



Islands Trust

BYLAW REFERRAL FORM

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Victoria, B.C. V8R 1H8
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Island: Galiano Island Local Trust Area Bylaw No.: 292 & 293 Date: December 5, 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.

APPLICATION NUMBER:

GL-RZ-2021.2

PURPOSE OF BYLAW:

The purpose of **Bylaw 293** is to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 4.2 ha to a site specific **Rural Residential e (RR(e))**, 0.6 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, and approximately 13 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 292** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that identifies developable areas, requires further groundwater information, and requires the transfer of land (to be zoned Nature Protection) to Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to apply to subdivide the property into two site specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zone parcel (to be transferred to Penelakut Tribe), and road dedication.

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:

DISTRICT LOT 86 GALIANO ISLAND COWICHAN DISTRICT – PID 008-015-961

SIZE OF PROPERTY AFFECTED:

38.5 ha

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Forest

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

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.

Name: Kim Stockdill

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:

Federal Agencies

N/A

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Regional Parks and Community Services
Island Health
North Galiano Island Fire Rescue

Provincial Agencies

Min. of Housing and Municipal Affairs
Min. of Environment and Parks – Provincial Parks
Min. of Forest
Forests.SouthIslandDistrictOffice@gov.bc.ca
Min. of Transportation & Transit – via portal

Adjacent Local Trust Committees and Municipalities

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

Non-Agency Referrals

BC Assessment Authority
Galiano Island Parks and Recreation Commission
Coast Salish Peoples of Galiano Society
Georgeson Family

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation – via portal
Penelakut Tribe - via portal
Semiahmoo First Nation
Snuneymuxw First Nation - via portal
Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan) – via portal
Tsartlip First Nation
Tsawout First Nation – via portal and email
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

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)

292 and 293

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

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. 1, 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	JULY	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. 292

SCHEDULE 1

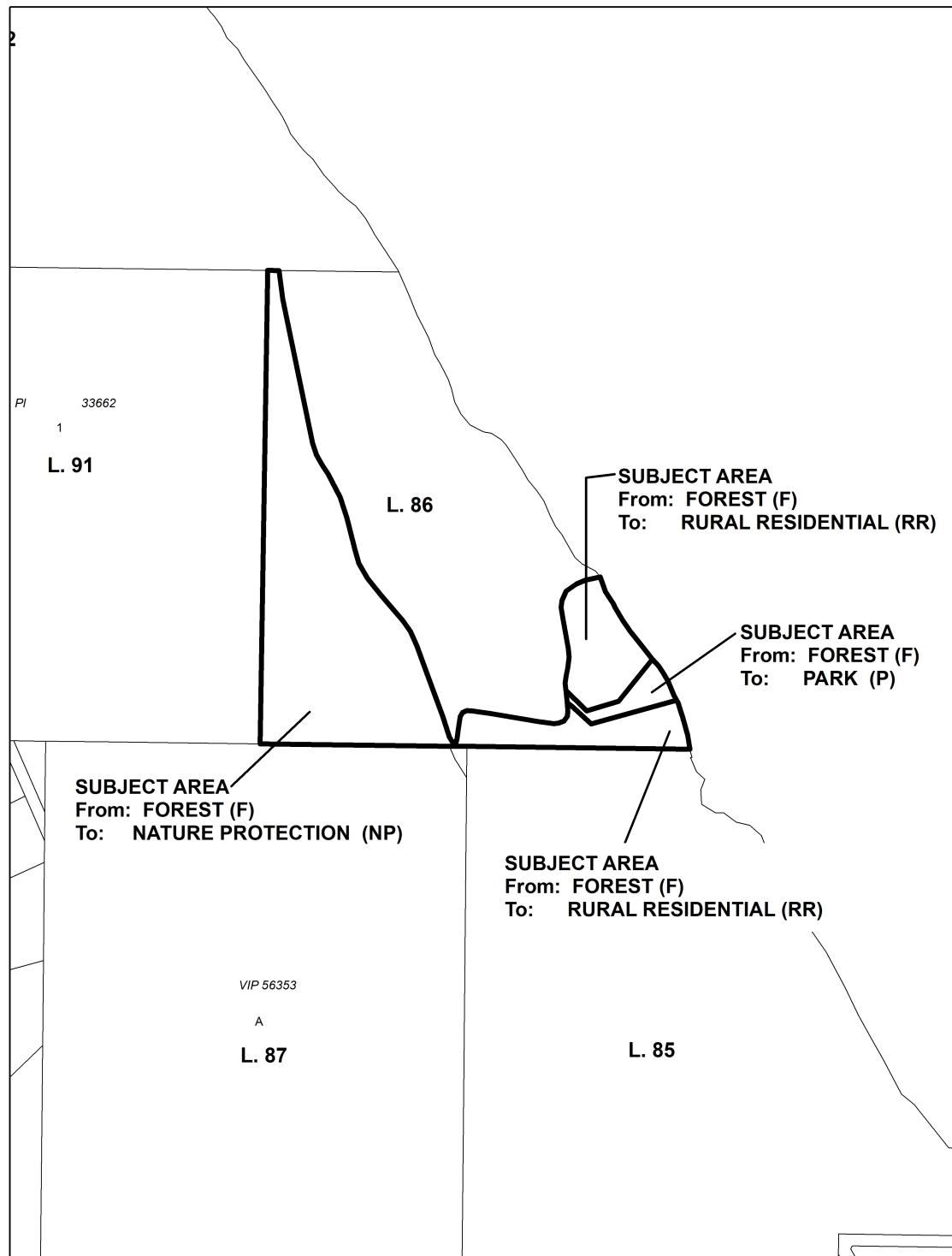
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Schedule A, Section II, 1.4 Rural Residential is amended by inserting the following as a new Rural Residential policy, and by making such consequential numbering alterations to effect this change:

