GALIANO ISLAND LOCAL TRUST COMMITTEE

LAND USE BYLAW 127, 1999

AS AMENDED BY GALIANO ISLAND LOCAL TRUST COMMITTEE

BYLAWS: 130, 132, 135, 136, 139,143, 147, 149, 150, 157, 170, 172, 178, 182, 184, 185, 190, 192, 195, 205, 209, 212, 227, 232, 234, 236, 237, 239, 240, 241, 243, 245, 247, 250, 251, 255, 260, 263, 266, 268, 271, 277, 278, 280, 284, 288, 291, 297 and 300

NOTE: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

Certified copies of the Land Use Bylaw are available from the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B. C. V8R 1H8

Consolidated: October, 2026

This copy is consolidated for convenience only and includes the following amendments:

Bylaw Number	Amendment Number	Adoption Date
Bylaw No. 130	Amendment No. 1, 2000	July 5, 2000
Bylaw No. 132	Amendment No. 2, 2000	June 11, 2002
Bylaw No. 135	Amendment No. 5, 2000	May 22, 2003 – Map Amendment
Bylaw No. 136	Amendment No. 6, 2000	June 27, 2001
Bylaw No. 139	Amendment No. 7, 2000	February 20, 2002
Bylaw No. 143	Amendment No. 9, 2000	November 20, 2001
Bylaw No. 147	Amendment No. 1, 2001	December 3, 2002
Bylaw No. 149	Amendment No. 1, 2002	April 24, 2002
Bylaw No. 150	Amendment No. 2, 2002	August 19 2003
Bylaw No. 157	Amendment No. 2, 2003	July 22 2003
Bylaw No. 170	Amendment No. 4, 2004	August 16, 2006
Bylaw No. 172	Amendment No. 5, 2004	February 15, 2006
Bylaw No. 178	Amendment No. 1, 2005	May 24, 2006
Bylaw No. 182	Amendment No. 2, 2005	November 14, 2005
Bylaw No. 184	Amendment No. 3, 2005	February 15, 2006
Bylaw No. 185	Amendment No. 4, 2005	November 14, 2005
Bylaw No. 190	Amendment No. 7, 2005	November 14, 2005
Bylaw No. 192	Amendment No. 9, 2005	November 14, 2005
Bylaw No. 195	Amendment No. 1, 2006	June 6, 2007 – Map Amendment
Bylaw No. 205	Amendment No. 1, 2009	June 14, 2010
Bylaw No. 209	Amendment No. 1, 2011	June 13, 2011
Bylaw No. 212	Amendment No. 3, 2010	September 19, 2011 – Map Amendment
Bylaw No. 227	Amendment No. 2, 2011	March 25, 2014
Bylaw No. 232	Amendment No. 3, 2011	June 20, 2023 – Map Amendment
Bylaw No. 234	Amendment No. 4, 2011	July 10, 2017 – includes Map Amendment
Bylaw No. 237	Amendment No. 2, 2012	April 8, 2013
Bylaw No. 239	Amendment No. 4, 2012	May 6, 2013
Bylaw No. 240	Amendment No. 5, 2012	July 15, 2013
Bylaw No. 241	Amendment No. 1, 2013	March 3, 2014
Bylaw No. 243	Amendment No. 2, 2013	June 6, 2016
Bylaw No. 245	Amendment No. 3, 2013	June 6, 2016 – Map Amendment
Bylaw No. 247	Amendment No. 1, 2014	November 27, 2014
Bylaw No. 250	Amendment No. 1, 2015	July 6, 2015
Bylaw No. 251	Amendment No. 2, 2015	December 7, 2015 – Map Amendment
Bylaw No. 255	Amendment No. 3, 2015	June 6, 2016
Bylaw No. 260	Amendment No. 2, 2016	March 6, 2017 – Map Amendment
Bylaw No. 263	Amendment No. 1, 2017	October 15, 2018 – includes Map Amendment
Bylaw No. 266	Amendment No. 2, 2017	July 6, 2020 – includes Map Amendment
Bylaw No. 268	Amendment No. 1, 2018	February 4, 2019 – Map Amendment
Bylaw No. 271	Amendment No. 1, 2019	November 8, 2021 – Map Amendment
Bylaw No. 277	Amendment No. 1, 2020	December 15, 2022
Bylaw No. 278	Amendment No. 1, 2021	July 5, 2021
Bylaw No. 280	Amendment No. 3, 2021	October 14, 2022
Bylaw No. 284	Amendment No. 1, 2022	September 9, 2025
Bylaw No. 288	Amendment No. 2, 2022	February 13, 2024 – Map Amendment
Bylaw No. 291	Amendment No. 1, 2023	March 12, 2026 – Map Amendment
Bylaw No. 297	Amendment No. 3 2024	September 3, 2026 – includes Map Amendment
Bylaw No. 300	Amendment No. 1, 2026	September 29, 2026 – includes Map Amendment

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Galiano Island Local Trust Committee
Bylaw No. 127, 1999

A bylaw to regulate the use of land, buildings and structures, the subdivision of land, the provision of parking spaces, screening and landscaping, and the erection of signs in the Galiano Island Local Trust Area

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The Galiano Island Local Trust Committee, being the trust committee having jurisdiction on and in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. GENERAL PROVISIONS

Requirement for Compliance

1.1 Land or the surface of water in the Galiano Island Local Trust Area shall not be used, land shall not be subdivided, buildings and structures on land or the surface of water shall not be constructed, altered, located or used, and signs shall not be erected or located on any land except as specifically permitted by this bylaw.

Violation

1.2 Every person commits an offence who, being an owner or occupier of land or the surface of water in the Galiano Island Local Trust Area:

1.2.1 violates any of the provisions of this bylaw;

1.2.2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;

1.2.3 neglects or omits to do anything required under this bylaw;

1.2.4 carries out, causes or permits to be carried out any development on land or the surface of water in a manner prohibited by or contrary to any of the provisions of this bylaw;

1.2.5 fails to comply with an order, direction or notice given under this bylaw; or

1.2.6 prevents or obstructs or attempts to prevent or obstruct a person authorized under Section 1.3 from entering on property.

Inspection

1.3 The Bylaw Investigation Officer and any other person designated by bylaw by the Galiano Island Trust Committee are authorized to enter, at all reasonable times, on any property that is subject to the regulations under this bylaw to ascertain whether the regulations or directions made under authority of this bylaw are being observed.

Penalty

1.4 Every person who commits an offence under this bylaw is upon conviction liable to a fine not exceeding $5,000 and the costs of prosecution. Each day's continuance of an offence constitutes a new and distinct offence.

Severability

1.5 If any provision of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid provision shall be severed and the decision that it is invalid shall not affect the validity of the remaining provisions.

Internal References

1.6 In the decimal numbering system used in this bylaw, the first number indicates parts of the bylaw, the second indicates sections, the third indicates subsections and the fourth indicates articles, as follows:

	18	Part
	18.1	Section
	18.1.1	Subsection
BL209	18.1.1.1	Article

2. GENERAL REGULATIONS

Uses Permitted in all Zones

2.1 Hiking trails are permitted in all zones established by this bylaw, and the following uses of land are permitted in all zones except the Nature Protection (NP) Zone:

2.1.1 conduits, poles and towers for the transmission by cable of electricity, telephone signals or cablevision signals;

2.1.2 bicycling and equestrian trails;

2.1.3 accessory uses, buildings and structures including, in all zones permitting residential uses, agricultural and horticultural uses that by their nature are accessory to and compatible with residential uses, except that boarding kennels, fur farms, feed lots, the keeping of pigs and manure-based mushroom growing are not permitted as accessory uses in any zone, and farm animals including poultry must be confined to their owner's property;

BL92, BL241 2.1.4 temporary sawmilling;

BL237 2.1.5 emergency landing area for emergency evacuation; and

BL237 2.1.6 horticulture in all residential zones.

2.2 Accessory buildings and structures may be constructed on a lot before the construction of the building or structure to which they are accessory, but no home occupation may be conducted in such an accessory building or structure until the building or structure to which it is accessory is constructed and occupied.

Prohibited Uses

2.3 The following uses of land, buildings and structures are prohibited in all zones:

2.3.1 the use of an accessory building or structure, other than a cottage, for human habitation;

BL237 2.3.2 mobile home parks and commercial campgrounds;

2.3.3 commercial aquaculture including rearing of fin fish and mollusks;

2.3.4 airports other than float plane bases;

2.3.5 the use of a boat launching ramp, marina or dock for the launching of personal watercraft;

2.3.6 helipads, except where accessory to a permitted police, fire fighting or ambulance facility or hospital;

2.3.7 golf courses and marinas the use of which is restricted to members of a private club; and

2.3.8 disposal of any waste matter on land and in marine areas, except such waste matter as may lawfully be discharged pursuant to a permit under the Sewage Disposal Regulation or the *Waste Management Act*.

2.4 Except as permitted in the Light Industrial (L1) zone, no lot may be used for the wrecking or storage of derelict automobiles or other used or discarded machinery or equipment, and for this purpose an automobile is derelict if it has not borne for at least one year a valid, unexpired motor vehicle license validation decal.

General Height Regulations

BL243 2.5 Accessory buildings and structures must not exceed a height of 5 metres, except that cottages, agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres.

BL243 2.6 Accessory buildings and structures must not exceed one storey in height, except for cottages.

BL237 2.7 The height limits set out in this section do not apply to any radio or television antenna, flag pole, lighting pole, utility pole, water storage tank, chimney, church spire, farm silo, wind turbine, roof top mounted solar panels or windmill.

BL209 BL243 2.8 The height of non-transparent fences must not exceed 1.8 metres (5.9 feet) in any required setback.

Accessory Buildings and Structures

BL209, 239 rescinds 2.8

BL237 BL243 2.9 Except as provided in section 2.10, the floor area of a cottage must not exceed 80 square metres.

BL243 2.10 If the cottage is a building identified as a heritage building on Schedule "E" to the Galiano Island Official Community Plan, the floor area of the cottage may exceed 80 square metres provided that the floor area does not exceed the floor area of the building as of the date of adoption of this bylaw.

BL243 2.11 The floor area occupied by any cistern located in a building and the housing provided for such cistern may be excluded from the calculation of the floor area of the building and the lot coverage of the lot on which it is located.

Information Note:
Potable Water Standard 13.22 establishes that a building permit shall not be issued for a new building to be used as a dwelling, including a cottage, in the water management area depicted on Schedule C unless the building is equipped with a cistern for the storage of rainwater having a capacity of at least 16,000 litres.

2.12 Where this bylaw permits a non-residential building or structure for a forestry use, the building or structure may not be designed or constructed so as to be usable for human habitation, and may not be designed or constructed so as to be easily altered to be usable for human habitation. The intent of this regulation is to prohibit the construction of buildings and structures potentially suitable for prohibited residential uses, in portions of the trust area where normal government bylaw enforcement measures that would detect such uses are impractical.

BL209, 237, 239 rescinds 2.13

BL278 2.13 Unless a building or structure on a lot is attached to a principal building on the lot by a completely enclosed structure having walls, roof and floor, it is for the purposes of this Bylaw deemed not to be part of the principal building, but is deemed to be an accessory building or structure.

Setbacks from Watercourses

BL209, 239, 250, 278 2.14 Buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea, and at least 15 metres from any lake, a swamp and any other natural watercourse. This setback from the sea does not apply to structures located on a highway and for stairway structures located in the Park Zone.

BL300 2.14A Despite Section 2.14, the following structures in the Small Island Residential Zone are permitted to be sited within the 7.5 metres from the natural boundary of the sea:

2.14A.1 On a lot not serviced by BC Hydro, a solar panel array not exceeding 4 metres in height and a total solar array surface of 10 m^2 for the purpose of supplying power to the lot on which the structure is located.
2.14A.2 Stairs to access the foreshore with a width less than 1.5 metres.
2.14A.3 Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone.
2.14A.4 Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock or wharf to the upland lot.

2.15 Sewage absorption fields must be sited at least 30 metres from the natural boundary of the sea, any lake, swamp, or other natural watercourse and any well.

2.16 Buildings and structures for the accommodation of farm animals including poultry must be sited at least 30 metres from the natural boundary of the sea, any lake, swamp, or other natural watercourse and any well.

Setbacks from Agriculture Zone

2.17 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Siting Exceptions

BL209 2.18 The siting regulations set out in this bylaw do not apply to any sign, or pumphouse so long as the pumphouse has a floor area of 10 square metres or less.

BL209, 278 2.19 The only siting regulations set out in the bylaw that apply to fences are setbacks from the sea.

Split Zoning

BL239 2.20 If a lot is located in two or more zones, for the purposes only of the density and minimum and average lot size regulations of Parts 5 through 12 of this bylaw the portions of the lot that have different zoning designations must be considered as if they were separate lots only if they meet the minimum parcel size for that zone.

