Hydro easement [REDACTED]. I can hear equipment when it is running from my property, and it is very minimal. I hear more from the substation and from my immediate neighbors. This is a part of life, and I do not feel that his development if it goes through will impact my quality of life in the way of noise

I am on a water system on Sticks Allison, and I have heard from the CRD that we have one of the strongest water systems in the Gulf Islands. I do not feel that Leifs project would threaten our water supply as he also has a very strong well at 10 GPM.

. I have lived on Galiano Island for 31 years as an owner operator of two small successful businesses as well as raised a family here. It is vital to have small locally owned businesses in our community. Having a cidery on island will create a more vibrant community, create jobs and help the economy.

Those of us living here want a sustainable local economy This .Application #PLRZ20240003 is definitely a step in the right direction

sincerely

Wendy Coburn

From: Zak Sebelius <[REDACTED]>
Sent: Thursday, February 6, 2025 8:34 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>; [REDACTED]
Subject: Support for palmberg rezoning

Dear Galiano LTC, I'm writing this to express my full support for the palmberg rezoning, PLRZ20240003. We as a community should all be working towards producing more products locally, and supporting local businesses to meet our needs rather than always importing products and services from off island. We need to address the current zoning scarcity so that small businesses can have land to operate on. I'm very familiar with the lot and the sound ideas that Leif is proposing with this application and I think that these are ventures that will benefit the community as a whole. Please approve this application.

Thank you,

Zak Sebelius
[REDACTED]

Danica Berginc & Caelen Silver

██████████
Galiano Island BC ██████████
██
██████████

February 5th, 2025

Dear Galiano LTC,

I am writing to express our support for Leif Palmberg's rezoning application on Galiano Way (Application PL-RZ-2024-0003).

In our opinion, the current zoning regulations for the subject property limits the potential to contribute to our community's evolving needs. As business owner's in a similar field as Leif, we view additional light industry space on Galiano Island as a benefit to the community and local economy.

We believe economic growth and community development can happen in a sustainable way. In review of this application and discussion with Leif personally, it is evident he has made careful considerations with thoughtful solutions in regard to environmental impacts. Allowing the re-zoning of the subject-property will allow for sustainable development and ultimately a better serviced community.

It is safe to say that Galiano's economy is bolstered by two industries: the trades and tourism. All proposed uses within this application significantly benefit both industries in a positive and conscientious way. Considering the local population and economy have shifted since the last review of our OCP, we believe it is reasonable to allow site-specific zoning for current, modern day needs.

Thank you for the opportunity to provide our feedback in this matter.

Sincerely,
Danica Berginc and Caelen Silver

From: John F. Hatch

To: Galiano Island Local Trust Committee - Lisa Gauvreau, Ben Maberley & Timothy Peterson

Date: February 07, 2025

Subject: Zoning application, PLRZ2024003

I am writing to offer my support to Leif Palmberg's zoning application, PLRZ2024003.

Leif has proposed three ideas which Galiano Island and residents will benefit from:

- 1) The production of apple cider - supporting local food production
- 2) Small sawmill - production of local lumber
- 3) Storage of aggregate materials - required for septic systems, foundations, driveway surfacing and fire smart non combustible landscaping

Leif is a family person, resident and responsible young entrepreneur of Galiano Island.

Please consider supporting Lief's proposed use of this property.

Sincerely,

John F. Hatch

██████████

Galiano Island

From: Kelly Blackwood <[REDACTED]>
Sent: Friday, February 7, 2025 3:34 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Leif Palmberg Application PLRZ20240003

Attention Trustees Lisa Gauvreau, Ben Maberley

I support Leif Palmbergs Application as his proposal would provide much needed "on island" economic activity which our Galiano community would benefit from. Leif has put a great deal of effort and care into his proposal. We, the community, and the Local Trust, should encourage and support Leif in his efforts. I feel it would be a win win for locals, part timers, and tourists alike.

Thank you
Kelly Blackwood

[REDACTED]
Galiano Island.

Michael Ash

██████████
Galiano Island, British Columbia

██████████
Re: **Rezoning application PLR20240003**

To whom it may concern,

I am submitting this letter in support of Leif Palmberg's application for rezoning as per reference number **PLR20240003**.

As a longtime resident of Galiano, I understand there is a recognized need for land to be zoned to allow for uses that are necessary for small business enterprises.

I have known the applicant for several years and know him to be a committed community member whose land use application would benefit and enhance the community.

Sincerely,

Michael Ash

From: Mike Byzyna <[REDACTED]>
Sent: Friday, February 7, 2025 10:43 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Support for PLRZ20240003

Attn: Galiano LTC

Hello Ben, Lisa and Tim,

I am writing this letter to show my support for the Palmberg Rezoning Application, ref# PLRZ20240003.

As a business owner on the island, I believe it is very important to support and try to grow our local economy. A strong community needs to have opportunities for people to pursue and be involved in.

Thank you for your consideration,

Mike Byzyna

[REDACTED]
(Montague Harbour Marina)

Sent from my iPhone

From: George Harris <[REDACTED]>
Sent: Saturday, February 8, 2025 7:53 AM
To: Ben Maberley <bmaberley@islandstrust.bc.ca>; Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Re:GL-PLRZ20240003%20(Palmberg)

Good morning Galiano Trustees,

I strongly support Leif Palmberg's rezoning application.

Our goals as a community have traditionally supported projects which strengthen the foundation of a sustainable and environmentally responsible future. This is what this application represents.

Looking through this file I am more than a little impressed with the work the applicant and the Trust have done to ensure this will help make Galiano less dependent on a fossil fuel driven system. Make and buy local.

As a retired entrepreneur I can speak from some experience....starting any business enterprise is an extremely difficult and risky task. We all need to get behind local projects.

Thank you for your dedication to keep Galiano awesome!

George Harris
[REDACTED]

Galiano Island

From: Heiko Decosas <[REDACTED]>
Sent: Saturday, February 8, 2025 12:00 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: [REDACTED]
Subject: Support for Palmberg Rezoning Application (PLRZ20240003)

Dear Galiano LTC (Ben, Lisa, and Tim),

I am writing to express my support for the Palmberg Rezoning application, reference number **PLRZ20240003**.

Leif's proposal for a cider production facility, small sawmill, and gravel storage seems like a sound local economic development. Cider production from my understanding is a sustainable agricultural practice that uses significantly less water than brewing, and apple trees require less water than other fruit trees. Successful models on Salt Spring Island demonstrate that this type of business can be both viable and environmentally sound.

The proposed sawmill will allow for local processing of island-sourced logs, reducing transportation needs and supporting responsible forestry practices. Likewise, having a local gravel storage site will cut down on transportation emissions and provide a much-needed resource for residents.

Supporting this rezoning application means supporting a more self-sufficient and sustainable future for Galiano. As a resident and long time community member I support the approval of this application.

Sincerely,

Heiko Decosas

[REDACTED]

Galiano Island [REDACTED]

From: Lori Seay <[REDACTED]>
Sent: Saturday, February 8, 2025 3:49 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Palmberg Rezoning application - PLRZ20240003.

Dear Galiano LTC:

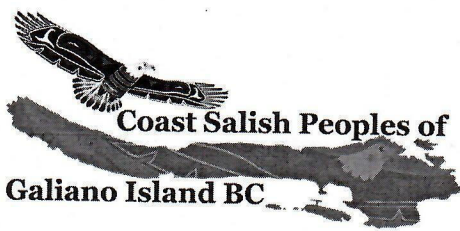
We are writing in support of the Palmberg rezoning application-reference number PLRZ20240003. We support this application because it meets the high standard set by our local trust committees when considering decisions to change the zoning of land. This kind of sustainable local business is a good fit for Galiano Island.

Thank you for your consideration.

Sincerely,

Rolyn Potter and Lori Seay-Potter

[REDACTED], Galiano Island



7 February 2025

To Galiano LTC: Tim Peterson, Ben Maberley, and Lisa Gavreau
RE: File# GL PL-RZ-2024-003 (Palmberg)

I am writing to offer our support for Leif Palmberg's rezoning application, located at **832 Galiano Way** on Galiano Island, BC., **Lot 'A' of Lot '15', Galiano Island, Cowichan District, Plan 22128.**

The Galiano Island First Nation, the hulmuxw, value sustainable and respectful development that aligns with our cultural values, the natural environment, and recognizes the importance of consultation with Indigenous people of the land. Leif Palmberg demonstrated a commitment to these principles through his thoughtful planning and First Nation and community engagement.

The proposed rezoning will minimally affect the neighbours and will foster possible economic growth and self-sustainability for the island. An important feature given these uncertain economic times. We feel this development respects the cultural and environmental significance of the area, ensuring minimal impact on the surrounding ecosystem.

We believe that the rezoning and subsequent plans will enhance the community's identity and provide further connectivity while preserving the natural beauty and heritage of Galiano Island. Therefore, we fully support Leif Palmberg's rezoning application and encourage its approval.

Kind Regards



Robert H. Wilson, President CSPGS/Galiano Island First Nation



From: Frank Moyle <[REDACTED]>
Sent: Sunday, February 9, 2025 11:08 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: [REDACTED]
Subject: Support Letter for Palmberg rezoning application PLRZ20240003

Dear Galiano LTC (Ben, Lisa and Tim)

I am writing this to express my support for the Palmberg Rezoning application, reference number PLRZ20240003. I am in support of this rezoning application because I believe it will help support the local economy and local farmers.

Thank you for your consideration.

Sincerely

Frank Moyle

[REDACTED]

Galiano Island [REDACTED]

[REDACTED]

[REDACTED]

February 9, 2025

Dear Local Trust Council,

I am writing as a member of the Georgeson family of Galiano Island and as a liaison with representatives from different branches of our family.

After meeting with Leif Palmberg to discuss his rezoning application for his property on Galiano Way, submitted to the LTC, I shared the proposal with family representatives. We are all in support of his application and look forward to seeing his vision come to fruition.

If you require any further information, please feel free to reach out to me.

Sincerely,

A black rectangular redaction box covering the signature of Jeannine Georgeson.

Jeannine Georgeson

A black rectangular redaction box covering the contact information of Jeannine Georgeson.

From: Larry Campbell <[REDACTED]>
Sent: Sunday, February 9, 2025 1:15 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: GL-PLRZ220240003

I am writing in support of the application listed above. I do so for a number of reasons.

First, Leif Palmberg is a long time resident of Galiano and as such has contributed in many ways both personally and professionally. He is industrious, honest and a well respected citizen. His application reinforces his commitment to the citizens of Galiano Island by providing services that are desperately needed. Sawn lumber and gravel are needed as the island grows and supports the people who live here.

Second, Leif has respected the process in place and according to the planners report, has fulfilled his obligations. The planners have ensured that relevant concerns have and will be addressed as Leif moves forward.

I realize that this while this application will not come to fruition for many years. However, the building blocks put in place at the beginning will ensure a large measure of success. Galiano needs work for people. Galiano needs services for people. This application addresses both.

Thank you for your attention

Hon. Larry Campbell

[REDACTED]

Galiano Island

[REDACTED]

From: leif palmberg <[REDACTED]>
Sent: Sunday, February 9, 2025 3:00 PM
To: Lisa Gauvreau; Ben Maberley; Timothy Peterson; Emily Bryant; Kim Stockdill; Robert Kojima
Subject: Responses to Complaints regarding rezoning
Attachments: Palmberg Rezoning Responses .pdf

Hello Trustees Gauvreau, Maberly, Peterson and islands trust staff. In advance of Tuesday's meeting I would like an opportunity to address the complaints towards my rezoning application. I've Compiled a response table in an attempt to address each complaint from every complainant individually. I would greatly appreciate it if you could find a few minutes to review it. Thanks for your consideration.

Leif Palmberg

Sent from my iPhone

Leif Palmberg Galiano Way Rezoning			
Commenter Name	Category	Comment #	Response
D Jewell	Noise	1	Neighbours on either side of complainant have said they barely hear any noise coming from the lot, and that greater noise is created from their own neighbourhood and the BC hydro substation. Added noise will be limited and every effort to mitigate noise will be made; including the location of added activities and intentionally placed sound barriers in the form of trees and or fencing. There are multiple neighbours closer to the property than complainants who are in support of this application.
	Noise related to logging	2	<i>Complainant states "the logging of this site continued for over a year, and was continuously audible to me on my property".</i> This is not factual as logging did not continue for a year. It was carried out sporadically over short periods. It would be virtually impossible to log the small area that has been cleared continuously for a year.
	Tree Cutting	3	The lot is currently zoned for agricultural use, and I have the right to clear land for farming under the Right To Farm Act, as these are "normal farming practices". Therefore, this is unrelated to the rezoning request. Tree cutting related to the added uses will be limited to an approximately 2.5 acre area identified on the site map. This area is a relatively young, poorly managed forest with heavily diseased trees (laminated root rot etc.)
	Water	4	<i>Complainant states that "the lot is in a "water recharge area" which needs to be carefully managed and protected."</i> See comment #5
M Carmita de Menyhart	Water	5	<i>Complaint "Cideries require vast amounts of water".</i> Based on data available on small scale cideries, a cidery of the proposed scale is likely to use between 1/3 to 1/2 of the water which is used in one average Canadian household annually. It is also important to note that this water use is largely throughout the winter months while water is most abundant, since apples are harvested in the fall and processed throughout the winter. Much of this water used will be from rain water catchment. This lot is already zoned for agriculture, thus agricultural use of water is unrelated to the rezoning application. The farming practices used will minimize water use. Water licence will be required by the provincial government. This further step should ensure safe aquifer use. Water uses for all additional uses related to this rezoning is likely to be far less than the equivalent of one added residence. A water licence from the Provincial Government will be required - this will involve an in-depth analysis carried out by qualified specialist. This lot is approximately 600 m from the nearest elevated ground water catchment area as defined on the Islands Trust DPA map. This lot is NOT within a defined water catchment or recharge area.
	Water	6	<i>Complaint "facilities and sewage treatment will be upslope from the Sticks Allison well".</i> This is not factual. The facility and wastewater treatment proposed are not located directly upslope from the neighbourhood well and are significantly across slope. Any wastewater will be treated to a very high quality. Any water treatment tanks or dispersal field will be roughly 13x greater than 30m horizontal separation required from a dispersal system or sealed tanks, to a domestic water supply well, as per the Sewerage System Standard Practice Manual-Version 3. If the Complainant has issues with the current standard of practice, this should be taken up with the provincial government.
	Water	7	<i>Complaint "a new orchard will require great amounts of water".</i> See comment #5
	Water	8	<i>Complaint: site is located between recharge area and community well.</i> The document page "41" referenced is not available on the trust website. The referenced document is a proposed working document. Further, based on the fact that recharge areas defined in the referenced proposed document run even with existing lot lines on the majority of Forest Zoned lands and not on adjacent Residential or otherwise zoned lands, these recharge areas seem to have been defined in an arbitrary manner. Even within this draft document this property is not within the recharge area, it is adjacent to a property listed. This site is approximately 600m from any Island Trust identified elevated groundwater catchment areas.
	Noise	9	See comment #1
D Jewell #2	Noise	10	See comment #1
	Zoning exists elsewhere	11	<i>Complaint "There are already several work sites on Galiano providing gravel and milling services".</i> There is only one property zoned correctly for storing gravel where there is a gravel storage operation being run from. There is a second operating under a TUP - which could very well be shut down after this current TUP expires. There is only one mill site operating on Galiano with correct zoning.
	Wetland	12	<i>"Wetland bordering DL 14 is significantly drier this year".</i> The complainant is not qualified to make this assessment. They also do not define parameters being used in their assessment or location of the wetland being referred to. Stating one year of water level opinion has zero relevance as trends need to be properly measured over an extended period of time.
	Water	13	"Seeks to increase use of groundwater". See comment #5

