

Jas Chonk

From: Mikes, Anya TT:EX <Anya.Mikes@gov.bc.ca>
Sent: Tuesday, December 16, 2025 10:59 AM
To: Jas Chonk
Subject: eDAS #2025-05542 - Zoning Bylaw - MOTT Approval

Good morning,

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated December 9, 2025, 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 proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature.

Please include file #2025-05542 for future correspondence.

The Ministry has no objections to the proposed *Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2024*. If a zoning bylaw amendment is being prepared, please forward the document to this email address for Ministry signature. Otherwise, please accept this email as the Ministry's formal response.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at 236-478-0833 or by email at Anya.Mikes@gov.bc.ca.

Anya Mikes
Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Transit
Saanich Area Office
Suite 240- 4460 Chatterton Way
Victoria, BC V8X 5J2
(236)-478-0833



Ministry of
Transportation
and Transit

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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

No objections provided a water system operating permit is obtained from this office as per Section 8 of the Drinking Water Protection Act if dwellings are to be serviced by a common water system. All structures must be serviced by sewerage systems constructed in accordance with the Sewerage System Regulation.

Galiano Island Local Trust Area

(Island)

Ratwal

(Signature)

December 18, 2025

(Date)

294 and 295

(Bylaw Number)

Rajpreet Atwal (Environmental Health Officer)

(Name and Title)

Island Health

(Agency)

Jas Chonk

From: HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>
Sent: Monday, January 5, 2026 10:35 AM
To: Jas Chonk
Cc: Kim Stockdill
Subject: RE: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Dear Jas Chonk,

Thank you for referring proposed Bylaw No. 294 and 295 to the Ministry of Housing and Municipal Affairs for review. I am pleased to provide feedback.

The Ministry of Housing and Municipal Affairs will provide comment only on the OCP amending bylaw, proposed Bylaw No. 294.

The Profiles of Indigenous Peoples webapp (<https://apps.nrs.gov.bc.ca/int/fnp/#/organizations>) identified the following First Nations with interests in the bylaw area:

1. Cowichan Tribes
2. Halalt First Nation
3. Lyackson First Nation
4. Pauquachin First Nation
5. Penelakut Tribe
6. Semiahmoo First Nation
7. Snuneymuxw First Nation
8. Stz'uminus First Nation
9. Ts'uubaa-asatx First Nation
10. Tsartlip First Nation
11. Tsawout First Nation
12. Tsawwassen First Nation
13. Tseycum First Nation

I see that the above First Nations have been included in your agency referrals. The proposal includes a potential donation of lands to the Penelakut Tribe, and I understand Islands Trust staff have previously met with Penelakut to discuss other local Nations' perspectives on the proposed land transfer. Please ensure that referrals to Nations other than Penelakut include information on the proposed land transfer, such as road access and proposed zoning designations, so their views can be captured directly during engagement.

When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations and provincial agencies. Additionally, please include information on how the Islands Trust responded to each comment from First Nations and agencies.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval.

Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs for comment.

If you have any questions or concerns, please reach out to me directly by email (kelsey-rae.russell@gov.bc.ca) or by telephone (778-405-4919).

Thank you again for writing.

Yours truly,

Kelsey-Rae Russell (she/her)

Senior Planner

Land Use, Planning and Regional Impacts Branch

Local Government Division

Ministry of Housing and Municipal Affairs

Kelsey-Rae.Russell@gov.bc.ca

I am thankful to live and work on the traditional and unceded territories of the xʷməθkʷyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations.

