

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 295

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. 2, 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(d), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 60 hectares, with a minimum average subdivision lot area as low as 2 hectares for the RR(d) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 85, Galiano Island, Cowichan District that are zoned Nature Protection (NP), Forest Industrial (c) - (FI(c)), and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, or the Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, trails, and aggregate extraction.”

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

“On the lands zoned RR(d), 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 6 of Schedule D of this bylaw.”

2.3 By adding the following new Section 9.6(D):

“9.6(D) Forest Industrial Zone C – FI(C)

The intent of the FI(C) zone is to permit limited industrial uses within a prescribed area of a forest lot.

Permitted Uses

9.6(D).1 In the Forest Industrial FI(C) zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

9.6(D).1.1 timber production and harvesting

- 9.6(D).1.2 accessory forest uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries
- 9.6(C).1.3 aggregate extraction

Permitted Density

- 9.6(D).2 Lot coverage must not exceed 20% of any lot.

Permitted Height

- 9.6(D).3 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres.

Minimum Setbacks

- 9.6(D).4 Buildings and structures must be sited
 - 9.6(D).4.1 at least 7.5 metres from a front or rear lot line;
 - 9.6(D).4.2 at least 6 metres from each interior side lot line, except where the lot line is common to a lot in a commercial or industrial zone, in which case the required distance is 3 metres; and
 - 9.6(D).4.3 at least 4.5 metres from any exterior side lot line.

Minimum Lot Size

- 9.6(D).5 No lot having an area less than 20 hectares may be created by subdivision.

Screening

- 9.6(D).6 Lots on which light industrial uses are carried on must be screened by a landscape screen not less than 2 metres in height and complying with the requirements of Part 15 of this bylaw."

- 2.4 Schedule "B" – Zoning Map, is amended by changing the zoning classification of Lot 85, 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.
- 2.5 Schedule "D", is amended by adding 'Plan No. 6' 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.

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____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 295

Plan No. 1