T Rockafella	Zoning exists elsewhere	14	<p>Complaint "there are currently 3 properties zoned for aggregate - the site previously known as "Stevens", the TUP at the Emcon yard, and a site by DL 86. Our rezoning - DL 14, the adjacent property - is also rezoning for aggregate use (already permitted within the proposed FI Industrial zone)".</p> <p>Complainant is in direct conflict of interest. It is important to note; the application on district lot 14 which the complainant is referring to is submitted by her and is regarding land owned by her and her family. It is highly likely that she see's my rezoning as devaluing her ability to gain passive income by renting gravel storage space & saw-milling space as she does not operate an excavating, milling or gravel business herself and would seek financial gain by renting to small business owners like myself.</p> <p>Of the three lots mentioned only two of them have correct zoning for gravel storage, the third is a TUP and will expire in a short period of time. Both of these other sites are operated by one company, which is problematic for heathy competition on a small island.</p>
D Knight	Water	15	<p>Complaint "To add a small industry to the already taxed aquifer could add to a very difficult situation" "potential of seawater being drawn in".</p> <p>see comment #5</p>
K Minitor	Water	16	See comments #5,6,8
	Traffic	17	Increased traffic is expected to be limited. Access on Galiano Way does not pass through any residential areas. Access to the lot has good visibility. Wood processing is going to be limited to the equivalent of 10 logging truck loads per year. Only a relatively small amount of gravel will be stored. Gravel trucks coming and going will be limited by a relatively small local market.
	Noise	18	See comments #1
	Seek location close to supporters (vs complainant)	19	This lot is adjacent to several of my supporters.
H Schofield	Noise	20	See comments #1
	Destruction of forest habitat	21	This lot is zoned as R2 which is a rural zoning, not 'forest habitat". See comment #3
	Water	22	"High water usage". See comment #15
	Water	23	Complainant suggests plans for multiple wells. This is incorrect, as more wells are cost prohibitive and unnecessary. Also, increasing number of wells does not equate to more water use.
	Traffic	24	See comment #17 regarding traffic.
J Dusting	Noise	25	See comments #1
	Water	26	See comments #5,6,8
M Carmita de Menyhart #2	Perils of Alcohol	27	Producing cider locally does not necessarily affect consumption of alcohol but rather gives people options to obtain a local product, and reduce carbon footprint, rather than purchase from imported sources. If the complainant has issues with Canadian laws regarding alcohol, I suggest she take it up with our Federal Government.
D Senra	Noise	28	See comment #1
	Traffic	29	See comment #17
	Fire	30	All necessary requirement for fire suppression will be met. Removing down logs from properties where development is taking place is likely a benefit to local fire danger mitigation.
	Water	31	See comments #5,6,8
S Pankratz	Water	32	See comments #5,6,8
S Goldman	Water	33	See comments #5,6,8
	Noise	34	See comment #1
	Traffic	35	See comment #17

From: David Gaylor <[REDACTED]>
Sent: Monday, February 10, 2025 3:11 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: [REDACTED]
Subject: Palmberg Rezoning application (PLRZ20240003)

Dear Members of the Galiano LTC,

I would like to express support for the Palmberg Rezoning application (PLRZ20240003). The particular areas that I would like to support and address are those that help Leif's current excavation business. There seems to be lots of demand for this type of work on the island, and a real need for competition and more affordable aggregates. This property and location look to be ideal for these limited and essential uses, and make it reasonable for him to maintain his business. These uses are also appropriate in nurturing a healthy local economy, balanced with the needs of community land use planning. Thank you for your time.

Sincerely,
David Gaylor
[REDACTED], Galiano

From: Jim Harris <[REDACTED]>
Sent: Monday, February 10, 2025 9:54 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Palmberg rezoning application #PLRZ20240003

Attention: LTC of Galiano Island.

I am writing to support the application of Lief Palmberg for rezoning of his lot. Reference # PLRZ20240003.

Galiano needs to support their small businesses in their plans to grow or our island will just become more expensive to live on and become more of a playground for the wealthy. If the small business can show that they are planning to grow respectfully of their neighbours and the environment, they should be encouraged to proceed. Lief will do this. Lief will also create new employment which this islands needs. I therefore fully support this application.

Thank you,
Jim Harris

[REDACTED]
Galiano, BC, [REDACTED]

From: Jessica Kirkwood <[REDACTED]>
Sent: Monday, February 10, 2025 5:28 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Re: Palmberg Rezoning Application

Revised.
Sorry... I added something. Thank you!

Dear Galiano LTC,

We are writing to express our support for the Palmberg Rezoning Application, reference number PLRZ20240003. We are in support of this rezoning application for multiple reasons.

First and foremost, rezoning this property will allow Mr. Palmberg to develop multiple businesses that will support Galiano Island's sustainability - which is becoming increasingly essential at this moment in time. As islanders we will have access to affordable products that are processed, produced and sold on-island. Second, it will promote local job opportunities and boost the island's economy. Third, it could potentially become a tourist attraction (tourist spending) as a local cidery. This would furthermore support other local businesses as well.

I can understand that many neighbouring properties would be concerned about noise pollution and water scarcity. However, in reading through Mr. Palmberg's application, I trust that his management plan will be followed and monitored. We believe it is important that the concerns of those against his application are addressed.

We understand that the mandate of the Island's Trust is to protect the environment of the Gulf Islands from heavy development. However, it is equally important to consider rezoning select areas in order to support our local economy for long-term sustainability. Without local inhabitants with thriving on-island businesses, the island will become a ground for expensive real estate investment and high-end tourism (where all negative environmental and socioeconomic impacts are externalized). Eventually, this would result in more and more locals being pushed out of their homes.

As a Galiano-based massage therapist and wedding photographer, most of my tourist-clientele visit the Island to eat at the Pilgrimme and Bodega Ridge. If you look at the island as a organism, these two places are essential to the health and functioning of every single other local business, and thus to our community as a whole. Thanks, in part, to these businesses, I can pay my mortgage, support my family, buy food and spend money at other local businesses. I truly believe that Mr. Palmberg's vision and business ventures will benefit the entire island by promoting tourist spending, affordable goods/services, and sustainability.

Sincerely,
Jessica Kirkwood and Louis Goethals

[REDACTED]
Galiano Island
[REDACTED]

From: Meghan and Rock Mackay <[REDACTED]>
Sent: Monday, February 10, 2025 8:08 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: [REDACTED]
Subject: PLRZ20240003 support letter

Feb 10, 2025

To. the Galiano Island LTC

Re: Support for Palmberg Rezoning Application, PLRZ20240003

Dear Members of the Galiano LTC,

We are writing in support of the Palmberg rezoning application, PLRZ20240003. As a resident of this community, we believe it is crucial that we support efforts to define land use that will positively impact our local community, while respecting the unique characteristics of our islands. One of the primary reasons we support this rezoning request is that it addresses a critical need for designated land use that supports business activities like those proposed by Palmberg. We currently have limited areas set aside for such purposes, many Galiano land owners have often just gone ahead without following the necessary due process. This can create uncertainty, disrupt neighboring areas, and hinder the type of thoughtful, sustainable growth that benefits everyone. By moving forward with this rezoning application, the community will know what can be done and ensure that future business activities occur within a properly designated framework. This is not only beneficial for the business itself but also for the community at large, as it ensures that these activities are in alignment with local planning and zoning principles.

Additionally, it is essential that we foster opportunities for economic development that directly benefit the people who live and make a living on these islands. By supporting responsible rezoning, we allow for local businesses to thrive while ensuring that such ventures contribute to the well-being of our residents and the preservation of our unique environment.

Thank you for your time and consideration.

Sincerely,

Meghan and Rock Mackay

[REDACTED]
Galiano Island, BC, V[REDACTED]
[REDACTED]
[REDACTED]

From: Mike Minnis <[REDACTED]>
Sent: Monday, February 10, 2025 10:44 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Support for PLRZ20240003

To the Galiano LTC

Dear Ben, Lisa and Tim,

I would like to support the rezoning application of Mr Palmberg.
I believe it is our responsibility as islanders to back initiatives that will encourage the growing and production of local foods and beverages. Supporting local farmers and producers is essential from an environmental, economic, and (considering the spectre of tariffs) a political perspective.

Thank you for your time

Sincerely,
Michael Minnis
[REDACTED] Galiano Island

From: Shauna Anderson <[REDACTED]>
Sent: Monday, February 10, 2025 3:38 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Re: PLRZ20240003

To:
The Galiano LTC
Re: Proposed rezoning from Rural 2 (R2) to site specific R2 Zoning on Application
PLRZ20240003

Dear Members of the Galiano LTC,
I am writing in support of the rezoning proposal being put forward by Palmberg, on application
PLRZ20240003.

I believe this is an example of a well thought out long term land use project that would ensure a local business provider the ability to keep running their current business, and expand into other economic areas that can benefit the community as a whole. Palmberg will utilize best practices and is aware of the surrounding sensitive riparian areas. This project considers growth at a sustainable rate, all stated intended uses are not going to begin instantly and coincide all at once. It is possible for the rezoning to move forward in a way that is considerate of both its neighbourhood and the environment.

By supporting this rezoning, our local trust committee can ensure that there are equal opportunities for responsible economic growth as well as protecting our unique environment.

With appreciation,
-Shauna Anderson

[REDACTED]
Galiano Island, BC
[REDACTED]

From: Thor B <[REDACTED]>
Sent: Monday, February 10, 2025 10:29 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Leif Palmberg <[REDACTED]>
Subject: PLRZ20240003

Dear Galiano LTC,

I am writing to add my full support of the Palmberg application.

This re-zoning would benefit the community in a number of ways, including, production of local products and services, as well as supporting other local small businesses in numerous aspects of construction.

Thank you for considering this application.

Sincerely,

Thor Bongertman

[REDACTED]

Galiano island.

Sent from my iPhone

From: David Smith <[REDACTED]>
Sent: Wednesday, February 19, 2025 8:53 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Support for Leif Palmberg rezoning application

To the Galiano LTC

I am writing to express my support for the proposed zoning amendment currently under consideration – application #PLRZ20240003 submitted by Leif Palmberg.

I believe very strongly, from both an environmental as well as economic prospective, that encouragement of local businesses on the island is necessary; particularly when the goal of the business is to create goods and or services for the benefit of local residents.

I compliment Mr. Palmberg for the quality of his application, having taken into consideration the issues of noise and water. Further I am very impressed with his willingness to meet and discuss any concerns that are raised by his neighbours. It is interesting that many of his neighbours have change their views from *Not in My Backyard*, to strongly being in support of the application having spent the time and effort to meet with Leif and discuss their concerns.

Thank you.

David Smith

[REDACTED]

Galiano Island

[REDACTED]

From: Jorge and Maria Carmita Menyhart <[REDACTED]>
Sent: Wednesday, April 2, 2025 2:38 PM
To: Lisa Gauvreau <lgauvreau@islandstrust.bc.ca>; Ben Mabblerley <bmabblerley@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>; Robert Kojima <rkojima@islandstrust.bc.ca>
Subject: Application PL-RZ-2024-0003 (Palmberg)

Dear Trustees,

On February 5th, 2025 I sent you a letter about the negative potential health impacts of having a cidery/winery on Galiano. I also spoke during the last LTC meeting about it.

I would like to add that it will be **unreasonable** for the Galiano LTC not to try to obtain information about the level of alcohol consumption on the Southern Gulf Islands, and the consequences to the residents health before giving first reading. As I wrote in my previous letter the Precautionary Principle from the Galiano OCP:

“This Plan supports using the precautionary principle in land use decisions: “WHEN AN ACTIVITY RAISES THREATS OF HARM TO HUMAN HEALTH or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically.”

I hope this means that you have as Trustees responsibilities with respect to the health of Galiano residents than you wouldn't normally have if you weren't Trustees.

[REDACTED] is the Island Health' Chief medical health officer. This is a link for an interview where among other issues, speaks about alcohol consumption.

<https://www.timescolonist.com/local-news/meet-island-healths-new-chief-medical-health-officer-5897127>

The following link is from Island Health with the list of medical officers for our region that no doubt you could easily contact for information.

<https://www.islandhealth.ca/about-us/medical-health-officers>

It is a pity that while the Galiano Health Clinic should have been the first to be contacted about the suitability from the health point of view of having a cidery/winery on Galiano, this consultation would not be possible [REDACTED]

[REDACTED]

I know that many residents of the island would enjoy having one more place to drink alcoholic beverages, and that selling alcohol drinks brings a lot of money, but as Trustees you should consider if a future cidery/winery would be a positive step for the overall health of Galiano residents.