Covenants Against Building and Subdivision

2.21 If under this bylaw an owner of land is required or authorized to grant a covenant restricting subdivision, lot consolidation or development, the covenant must be granted to the Galiano Island Local Trust Committee in priority to all financial charges and delivered in registrable form satisfactory to the Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required.

Enforcement of Density Regulations

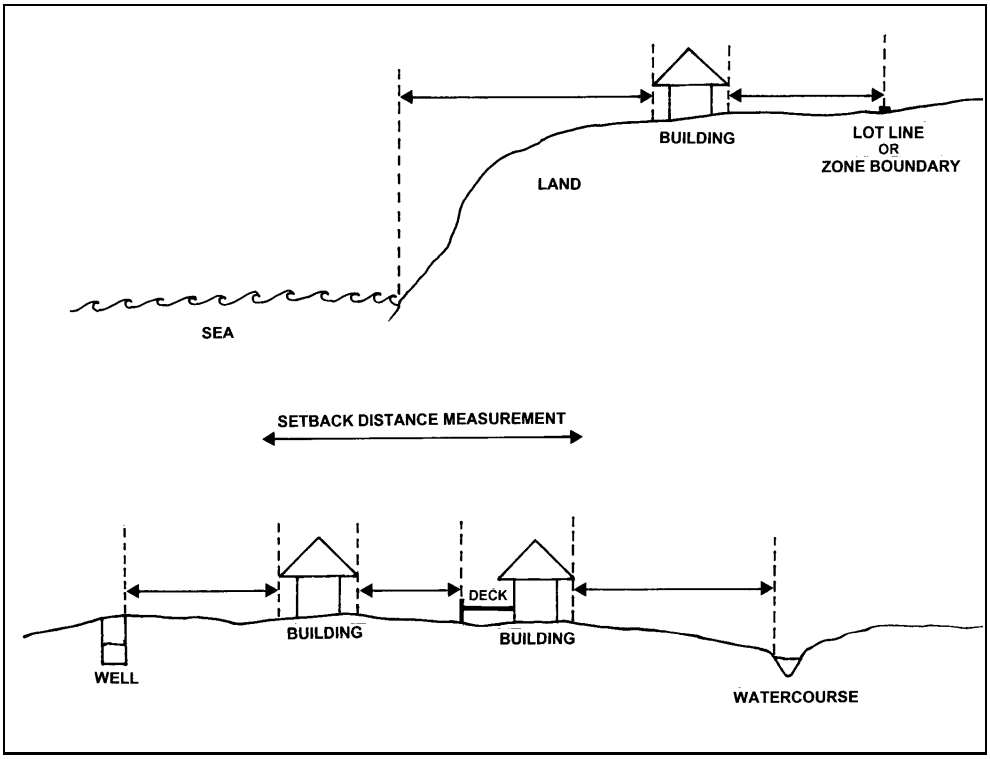
2.22 If a building permit application for a dwelling or cottage is made in respect of a lot on which this bylaw permits the construction of more than one dwelling or cottage, the applicant must provide to the building inspector a plan signed by a B.C. Land Surveyor showing the location on the lot of all existing dwellings and cottages and indicating the area of the lot.

Enforcement of Siting Regulations

2.23 Every applicant for a building permit must provide to the building inspector a plan signed by a B.C. Land Surveyor showing the location on the lot of all existing and proposed buildings, structures and sewage absorption fields in relation to lot and zone boundaries, watercourses, wells and the sea, and in relation to other buildings on the lot, unless the building inspector determines that the provision of such a plan is not reasonably necessary to establish that proposed buildings, structures and sewage absorption fields comply with the siting requirements of this bylaw.

BL237 2.24 Every applicant for a development permit or a development variance permit must provide a plan as described in section 2.23 unless the Galiano Island Local Trust Committee makes the determination referred to in that section.

2.25 If this bylaw requires buildings, structures and uses to be sited a stated distance from another building,
BL278 a watercourse or well or the sea, or a zone boundary or lot line, the distance must be measured horizontally to the closest point of the building or structure as illustrated in the following sketch:



Non-conforming Uses

2.26 A lawful use of a building or structure existing on the date of adoption of this bylaw may, despite any non-compliance with this bylaw, continue in accordance with s.911 of the *Local Government Act*.

2.27 If two or more dwellings were lawfully constructed on a lot and inhabited prior to November 6, 1978, each may be replaced if it is accidentally destroyed despite any non-compliance with the density regulations in this bylaw.

BL255

Secondary Suites

2.28 Secondary suites permitted in Parts 5 and 6 are subject to the following:

2.28.1 One secondary suite is permitted on each lot having an area 0.4 hectares or greater.

2.28.2 On parcels having an area greater than 0.4 hectares a secondary suite shall not be permitted on the parcel if a cottage has been constructed and a cottage shall not be permitted on the parcel if a secondary suite has been constructed.

2.28.3 A secondary suite shall not exceed 60m^2 (646 ft^2) in floor area nor 40% of the floor area of the building in which it is located.

2.28.4 A secondary suite shall be entirely located within the building that contains the principal dwelling.

2.28.5 A secondary suite shall have an entrance from the exterior of the building separate from the entrance to the principal dwelling.

BL284 2.28.6 A building permit for a lot outside a water service area shall not be issued for a secondary suite unless a freshwater catchment and storage system having a capacity of at least 18,000 litres is installed on the lot.

Information Note: at time of building permit application, the Capital Regional District will require that a specific quantity of potable water demonstrated and that proof of adequate septic capacity be provided.

2.28.7 A secondary suite must not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act*.

2.28.8 Home occupations are permitted in secondary suites subject to the following:

2.28.8.1 no non-resident employees are permitted.

2.28.9 A minimum of one parking space must be provided for a secondary suite.

Cistern Requirements

BL284

2.29 A building permit for a lot outside a water service area shall not be issued for a new building to be used as a dwelling, including a cottage, unless a cistern (or combination of cisterns) for the storage of freshwater having a capacity of at least 18,000 litre is installed on the lot.

2.30 The floor area occupied by any cistern located in a building and the housing provided for such cistern is excluded from the calculation of the floor area of the building and the lot coverage of the lot on which it is located.

Water Management Area

BL278
BL209
BL243
BL234
BL277
BL284

2.31 A new building permit shall not be issued for a building to be used as a dwelling including a cottage, in the water management area depicted on Schedule C or in an area zoned Community Housing 1 or Community Housing 2, unless the building is equipped with a cistern for the storage of rainwater having a capacity of at least 18,000 litres.

3. HOME OCCUPATIONS REGULATIONS

BL247 3.1 The purpose of the regulations set out in this Part is to ensure that the conduct of home occupations including bed and breakfast home occupations and short term vacation rental home occupations does not give a non-residential appearance to premises on which they are conducted.

3.2 A home occupation is not permitted unless the premises on which it is conducted are concurrently occupied as a dwelling.

BL240 3.3 Home occupations must be conducted entirely within the operator's dwelling or permitted accessory building except that this restriction does not apply to the use of the land for pottery kiln or for outdoor activities associated with a kindergarten, nursery school, daycare, agriculture or horticulture, and no exterior storage of materials, products or equipment is permitted.

BL240 3.4 No dwelling unit may be constructed or altered to accommodate a home occupation such that the external appearance of the dwelling unit in which it is conducted plainly indicates the presence of a home occupation use.

BL240 3.5 Except for one unilluminated nameplate not exceeding 0.6 square metres in area in respect of each residential lot upon which the home occupation(s) is occurring, no sign or other advertising matter may be exhibited or displayed on the premises where a home occupation is conducted, and no exterior artificial lighting may be installed or operated on the premises for a purpose associated with the home occupation unless it is a type in keeping with the residential character.

3.6 No more than three persons may be employed in any home occupation, at least one of whom must reside permanently on the premises on which the home occupation is conducted.

BL240 3.7 Except for the retail sale of goods produced, processed or repaired as part of a home occupation, and retail sale of articles directly related to a service provided as a home occupation, the following activities are not permitted:

1. Retail or wholesale selling of any products or material
2. The serving of food or drink products on the premises as part of a home occupation except for bed and breakfast home occupation in which case a morning meal may be served to paying guests.

BL278 3.8 No restaurant, cafe, commercial water bottling enterprise, boarding kennel, fur farm, feed lot or manure-based mushroom growing enterprise is permitted as a home occupation.

3.9 No home occupation may generate waste, noise, vibration, glare, fumes, odours, illumination or electrical interference ordinarily detectable off the lot on which the home occupation is conducted or consume more groundwater than would normally be consumed by a residential use of land.

3.10 The number of bedrooms used to accommodate paying guests in a bed and breakfast home occupation including any accommodation in a cottage must not exceed:

3.10.1 two if the lot is in the VR1 or VR2 zone; and

3.10.2 three if the lot is in any other zone permitting home occupations.

BL240 3.11 The operator of every home occupation must comply with all licensing, health and other applicable regulations of British Columbia and the Capital Regional District, including building, public health, noise, air quality and water quality regulations.

BL240 3.12 No vehicle or equipment used by, or in the conduct of, a home business shall be stored in a required lot line setback without being screened from view from neighbouring properties or public road.

BL247 BL255 3.13 On properties with a principal dwelling and a legal cottage or secondary suite the following additional regulations apply to short term vacation rental as a home occupation:

BL255 3.13.1 no more than one dwelling or cottage or secondary suite per lot may be used as a short term vacation rental at any one time.

3.13.2 no more than three bedrooms with a total of four beds per lot may be used to accommodate paying guests for short term vacation rental and bed and breakfast home occupation.

BL240 *Information Note: On properties located within the Agricultural Land Reserve (ALR), some provincial regulations apply to home-based businesses, unless variances are applied for and approved in writing by the Agricultural Land Commission. No retail sales of goods or products are permitted in the ALR unless they are produced or repaired as part of the home-based business.*

4. CREATION AND EXTENT OF ZONES

4.1 The Galiano Island Local Trust Area shown on Schedule A is divided into the zones identified in Column I and described in abbreviated form in Column II.

	COLUMN I	COLUMN II
	Village Residential 1	(VR1)
	Village Residential 2	(VR2)
	Small Lot Residential	(SLR)
BL300	Small Island Residential	(SIR)
	Rural Residential	(RR)
	Rural 2	(R2)
	Rural 3	(R3)
	Agriculture	(AG)
	Forest 1	(F1)
	Forest 2	(F2)
BL 147	Forest 3	(F3)
BL 150	Heritage Forest	(FH)]
	Forest Land Reserve	(FLR)
	Senior Citizen Residential	(SCR)
	Community Facility	(CF)
	Emergency and Health Services	(EHS)
BL 205, BL 263	Environmental Education and Nature Protection	(EE/NP)
BL 234	Community Housing 1	(CH1)
BL 277	Community Housing 2	(CH2)
	Utility Service	(U)
	Retail Commercial	(C1)
	Visitor Accommodation (Inn)	(C3)
	Visitor Accommodation (Resort)	(C4)
BL 132	Commercial Private Film School	(C7)
BL136	Visitor Accommodation (Rural Resort)	(C5)
BL178	Galiano Inn (Comprehensive Resort)	C5A)
	Public House Commercial	(C6)
	Light Industrial	(LI)
BL139	Forest Industrial	(FI)
BL 266	Forest Industrial (A)	(FI(A))
	Public Recreation	(PR)
	Park	(P)
	Nature Protection	(NP)
	Marine Protection	(MP)
	Marine	(M)
	Marine Service	(MS)
	Marine Commercial Water	(MCW)
	Marine Commercial Land	(MCL)

4.2 The extent of each zone is shown on Schedule B and the interpretation of Schedule B is subject to Sections 4.3 to 4.6 inclusive.

4.3 The boundary between land and water zones is the surveyed lot line and where there is no survey plan the boundary is the natural boundary.

4.4 If a zone boundary follows a highway or other right of way, a creek, or a stream, the centre line of the highway, creek, or stream is the zone boundary.

BL182; 209 4.4.1 Despite Subsection 8.2.1 on lands legally described Lot A, Plan VIP83933, District Lot 3, Galiano Island, Cowichan District and the road right of way surrounding said lands the permitted uses are restricted to a museum.

4.5 If a zone boundary does not coincide with a lot boundary, natural boundary, or the centre line of a

highway, creek, or stream, and where distances are not specifically indicated on Schedule B, the location of the zone boundary must be determined by scaling from Schedule B.

4.6 Unless otherwise indicated on Schedule B, marine zones extend from the natural boundary of the sea to the boundary of the Galiano Island Local Trust Area as described in Schedule A to the Islands Trust Regulation B.C. Reg. 119/90.