From: Jas Chonk <jchonk@islandtrust.bc.ca>

Sent: December 9, 2025 12:21 PM

To: HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; South Island District Office, Forests FOR:EX <Forests.SouthIslandDistrictOffice@gov.bc.ca>; Morris, Teresa MCM:EX <Teresa.Morris@gov.bc.ca>; Vancouver.island@bcassessment.ca; 'shar@gifn.ca' <shar@gifn.ca>; 'georges0508@outlook.com' <georges0508@outlook.com>; 'HBE@islandhealth.ca' <HBE@islandhealth.ca>; 'chief.ngvfd@gmail.com' <chief.ngvfd@gmail.com>; Britt Holowaty <bholowaty@islandtrust.bc.ca>; Mourao, Nadine <nmourao@islandtrust.bc.ca>; Joanie, Sarah M ENV:EX <Sarah.Joanie@gov.bc.ca>; Lesyshen, Katherine ENV:EX <Katherine.Lesyshen@gov.bc.ca>

Cc: Stockdill, Kim <kstockdill@islandtrust.bc.ca>

Subject: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Some people who received this message don't often get email from jchonk@islandtrust.bc.ca. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 294 and 295 (GL-RZ-2023.2 (Larsen) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

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/>

A reply is respectfully requested by **Wednesday, January 7, 2026**.

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOḰEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXET, Qualicum, sc̓áwədən, səlilwətət, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁELP, WSIŁEM, Xelálxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

Jas Chonk

From: Appleton, Andrew ENV:EX <Andrew.Appleton@gov.bc.ca>
Sent: Friday, January 16, 2026 2:08 PM
To: Jas Chonk; Kim Stockdill
Cc: Lesyshen, Katherine ENV:EX; Joanisse, Sarah M ENV:EX; Popowich, Geoff ENV:EX
Subject: Referral Response - Galiano Island - Bylaws 292, 293, 294, and 295

Hello:

Thank you for the opportunity to respond to the rezoning referrals for Galiano Island related to Bylaws 292, 293, 294, and 295.

BC Parks manages several parks and land holdings on Galiano Island. As a neighboring parcel, the proposed rezoning applications will impact Dionisio Point Park. The park is currently landlocked and has no legal public access; as such, it is accessible to the public by boat only.

An existing easement agreement over the properties subject to these rezoning applications provides BC Parks, its employees, servants and agents with access over the private portion of the road at all times with and without vehicle and equipment. A gate located within the easement area controls vehicle access, for which BC Parks maintains a key to facilitate staff and contractor access to the park. This easement does not provide for public access.

Through this rezoning process, BC Parks wishes to identify our interest in ensuring that this access arrangement is maintained. We request confirmation that the existing easement will continue following rezoning and any future transfer of ownership, or clarification as to whether a new or amended agreement would be required.

The Ministry maintains the position they are interested in establishing public vehicle access to park.

We look forward to productive discussions to ensure this matter is appropriately addressed.

Thank you,
Andrew Appleton

Andrew Appleton (He / Him)
Regional Director
West Coast Region | Coast Area
Parks and Recreation Program | Ministry of Environment and Parks
778-974-2445 | Andrew.Appleton@gov.bc.ca

I am grateful to live and work on the traditional territory of the Lkwungen speaking people.



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)

J. Chonk

(Signature)

January 26, 2026

(Date)

294 and 295

(Bylaw Number)

Jas Chonk, Legislative Clerk

(Name and Title)

Mayne Island Local Trust Committee

(Agency)

From: Scott Sugden <chief@gvfd.ca>
Sent: Monday, January 26, 2026 9:17 PM
To: SouthInfo; Kim Stockdill
Subject: Referral Bylaw 295 Bylaw 294

Good morning,

I am responding to a request for referral of bylaws 294 and 295. I apologize for missing the January 7th deadline. We have been extremely busy here consolidating both of our Island Fire Departments into one service.

The original request sent to North Galiano Fire Department, was forwarded to me as the Fire Chief for the new Galiano Island Fire Department.

I have had a brief opportunity to examine the proposed bylaws, and have no objections or concerns related to Fire Services.

I would like to point out that these lots have been identified as potential locations for emergency road dedications. These emergency road dedications are identified in the OCP Road Network Plan, and we are currently engaged in a process with CRD staff to establish agreements with landowners whose properties have potential emergency routes currently identified in the OCP Road Network Plan.

I strongly urge the Islands Trust to observe the OCP Road Network Plan for emergency routes in all of it's rezoning applications.