Kind regards,

Maria Carmita de Menyhart

████████████████████

Galiano Island

Jennifer Margison
[REDACTED]

Galiano Island, BC [REDACTED]
[REDACTED]
[REDACTED]

April 29, 2025

Galiano Local Trust Committee (LTC) and Planner Kim Stockdill
Islands Trust

RE: Galiano Application 16.2 PL-RZ-2024-0003 (Palmberg) and April 8, 2024 Staff Report

Dear Members of the Local Trust Committee and Planner Stockdill,

I am writing to express my concerns regarding Galiano Application 16.2 PL-RZ-2024-0003 (Palmberg) and the associated Staff Report dated April 8, 2024. The application proposes a rezoning from Rural 2—which designates principal uses as residential and agricultural under the Official Community Plan—to a site-specific Rural 2 zone (Rural 2[a]).

If approved, the rezoning would allow additional industrial/commercial land uses not currently permitted under Rural 2 zoning, including:

- Contractor yard
- Storage and sale of gravel, soil, and aggregates
- Sawmill, planing, and manufacturing of wood products
- Cidery, brewery, and/or winery operations (including production, storage, and sales)

These industrial/commercial activities constitute a substantial change in land use, with significant implications for noise, traffic, and—most critically—water resources. I would like to focus specifically on the impact of this proposal on our limited freshwater supply.

Although the application lacks details on the size of the proposed cidery, brewery, or winery, it is well documented that all such operations, along with supporting agricultural uses (orchards, hops, vineyards), are water-intensive. Despite this, the April 8 Staff Report marks Freshwater Resource Directives 4.4.2 and 4.2.3 on the Trust Policy Directives Checklist of the Trust Policy Statement (TPS) as “N/A – Not Applicable.” The Report also concludes that Draft Bylaws 296 and 297 are not contrary to or at variance with the TPS.

This omission is deeply concerning. While I understand that water studies have not yet been conducted for this application, the impact on water availability—especially for neighbouring properties—must be a fundamental consideration. The subject property is adjacent to and upslope from the Sticks Allison Community Water System well, which supplies water to 37 households. This CRD-managed system experienced a critical low

aquifer warning in 2021 and remains under summer conservation restrictions. The local water committee has also implemented additional conservation strategies, including reducing household usage limits before higher user fees apply.

Additionally, CRD Integrated Water Services was not listed among the referral agencies for this application—a concerning oversight.

When I raised these points at the April LTC meeting, the Planner noted that the CRD Integrated Water Services will be added as a referral. She also stated that the Directive Checklist could be revised by the LTC. Though it is stated in Policy 1.3.1 Policy Statement Implementation, *“The primary responsibility for demonstrating that an official community plan or regulatory bylaw is not contrary or at variance with the Islands Trust Policy Statement rests with each local trust committee...”*, the policy also states that *“Staff may use the Directives Checklist to assess whether bylaw amendment applications in process and bylaws prior to first reading comply with the Policy Statement.”* Completing this Checklist accurately and advising the LTC on potential environmental impacts as the IT Mandate requires surely is the Planner’s responsibility.

Freshwater is our most critical natural resource, and it is under increasing strain from residential growth, tourism, and climate change. A recent CBC article outlines how the Sunshine Coast—previously unaffected by water scarcity—had to declare a state of local emergency due to drought. The article specifically profiles a cidery forced to suspend operations due to water shortages:

<https://www.cbc.ca/radio/whatearth/drought-planning-1.7518702>

By contrast, the Gulf Islands have a long-standing history of water challenges. With climate change accelerating, the risk of severe water shortages is only growing. Approving this rezoning now—with an extended 10-year rollout of multiple water-intensive uses—poses a serious threat to the surrounding area. We have no way of knowing what our water capacity will look like even two years from now, much less ten.

I support the development of local businesses. However, not all business proposals are appropriate for areas with constrained natural resources—especially water. Groundwater should be reserved for essential household use—not allocated to high-consumption industrial/commercial such as cideries, breweries, or wineries. While the creation of local jobs is important, those jobs will not be sustainable if the water supply fails—and risking the community’s water to support them is too high a cost.

I respectfully urge the LTC and the Planner to proceed with the utmost caution in reviewing this rezoning application, fully considering the limitations of our freshwater resources, the critical needs of adjacent properties and the precautionary principle in our OCP.

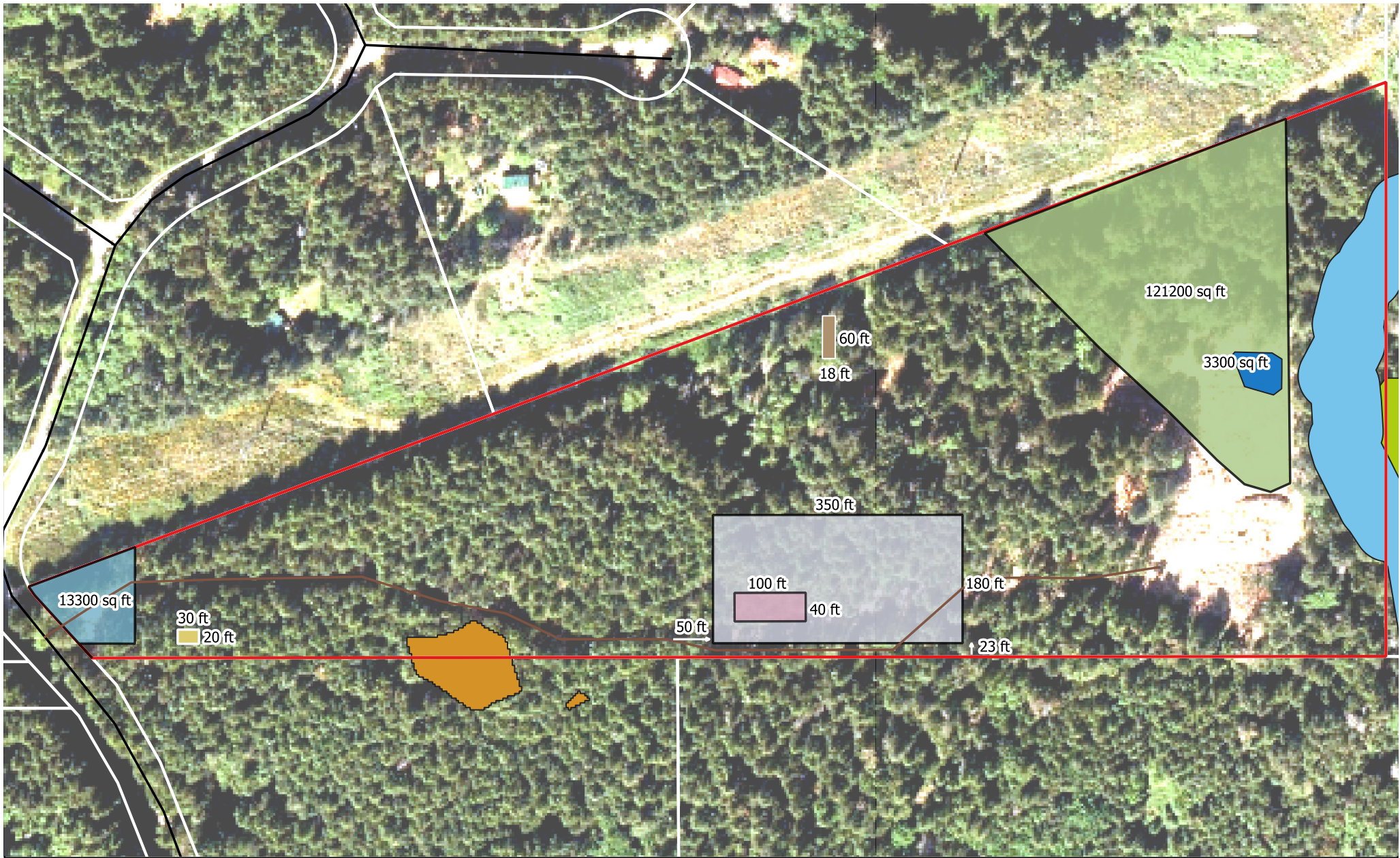
Sincerely,
Jennifer Margison

c.c. Reuban Bronee, CAO, Islands Trust

Jas Chonk

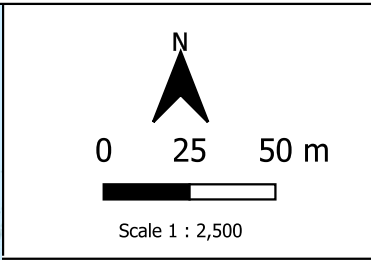
From: Craig S. Wilshire [REDACTED]
Sent: Friday, June 5, 2026 1:30 PM
To: vicphsub
Subject: Public Hearing Submission: Proposed bylaw no. 297: GL-PL-RZ-2024 -0003 (Palmberg)

I am a resident on Galiano Island and fully support GL-BL-297 (Palmberg).
Sincerely,
Craig Wilshire
[REDACTED]



Site Plan | PID: 003-321-649

Parking	Driveway	DPAs
Tasting Room	Paved Road	Riparian
Septic Field	Gravel Road	Sensitive Ecosystems
Orchard	Residential Site	Slope - Moderate Hazard
Pond	Land Parcels	
Multipurpose Cidery/Workshop		
Work/Aggregate Yard/Sawmill		



Created by: Keefeer Ecological Services Ltd.
Date: 2024-07-26

Sept 16th 2024

Islands Trust Re-Zoning Application for PID 003-321-649.

Response to follow up questions

1. Scale of proposed uses

- a. Cider & Wine production: production up to a maximum of 20,000 imperial gallons / year.
- b. Wood processing: annual processing to a maximum of 350 cubic meters of raw logs/year. This equates to approximately 10 logging truck loads per year.
- c. Aggregates and soils: maximum volume of aggregates and soils stored at any one time will be 305 cubic meters (400 cubic yards).

2. Business Plan for Light Industrial uses and cidery - see below.

3. Groundwater management plan

- a. A detailed groundwater management plan will be created with the assistance of a hydrogeologist. This is in the early stages of development.

4. Timing and phased approach details

- a. Cider & Wine production:
We expect cider production would hopefully begin within 5 years of rezoning. We feel that this would be a reasonable timeframe to get necessary licensing for alcohol production, as well as a water license, and construct a cidery building and associated infrastructure. This early production may require purchasing a large portion of the required fruit until the orchards reach maturity.
- b. Wood processing:
Small scale commercial saw milling and wood processing could commence within approximately one year. Production would increase as infrastructure allows but will likely never reach the maximum of 350 cubic meters per year.
- c. Aggregates and soils:
Storage of aggregates will start immediately, with bays being constructed over a period of 2-3 years as needed.

Business Plan: Cidery - 832 Galiano Way

Mission Statement: To produce high-quality craft cider using apples grown on-site, and locally sourced apples, using traditional cider production methods.

Business Name: Yet to be determined

1. Executive Summary:

Location: 832 Galiano way

Products: Ciders of various styles using mostly traditional methods.

Target Market: Local and tourist cider enthusiasts (farmgate sales, i.e. tasting room sales), restaurants, and retail outlets.

2. Business Description

This cidery will be a craft cidery focused on producing local, high-quality ciders on Galiano Island. We will emphasize locally sourced ingredients and traditional methods to create a distinct product line.

Legal Structure: Limited Liability Corp.

Location: 832 Galiano way, Galiano Island, BC

3. Market Analysis

Industry Overview: The craft cider industry is growing rapidly as consumers seek alternative beverages to beer and wine. There is a particular demand for locally produced, artisanal products within the gulf islands.

Target Market: Consumers aged 19+ with an interest in craft beverages. The plan will be to sell direct to consumers as well as to restaurants, bars, and local retail stores focused on local and craft products. Potential for expanding into regional markets as production increases.

Competition: There are currently no local cideries, wineries, or breweries. Competition at a Galiano Island level is minimal. On a wider scale, competition includes regional craft cideries, wineries and breweries on the other Gulf Islands, Rural Vancouver Island, as well as large commercial cider brands.

4. Organization and Management: 100% ownership to be retained by Leif Palmberg. This will be a small scale business managed by Leif Palmberg.

Staffing: Initial staff of two employees (including myself), covering production, sales, and administrative duties.

5. Marketing and Sales Strategy: Confidential.

6. Operations Plan:

Facility Setup: Design and layout of the cidery to optimize production efficiency, including a space for fermentation, storage and office space.

Production Process: Apples will be sourced from on-site orchards as well as other orchards(ideally local) as needed. Pressing, fermenting, aging, and packaging on-site. Quality control at each stage of production as per industry standards.

Suppliers: Supply as much fruit as possible in house, secondly build relationships with other local growers, lastly source fruit as needed from off island only if demand cannot be met locally.

Distribution: Deliver to wholesale customers while maintaining inventory for direct sales.

7. Financial Plan: Confidential

Business Plan: Leif Palmberg Excavating - light industrial uses at 832 Galiano Way

1. Executive Summary:

Leif Palmberg Excavating is the business I currently operate on Galiano as a one person operation. As a licensed ROWP I construct and service septic systems, I also offer general excavating. For certain projects I collaborate with other local small business operators who do similar work, including Galiano Tree Service, Galiano Cleaning, Sam Moodie, Galiano Septic, and others.

My aim is to provide quality services for the best possible price while remaining profitable. I always try to achieve this goal by maximizing efficiency and good planning. Over the past few years I have found it difficult to consistently achieve this goal without a yard to operate from, or location to store materials and equipment. The rezoning at 832 Galiano Way will provide a yard to keep an assortment of aggregates. This will allow me to split loads of material efficiently, rather than having to haul full loads of material from suppliers in Saanich, directly to the client's site.

I have a small sawmill which has been in my family for over 30 years. I would like the opportunity to buy logs from clients who are having land cleared for driveways and construction and turn these logs into high value products. Having these opportunities would allow me to hire

one employee starting immediately, and possibly more in the future, generate more cash flow and invest in newer, more efficient and more environmentally friendly equipment. Much of my equipment including trucks, excavators and loaders can be used for both my existing excavating business and in production and handling of logs and lumber, allowing me to generate added revenue with limited new equipment investment.

3. Market Analysis:

My target market is all landowners and general contractors on Galiano, as they require some land clearing, septic systems, driveways, general excavating and wood products. My experience over the last six years suggests there is room for growth in this industry as I have had to turn down many jobs that I would've been happy to take on, if I would have had the time and personpower.

4. Organization and Management:

I have been operating as a sole proprietor but would create an LLC before hiring employees and growing my company. I will remain as the owner/operator/manager of this business but with the right employee and proper training, I could in time hand over some managerial duties.