5. RESIDENTIAL ZONES

5.1 Village Residential 1 Zone - VR1

Permitted Uses

5.1.1 In the Village Residential 1 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.

5.1.1.1 dwellings
5.1.1.2 cottages
5.1.1.3 home occupations
BL255 5.1.1.4 secondary suite

Permitted Density

5.1.2 One dwelling is permitted on each lot.

5.1.3 One cottage is permitted on each lot having an area of 0.4 hectares or more.

5.1.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 5.1.5 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

5.1.6 Buildings and structures must be sited

5.1.6.1 at least 7.5 metres from front and rear lot lines;
5.1.6.2 at least 6 metres from each interior side lot line, except where the lot line is common to a lot in a commercial, industrial or Village Residential 1 zone in which case the required distance is 3 metres; and
5.1.6.3 at least 4.5 metres from an exterior side lot line.

5.1.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.1.7.1 at least 7.5 metres from a front lot line;
5.1.7.2 at least 30 metres from rear and interior side lot lines; and
5.1.7.3 at least 6 metres from an exterior side lot line.

BL209 5.1.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.1.9 No lot having an area less than 0.4 hectares may be created by subdivision.

5.2 Village Residential 2 Zone - VR2

Permitted Uses

5.2.1 In the Village Residential 2 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.

5.2.1.1 dwellings
5.2.1.2 cottages
5.2.1.3 home occupations
BL255 5.2.1.4 secondary suite

Permitted Density

5.2.2 One dwelling is permitted on each lot.

5.2.3 One cottage is permitted on each lot having an area of 0.4 hectares or more.

5.2.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 5.2.5 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

5.2.6 Buildings and structures must be sited

5.2.6.1 at least 7.5 metres from front and rear lot lines;
5.2.6.2 at least 6 metres from each interior side lot line except where the lot line is common to a lot in a commercial, industrial or Village Residential 2 zone in which case the required distance is 3 metres; and
5.2.6.3 at least 4.5 metres from an exterior side lot line.

5.2.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.2.7.1 at least 7.5 metres from a front lot line;
5.2.7.2 at least 30 metres from rear and interior side lot lines; and
5.2.7.3 at least 6 metres from an exterior side lot line.

BL209 5.2.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.2.9 No lot may be created by subdivision that has an area less than

5.2.9.1 0.6 hectares where each lot in the proposed subdivision will be connected to a community water system and a community sewer system; and
5.2.9.2 0.8 hectares in all other cases.

5.3 Small Lot Residential Zone - SLR

Permitted Uses

5.3.1 In the Small Lot Residential 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.

5.3.1.1 dwellings
5.3.1.2 cottages
5.3.1.3 home occupations
BL255 5.3.1.4 secondary suite

BL170 5.3.2 Despite Subsection 5.3.1 on lands legally described as Lot 1, District Lot 83, Plan 26445, Galiano Island, Cowichan District cottages are not permitted.

BL172 5.3.3 Despite Subsection 5.3.1 on lands legally described as District Lot 145, Cowichan District, the only uses permitted are those in Subsections 2.1.1 and 2.1.2 of this bylaw.

Permitted Density

5.3.4 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 1.2 hectares of lot area over 1.2 hectares.

5.3.5 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.

5.3.6 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 5.3.7 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

5.3.8 Buildings and structures must be sited

5.3.8.1 at least 7.5 metres from front and rear lot lines;
5.3.8.2 at least 6 metres from each interior side lot line; and
5.3.8.3 at least 6 metres from an exterior side lot line.

BL170 5.3.9 Despite Subsection 5.3.8 on lands legally described as Lot 1, District Lot 83, Plan 26445, Galiano Island, Cowichan District a dwelling may be located as close as 2.2 metres to the property line common with Lot 3, District Lot 83, Plan 23067, Galiano Island, Cowichan District and a second dwelling if permitted by subdivision, may be as close as 2.9 metres to a property line that is common to the two lots created by such a subdivision.

5.3.10 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.3.10.1 at least 7.5 metres from a front lot line;
5.3.10.2 at least 30 metres from rear and interior side lot lines; and
5.3.10.3 at least 6 metres from an exterior side lot line.

BL209 5.3.11 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.3.12 No lot may be created by subdivision that has an area less than

5.3.12.1 0.6 hectares where at least one of the boundaries of the lot is the natural boundary of the sea; and

5.3.12.2 0.8 hectares in all other cases.

Average Lot Size

5.3.12 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 1.2 hectares.

BL170 5.3.13 Despite Subsection 5.3.12 on lands legally described as Lot 1, District Lot 83, Plan 26445, Galiano Island, Cowichan District no subdivision plan may be approved unless lots created by the subdivision have an average area of at least 1.1 hectare.

5.4 Rural Residential Zone - RR

Permitted Uses

5.4.1 In the Rural Residential 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.

5.4.1.1 dwellings

5.4.1.2 cottages

5.4.1.3 home occupations

BL255 5.4.1.4 secondary suite

Permitted Density

BL190 5.4.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 2 hectares of lot area over 2 hectares, except that:

5.4.2.1 on land legally described as Lot A (DD G8661), District Lot 56, Galiano Island, Cowichan District, Plan 24402, except part in Plan VIP 61655 and Plan VIP78230 only one dwelling and one cottage are permitted.

5.4.3 One cottage is permitted on each lot having an area of 0.4 hectares or more in respect of each permitted dwelling.

BL239 5.4.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 5.4.5 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

5.4.6 Buildings and structures must be sited

BL278

5.4.6.1 at least 7.5 metres from front and rear lot lines;
5.4.6.2 at least 6 metres from each interior side lot line; and
5.4.6.3 at least 6 metres from an exterior side lot line.

5.4.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

BL278

5.4.7.1 at least 7.5 metres from a front lot line;
5.4.7.2 at least 30 metres from rear and interior side lot lines; and
5.4.7.3 at least 6 metres from an exterior side lot line.

BL209 5.4.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.4.9 No lot may be created by subdivision that has an area less than 1.2 hectares.

Average Lot Size

5.4.10 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2 hectares.

BL236 5.4.12 On the lands zoned RR(b), despite 5.4.8 and 5.4.9, the minimum average parcel area is 89 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) applicable once the landowner provides land representing no less than 72% of the area of the land legally described as Lot 20, District Lots 69 and 71, Plan VIP61020; Lots 21, 24 and 25, District Lot 69, Plan VIP61020; Lot 32, District Lots 65 and 68, Plan VIP61030; and District Lot 68 Except Parts in Plans VIP61030 and VIP76636, Galiano Island, Cowichan District, to be transferred to the Crown as represented by the Province of British Columbia or to the Trust Fund Board, for use for conservation, ecosystem protection, public parkland, community forest, or trails.

BL236 5.4.13 On the lands zoned RR(b), in addition to the other regulations in 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 4 of Schedule D of this bylaw.

BL227 5.4.14 on the lands zoned RR(a), despite 5.4.8 and 5.4.9, the minimum average parcel area is 65 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres), applicable once the landowner provides land representing no less than 75% of the area of the land legally described as District Lot 72, Galiano Island, Cowichan District except that part in Plan VIP75373 and Lot 15, District Lot 71 and 77, Galiano Island, Cowichan District, Plan VIP61007, to be transferred to the Crown as represented by the Province of British Columbia or to the Trust Fund Board, for use for conservation, ecosystem protection, public parkland, community forest, or trails.

BL227 5.4.15 on the lands zoned RR(a), in addition to the other regulations in 5.4, all buildings, structures and paved parking areas on each lot must be sited either entirely within Area A or entirely within Area B designated on Plan 3 of Schedule D of this bylaw.

BL245 5.4.16 On the lands zoned RR(c), despite 5.4.8 and 5.4.9, the minimum average parcel area is 55 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) for the RR zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 79, Galiano Island, Cowichan District that are zoned Nature Protection (NP) and Park (P) to be transferred to the Crown as represented by the Province of British Columbia, the Capital Regional District, or to the Trust Fund Board, for use for conservation, ecosystem protection, public parkland, community forest, or trails.

BL245 5.4.17 On the lands zoned RR(c), in addition to the other regulations in 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 5 of Schedule D of this bylaw.

5.5 Rural 2 Zone - R2

Permitted Uses

5.5.1 In the Rural 2 (R2) 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.

5.5.1.1 dwellings
5.5.1.2 cottages
5.5.1.3 home occupations
5.5.1.4 farm use
BL255 5.5.1.5 secondary suite

Permitted Density

5.5.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 4 hectares of lot area over 4 hectares, except that:

5.5.2.1 on land legally described as Lot 1 District Lot 96 Galiano Island Cowichan District Plan 33651 only one dwelling and one cottage are permitted, and
5.5.2.2 on land legally described as Lot 7 District Lot 61 Galiano Island Cowichan District Plan 37526 only one dwelling and one cottage are permitted.

5.5.3 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.

BL239 5.5.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 5.5.5 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, except that agricultural buildings and structures must not exceed a height of 9 metres.

Minimum Setbacks

5.5.6 Buildings and structures must be sited

BL278

5.5.6.1 at least 7.5 metres from front and rear lot lines;
5.5.6.2 at least 6 metres from each interior side lot line; and
5.5.6.3 at least 6 metres from an exterior side lot line.

5.5.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.5.7.1 at least 7.5 metres from a front lot line;
5.5.7.2 at least 30 metres from rear and interior side lot lines; and
5.5.7.3 at least 6 metres from an exterior side lot line.

BL209 5.5.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.5.9 No lot may be created by subdivision that has an area less than 2.0 hectares.

Average Lot Size

5.5.10 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 4 hectares.

Site–Specific Regulations

BL297 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 5.5	
	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: • 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 the regulations of Part 15 of this bylaw. 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.

5.6 Rural 3 Zone - R3

Permitted Uses

5.6.1 In the Rural 3 (R3) 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.

BL209

5.6.1.1 dwellings
5.6.1.2 cottages
5.6.1.3 home occupations
5.6.1.4 farm use
5.6.1.5 animal hospitals and veterinary clinics
5.6.1.6 pet boarding kennels
BL255 5.6.1.7 secondary suite

Permitted Density

5.6.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 4 hectares of lot area over 4 hectares.

5.6.3 One cottage is permitted on each lot having an area of 0.4 hectares or more in respect of each permitted dwelling.

BL239 5.6.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 5.6.5 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, except that agricultural buildings and structures must not exceed a height of 9 metres.

Minimum Setbacks

5.6.6 Buildings and structures must be sited

5.6.6.1 at least 7.5 metres from front and rear lot lines;
5.6.6.2 at least 6 metres from each interior side lot line; and
5.6.6.3at least 6 metres from an exterior side lot line.

5.6.7 No building, structure or use associated with an activity permitted under article 5.6.1.5 through 5.6.1.7 may be located within 30 metres of any lot line.

5.6.8 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.6.8.1 at least 7.5 metres from a front lot line;
5.6.8.2 at least 30 metres from rear and interior side lot lines; and
5.6.8.3 at least 6 metres from an exterior side lot line.

BL209 5.6.9 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.6.10 No lot may be created by subdivision that has an area less than 4 hectares.

Average Lot Size

5.6.11 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 4 hectares.

5.7 Small Island Residential - SIR

BL300

Permitted Uses

5.7.1 In the Boat Access Only 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.

5.7.1.1 dwellings
5.7.1.2 cottages
5.7.1.3 home occupations
5.7.1.4 secondary suite

Permitted Density

5.7.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 1.2hectares of lot area over 1.2 hectares.

5.7.3 One cottage is permitted on each lot having an area of 0.4 hectares or more, in respect of each permitted dwelling.

5.7.4 Lot coverage must not exceed 25% of any lot.

Permitted Height

5.7.5 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

5.7.6 Buildings and structures must be sited

5.7.6.1 at least 7.5 metres from front and rear lot lines;
5.7.6.2 at least 6 metres from each interior side lot line; and
5.7.6.3 at least 6 metres from an exterior side lot line.

5.7.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.7.7.1 at least 7.5 metres from a front lot line;
5.7.7.2 at least 30 metres from rear and interior side lot lines; and
5.7.7.3 at least 6 metres from an exterior side lot line.

5.7.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

5.7.9 No lot may be created by subdivision that has an area less than

5.7.9.1 0.6 hectares where at least one of the boundaries of the lot is the natural boundary of the sea; and

5.7.9.2 0.8 hectares in all other cases.

Average Lot Size

5.7.10 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 1.2 hectares.

6. AGRICULTURE ZONES

6.1 Agriculture Zone - AG

Permitted Uses

6.1.1 In the Agriculture 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.

6.1.1.1 farm use
6.1.1.2 timber production and harvesting
6.1.1.3 dwellings
6.1.1.4 accessory residential and agricultural uses required for the operation of the farming activities conducted on the lot
6.1.1.5 home occupations
BL237 6.1.1.6 agri-tourist accommodation as an accessory use, subject to Subsections 6.1.9 – 6.1.13, and as permitted by the Agricultural Land Commission.
BL255 6.1.1.7 secondary suite

Permitted Density

6.1.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 4 hectares of lot area over 4 hectares.

