



**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**.

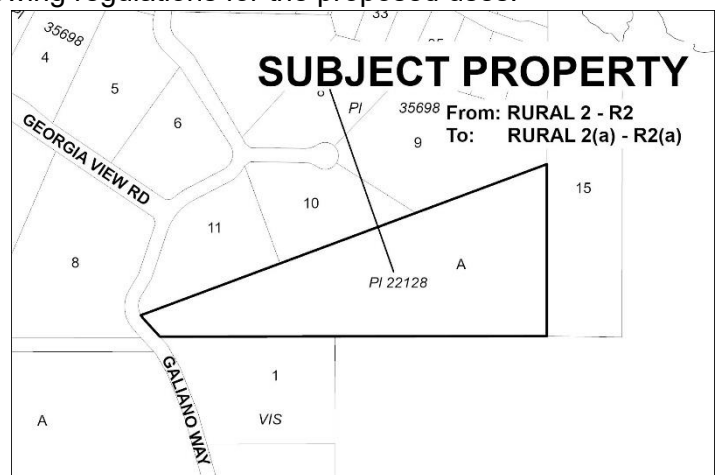
A **Community Information Meeting** will be held before the Public Hearing for you to learn more about the bylaw and to ask questions.

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

			<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