5. Products or Services:

- General Excavating
- Septic System Installation and Servicing
- Land Clearing
- Aggregate and Soil Delivery and Sales

6. Financial Plan: Confidential



Well Construction Report
 Well Alteration Report

RED WILLIAMS WELL DRILLING LTD.
 Stamp company name/address/
 980 BAYVIEW RD. QUALICUM BEACH BC V9K 1W5
 (250) 248-5552

Ministry Well ID Plate Number: 72049
 Where ID Plate is attached: CASING
 Ministry Well Tag Number: 13111

See reverse for notes & definitions of abbreviations.

Well Class: Class of well (see note 2): WATER SUPPLY Sub-class of well: DOMESTIC
 Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify):
 Start date of work (YYYY/MM/DD): 2024/09/23 End date of work (YYYY/MM/DD): 2024/09/24

Person Responsible for Work (print clearly): Name (first, last) (see note 3): KEVIN GEPLACH
 Person who completed the work: KEVIN GEPLACH Registration no. (see note 4): WD 24061903

Consultant (if applicable; name and company):
 DECLARATION: Well construction, well alteration or well decommission, as the case may be, has been done in accordance with the requirements in the Water Sustainability Act and the Ground Water Protection Regulation.

Signature of Person Responsible PER KEVIN GEPLACH

Owner name: [REDACTED]
 Mailing address: [REDACTED]
 Well Location (see note 6): Address: Street no. 832 Street name GALIANO WAY Town GALIANO ISLAND
 (or) Legal description: Lot A Plan VIP22128 L. 15 Block _____ Sec. _____ Twp. _____ Rg. _____ Land District 16
 (or) PID: 003-321-649 (and) Description of well location (attach sketch, if nec.): WITHIN PROPERTY BOUNDARIES PORTION OF GALIANO ISLAND

Well Location:
 NAD 83: Zone: 10 (and) UTM Easting: 473118 m (or) Latitude (see note 8): _____
 (see note 7) UTM Northing: 5416716 m (or) Longitude: _____

Method of drilling: air rotary dual rotary cable tool mud rotary auger driving jetting other (specify):
 Orientation of well: vertical horizontal Ground elevation: 203' (asl) Method (see note 9): GPS/ACCURACY 4'

Lithologic description (see notes 10-15)

From ft (bgl)	To ft (bgl)	Material Description	Moisture				Colour							Hardness							Observations (e.g. other geological materials (e.g. boulders), est. water bearing flow (USgpm))			
			Dry	Damp	Moist	Wet	Black	Blue	Brown	Green	Grey	Vari-coloured	Red	Tan	White	Dense	Hard	Loose	Medium	Soft		Stiff	Very Hard	Very Soft
0	2	SANDSTONE/COBBLE																						
2	7	SANDSTONE																						
7	165	SANDSTONE																						

Casing Details:
 Type: Surface Production Open Hole Steel Removed

From ft (bgl)	To ft (bgl)	Dia in	Casing Material/Open Hole (see note 16)	Wall Thickness in	Drive Shoe
0	18'6"	6	STEEL	.29	-

Surface seal: Type: BENTONITE Depth: 18'6" ft
 Method of installation: Poured Pumped Thickness: 2" in
 Backfill: Type: _____ Depth: _____ ft
 Liner: PVC Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl)
 Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Screen details:

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 17)	Slot Size

Intake: Screen Open bottom Uncased hole
 Screen type: Telescope Pipe size
 Screen material: Stainless steel Plastic Other (specify): _____
 Screen opening: Continuous slot Slotted Perforated pipe
 Screen bottom: Bail Plug Plate Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by: Air lifting Bailing Jetting Pumping Surging Other (specify): _____ Total duration: _____ hrs
 Notes: _____

Well yield estimated by: Pumping Air lifting Bailing Other (specify): _____
 Rate: 10 USgpm Duration: 1 hrs SWL before test: 60' ft (btoc) Drawdown: _____ ft (btoc)
 Hydro-fracturing: Yes No Increase in Well Yield due to Hydro-fracturing: _____ USgpm

Water Quality: Water sample collected: Yes No
 Date (YYYY/MM/DD) _____ Water quality odour: _____
 Characteristics: Clear Cloudy Fresh Gas Salty
 Sediment Other (specify): _____
 Colour: Black Black flecks Brown Clear/none grey
 Slight colour/milky Orange Other (specify): _____
 Comments: _____

Final well completion data:
 Total depth drilled: 165' ft Finished well depth: 165' ft (bgl)
 Final casing stick up: 18" in Depth to bedrock: 0 ft (bgl)
 SWL: 60' ft (btoc) Estimated well yield: 10 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft
 Type of well cap: VERMIN PROOF Well disinfected: Yes No
 Confirmation/alternative specs. attached
 Original well construction report attached

File: 2504141

August 1, 2025

Leif Palmberg
Galiano Island BC

Attention: Leif Palmberg

Re: Water Management Plan for Lot A, District Lot 15, Plan 22128 Galiano Island

As requested, Hy-Geo Consulting has prepared a water management plan for the proposed rezoning of the above property as required by the Islands Trust. The proposed land uses for the property would include:

- a residence,
- a contractor's workshop and yard,
- storage and sale of gravel, soil and aggregate materials,
- sawmilling, planing and manufacturing of wood products,
- a commercial orchard, production and sales of cider.

The subject property is currently zoned Rural 2 (R2) in the Galiano Island Land Use Bylaw No. 103. This permits dwellings, cottages, home occupations, farm use, and secondary suites. An amendment to the Land Use Bylaw would be required to allow for light industrial and establishment of a cidery.

In preparing the water management plan, the following was undertaken:

1. A site visit on May 20, 2025 to meet with the landowner to discuss the proposed land uses and activities on the property and to verify current activities and the site conditions including topography, drainage, soils and vegetation.
2. Compilation and review of reported geologic information, climate, topography, soils, drainage conditions, well records and water quality data for the property and surrounding region.
3. Examination of the water demand requirements for the proposed facilities and activities on the property.
4. Preliminary assessment of the capacity of existing water sources to meet the anticipated water demands.
5. Examination of potential issues including salt water intrusion, potential impacts on neighbouring properties and water sources, flooding potential, erosion control and monitoring requirements.

This report constitutes the water management plan and presents the findings of the site visit, compilation, review and assessment of the available land and water information for the subject property.

Property Location

The subject property (Figure 1), is situated in the south-eastern portion of Galiano Island about 5 km northwest of Sturdies Bay. The land parcel is wedge-shaped and designated as PID 3321649 with an area of 79607.1734m² (Province of British Columbia, 2025a).

The property is bounded on the north by a BC Hydro right of way. The eastern boundary lies within 100 m of Taylor Creek that drains northerly to the ocean at Taylor Cove. Elevations fall northeasterly across the property from 80 m near Galiano Way to 30 m near Taylor Creek. Drainage is northeasterly towards Taylor Creek.

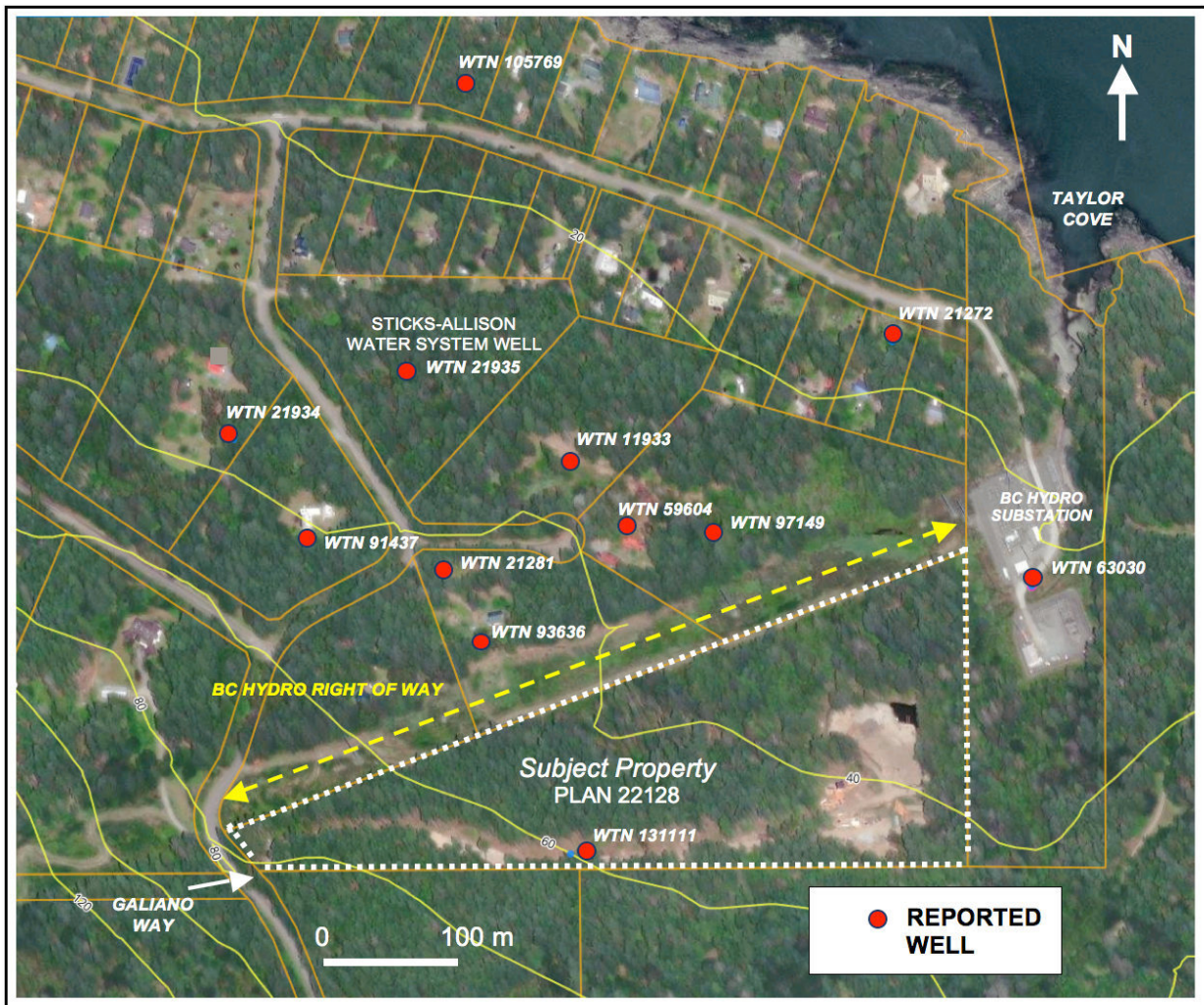


Figure 1. Location of Lot A of District Lot 15, reported wells and topography. Contour interval is 20 m. Basemap from Province of British Columbia (2025a).

Climate

The climate of Galiano Island is characterized by cool dry summers and humid mild winters. Based on records from 1951 to 1980 (Environment Canada, 198_) the normal annual precipitation for a climate station on Galiano Island was 33.7 inches (856 mm).

More recent precipitation data for the period 1981-2010, reported by Government of Canada (2025a) for a climate station on nearby Mayne Island showed a normal annual precipitation amount of 842.0 mm. With the absence of a current climate station on Galiano Island, the Mayne Island climate station may be considered representative of the general longer-term (monthly) precipitation patterns on Galiano (Figure 2).

Over 90% of the total annual precipitation normally falls as rain with over 60% of the total falling during the period from November to February. Precipitation follows a seasonal cycle, with highest rainfall during the fall, winter and early spring months while the summer months are subject to drought conditions. Global climate models (Allen *et al.*, 2008) suggest precipitation may increase slightly in the future, particularly during the winter months.

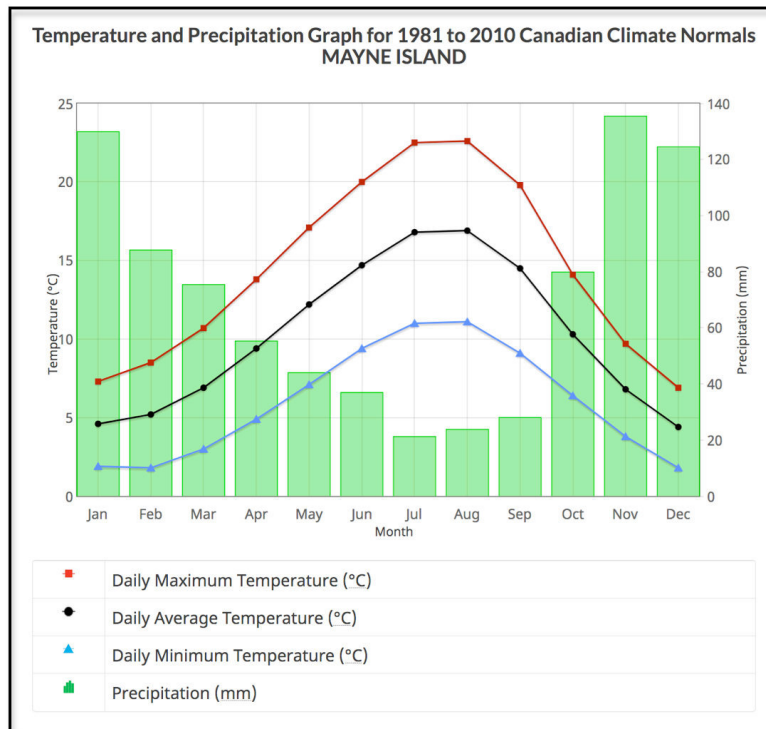


Figure 2. Graph of monthly normal precipitation for Mayne Island Station (Climate ID. 1014931). Graph from Government of Canada (2025a).

Bedrock Geology and Groundwater Conditions

Galiano Island is underlain by sedimentary clastic rocks belonging to the Nanaimo Group of Late Cretaceous age (Muller and Jeletzky, 1970). The general groundwater conditions of Galiano Island have been reported by Harrison (1994), Kohut and Johanson (1998) and Waterline Resources Inc. (2011). The subject property and surrounding region is principally underlain by the Gabriola Formation that is dominantly sandstone with some shale (mudstone) interbeds and conglomerate.