BL185 6.1.3 Notwithstanding the provisions of subsection 6.1.2 on property described as Lot 1, District Lot 83, Plan 27287, Galiano Island, Cowichan District only one dwelling is permitted.

BL239 6.1.4 Lot coverage must not exceed 35% of any lot plus an additional 40% for commercial greenhouses only.

Permitted Height

BL237, 278 6.1.5 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, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres and agricultural buildings and structures must not exceed two storeys.

Minimum Setbacks

6.1.6 Buildings and structures must be sited
BL278

6.1.6.1 at least 7.5 metres from front and rear lot lines; and
6.1.6.2 at least 6 metres from interior and exterior side lot lines.

6.1.7 Non-residential buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.

Minimum Lot Size

6.1.8 No lot having an area less than 4 hectares may be created by subdivision.

BL185 6.1.9 Notwithstanding the provisions of subsection 6.1.7 on property described as Lot 1, District Lot 83, Plan 27287, Galiano Island, Cowichan District, no lot having an area less than 8 hectares may be created by subdivision.

BL237 Agri-Tourist Accommodation

6.1.10 Agri-tourist accommodation must be accessory to a working farm operation as classified as farm under the *Assessment Act*.

BL278 6.1.11 Agri-tourist accommodation must be situated on land that is in the AG (Agriculture) zone and the Agricultural Land Reserve.

6.1.12 Agri-tourist accommodation must be situated in a permitted dwelling or cottage.

BL278 6.1.13 Agri-tourist accommodation may include associated uses such as meeting rooms and dining facilities for paying registered guests, but may not include a restaurant or any commercial or retail goods and services other than those permitted by the AG (Agriculture) zone.

6.1.14 The maximum number of guests that may be accommodated in any agri-tourist operation at any one time, either alone or in combination with a bed and breakfast, is not to exceed 6 guests and 3 bedrooms.

7. FOREST ZONES

7.1 Forest 1 Zone - F1

Permitted Uses

7.1.1 In the Forest 1 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 including residential uses are prohibited.

7.1.1.1 timber production and harvesting
7.1.1.2 accessory forestry uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries

Buildings and Structures for Forestry Uses

BL278

7.1.2 A single non-residential unenclosed building or structure with a floor area not exceeding 93 square metres is permitted on each lot and every such building or structure must be screened by a landscape screen not less than 9 metres in height and complying with the requirements of subsection 15.1.1 of this bylaw.

Permitted Height

7.1.3 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

7.1.4 Buildings and structures must be sited

7.1.4.1 at least 7.5 metres from front and rear lot lines; and
7.1.4.2 at least 6 metres from interior and exterior side lot lines.

7.1.5 Buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.

Minimum Lot Size

7.1.6 No lot having an area less than 65 hectares may be created by subdivision.

7.2 Forest 2 Zone - F2

Permitted Uses

7.2.1 In the Forest 2 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 including cottages are prohibited.

7.2.1.1 timber production and harvesting
7.2.1.2 dwellings accessory to timber production and harvesting uses, and home occupations
7.2.1.3 accessory forest uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries.

Permitted Residential Density

BL149
BL237 7.2.2 One dwelling accessory to timber production and harvesting uses is permitted on each lot as well as accessory buildings and structures in accordance with Section 2.9 – 2.13 of this Bylaw.

Buildings and Structures for Forestry Uses

7.2.3 A single non-residential building or structure with a floor area not exceeding 93 square metres is permitted on each lot for timber production and harvesting uses, and every such building or structure must be screened by a landscape screen not less than 9 metres in height and complying with the requirements of subsection 15.1.1 of this bylaw.

Permitted Height

BL237 7.2.4 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, except that agricultural buildings and structures and those uses for timber production and harvesting must not exceed a height of 9 metres.

Minimum Setbacks

7.2.5 Buildings and structures must be sited

7.2.5.1 at least 7.5 metres from front and rear lot lines; and
7.2.5.2 at least 6 metres from interior and exterior side lot lines.

7.2.6 Buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.

BL209 7.2.7 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

7.2.8 No lot having an area less than 20 hectares may be created by subdivision.

7.3 Forest 3 Zone - F3

BL147

Permitted Uses

7.3.1 In the Forest 3 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 including cottages are prohibited.

7.3.1.1 timber production and harvesting
7.3.1.2 dwellings accessory to timber production and harvesting uses and home occupations, on lots having an area of 20 hectares and more and highway access
7.3.1.3 accessory forestry uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries.

Building and Structures for Forestry Uses

7.3.2 A single non-residential building or structure with a floor area not exceeding 93 square metres is permitted on each lot for timber production and harvesting uses, and every such building or structure must be screened by a landscape screen not less than 9 metres in height and complying with the requirements of subsection 15.1.1 of this bylaw.

Permitted Residential Density

7.3.3 One dwelling and non-residential accessory buildings or structures with a floor area not exceeding 93 square metres are permitted on each lot having an area of at least 20 hectares.

Permitted Height

BL278

7.3.4 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, except that agricultural buildings and structures and those uses for timber production and harvesting must not exceed a height of 9 metres.

Minimum Setbacks

7.3.5 Buildings and structures must be sited in accordance with the siting plan attached to and forming part of this Bylaw.

BL209 7.3.6 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

7.3.7 No lot having an area less than 20 hectares may be created by subdivision.

Site–Specific Regulations

BL291

7.3.8 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	F3(a)	A Portion of District Lot 14, Galiano Island, Cowichan District	1) Despite Subsection 7.3.2, one single non-residential building or structure for timber production and harvesting uses with a floor area not exceeding 93 square metres is permitted per dwelling, and every such buildings or structure must be screened by a landscape screen not less than 9 metres in height and complying with Subsection 15.1.1 of this bylaw. 2) Despite Subsection 7.3.3, four dwellings accessory to timber production and harvesting uses with a maximum floor area of 93 square metres per dwelling.

7.4 Heritage Forest Zone - FH

BL150

Permitted Uses

7.4.1 In the Heritage Forest 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 including residential uses are prohibited.

7.4.1.1 timber production and harvesting
7.4.1.2 accessory forestry uses including the sawmilling and planing of timber harvested on the same lot and the growing of seedlings in nurseries.

Buildings and Structures for Forestry Uses

7.4.2 A single non-residential unenclosed building or structure with a floor area not exceeding 70 square metres is permitted on each lot for timber production and harvesting uses, and every such building or structure must be screened by a landscape screen not less than 9 metres in height and complying with the requirements of subsection 15.1.1 of this bylaw.

7.4.3 Enclosed buildings and structures for forestry education and research uses, not exceeding 70 square metres in total floor area, are permitted on each lot subject to the screening requirements in subsection 7.4.2.

Permitted Height

7.4.4 No building or structure may exceed 9 metres in height.

Minimum Setbacks

7.4.5 Buildings and structures must be sited

7.4.5.1 at least 7.5 metres from front and rear lot lines; and
7.4.5.2 at least 6 metres from interior and exterior side lot lines.

7.4.6 Buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.

Minimum Lot Size

BL278

7.4.7 No lot having an area less than 65 hectares may be created by subdivision.

7.5 Forest Land Reserve Zone - FLR

Permitted Uses

7.5.1 In the Forest Land Reserve 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 including cottages are prohibited.

7.5.1.1 timber production, and harvesting

BL278 7.5.1.2 dwellings accessory to timber production and harvesting uses and home occupations, on lots having highway access as defined in section 17.1

7.5.1.3 forage production and grazing by livestock and wildlife

7.5.1.4 forest or wilderness oriented recreation, scenery and wilderness purposes

7.5.1.5 water, fisheries and wildlife, biological diversity and cultural heritage resource purposes

7.5.1.6 botanical forest products harvesting and use

7.5.1.7 research and educational uses relating to any other permitted use if no building, structure or other improvement is constructed or installed on the land

7.5.1.8 a portable sawmill if the area used by the sawmill including all storage areas does not exceed 1 hectare, the sawmill does not occupy the site on which it is located for more than 5 years, and the owner or operator has filed a rehabilitation plan in accordance with regulations under *the Forest Land Reserve Act.*

Buildings and Structures for Forestry Uses

7.5.2 A single non-residential building or structure with a floor area not exceeding a total floor area of 93 square metres is permitted in each lot for timber production and harvesting uses, and every such building or structure must be screened by a landscape screen not less than 9 metres in height and complying with the requirements of subsection 15.1.1 of this bylaw.

Permitted Residential Density

BL149; BL278

7.5.3 One dwelling accessory to timber production and harvesting uses and having highway access as defined in section 17.1 is permitted on each lot as well as accessory buildings and structures in accordance with Section 2.9 – 2.13 of this Bylaw.

Permitted Height

BL237 7.5.4 No building or structure may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres, except that agricultural buildings and structures and those use for timber production and harvesting must not exceed a height of 9 metres.

Minimum Setbacks

7.5.5 Buildings and structures must be sited

BL278

7.5.5.1 at least 7.5 metres from front and rear lot lines; and

7.5.5.2 at least 6 metres from interior and exterior side lot lines.

7.5.6 Buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.

BL209 7.5.7 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

7.5.8 No lot having an area less than 65 hectares may be created by subdivision.

8. COMMUNITY FACILITIES AND UTILITIES ZONES

8.1 Senior Citizen Residential Zone - SCR

Permitted Uses

8.1.1 In the Senior Citizen Residential 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.

BL209 8.1.1.1 dwellings for the provision of housing for senior citizens.

Permitted Density

8.1.2 The density of development must not exceed 10 dwellings per hectare.

8.1.3 Lot coverage must not exceed 33% of any lot.

Permitted Height

BL237 8.1.4 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

8.1.5 Buildings and structures must be sited

8.1.5.1 at least 7.5 metres from any front, rear or exterior side lot line; and
8.1.5.2 at least 6 metres from any interior side lot line.

BL209 8.1.6 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

8.1.7 No lot having an area less than 2 hectares may be created by subdivision.

8.2 Community Facility Zone - CF

Permitted Uses

8.2.1 In the Community Facility 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.

8.2.1.1 public and non-profit schools not including overnight accommodation or dormitories
BL209 8.2.1.2 community halls, libraries, museums, churches, cemeteries, recycling facilities
8.2.1.3 parks, playgrounds and sports fields
8.2.1.4 affordable and special needs housing
BL237 8.2.1.5 community gardens
8.2.1.6 farmers' markets
8.2.1.7 community orchards
8.2.1.8 community nurseries

BL182; 209 8.2.2 Despite Subsection 8.2.1 on lands legally described Lot A, Plan VIP83933, District Lot 3, Galiano Island, Cowichan District and the road right of way surrounding said lands the permitted uses are restricted to a museum.

Permitted Density

8.2.3 The density of affordable and special needs housing must not exceed 2 dwellings per hectare.

BL 157 8.2.4 On the lot legally described as Lot 2, District Lot 6, Plan 40875, Galiano Island, Cowichan District lot coverage must not exceed 20%.

Permitted Height

BL237 8.2.5 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

8.2.6 Buildings and structures must be sited

8.2.6.1 at least 7.5 metres from any front, rear or exterior side lot line; and
8.2.6.2 at least 6 metres from any interior side lot line.

BL182; 209 8.2.7 Despite Section 2.15 on lands legally described Lot A, Plan VIP83933, District Lot 3, Galiano Island, Cowichan District a museum building may be located as close as 7.5 metres to any property line.

BL209 8.2.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

8.3 Emergency and Health Services Zone - EHS

Permitted Uses

8.3.1 In the Emergency and Health Services 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.

8.3.1.1 police stations, ambulance stations, fire halls

BL209 8.3.1.2 medical facilities

Permitted Height

BL237 8.3.2 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

8.3.3 Buildings and structures must be sited

8.3.3.1 at least 7.5 metres from front, rear and exterior side lot lines; and

8.3.3.2 at least 6 metres from any interior side lot line.

BL209 8.3.4 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

8.4 Utility Service Zone - (U)

Permitted Uses

8.4.1 In the Utility Service 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.

8.4.1.1 water supply facilities
8.4.1.2 sewage collection and disposal facilities
8.4.1.3 highway maintenance yards
8.4.1.4 electrical substations
8.4.1.5 telephone exchanges
8.4.1.6 utility storage yards

Permitted Height

BL237 8.4.2 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

8.4.3 Buildings and structures must be sited at least 7.5 metres from any lot line.

Accessory Storage

8.4.4 Areas used for the unenclosed storage of goods, materials or equipment 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.