I am available for questions at this email, or the phone number listed below.

Thank you,

Scott Sugden
Fire Chief
Galiano Island Volunteer Fire Dept.
250 539 2131



Pauquachin First Nation

10-Dec-2025 16:01 PST

Islands Trust

Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish

Project Name: Galiano LTC Bylaws 294 and 295

Date Received: 9-Dec-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Galiano LTC Bylaws 294 and 295

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com

Jas Chonk

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Wednesday, December 10, 2025 9:23 AM
To: Jas Chonk
Subject: [Snuneymuxw Connect] Taylor Charette (Snuneymuxw First Nation) posted a comment on GL-BLs-294-295 - Galiano LTC Bylaws 294 and 295

Snuneymuxw Connect

New Comment

Taylor Charette (Snuneymuxw First Nation) posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at

SFNReferrals@snuneymuxw.ca if you have any questions.

Hay ch q'a,

Taylor Charette

- PROJECT NAME

Galiano LTC Bylaws 294 and 295

- ISSUING AGENCY FILE NUMBER(S)

GL-BLs-294-295

- REFERRAL ID



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

12-Dec-2025 09:18 PST

Islands Trust
Attn: Jas Chonk

Proposed Decision: L1 - Defer to Other Coast Salish
Project Name: Galiano LTC Bylaws 294 and 295
Date Received: 9-Dec-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 1

'Au Si'em:

Ts'uubaa-asatx Nation is in receipt of the referral for: Galiano LTC Bylaws 294 and 295

This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

Jas Chonk

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Thursday, January 8, 2026 2:32 PM
To: Jas Chonk
Cc: Sheila Williams; Kelly Scott
Subject: Re: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Hi Jas,

Thank you for making us aware of this change.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čxʷ q̓
Thank you,

Amelia Cooper, BA
Referrals Analyst
Treaty Rights and Title
1926 Tsawwassen Drive
C:604-619-6930



From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Tuesday, December 9, 2025 12:00 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Galiano Island Local Trust Committee Proposed Bylaws 294 and 295 Referral - For Response

Dear Tsawwassen First Nation Referral Coordinators,

The Galiano Island Local Trust Committee has asked that its Proposed Bylaws 294 and 295 (GL-RZ-2023.2 (Larsen) be referred to you for comment. The referral package prepared by Island Planner Kim Stockdill is attached.

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/>

A reply is respectfully requested by **Thursday, February 5, 2026.**

Should you have any questions, or require further information, please contact Island Planner Kim Stockdill at 250-405-5157 or kstockdill@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOḰEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEȽ, Qualicum, sc̓áwáθən, səlilwətaɬ, SEMYOME, shíshálh, Sk̓w̓xwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ɬa?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEȽP, WSIḴEM, Xelálxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓em First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



STÁUTW FIRST NATION

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

STÁUTW First Nation
7728 Tetayut Rd
Saanichton BC
V8M 2E4

2026-01-21

Islands Trust
200-1627 Fort St, Victoria, BC, V8R 1H8

STÁUTW First Nation File No. 2025-00652

RE: Islands Trust - GL-BLs-294-295

Dear Jas Chonk,

Thank you for your referral to STÁUTW First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer comments to Penelakut Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests.

STÁUTW First Nation holds unextinguished Aboriginal rights & title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty 1852, STÁUTW has Treaty rights to "hunt and carry on our fisheries as formerly", safeguard our village sites, and maintain our ĆELÁNEN (way of life) in perpetuity, as guaranteed under the treaty's provisions. These rights have been affirmed by section 35 of the Constitution Act, 1982, the United Nations Declaration on the Rights of Indigenous Peoples and various court decisions.

The Crown and other government entities, are legally obligated to engage in meaningful consultation and accommodate First Nations regarding proposed decisions that have the potential to adversely affect our rights and title interests. Additionally, STÁUTW First Nation has inherent jurisdiction and authority to enact laws that apply throughout our traditional territory.

If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.

HÍSWKE,

Bel Manson | Referrals Coordinator
referrals@tsawout.ca