Groundwater on the island is found primarily in open fractures in the bedrock formations. These fractures constitute the major zones for groundwater storage and movement. The region is underlain by fractured bedrock Aquifer 320 that has been identified, classified and

mapped by the province in the region as being moderately developed and moderately vulnerable to surface sources of pollution, (Province of British Columbia, 2025a). The subject property lies within the Finlay Lake groundwater region as outlined by Kohut and Johanson (1998). In 1998, Kohut and Johanson estimated the demand to groundwater in storage ratio in this region to be moderate at 0.18. Existing well density at that time was also determined to be low to medium at 0.051 wells/acre. Based on available well records currently in GWELLS (Province of British Columbia, 2025b) there are 44 reported wells in the region. These would have increased the well density to approximately 0.07 wells/acre; still within the low to medium range for this region. The locations of reported wells at and in the vicinity of the subject property are shown in Figure 1. A tabulation of these wells is provided in Appendix A, Table A1.

The topographically low-lying area on the property has been mapped as a groundwater discharge area as evidenced by high groundwater levels at and close to the land surface. A flowing artesian well was also drilled at the BC Hydro Substation. This is an area receiving groundwater from adjacent bedrock upland areas through lateral and upward flow conditions. From historic observation well data in the Gulf Islands, groundwater levels in bedrock wells generally rise and fall with the seasons, in response to available precipitation, becoming highest during the late fall and winter months. Water levels then normally decline during the dry summer months reaching seasonal lows in the late fall months (Kohut *et al.*, 1984).

Soils

The soils of Galiano Island have been mapped by Green *et al.*, (1989). Figure 3 shows the distribution of soil types within the subject property and adjacent areas. The upland areas on the property are dominated by gravelly and sandy soils of the *Saturna* and *Trincomali* soil map units. The lower lying area adjacent to Taylor Creek is underlain by sandy loam colluvial and glacial drift materials less than 100 cm deep over sandstone bedrock. Water table conditions in the lower lying portion of the property are close to the land surface indicative of groundwater discharge conditions. Moisture conditions in the lower lying soils are likely to remain relatively high even during the dry summer months.

Sensitive Ecosystems

Under the *Galiano Island Official Community Plan (OCP)*, the Islands Trust (1995) has mapped the sensitive ecosystems on the island at a broad regional scale as Schedule H. A small wetland area is depicted along the eastern portion Lot A of District Lot 15 coinciding with Taylor Creek.

According to the *Galiano Island OCP*, wetland ecosystems “include areas on the island that are characteristically wet or contain saturated soils and are dominated by water-loving plants. Classes of wetlands include swamps, marshes, bogs, fens, wet meadows, estuaries and similar shallow water areas that are not part of an active floodplain or stream.”

The sensitive ecosystems also include riparian areas. According to the *Galiano Island OCP*, these are “areas that occur adjacent to lakes, streams, and wetlands where the increased soil moisture supports and enhances plant communities distinct from the adjacent terrestrial areas. Riparian ecosystems support a high concentration of vascular plants, mosses, amphibians and small mammal species. Riparian areas function as natural

water storage and purifying systems for improved water quality and provide safe corridors for wildlife movement.” The Islands Trust (2024) have designated a riparian zone along Taylor Creek that skirts the eastern boundary of the subject property.

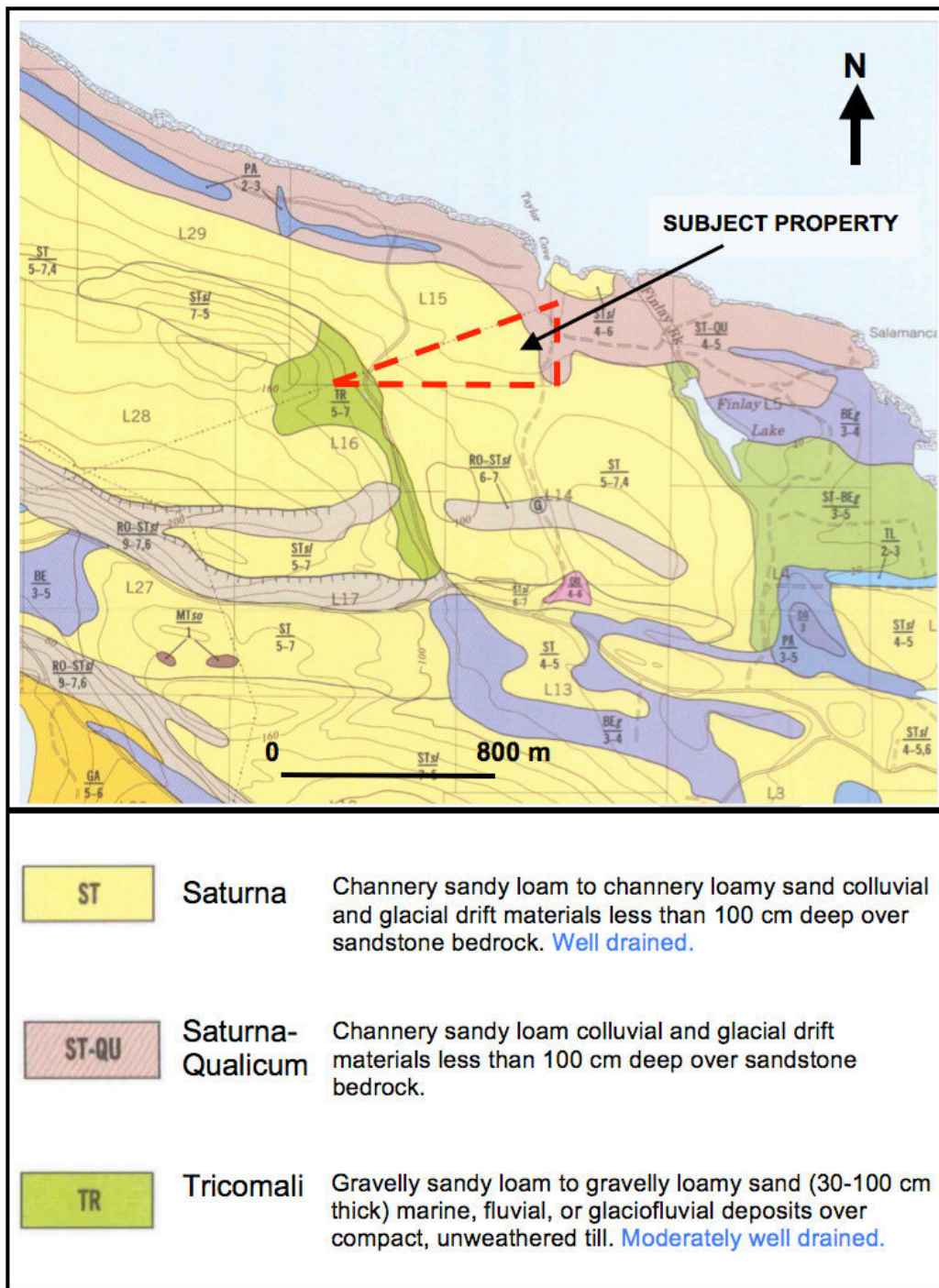


Figure 3. Soils within the subject property. Adapted from Green *et al.*, (1989).

Water Sources on the Subject Property

Current water sources on the property include a drilled well and excavated pond that captures surface water drainage and shallow groundwater seepage. These two sources are discussed as follows:

Existing Well WTN 131111 (WID 72049)

Well WTN 131111 was completed on the property on September 24, 2024 to a depth of 165 feet (50.29 m) in grey sandstone. The well was air-lift tested by the well driller for 1 hour and rated at 10 USgpm. Non-pumping water level before testing was 60 feet (18.29 m) below ground. The well is situated at an elevation of 60 m above sea level with the bottom of the well completed approximately 10 m above sea level. While the well has not been pump tested to determine the long term well capacity it is highly probable that it would be able to meet the minimum water supply requirements of 2275 L/day for a domestic residence as outlined under the *Galiano Island Land Use Bylaw, No. 127, Standards for Potable Water Supply, Sections 13.24 to 13.29* (Galiano Island Local Trust Committee, 2025). Pump testing and water quality sampling of the well would be necessary to confirm the long-term capacity of the well if it is to be used for commercial purposes such as cidery production and for irrigation.

Excavated Pond

In 2022, the property owner excavated a large pond in the northeast corner of the property as shown In Figure 4 and Photo 1, Appendix B. Surface water runoff is directed to the pond via a series of drainage ditches. The property owner also observed some shallow groundwater seepage from a silty sand deposit overlying grey marine clay with shells during excavation. The pond is rectilinear in shape with approximate sides of 20 x 15 m (65 x 50 feet). The deepest portion of the pond is about 15 feet (4.57 m). The area of water measured on 2023 imagery at the CRD Regional Map website indicates an area of 333.73 m² (Figure 4). Based on an average depth of say 7 feet (2.13 m) the pond would have been holding approximately 710.8 m³ of water. This would be equivalent to 187,785 USgals.

Estimated Water Demand

The estimated water requirements for all proposed activities on the property are outlined in Table 1. The quantities presented represent maximum values anticipated and are discussed below:

Residential Use

The maximum daily water use for a residence is estimated at 2275 L/day based on the water supply requirements as outlined under the *Galiano Island Land Use Bylaw, No. 127, Standards for Potable Water Supply, Sections 13.24 to 13.29* (Galiano Island Local Trust Committee, 2025). Water would be sourced from the existing bedrock well on the property.

Table 1. Estimates of water demand for various activities on the subject property.

Area of Demand	Facility	Water Use Activity	MDD Demand (L/day)	Annual Demand (m ³ /year)	Continuous Flow (Usgpm)	Seasonal Demand (m ³)	Water Source	Comments
A. Indoor Water Use	Residence	Kitchen, laundry, bath rooms	2275	830	0.420		existing well	based on 2275 L/day, 365 days a year
	Workshop	Washroom	25	4.6	0.002		existing well	occasional use, 50% per year
	Cidery Production	Processing and Bottling	10860	228	1.992	228 ^t	existing well	3 weeks per year 6 hours/day
	On site Cidery Sales	Washroom	120	21.9	0.011		existing well	occasional seasonal use, 50% per year
	Aggregate Storage	none					not required	dry storage only, no washing
	Saw Mill	fire prevention	1817				pond and well	occasional use, 4 hours/day for 20 days at 2 USgpm
	Subtotal:			15097	1084.5	2.425		
B. Irrigation Use	Orchard	Irrigation (2.5 acres)	10752	1000	1.973	1000*	pond and well	seasonal, 3 to 4 months per year
Subtotal:			10752					
C. Fire Protection							pond	Emergency if required
		Total:	25849					

* Based on 93 day irrigation season for sandy loam soil

t Based on processing over 21 days.

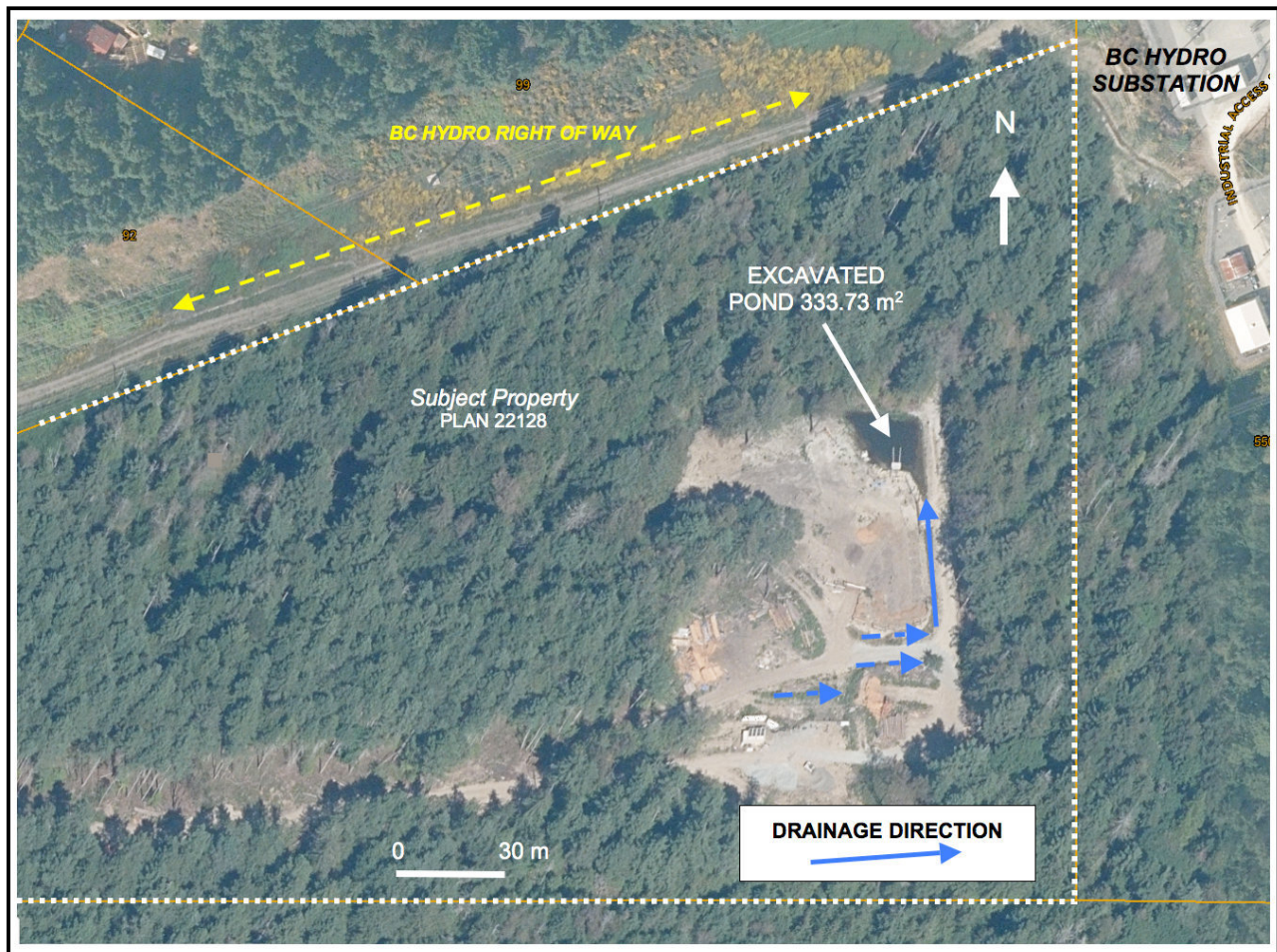


Figure 4. Location of excavated pond from CRD imagery dated 2023 (CRD, 2025).