8.5 Environmental Education and Nature Protection Zone - EE/NP

BL 205, BL 263

Permitted Uses

8.5.1 In the Environmental Education and Nature Protection 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.

8.5.1.1 environmental education and nature protection
8.5.1.2 research and educational activities and facilities with accessory camping
8.5.1.3 ecological restoration
8.5.1.4 passive recreation including publicly accessible trails
8.5.1.5 accessory rustic camping
8.5.1.6 accessory residence
8.5.1.7 accessory structures including wood and storage sheds
8.5.1.8 demonstration gardens

Buildings and Structures

8.5.2 In the Environmental Education and Nature Protection zone the following buildings and structures are permitted in association with the permitted uses identified above and listed below:

8.5.2.1 In association with research and education facilities:
- class rooms and laboratories
- administration buildings containing offices and a library
- kitchen and dining facilities including traditional pit cooking area
- sleeping quarters for staff and program participants, not to exceed 76 persons, which may include up to 12 structures and up to 18 tent platforms with floor areas not to exceed 10m2
- showers and washing facilities
- outdoor amphitheatre
- information kiosk

8.5.2.2 In association with accessory rustic camping:
- a maximum of 18 tent platforms with floor areas not to exceed 10m2
- an outdoor pavilion (no walls) for dining, food preparation and teaching
- outhouses
- fire pit area

8.5.2.3 Campsites and tent platforms shall be sited in designated areas and shall not exceed a combined total of 36

Permitted Lot Coverage/Density

8.5.3 In the Environmental Education and Nature Protection zone the following restrictions on buildings and structures apply:

8.5.3.1 Permanent structures are not to exceed a total of 2,250 m2 in area
8.5.3.2 Total lot coverage is not to exceed 0.5%
8.5.3.4 Not more than one accessory dwelling is permitted

Permitted Height

8.5.4 No building or structure for a use permitted by this zone may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres

Minimum Setbacks

8.5.5 Buildings and structures must be sited

BL278

8.5.5.1 Buildings and structures must be sited as permitted below:
Buildings and structures must be sited at least 7.5 metres from any lot line. Walkways are permitted to be within 1.5 metres from the side lot lines.

8.5.5.2 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

8.6 Community Housing 1 Zone – CH1

BL234

Permitted Uses

8.6.1 In the Community Housing 1 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.

8.6.1.1 Dwellings for the provision of affordable housing, subject to a housing agreement under Section 483 of the Local Government Act.

8.6.1.2 Home occupations

Permitted Density

BL280 8.6.2 Twenty dwellings are permitted on each lot.

8.6.3 Maximum floor area of a dwelling must not exceed

8.6.3.1 34 square metres for a studio unit
BL280 8.6.3.2 67 square metres for a 1 bedroom unit
8.6.3.3 96 square metres for a 2 bedroom unit
8.6.3.4 115 square metres for a 3 bedroom unit

BL280 8.6.4 Lot coverage must not exceed 8.65 % for any lot.

BL280 8.6.5 One communal accessory building not exceeding a floor area of 70 square meters.

Permitted Height

8.6.6 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

8.6.7 Buildings and structures must be sited

BL280 8.6.7.1 at least 7.5 metres from any lot line.

8.6.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Average Lot Size

8.6.9 No subdivision may be approved unless the lots created by subdivision have an average area of
BL280 at least 4 hectares.

BL280 Form of Tenure

8.6.10 100% of the dwelling units in the Community Housing 1 zone shall be limited to residential rental tenure.

8.7 Community Housing 2 – CH2

BL277

Permitted Uses

8.7.1 In the Community Housing 2 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.

8.7.1.1 Dwellings for the provision of affordable housing
8.7.1.2 Communal/services building
8.7.1.3 Home occupations

Permitted Density

8.7.2 A maximum of 12 dwellings are permitted on each lot.

8.7.3 Maximum floor area of a dwelling must not exceed

8.7.3.1 65 square metres for a 1 bedroom unit
8.7.3.2 151 square metres for a 2 bedroom unit
8.7.3.3 184 square metres for a 3 bedroom unit

8.7.4 One communal/services building is permitted on each lot.

8.7.5 Maximum floor area of communal/services building must not exceed 75 square metres.

8.7.6 Lot coverage must not exceed 25%.

Permitted Height

8.7.7 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

8.7.8 Buildings and structures must be sited at least 7.5 metres from all lot lines.

Minimum Lot Size

8.7.9 No lot having an area less than 2 hectares may be created by subdivision.

Form of Tenure

8.7.10 100% of the dwelling units in the Community Housing 2 zone shall be limited to residential rental tenure.

9. ECONOMIC ACTIVITY ZONES

9.1 Retail Commercial Zone - C1

Permitted Uses

BL143

9.1.1 In the Retail Commercial 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.

9.1.1.1 retail stores
9.1.1.2 offices
9.1.1.3 personal service uses
9.1.1.4 home appliance and small equipment repair shops
9.1.1.5 restaurants
9.1.1.6 bakeries
9.1.1.7 gas bars
9.1.1.8 boat and small equipment rentals not including the rental of personal watercraft, all-terrain vehicles or motorcycles
9.1.1.9 a dwelling for the owner or operator of a business on the lot, which on lots having an area of 0.5 hectares and less must be in the same building as the commercial use.

BL237 9.1.2 Despite Subsection 9.1.1, on lands legally described as Lot 1, Section 5, Plan 7693, Galiano Island, Cowichan District the only uses permitted in addition to those set out in Section 2.1 are: personal service uses; retail stores; offices; and a dwelling for the owner, employee or operator of the business

Permitted Density

9.1.3 Lot coverage must not exceed 33% of any lot.

9.1.4 Not more than one dwelling is permitted on each lot.

Permitted Height

BL237 9.1.5 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

BL209 9.1.6 Buildings, structures and unenclosed accessory storage areas must be sited

9.1.6.1 at least 7.5 metres from front and rear lot lines;
9.1.6.2 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
9.1.6.3 at least 6 metres from an exterior side lot line.

9.1.7 Buildings and structures for the accommodation of farm animals including poultry must be sited

9.1.7.1 at least 7.5 metres from a front lot line;
9.1.7.2 at least 30 metres from rear and interior side lot lines; and
9.1.7.3 at least 6 metres from an exterior side lot line.

BL209 9.1.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.1.9 No lot having an area less than 0.5 hectares may be created by subdivision.

BL143 9.1.10 On lands legally described as Lot 1, Section 5, Plan 7693, Galiano Island, Cowichan District the natural vegetation is to be maintained between the proposed building site, identified in the plan attached to this Bylaw (as shown on Plan 2, which can be viewed at the Islands Trust Office), and Sturdies Bay and Manzanita Roads and that the trees identified in the plan be maintained.

Accessory Storage

9.1.11 Areas used for the unenclosed storage of goods, materials or equipment 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.

Loading Regulations

9.1.12 In addition to the off-street parking spaces required by Part 14 of this bylaw the owner must provide an area measuring not less than 3 metres by 9 metres for the unloading of goods from commercial vehicles.

9.2 Visitor Accommodation (Inn) Zone – C3

Permitted Uses

9.2.1 In the Visitor Accommodation (Inn) 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.

9.2.1.1 inns

BL209 9.2.2 For the purposes of this bylaw, an inn is a visitor accommodation facility comprising up to 12 visitor accommodation rooms, a dwelling for the owner or operator, guest services and a restaurant, all contained in a single building.

9.2.3 Despite subsections 9.2.1 and 9.2.2, on land legally described as Lot A District Lot 26 Galiano Island Cowichan District Plan VIP62482, an inn may comprise only 3 visitor accommodation rooms and a restaurant in a single building with a common entrance.

BL237 9.2.4 Despite subsection 9.2.1, on the C3 zoned portion of land legally described as Lot A, District Lot 3, Galiano Island, Cowichan District, Plan 48087 the dwelling for the owner, employee or operator may be in a separate building.

Permitted Density

9.2.5 One inn only is permitted per lot.

9.2.6 Lot coverage must not exceed 25% of any lot.

9.2.7 On land referred to in subsection 9.2.4:

9.2.7.1 the floor space ratio must not exceed .087;
9.2.7.2 not more than 511 square metres of floor area may be used for visitor accommodation rooms; and
9.2.7.3 not more than 28 square metres of floor area may be used for accessory retail sales.

Permitted Height

BL237 9.2.8 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

BL209 9.2.9 Buildings and structures must be sited

9.2.9.1 at least 7.5 metres from front and rear lot lines;
9.2.9.2 at least 6 metres from any 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
9.2.9.3 at least 6 metres from an exterior side lot line.

BL209 9.2.10 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.2.11 No lot having an area less than 1.2 hectares may be created by subdivision.

Accessory Storage

9.2.12 Areas used for the unenclosed storage of goods, materials or equipment 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.

9.3 Visitor Accommodation (Resort) Zone - C4

BL136

Permitted Uses

9.3.1 In the Visitor Accommodation (Resort) 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.

9.3.1.1 resorts
9.3.1.2 accessory retail sales

BL237, 243 9.3.2 For the purposes of this bylaw, a resort is a visitor accommodation facility comprising up to 12 visitor accommodation rooms or cabins, a central building providing guest services, a restaurant and a dwelling for the owner, employee or operator.

Permitted Density

9.3.3 One resort only is permitted per lot.

9.3.4 Lot coverage must not exceed 25% of any lot.

BL178

Permitted Height

BL237 9.3.5 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

BL209 9.3.6 Buildings and structures must be sited

9.3.6.1 at least 7.5 metres from front and rear lot lines;
9.3.6.2 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
9.3.6.3 at least 6 metres from an exterior side lot line.

BL209 9.3.7 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.3.8 No lot having an area less than 2 hectares may be created by subdivision.

Accessory Storage

9.3.9 Areas used for the unenclosed storage of goods, materials or equipment 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.

9.3(A) Visitor Accommodation (Rural Resort) Zone – C5

BL136

Permitted Uses

9.3.(A).1 In the Visitor Accommodation (Rural Resort) Zone - C5, 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:

9.3(A).1.1 resorts;
9.3(A).1.2 retail uses commonly associated with and secondary in purpose and scale to a resort use; and
9.3(A).1.3 outdoor recreational uses commonly associated with and secondary in purpose and scale to a resort use, and not involving the use of off-road motorized vehicles, amplified music or the regular or prolonged use of compressors or generators.

Permitted Density

9.3(A).2 One resort only is permitted per lot.

BL237 9.3(A).3 The total floor area of all buildings and structures on any lot excluding the owner's, employee's or operator's dwelling must not exceed 1314 square metres allocated as follows:

BL243

Use	Maximum Floor Area (square metres)
Visitor Accommodation Rooms or Cabins	774
Dining Area and Kitchen	95
Guest Services	100
Accessory Buildings	345

9.3(A).4 No more than 75 square metres of floor area for accessory buildings other than a barn for equestrian activities may be constructed or erected or used on any parcel.

Permitted Height

BL237 9.3(A).5 No building or structure for a use permitted in 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

9.3(A).6 Buildings and structures, except a fence or a pumphouse, must be sited at least 15 metres from any lot line.

9.3(A).7 Buildings and structures for the accommodation of farm animals including poultry must be sited

9.3(A).7.1 at least 7.5 metres from a front lot line;
9.3(A).7.2 at least 30 metres from rear and interior side lot lines; and
9.3(A).7.3 at least 6 metres from an exterior lot line.

BL209 9.3(A).8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.3(A).9 No lot having an area less than 4 hectares may be created by subdivision.

Accessory Storage

9.3(A).10 Areas used for the unenclosed storage of goods, materials or equipment must be screened by a landscape screen or fence not less than 2 metres in height and complying with the requirements of Part 15 of this bylaw.

9.3(B) Galiano Inn (Comprehensive Resort) Zone – C5A

BL178

Permitted Uses

9.3(B).1 In the Galiano Inn(Comprehensive Resort) Zone - C5(A), 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.

9.3(B).1.1 comprehensive resort for the accommodation of travellers.
9.3(B).1.2 accessory uses
9.3(B).1.3 outdoor uses associated with and secondary in purpose and scale to a resort use.

9.3(B).2 for the purposes of property described as part of Lot B, Sections 4 and 5, Galiano Island, Cowichan District, Plan 2598, lying east of Plan 15096, the following definitions apply:

"comprehensive resort" means a facility for temporary visitor accommodation comprising of up to 10 visitor accommodation units within a building providing exercise facilities; a separate building containing 10 visitor accommodation sleeping rooms; a separate building providing guest services including meeting rooms, spa, lounge, restaurant, retail facility and laundry; a dwelling for the owner or operator; parking and storage facilities; and accessory buildings and landscaping.

"temporary visitor accommodation" means in respect to a comprehensive resort only, the provision of temporary accommodation for travellers for a time period not exceeding 63 days (9 weeks) in any twelve month period, not more than 14 days (2 weeks) of which may be consecutive.

