



Islands Trust

# BYLAW REFERRAL FORM

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Island: Galiano Island Local Trust Area      Bylaw No.: 294 and 295      Date: December 9, 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-2023.2

**PURPOSE OF BYLAW:**

The purpose of **Bylaw 295** is to amend the Galiano Island Land Use Bylaw to re-zone the 60.0-hectare subject property (District Lot 85, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 10.0 ha to a site-specific **Rural Residential d (RR(d))**, 0.9 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, 2.8 ha to a site-specific **Forest Industrial (c) ((FI(c))**, and approximately 22.1 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 294** 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 Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to subdivide the property into five site-specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zoned parcel (to be transferred to Penelakut Tribe), one site-specific Forest Industrial zone (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 85 GALIANO ISLAND COWICHAN DISTRICT – PID 009-625-259

**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](http://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](mailto: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](mailto:Forests.SouthIslandDistrictOffice@gov.bc.ca)  
Min. of Transportation & Transit – via portal  
Ministry of Mining & Critical Minerals

**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)

294 and 295

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

# PROPOSED

## GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 294

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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. 2, 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 | 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_____ |

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CHAIR

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SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 294**

**SCHEDULE 1**

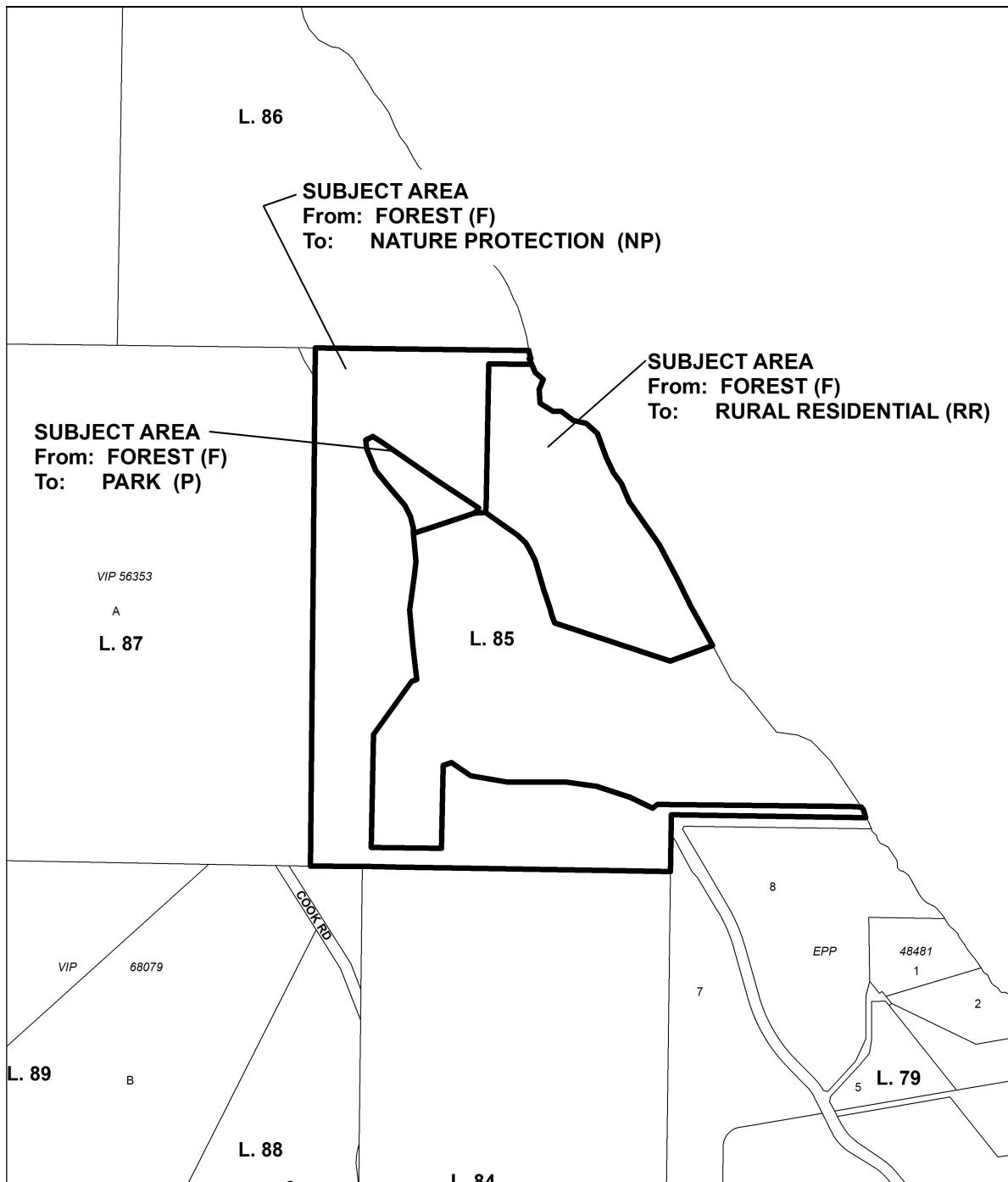
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

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 85, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 60 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 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, trails, and aggregate extraction. 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 85 Galiano Island, Cowichan District as depicted in the map below.