Contractor's Workshop

The contractor's workshop would include provisions for a washroom that would only have occasional use based on 25 L/day and 50 % of the time (25 L/day x 365 days X 0.5) for an annual demand of 4.6 m³. Water would be sourced from the existing well on the property.

Cidery

The cidery may eventually produce up to 91000 L of product on an annual basis. This would require approximately 2.5 L of potable water per litre of product produced for washing of apples and cleaning of processing equipment. Fruit washing would take place in the fall during a short period of time, estimated at 3 weeks based on 6 hours/day. The maximum daily demand for washing would amount to 10, 857 L/day. Water would need to be sourced from the existing well on the property.

On Site Cidery Sales

For on site cidery sales and tasting facilities a washroom and sinks may be required. Water requirements are estimated at 120 L/day based on occasional seasonal use 50 % of the time (120 L/day x 365 days X 0.5) for an annual demand of 21.9 m³. Water would be sourced from the existing well on the property.

Aggregate Storage

Storage of gravel, clean soil and other aggregate products on the property will not require any water. Washing of aggregate products is not being planned.

Sawmill

A sawmill on the property would not require any water for operating. Some limited sprinkling of water from the pond on wood waste piles may be needed occasionally during extremely dry periods for fire prevention purposes. Based on sprinkling 2 USgpm for 4 hours a day for 20 days would indicate a maximum day demand of 1817 L/day.

Orchard

It is my understanding that cultivation of up to 2.5 acres of apple orchard is being planned. Keefer (2025) has estimated the seasonal irrigation demand would be 2110 m³ based on an irrigation season of 93 days for sandy loam soils utilizing the *BC Agriculture Water Calculator* (Province of British Columbia, 2025c). Based on further consideration of local knowledge of orchard water use in the region and soil conditions at the site Keefer (2025) recommended that 1000 m³ of water per irrigation season is a reasonable number that should allow for a secure amount of water to irrigate the orchard (Appendix C). Water would be sourced from the pond on the property with augmentation from the existing well. With approximately 187,000 US gals (707.9 m³) storage in the pond at the start of the irrigation season, the pond may be capable of only meeting about 70% of the irrigation demand not considering pond evaporation or additional inputs from storm runoff and groundwater seepage during the growing season. It is evident that additional water would be required from the existing well. An irrigation scheduling plan for the orchard at this time is, however, beyond the scope of this report and would depend upon various factors such as the number of sprinklers employed, water pressure, nozzle sizes, soil moisture conditions and climatic factors. A maximum continuous flow capacity up to 2 USgpm from the well would likely be required for irrigation during the growing season without considering the contribution of the pond.

Fire Protection

Equipping the pond with a suction pump and having hoses on hand will enable some fire protection for buildings on the property along with water in storage. Care may need to be taken to avoid excessive drawdown of the pond for irrigation purposes during the growing season.

Storage Requirements

Based on *Design Guidelines for Rural Residential Community Water Systems* (Ministry of Forests, Lands & Natural Resource Operations, 2012), the storage required to balance the difference between instantaneous demands and the average demands should be a minimum 25% of the MDD (25849 L/day). The minimum volume requirement for balancing storage would need to be 6462 L (1710 USgals). Separate storage tanks, e.g. 1000 USgals for potable water and 1000 USgals for holding mixed well and pond water are suggested. A

suggested configuration for the water distribution system is shown in Figure 5. Storage tanks would need to be situated at higher elevations on the property to provide sufficient pressure for irrigation and the cidery. A pressure tank would suffice for the residence and workshop water use.

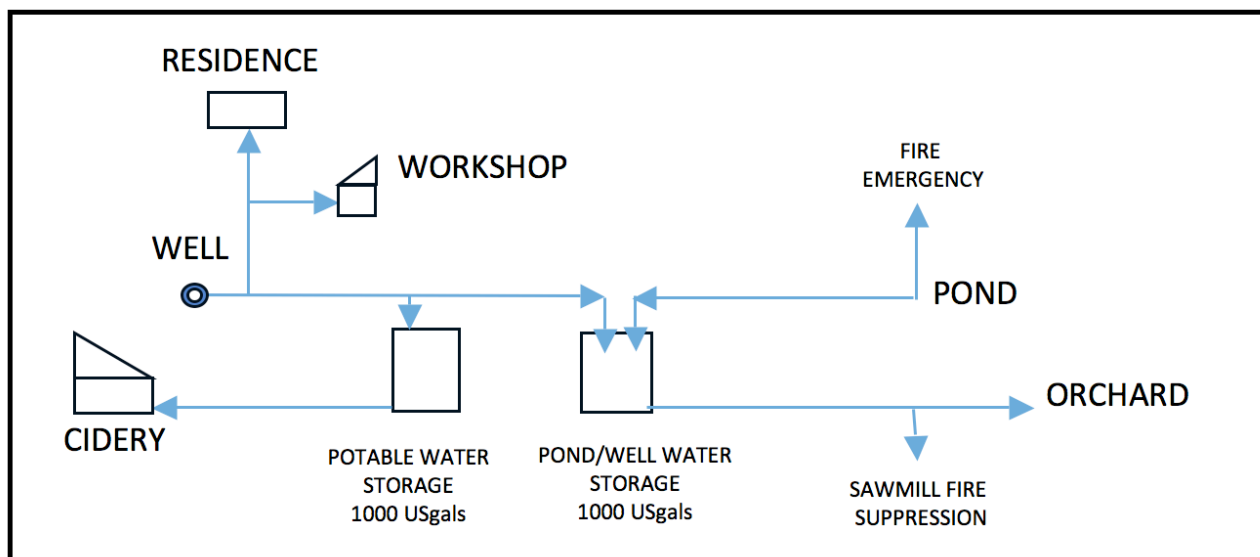


Figure 5. Schematic showing potential configuration of the water supply system for the subject property and water flow directions.

Potential Impacts of Water Use

The overall water requirements for the proposed property activities are not exceptionally large. The largest potential use of water would be for irrigation of the orchard at 1000 m³ during the growing season. This would require a maximum water flow from the well of about 2 USgpm. Use of the pond for irrigation, however, would also reduce complete dependence on the well.

The second largest use would be for washing of fruit and cleaning of equipment during processing at the cidery for approximately 3 weeks a year requiring about 2 USgpm pumping from the well. It should be noted that irrigation demand from the well would not be taking place when the well water is required for cidery production.

Potable water requirements for a residence, workshop and cidery washrooms would be less than 1 USgpm.

It is anticipated that operation of the existing well at rates around 3 USgpm would have an insignificant effect on neighbouring wells and Taylor Creek. The existing well is situated 350 m from Taylor Creek and 200 m from the closest neighbouring well. It is also situated some 390 m from the Sticks Allison Subdivision licenced well, operated by the Capital Regional District. Pump testing of the existing well at a rate of 5 USgpm and monitoring of neighbouring well(s) could be carried out to confirm any potential effects. Pump testing would also be necessary to support the application of a water licence for commercial/agricultural purposes.

Other Potential Issues

As the bottom of the well is completed 10 m above sea level, the possibility of well pumping causing sea water intrusion is non-existent. Flooding potential on the property and to areas downslope would be minimal. The existing drainage network of ditches directed to the pond and towards Taylor Creek will need to be maintained. During logging and land clearing operations it would be important to control potential erosion and sediment deposition by installing silt traps and or straw bales to prevent sediment transport into Taylor Creek or onto neighbouring properties.

Water Conservation

All water using appliances and water fixtures will need to be of low flow use to conserve water. Water metres should be installed at key points in the water distribution system to monitor and record on a monthly basis, well use, pond use, residential water use, irrigation use and cidery production use. A staff gauge on the pond should also be considered to monitor and record fluctuations of water levels. This information would assist in monitoring water consumption and determining if there are any water leaks in the system.

Conclusions

Based on the above the findings for the proposed use of the subject property the following conclusions can be made:

1. Current water sources on the property include a drilled well and excavated pond that captures surface water drainage and shallow groundwater seepage.
2. The overall water requirements for the proposed property activities are not exceptionally large. The largest potential use of water would be for irrigation of the orchard at 1000 m³ during the growing season. This would require a maximum water flow from the well of about 2 USgpm. Use of the pond for irrigation, however, would also reduce complete dependence on the well.
3. The second largest use would be for washing of fruit and cleaning of equipment during processing at the cidery for approximately 3 weeks a year requiring about 2 USgpm pumping from the well. It should be noted that irrigation demand from the well would not be taking place when the well water is required for cidery production.
4. It is anticipated that operation of the existing well at rates around 3 USgpm would have an insignificant effect on neighbouring wells and Taylor Creek.
5. The possibility of well pumping causing sea water intrusion is non-existent as the bottom of the well is completed 10 m above sea level.
6. Development of the orchard on the property and full production at the cidery would take place over a number of years providing the opportunity to monitor water consumption and any potential land use effects.

Recommendations

The following recommendations are provided for consideration:

1. Conduct a pumping test and water quality sampling of the existing well to verify its capacity and potability for meeting the projected water demands for the property. The test will need to be conducted by a registered well pump installer.
2. Obtain permission from one or more neighbouring well owners to monitor their wells during the pump testing of the existing well on the subject property
3. Install a staff gauge on the pond to monitor water fluctuations during the year.
4. Apply for a water licence for commercial and irrigation purposes on the well and the pond.
5. As the orchard is being developed it may be beneficial to develop an *Environmental Farm Plan* for the property (Province of British Columbia, 2025d).
6. Install a sounding tube in the well to enable monitoring of water levels including a water meter at the well to monitor water consumption.
7. Install water meters on the storage tank outlets to monitor water use for the cidery and the orchard. This will be beneficial for detecting any leaks in the water system.

Closure

This report was prepared in accordance with generally accepted engineering, hydrogeological and consulting practices. It is intended for the prime use of Leif Palmberg in connection with its purpose as outlined under the scope of work for this project. This report is based on data and information available to the author from various sources at the time of its preparation and the findings of this report may therefore be subject to revision. Data and information supplied by others has not been independently confirmed or verified to be correct or accurate in all cases. Any errors, omissions or issues requiring clarification should be brought to the attention of the author. The author retains full copyright of the material contained in this report. The author and Hy-Geo Consulting accepts no responsibility for damages suffered by any third party as a result of any unauthorized use of this report.

Respectfully submitted,


Alan P. Kohut PEng.
Principal and Senior Hydrogeologist

HY-GEO CONSULTING
Permit to Practice Number: 1001034

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Appendix A

Table A1. Summary of reported wells at and in the vicinity of the subject property.

Table A1. Summary of reported wells at and in the vicinity of the subject property.

Well Tag No. (WTN)	Well Identification Plate No. (WID)	Depth Drilled or Dug (feet)	Depth Well Drilled (m)	Diameter (inches)	Diameter (cm)	Driller's Estimated Yield Value(Usgpm)	Water Depth (feet)	Water Depth (m)	Depth to Bedrock (feet)	Depth to Bedrock (m)	Construction Completion Date	General Remarks	Legal Plan	Lot No.	Owner When Constructed	Well Purpose	Comments
11933	43824	140	42.67	6	15.24	2	8	2.44	14	4.27	Nov.26-2019	completed in sandstone, water bearing 126 to 140 feet	VIP 35698	8	Nicolas Bengier	Private Domestic	
21272		150	45.72	6	15.24	3	24	7.32	3	0.91	Jan.22-1968	completed in shaley sndstone	22765	37	Alnor Propertiers		
21281		150	45.72			8	29	8.84	9	2.74	Jan.30-1968	completed in very hard shale			Dianne Laronde		cleaned out and tested Apr 17/90, 0.5 gpm at 57 ft., 1 gpm at 103 ft, at 140 feet total 8 gpm
21934		225	68.58			65	2	0.61	8	2.44	Nov. 1-1968	completed in shale and water-bearing sandstone			Nicolas Stamatiou		well not in use, affected by Well #5
21935	12905	225	68.58	6	15.24	30	2	0.6096	8	2.44	Nov. 1-1968	water bearing shale 0.25 gpm at 15 feet, sandstone 8.25 gpm at 114 feet, water bearing shale 6.5 gpm at 195 feet, water bearing sandstone 45 gpm at 205 feet	35698	7	Capital Regional District	Water Supply System	Sticks Allison Subdivision, Licensed Well
59604		280	85.34	6	15.24	5	25	7.62	1	0.30	Feb. 16-1991	completed in grey and shaley sandstone.		9	Kim Lenglet	Private Domestic	Field water quality test available.
63030		285	86.87	6	15.24	2	Flows	Flows	25	7.62	Jul.25-1992	completed in grey and black shaley sandstone, water at 275 feet			BC Hydro Substation	Commercial	Well flows 1/2 gpm
91437		303	92.35	6	15.24	1					Feb 3-1992	completed in grey sandstone with lenses of shaley sandstone		8	Lpyd Bains	Private Domestic	well deepened from 180 to 303, previous static was 90 feet
93636		240	73.15	6.125	15.56	12			4	1.22	Jul. 29-2004	fracture at 70 feet with 0.5 gpm, 160 feet increased to 1 gpm, fracture at 200 feet no increase, fracture at 220 feet increase to 12 gpm	35698	10	Les Laronde	Private Domestic	
97149	20147	180	54.86	6	15.24	20			8	2.44	Nov.11-2007	fracture at 95 feet in soft sandstone producing 1.5 gpm, well completed in hard sandstone, fracture at 165 feet increasing to 20 gpm	35698	10 + 9	Kim Lenglet	Private Domestic	Liner recommendaed and installed.
105769		280	85.34	6	15.24	2	20	6.10	0	0.00	Feb. 18-1991	completed in shaley sandstone with grey sandstone lenses		9	Allan Rudrum	Private Domestic	
131111	72049	165	50.29	6	15.24	10	60	18.29	0	0.00	Sep.24-2024	completed in hard sandstone	VIP22128	A	1230869 BC Ltd.	Private Domestic	Well on subject property.

Data from Province of British Columbia, 2025a and 2025b.

Appendix B

Photographs taken May 20, 2025.



Photo 1. Excavated pond in northeastern part of Lot A, DL 15, looking northwesterly, May 20, 2025.