"visitor accommodation unit" means a room or suite of rooms providing temporary visitor accommodation for travellers and having a floor area that does not exceed 60 square metres, and for this purpose the floor area must despite any other area of the bylaw be measured to the interior surface of the walls of the room or suite of rooms.

"visitor accommodation sleeping room" means a room providing temporary visitor accommodation for travellers and having a floor area that does not exceed 38 square metre, and for this purpose the floor area must despite any other provision of this bylaw be measured to the interior surface of the walls of the room.

Permitted Density

9.3(B).3 One comprehensive resort only is permitted per lot.

9.3(B).4 Lot coverage of buildings and structures must not exceed 18.6% of any lot.

9.3(B).5 Lot coverage of asphalt and concrete paving must not exceed 10.1% of any lot.

9.3(B).6 Visitor accommodation sleeping rooms are not to exceed a total combined floor area of 343 m^2.

9.3(B).7 Visitor accommodation units are not to exceed a total combined floor area of 600 m^2.

9.3(B).8 One restaurant not exceeding 42 seats is permitted as part of the comprehensive resort.

BL209 9.3(B).9 One retail area restricted to the sale of souvenirs, gifts, art, packaged food products and liquor, not exceeding 40 m^2 is permitted as part of the comprehensive resort.

BL237 9.3(B).10 One dwelling for the owner, employee or operator of the comprehensive resort, not to exceed 80 $m^{2,}$ is permitted.

9.3(B).11 One accessory laundry area not exceeding 28 m^2 is permitted as part of the comprehensive resort for use by resort staff only.

9.3(B).12 One lounge licensed by the Liquor Control and Licensing Branch and not exceeding 11 seats is permitted as part of the comprehensive resort.

Permitted Height

9.3(B).13 No building or structure for a use permitted in this section may exceed 7.9 metres in height, except that the building used to accommodate the permitted visitor accommodation units may not exceed 9 metres in height.

Minimum Setbacks

9.3(B).14 All buildings and structures must be sited in accordance with Schedule D of this bylaw based on the site measurements or as measured to scale in the absence of such measurements; however any replacement of the implement shed, greenhouse and slab, sewage tank, water tanks and the two sheds shall comply with all other provisions of this bylaw and except for a fence, are not to be within 7.5 metres of any lot line and that any replacement of parking sites shall comply with all other provisions of this bylaw and are not to be within 7.5 metres of the front lot line and 1.5 metres of any side lot line

BL209 9.3(B).15 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.3(B).16 No lot having an area less than 2 hectares may be created by subdivision.

Accessory Storage

9.3(B).17 Areas used for the unenclosed storage of goods, materials or equipment must be screened by a landscape screen or fence not less than 2 metres in height and complying with the requirements of Part 15 of this bylaw.

9.4 Public House Commercial Land Zone - C6

Permitted Uses

9.4.1 In the Public House Commercial 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.

9.4.1.1 neighbourhood public houses
9.4.1.2 restaurants and cafes
9.4.1.3 accessory dwellings

Permitted Density

9.4.2 Lot coverage must not exceed 25% of any lot.

9.4.3 One accessory dwelling is permitted on each lot having an area of 1.2 hectares or more.

9.4.4 No public house or restaurant may have a floor area for the serving of customers that exceeds 120 square metres nor a seating capacity in excess of 65 persons.

Permitted Height

BL237 9.4.5 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

9.4.6 Buildings, structures and unenclosed accessory storage areas must be sited at least 7.5 metres from any lot line.

BL209 9.4.7 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.4.8 No lot having an area less than 1.2 hectares may be created by subdivision.

Accessory Storage

9.4.9 Areas used for the unenclosed storage of goods, materials or equipment 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.

Loading Regulations

9.4.10 In addition to the off-street parking spaces required by Part 14 of this bylaw the owner must provide an area measuring not less than 3 metres by 9 metres for the unloading of goods from commercial vehicles.

9.5 Commercial Private Film School Zone – C7

BL132

Permitted Uses

9.5.1 In the Commercial Private Film School Zone (C7) the following uses are permitted, subject to the regulations set out in this section and to the general regulations set out in Parts 2 and 3, and all other uses are prohibited:

9.5.1.1 commercial private film school which may include overnight accommodation of students and staff, a food preparation area, a dining area, and classrooms; and

9.5.1.2 accessory dwelling

Permitted Density

9.5.2 One commercial private film school only is permitted on each lot with a total floor area not to exceed 743 square metres.

9.5.3 Overnight accommodation of students and staff must not exceed 30 people at any time.

9.5.4 One accessory dwelling.

9.5.5 Lot coverage must not exceed 5% of any lot.

Permitted Height

BL237 9.5.6 No building or structure may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres.

Minimum Setbacks

9.5.7 Buildings, structures and unenclosed accessory storage areas must be sited:

9.5.7.1 at least 7.5 metres from front, rear and exterior side lot lines; and
9.5.7.2 at least 6 metres from any interior side lot line.

BL209 9.5.8 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.5.9 No lot having an area less than 1.5 hectares may be created by subdivision.

Accessory Storage

9.5.10 Areas used for the unenclosed storage of goods, materials or equipment must be screened by a landscape screen or fence not less than 2 metres in height and which is continuous except for driveways and walkways.

9.6 Light Industrial Zone - L1

Permitted Uses

9.6.1 In the Light Industrial L1 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.

9.6.1.1 warehouses
9.6.1.2 storage yards including storage of derelict automobiles
9.6.1.3 works yards
9.6.1.4 contractors' workshops and yards
9.6.1.5 sale of building materials and supplies
9.6.1.6 freight services
9.6.1.7 bulk fuel storage
9.6.1.8 sawmilling, planing and manufacturing of wood products
9.6.1.9 mechanical repairs including automobile and boat repairs and boat building
9.6.1.10 gravel processing and storage
BL237 9.6.1.11 one self-contained accessory dwelling unit for the owner, employee or operator of a principal use

Permitted Density

9.6.2 Lot coverage must not exceed 33% of any lot.
9.6.3 Not more than one dwelling is permitted on each lot.

Permitted Height

BL237 9.6.4 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

9.6.5 Buildings and structures must be sited

9.6.5.1 at least 7.5 metres from a front or rear lot line;
9.6.5.2 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
9.6.5.3 at least 4.5 metres from any exterior side lot line.

9.6.6 Buildings and structures for the accommodation of farm animals including poultry must be sited

9.6.6.1 at least 7.5 metres from a front lot line;
9.6.6.2 at least 30 metres from rear and interior side lot lines; and
9.6.6.3 at least 6 metres from an exterior side lot line.

Minimum Lot Size

9.6.7 No lot having an area less than 1 hectare may be created by subdivision.

Screening

9.6.8 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.

9.6(A) Forest Industrial Zone – FI

BL139

The intent of the FI Zone is to permit value added forestry uses with a limited number of associated light industrial uses.

Permitted Uses

9.6(A).1 In the Forest Industrial FI 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(A).1.1 warehouses
- 9.6(A).1.2 contractors' workshops and yards
- 9.6(A).1.3 sale of building materials and supplies manufactured on the lot
- 9.6(A).1.4 sawmilling, planing and manufacturing of wood products
- 9.6(A).1.5 mechanical repairs including boat repairs and boat building
- 9.6(A).1.6 gravel processing and storage
- 9.6(A).1.7 one self-contained accessory dwelling unit for the owner or operator of a principle use

Permitted Density

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

9.6(A).3 Not more than one dwelling is permitted on each lot.

Permitted Height

BL237 9.6(A).4 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(A).5 Buildings and structures must be sited

- 9.6(A).5.1 at least 7.5 metres from a front or rear lot line;
- 9.6(A).5.2 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(A).5.3 at least 4.5 metres from any exterior side lot line.

9.6(A).6 Buildings and structures for the accommodation of farm animals including poultry must be sited

- 9.6(A).6.1 at least 7.5 metres from a front lot line;
- 9.6(A).6.2 at least 30 metres from rear and interior side lot lines; and
- 9.6(A).6.3 at least 6 metres from an exterior side lot line.

BL209 9.6(A).7 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

9.6(A).8 No lot having an area less than 2-hectare may be created by subdivision.

Screening

9.6(A).9 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.

9.6(B) Forest Industrial Zone A – FI(A)

BL266

The intent of the FI(A) zone is to permit limited industrial uses and an accessory dwelling within a prescribed area of a forest lot.

Permitted Uses

9.6(B).1 In the Forest Industrial FI(A) 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(B).1.1 excavation contractors' workshops and yards
9.6(B).1.2 gravel processing and storage
9.6(B).1.3 one self-contained accessory dwelling unit for the owner or operator of a principal use

Permitted Density

9.6(B).2 Lot coverage must not exceed 20% of any zoned area.
9.6(B).3 Not more than one dwelling is permitted on each lot.

Permitted Height

9.6(B).4 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(B).5 Buildings and structures must be sited at least 6.0 metres from a zone boundary.

Minimum Lot Size

9.6(B).6 No lot having an area less than 2.24-hectare may be created by subdivision.

9.6(C) Forest Industrial Zone B – FI(B)

BL291 The intent of the FI(B) zone is to permit limited industrial uses within a prescribed area of a forest lot.

Permitted Uses

9.6(C).1 In the Forest Industrial FI(B) 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(C).1.1 timber production and harvesting
- 9.6(C).1.2 aggregate processing and storage
- 9.6(C).1.3 storage and repair of forestry equipment and vehicles
- 9.6(C).1.4 accessory sawmilling and planing of timber and the growing of seedlings in nurseries
- 9.6(C).1.5 accessory contractors' workshops and yards
- 9.6(C).1.6 accessory sale of building materials and supplies manufactured on the lot

Permitted Density

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

Permitted Height

9.6(C).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(C).4 Buildings and structures must be sited

- 9.6(C).4.1 at least 7.5 metres from a front or rear lot line;
- 9.6(C).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(C).4.3 at least 4.5 metres from any exterior side lot line.

Minimum Lot Size

9.6(C).5 No lot having an area less than 2.7 hectares may be created by subdivision.

Screening

9.6(C).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.

10. PARKS AND RECREATION ZONES

10.1 Public Recreation Zone - PR

Permitted Uses

10.1.1 In the Public Recreation 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.

10.1.1.1 playgrounds and sports fields
10.1.1.2 golf courses open to members of the public
10.1.1.3 accessory caretaker's dwelling
BL237 10.1.1.4 farmers' markets
10.1.1.5 community hall
BL239 10.1.1.6 Accessory Second Hand Commercial

Permitted Density

10.1.2 Not more than one accessory caretaker's dwelling is permitted on each lot.

Permitted Height

BL237 10.1.3 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

BL239 10.1.4 Buildings and structures must be sited at least 7.5 metres from any lot line. Walkways are permitted to be within 1.5 metres (5 ft) from the side lot lines.

BL209 10.1.5 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

10.2 Park Zone - P

Permitted Uses

10.2.1 In the Park 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.

10.2.1.1 parks
10.2.1.2 boat launching ramps
10.2.1.3 picnic facilities
10.2.1.4 playgrounds and sports fields
10.2.1.5 moorage of boats in accordance with a provincial park management plan

Buildings and Structures

BL209 10.2.2 No buildings or structures of any kind, other than signs, picnic tables, boat launching ramps, foot bridges and walkways not to exceed 1.5 metres in width, toilets and baseball backstops are permitted.

11. NATURE PROTECTION ZONES

11.1 Nature Protection Zone - NP

Permitted Uses

11.1.1 In the Nature Protection 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.

11.1.1.1 ecological reserves and nature conservancies
11.1.1.2 research and educational activities
11.1.1.3 groundwater retention and recharge
BL237 11.1.1.4 ecological restoration
BL237 11.1.1.5 passive recreation

Buildings and Structures

11.1.2 No buildings or structures of any kind, other than signs, are permitted.

12. MARINE ZONES

12.1 Marine Protection Zone - MP

12.1.1 In the Marine Protection 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.

12.1.1.1 marine navigational aids

12.1.2 In the Marine Protection zone no buildings or structures are permitted and the residential use of a watercraft of any kind, whether temporary or permanent, is prohibited.

12.2 Marine Zone - M

12.2.1 In the Marine 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.

BL278

12.2.1.1 docks, private floats, wharves, piers and associated walkways accessory to the residential use of an abutting upland lot and providing access to that lot
12.2.1.2 moorage of boats accessory to the residential use of an upland lot

BL172 12.2.2 Despite Subsection 12.2.1 one private float and walkway is permitted, not to exceed a total length of 35 metres from the natural boundary of District Lot 145, Cowichan District, without the establishment of a residential use on the upland lot.

12.2.3 Without limiting the generality of the foregoing, no commercial or industrial activity is permitted in this zone in connection with the use of docks, floats or wharves and the residential use of a watercraft of any kind, whether temporary or permanent, is prohibited.

