



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

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

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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 <sup>TH</sup>	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	8 <sup>TH</sup>	DAY OF	JULY	2025.
READ A SECOND TIME THIS	8 <sup>TH</sup>	DAY OF	JULY	2025.
READ A THIRD TIME THIS	8 <sup>TH</sup>	DAY OF	JULY	2025.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	6 <sup>TH</sup>	DAY OF	AUGUST	2025.
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	7 <sup>TH</sup>	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:

<b>Table 7.3</b>			
	1	2	3
	<b>Site-Specific Zone</b>	<b>Location Description</b>	<b>Site Specific Regulations</b>
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 workshop</li><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. 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 8<sup>TH</sup> 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