Photo 2. Excavated pond looking westerly near inlet, May 20, 2025



Photo 3. Drainage ditch feeding pond along east side of property looking northerly. May 20, 2025. White arrow indicates drainage flow direction.



Photo 4. Drainage ditch at inlet to pond, looking northerly, May 20, 2025. White arrow indicates drainage flow direction.



Photo 5. Drainage ditch along south side of roadway looking westerly along southern side of property, May 20, 2025. White arrow indicates drainage flow direction.



Photo 6. Drainage ditch along north side of roadway looking westerly, May 20, 2025. White arrow indicates drainage flow direction.

Appendix C

Kefer Ecological Services Ltd. Report

July 28, 2025.

Leif Palmberg

July 28, 2025

Galiano Island, BC

Re: Irrigation Needs for Lot A, District Lot 15, Plan 22128 Galiano Island

Dear Leif,

As requested, this letter outlines my opinion on your water needs for your proposed apple orchard.

I have reviewed the Water Management Plan from Hy-Geo Consulting (June 16, 2025) and feel that this document provides excellent information for your planning purposes. While I agree with most of the findings, it is my opinion that this document overestimates your watering needs through the reported figure of 4170 m³ per year for an irrigated area of 4 acres due to both your new smaller area (2.5 acres) and that the estimate was derived from the BC Agricultural Water Calculator.

On June 25, 2025 we walked through the property and I examined the soil and vegetation from the perspective of a forest ecologist. I had the additional perspective of you converting the forested area to that of an orchard. On the property, I collected reconnaissance level ecological information on your site following the Biogeoclimatic Ecosystem Classification (BEC) system. Soils were observed at a number of sites by scraping off the edges of cutbanks to allow for the viewing of the soil profile. Soils were hand textured.

The following is my rationale for believing you need less water than predicted:

- Following our walk through the property I noticed that all ditches were carrying moving water, that your pond was near full pool and that there were areas of standing water in undisturbed forest, based on these observations, I would suggest that your site ranges from Fresh to Very Moist under the BEC
- The terrain Galiano Island lies within the Coastal Douglas Fir Moist Maritime Subzone (CDFmm), zonal conditions in this zone are seasonally dry and the forested sites are led by Douglas fir and commonly Arbutus, on your site the forest is led by western red cedar, grand fir and western hemlock indicating an 06 site series, one of the wettest non-wetland site types found on Galiano Island
- It may be expected that after tree removal that your waterlevel will rise as it commonly does on wet, moisture receiving sites
- at your proposed orchard is a mix of toe of slope to level with some areas perhaps being in a depression, such a slope position typically leads to abundant moisture
- The soils on your orchard area classify as sandy loams and appear deep (>2m), have low amounts of organic materials and were evidently wet
- The Hy-Geo report provided you an estimate for irrigation water demand using the BC Agricultural Water Calculator, this is an excellent tool and is very well developed for uses in areas such as the Okanagan, Fraser Valley and other well-known agricultural areas. This tool is designed for predicting water use on sites with average conditions and your site is far wetter than average.
- Local anecdotal knowledge on typical Gulf Islands orchards suggests that orchardists typically budget for around 20 gallons (75.7 l) of irrigation per tree per month in the summer



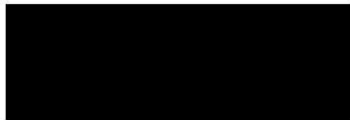
Using the BC Agricultural Water Calculator I entered apple as the crop, micro sprinklers for irrigation, sandy loam soils, an irrigation season of 93 days and an irrigated area of 2.5 acres (the Hy-Geo report had an irrigated area of 4 acres). The app indicates an irrigation water demand of 2110 M³ of irrigation water per year. It is worth noting at this point that the app does not take local site conditions into account.

During our investigations, you contacted a number of orchardists with the goal of understanding their water needs. The local lore is that apple trees need just under 19 litres of irrigation per week. On the 2.5 acre site it is planned that trees will be planted at 140/acre. Extrapolating local knowledge with the proposed orchard indicates an annual water irrigation demand of 79.5 m³. It is likely that the orchard will see a smaller water demand than this figure given that the site conditions are so much moister than zonal sites on the Gulf Islands.

Given the above two scenarios on water demand being orders of magnitude different, it is difficult to accurately predict how much water will be needed to produce successful crops. Taking into account the effects of climate change and the uncertainty of demand from both methods, it is apparent that one should take a conservative approach to evaluating water needs to insure sufficient water resources for the future.

With the above in mind, I estimate that a total of 1000m³ of water per irrigation season is a reasonable number that should allow for a secure amount of water to irrigate the orchard.

Yours truly,

A solid black rectangular box used to redact the signature of Michael E. Keefer.

Michael E. Keefer, MSc, PAg



Ecological Overview of District Lot 15

Galiano Island

Prepared for: Leif Palmberg

Prepared by: Kefer Ecological Services Ltd.

2026-02-04

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1 Summary

Keefer Ecological Services Ltd. (KES) was contracted to provide a reconnaissance-level ecological overview of Lot 'A' of District Lot 15, Galiano Island, Cowichan District, Plan 22128 to support a rezoning application (PLRZ20240003) to the Galiano Island Local Trust. On 30 January 2026, one registered professional biologist (RPBio) from KES visited District Lot 15 and completed six visual plots, confirmed previously mapped sensitive ecosystems (riparian and wetland), and walked the entirety of the property to document other ecological characteristics of the site. Prior to the site visit, ecosystem polygons and sensitive ecosystems were mapped in GIS to guide data collection in the field. Upon completion of the field visit, the collected data were used to refine the polygons and create an ecosystem map for the property. Site photos and additional information collected during the site visit are included in this report.

2 Property Location and Identification

The property is known as Lot 'A' of District Lot 15, Galiano Island, Cowichan District, Plan 22128 and is located at 48.903, -123.365 (Figure 1).

3 Indigenous Land Acknowledgement

District Lot 15 lies in the traditional territories of Penelakut, Hw'litsum, and Tsawwassen First Nations, and other Hul'qumi'num-speaking peoples.

4 Land Owner Acknowledgement

The owner hereby acknowledges and agrees that the following is an accurate description of the property, as of the reference date of this agreement.

5 General Description

Lot 'A' of District Lot 15, Galiano Island, Cowichan District, Plan 22128 ("District Lot 15") is an approximately 8.0 ha (19.7 hectare) property on the southern end of Galiano Island, British Columbia (BC). The property is bordered on the north side by a BC Hydro transmission lines and a BC Hydro substation is located to the east of the property (Figure 1).

The property has no residential dwellings and has been primarily used for fruit-farming, with an orchard located on the east side of the property, and temporary sawmilling in the south-central area of the property. A long driveway (450 m) enters the property from Galiano Way on the west. Other notable anthropogenic features include a human-made pond with associated ditches to improve drainage on site.

District Lot 15 lies within the Coastal Douglas-fir moist maritime (CDFmm) Biogeoclimatic Zone. The CDFmm is an ecoregion with a semi-Mediterranean climate that falls within the rain shadow of the Vancouver Island and Olympic mountains (Nuszdorfer et al. 1991). This ecoregion supports the highest densities of species at risk in British Columbia (Ward et al. 1998, Floberg et al. 2004). The CDF zone occurs at low elevations and is heavily influenced by the Pacific Ocean. It is restricted to the southeast of

Vancouver Island and areas in the southwest of the Lower Mainland (Madrone Environmental Services Ltd. 2008).

District Lot 15 is currently zoned as Rural 2. It is bordered by Utility on the east edge, Rural Residential on the north edge, and Forest 1 on the south edge.

6 Property Access

District Lot 15 can be accessed from Galiano Way at 48.9028792, -123.3704751, just south of the intersection of Galiano Way and Georgia View Rd. (Figure 1). It is approximately 5.2 km from the Sturdies Bay ferry terminal on Galiano Island, British Columbia.

7 Methods

7.1 Terrestrial Ecosystem Mapping

Terrestrial ecosystem mapping (TEM) stratifies a landscape into map polygons based on ecological variables such as climate, vegetation, physiography, surficial material, bedrock geology, and soil (Resource Inventory Committee 1998). Based on the Biogeoclimatic Ecosystem Classification (BEC) system, which was first developed to classify and manage forested ecosystems of British Columbia, the TEM methodology is currently applied to map a range of forested and non-forested communities, supporting ecosystem-based land management of a diverse range of landscapes throughout BC.

Ecological inventory and mapping of District Lot 15 first entailed the interpretation of satellite imagery and existing geospatial data to divide the landscape into recognizably distinct areas, which were circumscribed as polygons in a geographic information system (GIS). Field work was then conducted by qualified personnel (Kiirsti Owen, RPBio) with expertise in terrestrial ecosystem mapping and the ecology and biodiversity of the CDF Zone. The purpose of the field visit was to validate and classify the ecological communities represented on the landscape. Preliminary terrestrial ecosystem mapping was then refined based on field data using GIS spatial analysis tools to improve the delineation of polygons and ascribe attributes to each community.

Terrestrial ecosystem mapping of District Lot 15 was developed according to RISC standards (Resource Inventory Committee 1998), meeting the requirements of survey intensity level 1, which is appropriate for an area at the scale of this property. Ecosystem attribution includes sites series, structural stage, and site modifiers.

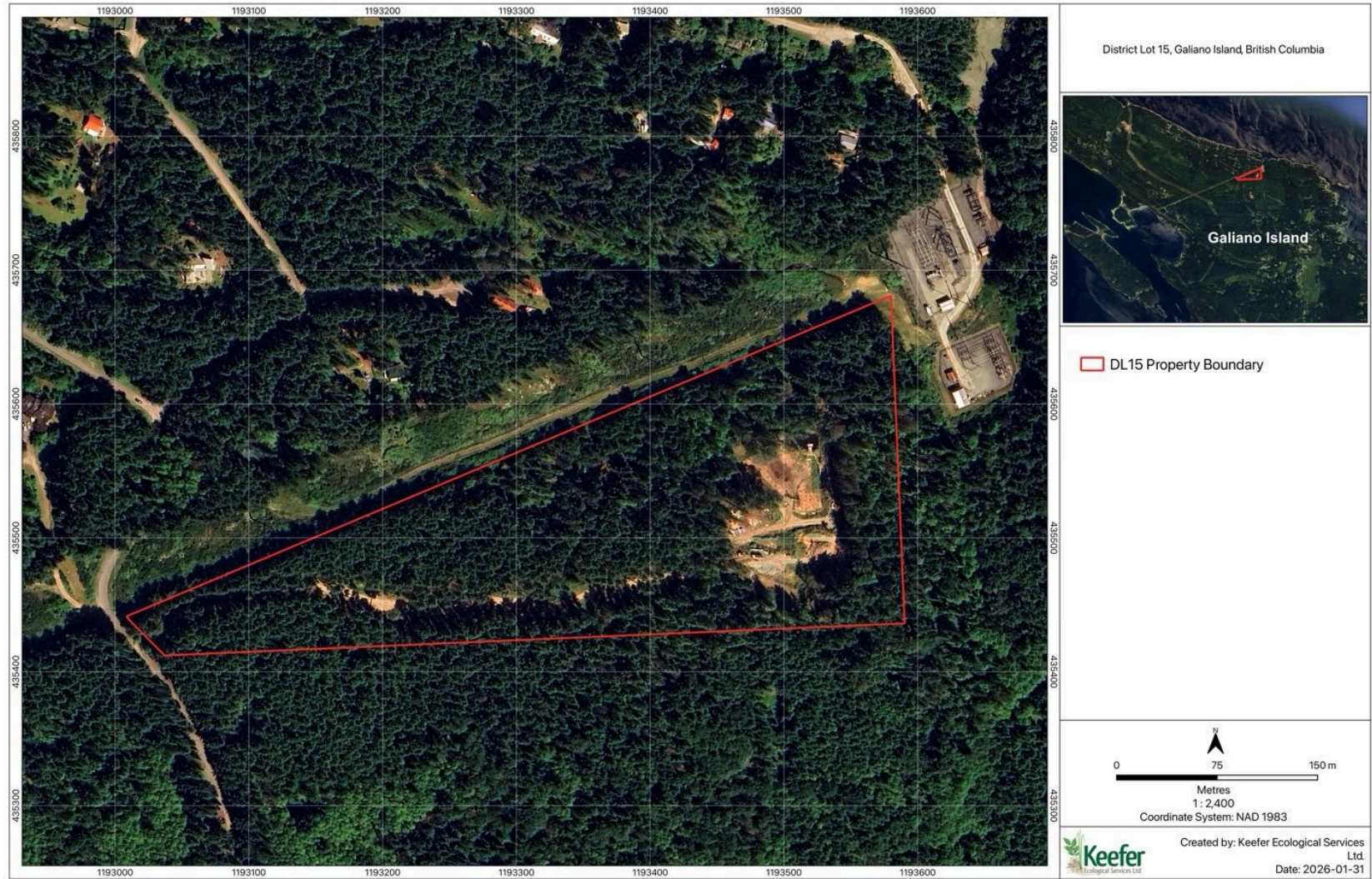


Figure 1. Property boundaries of District Lot 15 (DL15) on Galiano Island, British Columbia.



Figure 2. Map showing polygon delineations for different ecosystems represented within the property boundaries, including CDFmm/01, CDFmm/04, anthropogenic or cleared areas, and sensitive ecosystems (riparian and wetland).

8 Description of Ecosystems and Land Types

The entirety of the property lies within the Coastal Douglas Fir Moist Maritime (CDFmm) biogeoclimatic zone, and was classified as CDFmm/01 or CDFmm/04 site series based on plant communities, which are determined by soil moisture and soil nutrient availability. Additionally, sensitive ecosystems, including a wetland, a riparian area, and anthropogenic areas, including an orchard, human-made pond and ditches, and driveway, were mapped on the property (Figure 2).

The terrain is predominantly sloped rather than level, with moderate to steep gradients across most of the property and localized slopes exceeding 30%. Elevations range from approximately 25 m in the northeast corner of the property to 80 m at the highest point on the west point of the property near Galiano Way.