Minimum Setbacks

12.2.4 Docks, floats and wharves must be sited entirely within the boundaries of the owner's water lot lease, licence of occupation or other Crown tenure and at least 3 metres from the seaward projection of any side lot line of the abutting upland lot.

12.3 Marine Service - MS

12.3.1 In the Marine Service 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 subject to all marine services facilities provided being available to the general public and not operated privately for profit, and all other uses are prohibited.

12.3.1.1 docks, floats, wharves, piers, ramps and walkways
12.3.1.2 seawalls, breakwaters, dolphins and pilings necessary for the establishment and maintenance of the uses permitted by article 12.4.1.1
12.3.1.3 wharfage facilities for water taxis, ferries, fishing boats, float planes and pleasure craft
12.3.1.4 boat launching ramps
12.3.1.5 barge loading ramps.

12.3.2 All structures must be sited within the boundaries of the owner's water lot lease, licence of occupation or other Crown tenure and at least 3 metres from the seaward projection of any side lot line of the abutting upland lot.

12.4 Marine Commercial Water Zone - MCW

Permitted Uses

12.4.1 In the Marine Commercial Water 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.

12.4.1.1 marinas open to the public
12.4.1.2 sales and rentals of boats, excluding the sale or rental of personal watercraft
12.4.1.3 docks, wharves, private floats, piers, walkways providing access to property immediately abutting the foreshore
12.4.1.4 mooring facilities for water taxis, fishing boats, or similar craft
12.4.1.5 marine fuelling stations
12.4.1.6 docks, ramps, dolphins, and pilings necessary for the establishment or maintenance of the uses permitted.

Permitted Height

12.4.2 No building or structure for a use permitted by this section may exceed 4.5 metres in height.

Minimum Setbacks

12.4.3 Buildings and structures permitted by this section must be sited entirely within the boundaries of the owner's water lot lease, licence of occupation or other Crown tenure and at least 3 metres from the seaward projection of any side lot line of the abutting upland lot.

12.4.4 Residential use of a watercraft of any kind, whether temporary or permanent, is prohibited.

12.5 Marine Commercial Land Zone - MCL

Permitted Uses

BL209 12.5.1 In the Marine Commercial Land 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.

12.5.1.1 marinas
12.5.1.2 fuel storage
12.5.1.3 restaurant
12.5.1.4 retail sales
12.5.1.5 sales and rentals of boats, excluding the sale or rental of personal watercraft
12.5.1.6 sales and rentals of sporting equipment
12.5.1.7 dwellings

Permitted Density

12.5.2 One dwelling is permitted on each lot.

12.5.3 Lot coverage must not exceed 25% of any lot.

Permitted Height

BL237 12.5.4 No building or structure for a use permitted in this section shall exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres

Minimum Setbacks

BL209 12.5.5 Building, structures and unenclosed accessory storage areas must be sited

12.5.5.1 at least 7.5 metres from the front lot lines;
12.5.5.2 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 setback is at least 3 metres; and
12.5.5.3 at least 6 metres from an exterior side lot line.

BL209 12.5.6 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be sited at least 15 metres from the boundary of the Agriculture (AG) zone.

Minimum Lot Size

12.5.7 No lot having an area less than 1.2 hectares may be created by subdivision.

Accessory Storage

12.5.8 Areas used for the unenclosed storage of goods, materials or equipment must be screened by a landscape screen not less than 2 metres in height complying with the requirements of Part 15 of this bylaw.

12.6 Montague Harbour

12.6.1 Despite any other provision of this Bylaw, in that part of the Local Trust Area comprising Montague Harbour, being that water area enclosed by the shortest line connecting Phillimore Point and Julia Island and the shortest line joining Parker Island and Gray Peninsula, no water area shall be used for the movement of float planes other than by taxiing and no water area shall be used for recreational or transportation activities involving personal watercraft.

13. SUBDIVISION AND DEVELOPMENT REGULATIONS

Lot Area

BL278 13.1 Subdivision applications must comply with the minimum and average lot size regulations set out in Parts 5 through 12 of this bylaw except that the approving officer may approve a subdivision creating a single parcel not complying with those regulations for park use only and may exempt a boundary adjustment from minimum average lot size requirements.

13.2 For the purposes of determining compliance with average lot size regulations set out in Parts 5 through 12 of this bylaw, areas of land in excess of the following amounts that are designated as park on the subdivision plan may be included in the total area of lots being created, but the park is deemed not to be a lot being created:

BL209; BL278 13.2.1 if s.510(1) of the *Local Government Act* applies to the subdivision, 5 percent of the land being subdivided;

and if the subdivision is one described in s.510(3) of the *Local Government Act* as being exempt from s.510(1) any area of land dedicated as park on the subdivision plan may be included in the total area of lots being created for the purposes of determining such compliance.

BL278 13.3 No lot having an area less than 100 hectares may be subdivided under s.514 of the *Local Government Act* to provide a residence for a relative of the owner unless the lot is entirely within the Agricultural Land Reserve.

13.4 If an owner proposes a subdivision that creates a lot that is further subdividable under the minimum lot area regulations of this bylaw, and the area of which is required for compliance of the subdivision with the average lot area regulations of this bylaw, the owner must grant a covenant prohibiting further subdivision and residential development of the lot.

13.5 The Approving Officer should not approve a boundary adjustment, which would increase the area of any lot to the point where the new lots created could be subdivided into more lots than would be permitted under this Bylaw without the boundary adjustment.

Lot Width

BL278 13.6 No lot may have a width less than one quarter of its depth exclusive of any panhandle access strip.

Lot Configuration

13.7 No lot divided into two or more areas by a highway or other land may be created unless there is no practical alternative to such configuration.

Panhandle Lots

13.8 Panhandle lots may not be created in any of the economic activity zones the regulations for which are set out in Part 9 of this bylaw.

13.9 The minimum width of the access strip of a panhandle lot is:

13.9.1 6 metres in the case of a lot that has insufficient area to be further subdivided under the provisions of this bylaw; and

13.9.2 20 metres in the case of a lot that has sufficient area to be further subdivided under the provisions of this bylaw.

Split Zoning

BL237 13.10 The creation of a lot by subdivision that is lying within two or more zones is prohibited. If lots lying within two or more zones are subdivided, lot boundaries should, correspond with zone boundaries.

Water Access Subdivisions

13.11 If a subdivision with water access only is approved on an island other than Galiano Island within the Galiano Island Local Trust Area, the owner of land being subdivided must provide motor vehicle parking spaces in accordance with Part 14 of this bylaw in respect of each dwelling and cottage permitted by this bylaw in respect of each lot being created. Such parking spaces must be located at the most reasonable location on Galiano Island giving access by water to the subdivision.

Minimum Highway Standards

[Note: users of this bylaw are referred to a Road Standards Agreement between the Islands Trust Council and the Ministry of Transportation and Infrastructure and Highways dated October 20, 1992]

13.12 The minimum width of a highway right of way dedicated in connection with the subdivision of land is 15 metres. The minimum width may be increased to accommodate bicycle, equestrian and pedestrian traffic.

BL278 13.13 The Approving Officer may permit the dedication of a highway right of way having one-half or more of the width specified in section 13.12 along the boundary of a lot where there is a reasonable prospect that the subdivision of an adjacent lot will result in the dedication of the remaining portion of the highway right of way.

Roadway Standards

13.14 The purpose of the standards set out in sections 13.16 through 13.22 is to ensure that the construction of roadways and utility services in connection with the subdivision of land does not result in the alteration of the land to an extent that is inconsistent with the object of the Islands Trust under the *Islands Trust Act*, the Islands Trust Policy Statement, or the Galiano Island Official Community Plan. The requirement for compliance with these standards may necessitate reconfiguration of proposed subdivision layouts and the achievement of less than the maximum lot yield than would theoretically be achievable given the applicable minimum and average lot sizes prescribed by this bylaw, and may in particular cases make the subdivision of land impracticable.

13.15 Proposed roadway centreline and pedestrian path locations must be surveyed and flagged at maximum 15 metre intervals prior to subdivision application to facilitate inspection by the Approving Officer.

13.16 Trees of 30 cm diameter at breast height and greater must be retained provided they are at least 1.5 metres measured horizontally from the edge of the shoulder of the roadway.

13.17 No obstructions of any kind, including utility poles and hydrants, may be located within 1.5 metres measured horizontally from the edge of the shoulder of the roadway.

13.18 All culverts must be provided with local rock head walls to the height of adjacent shoulders. Head walls may be dry stone or set in mortar provided sufficient stability under water runoff is assured. Culverts must be adequately sized to carry 20 year estimated flows with a minimum diameter of 300mm at driveways and 400mm under intersecting roads.

13.19 No roadway may be located so as to divert the flow of a surface watercourse or divert or contaminate in any way a groundwater aquifer, but this section does not prohibit the culverting of a surface watercourse for a roadway crossing or the construction of a stormwater retention facility provided that such culverting or construction is in accordance with the Land Development Guidelines.

13.20 The design of roadways must to the greatest extent possible follow the natural contours of the land so as to minimize the extent of cutting and filling required to construct the roadway, and hydro and other utility lines must follow highway rights of way indicated on the Road Network Plan, Schedule C to the Galiano Island Official Community Plan.

13.21 Native vegetation must be reinstated in all portions of a highway not comprising the roadway, following the completion of construction of a roadway and any associated utilities.

13.22 No roadway may be located or constructed so as to connect Galiano Island to any other island.

Standards for Potable Water Supply

BL284

Information Note: *If more than one dwelling unit is connected to the same source of water, the water system may be subject to the Drinking Water Protection Act, the Water Utility Act or other regulations pertaining to water supply systems.*

Information Note: *Water obtained from a stream, or non-domestic groundwater use requires a licence under the Water Sustainability Act.*

13.23 Where potable water is proposed to be supplied to lots in a subdivision by an established community water system, the applicant for subdivision must provide written confirmation from the community water system that it is able to supply potable water for the permitted principal use and density to each lot.

13.24 Where potable water is proposed to be supplied to lots in a subdivision by creating a community water system, the applicant for subdivision must provide proof of all authorizations required under the *Drinking Water Protection Act*, the *Water Utility Act* or any other enactment pertaining to water supply systems.

13.25 Where potable water is proposed to be supplied to lots in a subdivision from a stream, the applicant for subdivision must provide proof of authorization in the form of a water licence confirming that the total volume of water granted to the licence holder is able to supply potable water for domestic uses at the volume specified in Table 1 to each lot.

13.26 Where potable water is proposed to be supplied to lots in a subdivision by drilled wells the applicant for subdivision must provide written certification under seal of a hydrogeologist that:

a. Each well has been constructed in accordance with the *Groundwater Protection Regulation*;
b. Each well has been constructed in accordance with Sections 13.29, 13.30 and 13.31;
c. Each well has sufficient available groundwater to provide the daily required volume of potable water for the permitted domestic uses on each lot in accordance with Table 1;
d. Each well for which a water licence has not been issued has sufficient available groundwater volume for all permitted non-domestic, non-agricultural, non- park, non-conservation area principal uses for each lot at the permitted density of use; and
e. Includes recommendations for mitigation measures, if applicable, to ensure long-term sustainable yield of the drilled well.

TABLE 1
DOMESTIC POTABLE WATER SUPPLY STANDARDS FOR SUBDIVISION

USE	VOLUME (litres per day)
Per lot (including one dwelling)	2000
Each additional permitted dwelling and cottage per lot	2000

13.27 Where the potable water is proposed to be supplied to lots in a subdivision by drilled wells, for any well where a water licence has not been issued the applicant for subdivision must also provide written certification under seal of a hydrogeologist:

a. Results of a water quality analysis, completed by an accredited laboratory;
b. A plan of the proposed subdivision indicating the location where each water sample was taken;
c. A statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
d. Confirmation, based on the accredited laboratory water quality analysis, that each proposed water supply source is potable, or can be made potable, with a treatment system; and
e. Confirmation, based on the accredited laboratory water quality analysis of chloride concentrations, that each drilled well is not likely to be affected by the intrusion of saline groundwater or sea water in accordance with the Province of British Columbia guidance documents.

13.28 Where a water license has not been issued and where potable water is proposed to be supplied to lots in a subdivision by a drilled well, a pumping test shall be carried out on each well in a proposed subdivision by:
a. pumping groundwater, at a constant rate, for a minimum period of 12 hours; and
b. withdrawing the total daily required volume specified in section 13.27 over a maximum period of 24 hours; and
c. monitoring groundwater levels continuously during the pumping test and during the recovery period.

13.29 Where potable water is to be supplied by a drilled well a sounding tube or wellhead port must be installed to enable the insertion of water level monitoring equipment.

13.30 Drilled wells used for the purposes of subdivision must not be located within 50 metres of the natural boundary of the sea.

