

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

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 metres<sup>3</sup> (400 yards<sup>3</sup>)
- 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 metres<sup>3</sup> (450 yards<sup>3</sup>), 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"><li>• contractor yard</li><li>• storage and sale of gravel, soil and aggregates</li><li>• sawmilling, planing, and manufacturing of wood products</li><li>• cidery and winery, including production, storage, and sales</li></ul> 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.<br>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.<br>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 \_\_\_\_\_ 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

\_\_\_\_\_

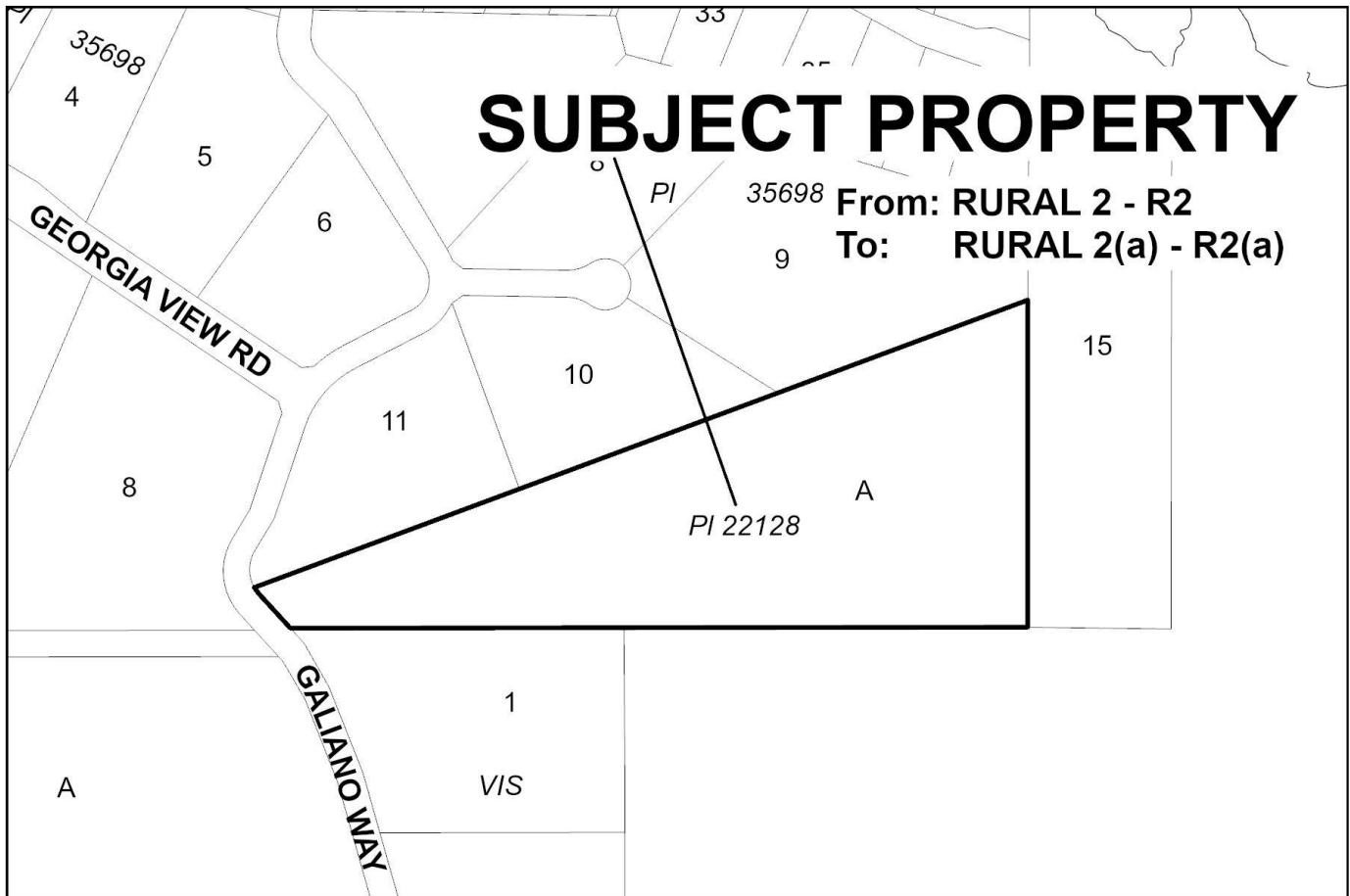
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\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 297