8.1 Coastal Douglas Fir Moist Maritime – Salal (CDFmm01)

The majority of the forested ecosystems on the property were classified as CDFmm01: Coastal Douglas Fir (CDF) biogeoclimatic zone, moist-maritime (mm) subzone, and 01 - Fd - Salal site series. This site series has very poor to medium soil nutrients and xeric to submesic soil moisture. Four of the six visual plots completed on the property were determined to be CDFmm01 (Figure 2). Plots were completed on slopes (16-35%). These forests were dominated by coastal Douglas fir (*Pseudotsuga menziesii* var. *menziesii*), with some arbutus (*Arbutus menziesii*), and often Western red cedar (*Thuja plicata*) in the sub-canopy. The shrub layer was dominated by salal (*Gaultheria shallon*) and often included a small amount of evergreen huckleberry (*Vaccinium ovatum*). The herb layer was limited, but it is important to note that because the field visit was completed in January, there may have been some herbs not present. The site series was still easily determined by the vegetation that was present. A limited amount of sword fern (*Polystichum munitum*) was present at most sites. The dominant moss species were Oregon beaked moss (*Kinbergia oregana*) and stairstep moss (*Hylocomium splendens*).

This ecosystem was represented in five polygons separated by age or successional stage or by cleared areas, such as the driveway. All polygons represented second-growth forest, but some appeared to be younger climax forest (average diameter at breast height <30 cm; Figures 3 and 4), and others appeared to be entering the mature climax successional stage with larger trees (e.g., diameter at breast height up to 66 cm; Figure 5).



Figure 3. Photo from one of the visual plots that was classified as CDFmm01 with a mixed of younger aged coastal Douglas fir, arbutus and Western red cedar.



Figure 4. An area of the property that was classified as CDFmm01 dominated by relatively young coastal Douglas Fir with some arbutus and Western red cedar.



Figure 5. An area of the property that was classified as CDFmm01 dominated by slightly older coastal Douglas Fir with some arbutus and Western red cedar.

8.2 Coastal Douglas Fir Moist Maritime – Oregon Grape (CDFmm/04)

Two plots (formed into one polygon) were determined to be CDFmm/04: Coastal Douglas Fir (CDF) biogeoclimatic zone, moist-maritime (mm) subzone, and 04 - FdBg - Oregon Grape site series. This site series is characterized as having richer soil nutrients than CDFmm01. It lacks arbutus and has more sword fern than CDFmm/01 (Figure 6). This site also included a subcanopy layer of Western hemlock (*Tsuga heterophylla*) and Western red cedar. There was a limited shrub layer that included salal and a small amount of whitebark raspberry (*Rubus leucodermis*). The herb layer was dominated by sword fern, and the moss layer was dominated by stairstep moss and Oregon beaked moss. This ecosystem was represented in a single polygon (Figure 2) that covers 1.79 ha (22%) of the property.



Figure 6. An area of the property that was classified as CDFmm04 with coastal Douglas fir and Western red cedar. Sword fern dominates the understory.

8.3 Sensitive Ecosystems - Riparian and Wetland

A wetland has been mapped by the Galiano Island Trust on the east side of the property, and was confirmed on the site visit. The majority of the wetland is outside the property boundary but extends to a small extent (0.05 ha) into the property. A 30-meter-wide riparian buffer enters District Lot 15, with approximately 0.4 ha of riparian and wetland area occurring within the property (Table 1, Figure 2).

The wetland boundary was fairly obvious due to the presence of hydrophilic plant species, such as sedges (*Scripus* sp.; Figure 7).



*Figure 7. Wetland area that extends into the property. This wetland was previously mapped as a sensitive ecosystem and was confirmed to match that area during the site visit on January 30, 2026. Note the presence of sedges (*Scripus* sp.).*

8.4 Anthropogenic Areas

Anthropogenic areas include the driveway that enters the property from Galiano Way (Figure 8) and extends to a large, cleared area (0.76 ha; Figure 9). This area is used for fruit farming and temporary sawmilling. There is also a human-made pond with associated ditches. The anthropogenic areas do not overlap with the mapped sensitive ecosystems (riparian and wetland). The total footprint of currently cleared (anthropogenic) areas is 1.4 ha or 18% of the property.



Figure 8. Unpaved driveway from Galiano Way into the larger cleared area on the property.



Figure 9. Cleared area with fenced orchard bordered by forest.

Table 1. Ecosystem polygons including biogeoclimatic ecosystem classification zones, subzones, and site series, area of each polygon in hectares and the proportion of the property of each ecosystem type.

Ecological Community	BEC Zone – Subzone	Site Series	Area (ha)	Area (%) of property
Coastal Douglas fir - salal	CDFmm	01	4.39	55%
Young forest			2.95	37%
Mature second-growth forest			1.44	18%
Mature second-growth Coastal Douglas fir – Oregon grape	CDFmm	04	1.79	22%
Anthropogenic/cleared	CDFmm	00	1.40	18%
Wetland and riparian	CDFmm	00	0.39	5%

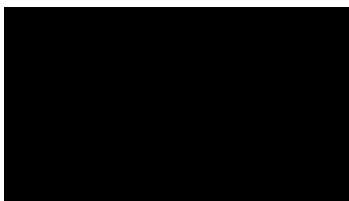
9 Recommended Mitigation Measures

It is recommended that the property owner avoid encroaching on the sensitive ecosystems classified as riparian and wetland. Presently, the cleared area is directly adjacent to the riparian area, therefore, no further clearing should occur on the east side of the currently cleared area where the orchard and sawmill site are located. The property owner should be aware of the presence of invasive plant species that may easily spread from the anthropogenically disturbed areas (driveway, cleared areas) into the sensitive ecosystems and should take measures to reduce spread. For example, the property owner should consider manual removal of invasive species along the eastern edge of the orchard and cleared area to reduce the likelihood of those species spreading into the sensitive ecosystems. The property has a highpoint on the western edge near Galiano Way and slopes down towards the northeast corner where the riparian and wetland areas occur. Therefore, the property owner should consider the potential for runoff to flow from the property into sensitive ecosystems. Surface flow from the property may pick up pollutants and sediment from anthropogenically disturbed areas, therefore, the property owner should ensure that vehicles and equipment on site do not leak fuel or other pollutants that could end up in the sensitive ecosystems, and clean up any spills if they do occur. Similarly, waste, fuel, or chemicals should be disposed of properly so that they do not end up contaminating surface runoff that flows into these sensitive ecosystems.

Wildlife activity was noted on the property during the site visit, including woodpecker foraging activity and black-tailed deer (*Odocoileus hemionus sitkensis*) scat and tracks. Wildlife species detected on the property during the site visit include Common Raven (*Corvus corax*), Chestnut-backed Chickadee (*Poecile rufescens*), Golden-crowned Kinglet (*Regulus satrapa*), Dark-eyed Junco (*Junco hyemalis*), Pacific Wren (*Troglodytes pacificus*), Northern Flicker (*Colaptes auratus*), and Pacific Chorus Frog (*Pseudacris regilla*). These wildlife species are all typical of CDFmm ecosystems. No species at risk or protected habitat features were observed during the site visit. It is recommended that the property owner be mindful of wildlife on the property and consider ways to reduce disturbance (e.g., avoid clearing during breeding bird season).

10 Authorship

Prepared by:



Kiirsti Owen, PhD, RPBio (#5671)

Wildlife Biologist

11 References

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PART 2 – TERMS OF INSTRUMENT

SECTION 219 COVENANT

This Agreement dated for reference the ____ day of _____, _____ is

AMONG:

1230869 BC LTD

Address: 479 Montague Park Road, Galiano Island, British Columbia, V0N 1P0

(the “Owner”)

AND:

GALIANO ISLAND LOCAL TRUST COMMITTEE, a Corporation under the *Islands Trust Act*, R.S.B.C. 1996, c.239, with an office at Suite 200, 1627 Fort Street, Victoria, British Columbia, V8R 1H8

(the “Trust Committee”)

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of that parcel of land located on Galiano Island, British Columbia which is legally described as:

Parcel Identification Number: 003-321-649

Legal Description: Lot “A” of Lot 15, Galiano Island, Cowichan District, Plan 22128

(the “Land”);

- B. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land, the building on land, the subdivision of land and the preservation of land or a specified amenity on the land;
- C. The Owner has requested that the Trust Committee rezone the Land to Rural 2(a), and the Owner has granted the Trust Committee this covenant in order to induce the Trust Committee to rezone the Lands;

- D. The Owner wishes to grant and the Trust Committee wishes to accept this Covenant over the Land, restricting the use of the Land in the manner specified;
- E. The Owner has provided a site plan (the "Site Plan") attached as Schedule A.

This Agreement is evidence that in consideration of the premises and covenants herein contained, the payment of two dollars (\$2.00) by the Trust Committee to the Owner, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

S. 219 Covenant

The Owner shall not use or permit the use of the Land or any building on the Land for any purpose, construct any buildings on the Land, or subdivide the Land except in strict accordance with this Agreement.

Restriction on Use

1. The processing, crushing, or washing of aggregate is prohibited.
2. All permitted machinery and equipment stored for 14 or more days must be equipped with a suspended drip system (consisting of grommeted canvas squares suspended beneath engines and lined with absorbent pads).
3. Dust control measures shall be implemented to prevent impacts on neighbouring properties.
4. Drainage swales or a detention basin, incorporating oil/water separators if necessary, must be constructed to limit runoff flowing from the property to the 'Riparian' area and 'Sensitive Ecosystems' area identified on the Site Plan attached as Schedule A
5. An emergency spill kit must be located within the 'Work/Aggregate Yard/Sawmill' area as identified on the Site Plan attached as Schedule A.
6. A source of water for emergency fire response must be located no greater than 30 metres from the sawmill area.
7. The maximum number of vehicles, equipment, and machinery associated with Contractor Workshop and Contractor Yard uses is limited to ten (10).
8. The hours of operation for the sale of gravel, soil and aggregates, including any associated loading, unloading and/or movement of any truck, motor vehicle, trailer or equipment for this use, shall be limited to between the

hours of 8:00 a.m. and 5:00 p.m. daily, except on Saturdays, Sundays, and Holidays, when it shall be limited to between 9:00 a.m. and 5:00 p.m.”

9. The maximum volume of gravel, soil and aggregate stored at one time is limited to 305 m³ (400 yd³).
10. The maximum volume of raw logs for wood processing shall not exceed 350 m³ per year.
11. Cidery and winery uses, including production, storage, and sales, must comply with the Liquor Control and Licensing Act and the Liquor Control and Licensing Regulation.
12. The use of the cidery or winery building for special or private events exceeding 100 persons is limited to six (6) per calendar year.

Riparian Area

13. No land disturbance or construction may occur within the Riparian area as shown on the Site Plan attached as Schedule A.

Water Management

14. All uses must comply with the Water Sustainability Act and the Water Sustainability Regulation.
15. All pump test reports and water quality test results in compliance with the Water Sustainability Act and as required for a Water Licence must be provided to the Galiano Island Local Trust Committee.
16. The Owner shall not use or permit the use of the Land or any building on the Land for the purpose of a cidery or winery until a water licence in compliance with the Water Sustainability Act has been obtained. An approved water licence must be forwarded to the Galiano Island Local Trust Committee.
17. A staff gauge must be installed to monitor water fluctuations in the ‘Pond’ identified on the Site Plan attached as Schedule A.
18. A sounding tube must be installed in Well WTN 131111 (WID 72049) to enable monitoring of water levels.
19. A water meter must be installed at Well WTN 131111 (WID 72049) to monitor water consumption.

20. Installation of water meters on any water storage tank outlets to monitor water use.

No Effect On Laws or Powers

21. This Agreement does not
- (a) affect or limit the discretion, rights, duties or powers of the Trust Committee or the Capital Regional District under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Trust Committee or the Capital Regional District any duty of care or other legal duty of any kind to the Owner or to anyone else;
 - (c) oblige the Trust Committee to enforce this Agreement, which is a policy matter within the sole discretion of the Trust Committee;
 - (d) affect or limit any enactment relating to the use or subdivision of the Land;
 - (e) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

Limitation on Obligations

22. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactments or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

Entry by Trust Committee Staff

23. The Owner hereby authorizes the Trust Committee, through its employees or agents, to enter the Land at all reasonable times after giving 24 hours notice for the express purpose of confirming whether or not this Agreement is being complied with.

Indemnity

24. The Owner hereby indemnifies and saves harmless the Trust Committee and its elected and appointed officials, officers, employees and agents,

from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Trust Committee may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

25. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Land

26. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

27. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

28. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver by the Trust Committee of a breach of this Agreement by the Owner does not operate as a waiver of any other breach of this Agreement.

Severance

29. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

30. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

31. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Further Acts

32. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Deed and Contract

33. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the terms of this instrument, the parties each have executed the Land Title Office Form C which is attached hereto and which forms part of this Agreement.

CONSENT AND PRIORITY AGREEMENT

WHEREAS:

- A. [Name of land owner(s)] (the "Owner") is the registered owner of [insert full legal description] (the "Land");
- B. The Owner granted [Name of chargeholder] (the "Prior Chargeholder") a [identify mortgage or other charge], which was registered against the title to the Land in the Victoria Land Title Office under number [insert registration number] (the "Prior Charge");
- C. The Owner granted to the Island Local Trust Committee (the "Subsequent Chargeholder") a Section 219 Covenant which is registered against the title to the Land under number [insert registration number] (the "Subsequent Charge"); and
- D. Section 207 of the *Land Title Act* permits the Prior Chargeholder to grant priority over a charge to a subsequent chargeholder.

THEREFORE THIS CONSENT AND PRIORITY AGREEMENT WITNESSES THAT IN CONSIDERATION OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIVED BY THE PRIOR CHARGEHOLDER FROM THE SUBSEQUENT CHARGEHOLDER (THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED):

1. The Prior Chargeholder hereby consents to the granting and registration of the Subsequent Charge and the Prior Chargeholder hereby agrees that the Subsequent Charge shall be binding upon its interest in and to the Land.
2. The Prior Chargeholder hereby grants to the Subsequent Chargeholder priority for the Subsequent Charge over the Prior Chargeholder's right, title and interest in and to the Land, and the Prior Chargeholder does hereby postpone the Prior Charge and all of its right, title and interest thereunder to the Subsequent Charge as if the Subsequent Charge had been executed, delivered and registered prior to the execution, delivery and registration of the Prior Charge.

As evidence of its agreement to be bound by the above terms of this Consent and Priority Agreement, the Prior Chargeholder has executed and delivered Part 1 of *Land Title Act* Form C which is attached hereto and forms part of this Agreement.

SCHEDULE A

Site Plan