“For the properties described as District Lot 86, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) on the Rural Residential designated portion of the lands and 20 hectares (49 acres) on the Forest designated portion of the lands, applicable only if the landowner provides land to be transferred to the Province of British Columbia, Penelakut Tribe, the Capital Regional District or other transferees designated in the Land Use Bylaw amendment, to be used for conservation, ecosystem protection, public parkland, community forest, or trails. Approval of any such rezoning shall be subject to the following conditions:

- i) the area of land to be transferred shall include all of the land designated Nature Protection and Park;
- ii) incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and
- iii) the registration of a s. 219 covenant granted to the LTC which restricts the layout and area of the future lots to provide for the contiguous clustering of lots in a manner that protects the integrity of forest ecosystems, surface water and groundwater supplies and minimizes the impact of residential services such as roads.”

2. Schedule B (Land Use Designation) is amended for the lands legally described District Lot 86 Galiano Island, Cowichan District as depicted in the map below.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

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. 1, 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 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares for the RR(e) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 86, Galiano Island, Cowichan District that are zoned Nature Protection (NP) and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, or Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, or trails.”

2.2 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), in addition to the other regulations in Section 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 7 of Schedule D of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 86, Galiano Island, Cowichan District 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.

2.4 Schedule “D”, is amended by adding ‘Plan No. 7’ as shown on Plan No. 2 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, and by making such alterations to Schedule “B” to Bylaw No. 127 as are required to effect this change.

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.

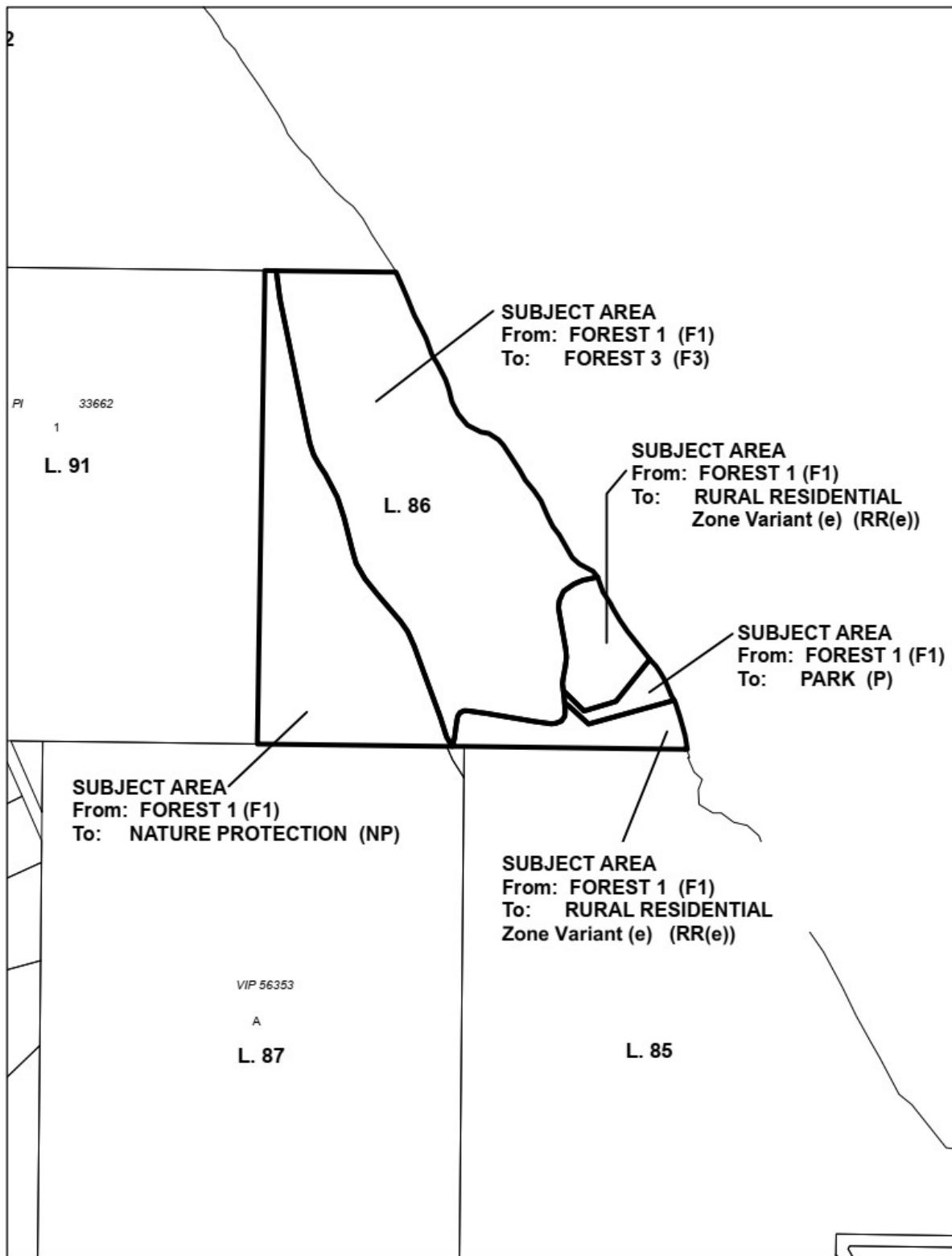
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READ A THIRD TIME THIS	_____	DAY OF	_____	20_____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20_____
ADOPTED THIS	_____	DAY OF	_____	20_____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 293**

Plan No. 1



**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 293**

Plan No. 2

“Plan No. 7 – x-referenced – Subsection 5.4.19