# PROPOSED

## GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 295

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### A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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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<sup>TH</sup>** 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

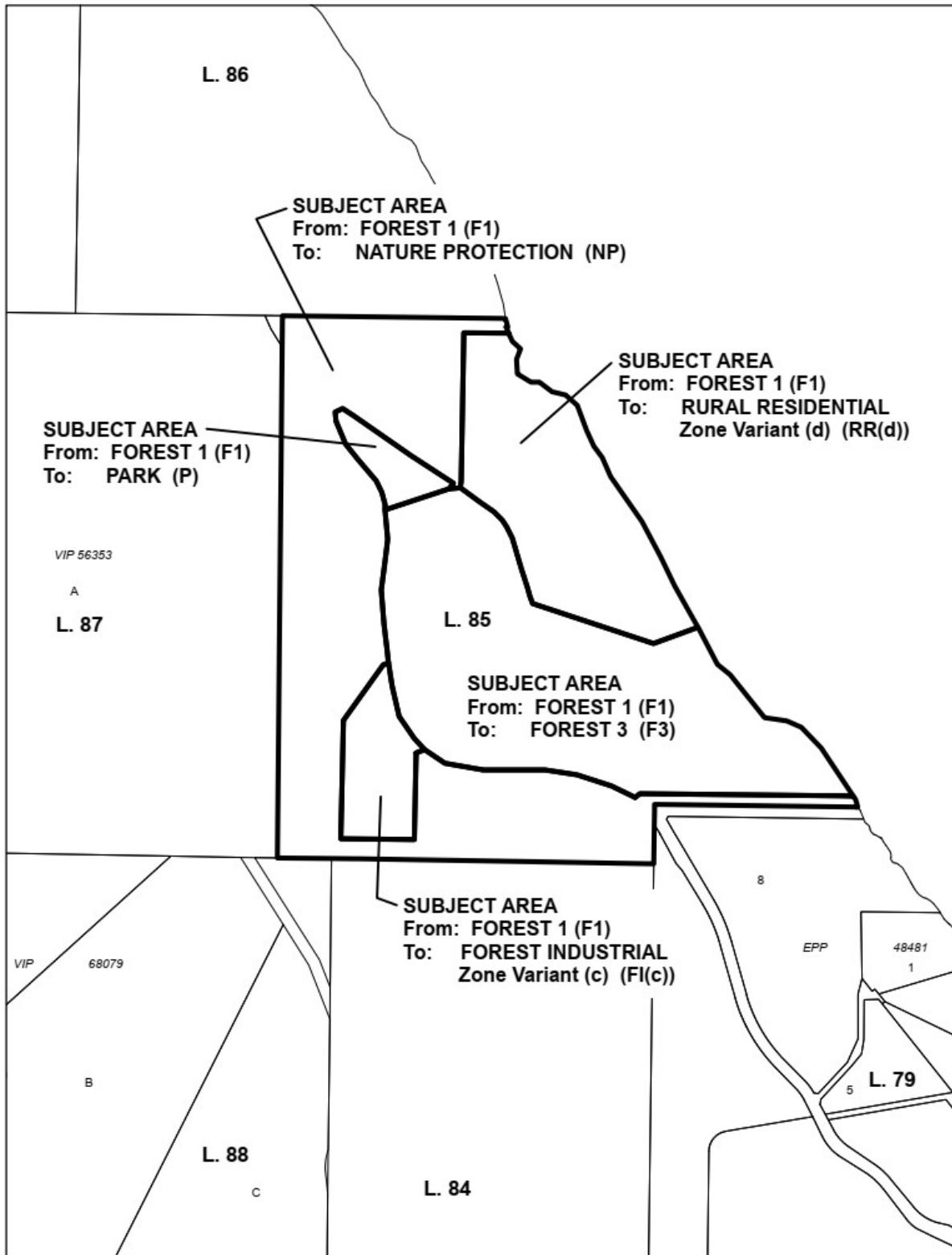
ADOPTED THIS **DAY OF** **20**

## CHAIR

## SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 295**

## Plan No. 1



**GALIANO ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 295**

## Plan No. 2

## “Plan No. 6 – x-referenced – Subsection 5.4.18