Plan No. 1





Islands Trust

## ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

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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 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  |
|------------|--------------|---|
|            | <b>3.1</b>   | <b>Ecosystems</b>   |
| N/A        | <b>3.1.3</b> | 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        | <b>3.1.4</b> | 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        | <b>3.1.5</b> | 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.  |
|            | <b>3.2</b>   | <b>Forest Ecosystems</b>  |
| N/A        | <b>3.2.2</b> | 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.                                |
|            | <b>3.3</b>   | <b>Freshwater and Wetland Ecosystems and Riparian Zones</b>   |
| N/A        | <b>3.3.2</b> | 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.  |
|            | <b>3.4</b>   | <b>Coastal and Marine Ecosystems</b>  |
| N/A        | <b>3.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.   |
| N/A        | <b>3.4.5</b> | 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   |
|------------|--------------|--|
|            | <b>4.1</b>   | <b>Agricultural Land</b>   |
| ✓          | <b>4.1.4</b> | 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.  |
| ✓          | <b>4.1.5</b> | 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        | <b>4.1.6</b> | 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.  |
| CONSISTENT | No.          | DIRECTIVE POLICY   |
| N/A        | <b>4.1.7</b> | 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. |
| ✓          | <b>4.1.8</b> | 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        | <b>4.1.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.   |
|            | <b>4.2</b>   | <b>Forests</b>   |
| N/A        | <b>4.2.6</b> | 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        | <b>4.2.7</b> | 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        | <b>4.2.8</b> | 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.   |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|            |               |   |
|------------|---------------|---|
|            | <b>4.3</b>    | <b>Wildlife and Vegetation</b>  |
|            | <b>4.4</b>    | <b>Freshwater Resources</b>   |
| <b>N/A</b> | <b>4.4.2</b>  | 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. |
| <b>N/A</b> | <b>4.4.3</b>  | 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   |
|            | <b>4.5</b>    | <b>Coastal Areas and Marine Shorelands</b>  |
| <b>N/A</b> | <b>4.5.8</b>  | 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.  |
| <b>N/A</b> | <b>4.5.9</b>  | 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.   |
| <b>N/A</b> | <b>4.5.10</b> | 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.  |
| <b>N/A</b> | <b>4.5.11</b> | 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.   |
|            | <b>4.6</b>    | <b>Soils and Other Resources</b>  |
| <b>N/A</b> | <b>4.6.3</b>  | 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   |
|------------|--------------|--|
|            | <b>5.1</b>   | <b>Aesthetic Qualities</b>   |
| ✓          | <b>5.1.3</b> | 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.   |
|            | <b>5.2</b>   | <b>Growth and Development</b>  |
| <b>N/A</b> | <b>5.2.3</b> | 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.   |
| ✓          | <b>5.2.4</b> | 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. |
| ✓          | <b>5.2.5</b> | 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.  |
| <b>N/A</b> | <b>5.2.6</b> | 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.                             |
|            | <b>5.3</b>   | <b>Transportation and Utilities</b>  |
| <b>N/A</b> | <b>5.3.4</b> | 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.  |
| <b>N/A</b> | <b>5.3.5</b> | 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.   |
| <b>N/A</b> | <b>5.3.6</b> | 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.  |
| <b>N/A</b> | <b>5.3.7</b> | 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.                   |
|            | <b>5.4</b>   | <b>Disposal of Waste</b>   |
| <b>N/A</b> | <b>5.4.4</b> | 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   |



|     |              |   |
|-----|--------------|---|
|     | <b>5.5</b>   | <b>Recreation</b>   |
| N/A | <b>5.5.3</b> | 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 | <b>5.5.4</b> | 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 | <b>5.5.5</b> | 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 | <b>5.5.6</b> | 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 | <b>5.5.7</b> | 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.   |
|     | <b>5.6</b>   | <b>Cultural and Natural Heritage</b>  |
| N/A | <b>5.6.2</b> | 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 | <b>5.6.3</b> | 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.   |
|     | <b>5.7</b>   | <b>Economic Opportunities</b>   |
| ✓   | <b>5.7.2</b> | 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.   |
|     | <b>5.8</b>   | <b>Health and Well-being</b>  |
| N/A | <b>5.8.6</b> | 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.     |

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