13.31 If the daily required volume of potable water cannot be supplied in accordance with Section 13.24 or if the certification in Subsections 13.27(c) and 13.27(d) cannot be made, the Approving Officer may nonetheless approve the subdivision provided that the applicant grants a s.219 covenant to the Galiano Island Local Trust Committee and the Capital Regional District that restricts the development of the subdivision to the uses or density of the uses for which a certification has been made under Sections 13.24 or 13.27.

13.32 Where the certification under subsection 13.28(d) states that a water supply is not potable but can be made potable with a treatment system, the Approving Officer may approve subdivision provided that the applicant grants a s. 219 covenant under the *Land Title Act* to the Galiano Island Local Trust Committee and the Capital Regional District that requires on-going treatment of the water to potable water standards recommended by a hydrogeologist.

13.33 For the purposes of subdivision, drilled wells impacted by seawater intrusion or whose operation is likely to cause seawater intrusion are not permitted sources of potable water.

13.34 For the purposes of subdivision, alternative potable water supplies including, but not limited to, shallow dug wells, rainwater catchment and desalination are not permitted sources of potable water.

13.35 The requirements of Sections 13.24-13.35 do not apply where the proposed subdivision is a boundary adjustment that does not result in an increase in the number of lots or permitted dwelling units, provided that all lots in the subdivision are currently serviced by existing wells, community water system connection or water licence.

Standards for Sewage Disposal

BL209; BL278 13.30 Each lot that is proposed to be created by subdivision must be demonstrated by the applicant to contain an area or areas of sufficient size and appropriate characteristics to satisfy the requirements of the Island Health Subdivision Standards in respect of the buildings, structures and uses that are permitted on the lot by this bylaw.

13.31 The information referred to in section 13.29 must be provided to the building inspector where an application for a building permit is made and the information has not previously been provided in respect of the subdivision of the lot on which the building is proposed to be constructed, except that the information need only be provided in respect of the building or structure that is the subject of the permit application and no information need be provided if the application is made pursuant to B.C. Regulation 406/95 in respect of an owner-built dwelling.

14. PARKING REGULATIONS

Number of Spaces Required

14.1 If land or the surface of water is used for any of the purposes set out on the left hand column of Table 2, the owner or occupier must provide the number of motor vehicle parking spaces indicated opposite that use in the right hand column of the table.

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TABLE 2: Off-Street Parking Standards

	USE	NUMBER OF SPACES REQUIRED
14.1.1	retail stores, repair shops, personal services, offices, post offices, printers, bakeries, indoor recreation facilities, libraries	1 per 12 square metres of floor area
14.1.2	community hall, church, social hall, museum	1 per 3.25 square metres of floor area or per 3 seats or metre of bench or pew seating, whichever is greater
14.1.3	works yards, equipment storage, building material supply, warehouse, freight services, sawmills, cidery, winery	1 per 30 square metres of floor area
14.1.4	dwelling units	2 per dwelling
14.1.5	cottages	1 per cottage
14.1.6	bed and breakfast home occupation	1 per bedroom for rental
14.1.7	restaurant, neighbourhood public house	1 per 3 seats
14.1.8	guest house, inn, resort	1 per visitor accommodation room, visitor accommodation sleeping room, visitor accommodation unit or cabin
14.1.9	service stations and fire halls	4, plus 2 per service bay or fire truck bay
14.1.10	marinas and boat ramps	1 per 3 berths, plus 4 per boat ramp or hoist
14.1.11	home occupation other than bed and breakfast	1 per non-resident employee plus the number required for the relevant commercial or industrial use
14.1.12	schools	1 per staff member plus 1 per 10 students
14.1.13	golf course	2 per tee
14.1.14	Commercial Private Film School	1 per staff member plus 1 per 10 students and, 1 per visitor accommodation room
14.1.15	Spa on Lot B, Sections 4 and 5, Cowichan District, Plan 2598, lying east of Plan 15096	4
14.1.16	Secondary Suite	1 per secondary suite
14.1.17	Dwellings for the provision of affordable housing in the SH1 zone	1 per dwelling and 6 visitor spaces for a maximum of 26 spaces

BL 297

BL 243

BL255

BL234

14.2 The number of spaces required for a use that is not specifically listed is the number required for the most similar listed use.

14.3 If more than one use is located on a lot, the total number of spaces required is the sum of the requirements for the uses calculated separately.

14.4 If the number of spaces required includes a fraction, the owner or occupier must provide the next highest whole number of parking spaces.

Location

14.5 Parking spaces may not be located in a setback area required by this bylaw in respect of a front lot line, nor within 1.5 metres of a side lot line or a residential building.

14.6 Each parking space must be accessible to a highway via a manoeuvring aisle not less than 7.5 metres in width in the case of 90 degree parking; 5.5 metres in width in the case of 60 degree parking; and 5.5 metres in width in the case of 45 degree and parallel parking; and no parking space may abut a highway such that use of the parking space necessitates reversing a motor vehicle from or onto the highway. If a parking space is accessible directly from a lane the combined length of the parking space and width of the lane must be at least 12.5 metres.

Dimensions

14.7 Parking spaces must be at least 2.5 metres in width and 5.5 metres in length, exclusive of manoeuvring aisles, and have unobstructed vertical clearance of at least 2 metres. Parallel parking spaces mustdespite the foregoing have a length of 7.5 metres.

Bicycle Parking

14.8 If bicycle parking facilities are provided in the form of bicycle racks to which bicycles may be securely attached, the requirements in subsections 14.1.1, 14.1.2 and 14.1.7 of Table 3 are reduced by one motor vehicle parking space, except that in no case is the requirement for motor vehicle parking reduced below1 space on any lot.

15. SCREENING AND LANDSCAPING REGULATIONS

Screening and Landscaping Standards

15.1 If screening or landscaping is required by this bylaw, it must be provided in the form of:

15.1.1 existing vegetation of the required height that provides a complete and permanent visual screen between the uses being separated;

15.1.2 a row of drought-tolerant evergreen plants that will attain the required height, planted and maintained continuously so as to provide a complete and permanent visual screen between the uses being separated; or

15.1.3 a solid wood fence or brick or stone wall broken only for access drives or walks.

16. SIGN REGULATIONS

Permitted Signs - Commercial Zones

BL240 16.1 No sign may be erected or placed on any premises in any of the zones listed in this section, except one building-mounted sign and one sandwich-board sign per highway frontage, each not exceeding a total sign area of 1.2 square metres, identifying a business carried on at those premises or the principal service or product sold at those premises. Sandwich board signs must be located on the lot where the business is located and not within the highway right-of-way:

BL240; BL297 16.1.1 Economic Activity Zones:

Retail Commercial	C1
Visitor Accommodation (Inn) Zone	C3
Visitor Accommodation (Resort) Zone	C4
Visitor Accommodation (Rural Resort) Zone	C5
Galiano Inn (Comprehensive Resort) Zone	C5A
Public House Commercial Land Zone	C6
Commercial Private Film School	C7
Light Industry Zone	L1
Forest Industrial Zone	F1
Rural 2(a) Zone	R2(a)

BL240 16.1.2 Marine Zones:

Marine Service	MS
Marine Commercial Water Zones	MCW
Marine Commercial Land Zones	MCL

BL136; 178; 240 16.1.3 Community Facility Zones:

Senior Citizen Residential Zone	SCR
Community Facility Zone	CF
Emergency and Health Services Zone	EHS
Health and Wellness Zone	HW

BL139; BL240 removed 16.1.4,16.1.5,16.1.6
BL132; BL240 removed 16.1.7

16.2 For the purposes of this section, a sign displaying a message or information on each of two sides constitutes a single sign.

BL240 16.3 For those zones that permit more than one commercial use one free standing sign listing all businesses is permitted in accordance with Development Permit Area 6 – Commercial and Industrial Form and Character.

Permitted Signs - Non-Commercial Zones

BL240 16.4 Signs must be located on the lot occupied by the use to which they refer.

BL240 16.5 Except as provided by section 3.5, no sign may be erected or placed on any premises in any other zones established by this bylaw except one sign not exceeding a total sign area of 1.2 square metres pertaining to the offering for lease or sale of the lot on which the sign is located, and one sign identifying the owner or address of the premises.

BL240 16.6 Despite sections 16.1 and 16.3, the following types of signs are prohibited throughout the Galiano Island Local Trust Area:

16.6.1 any permanent sign that projects over a highway or other public property;
16.6.2 flashing or blinking illuminated signs;
16.6.3 signs that make any noise calculated to attract attention to the sign;
16.6.4 signs that are illuminated by a floodlight or spotlight such that the light from the floodlight or spotlight shines directly into the path of oncoming motor vehicle traffic or onto adjoining property; and
16.6.5 any sign which advertises or pertains to a business, service, or activity which has been discontinued for 30 days or more.

17. INTERPRETATION

Definitions

17.1 In this bylaw,

BL184 "accessory" in relation to a use, building or structure means incidental, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this bylaw on the same lot or, if the *accessory* use, building or structure is located on the common property in a bare land strata plan, on a strata *lot* in that strata plan.

BL240 “accommodation of farm animals” means the keeping of 4 or more domesticated animals such as goats, sheep, rabbits, chickens, ducks, turkeys and similar fowl which are kept primarily for personal use and not for sale on residential zoned lots 0.4 ha or greater. The keeping of these farm animals is accessory to the principal residential use. All animal enclosures and manure storage must meet the Health Hazards Regulation under the *Public Health Act.*

BL237 agri-tourist accommodation” means a use accessory to a working farm operation for the purpose of accommodating commercial guests within specific structures on specific portions of a parcel of land.

BL284 “aquifer” means a geological formation; or a group of geological formations, or a part of one or more geological formations that is groundwater bearing and capable of storing, transmitting and yielding groundwater.

"bed and breakfast" means a home occupation comprising the provision of sleeping accommodation and a morning meal only, to paying guests.

"church" means a building or structure used for religious worship and not as a dwelling or any other kind of residential accommodation.

BL132 “Commercial Private Film School” means a film school facility that may provide overnight accommodation and meals for students and staff of the school.

BL237 “community garden” means a private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

BL284 “community water system” means a system of waterworks that serves more than one lot and is owned, operated and maintained by an improvement district, a regional district, a water utility, a society, or a water supplier.

BL297 “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.

BL243 "cottage" means a building that is accessory to a dwelling and is used for human habitation by guests, household members or tenants, and having a limited floor area.

BL300 “dock” means a structure or set of structures, accessory to the residential or agricultural use of an upland lot, and may consist of a pier, ramp, and float, constructed on or over the water that is connected to the shore, and that is used for the purpose of mooring private boats and for providing pedestrian access to and from the moored boats.

dwelling" means a building used as a residence for a single household and containing eating, sleeping and living facilities and a single set of facilities for food preparation .

BL237 “ecological restoration” is the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed.

"Engineer" means a member of the Association of Professional Engineers and Geoscientists of British Columbia.

BL263 “environmental education” means the promotion of attitudes and value systems, through structured educational activities and programs, that influence environmentally ethical behaviour by developing understanding, skills and values that will enable people to participate as active and informed citizens in the development of an ecologically sustainable and socially just society.

BL239 “environmentally friendly building” means a building that is designed with construction standards using alternative building materials, such as straw bale or cob, that are categorized as Special Unusual Structures in the B.C. Building Code, or buildings that use increased thickness in order to obtain an energy efficient value of R-40 or more.

Information Note: In order to qualify as an “environmentally friendly building” a building’s wall assembly must have a minimum thickness of 0.3 metres (1.0 foot).

BL237 “farmers market” means an occasional or periodic market held in an open area or in a structure where groups of individual vendors offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and bakery goods.

"farm use" means the use of land for growing, rearing, producing and harvesting food crops, livestock, poultry, bees and horticultural products, including the storage and sale on an individual farm of products grown, reared, produced or harvested on that farm.

BL209, 239 "floor area" means the total area of all storeys of a building measured to the outer surface of the exterior walls, unless it is an *Environmentally Friendly Building* which is measured to the inner surface of the exterior walls, and for this purpose all areas of a building having a floor, including an earthen floor , and a ceiling at least 1.5 metres apart constitute a storey. If the building does not have exterior walls the floor area is to be measured to the drip line of the roof.

"floor space ratio" means the ratio of the floor area of a building to the area of the lot on which it is located.

"gas bar" means facilities for the retail sale of petroleum fuels and does not include the servicing or repair of motor vehicles.

BL284 “groundwater” means water naturally occurring below the surface of the ground.

"Guidelines for Canadian Drinking Water Quality" means the Health Canada 2020 Guidelines for Canadian Drinking Water Quality - Summary Table.

BL278 “Height" means the vertical distance between the highest point of a building or structure and the average natural grade, being the average undisturbed elevation of the ground at the perimeter of the building or structure calculated by averaging the elevations at the midpoints of all the exterior walls.

BL278

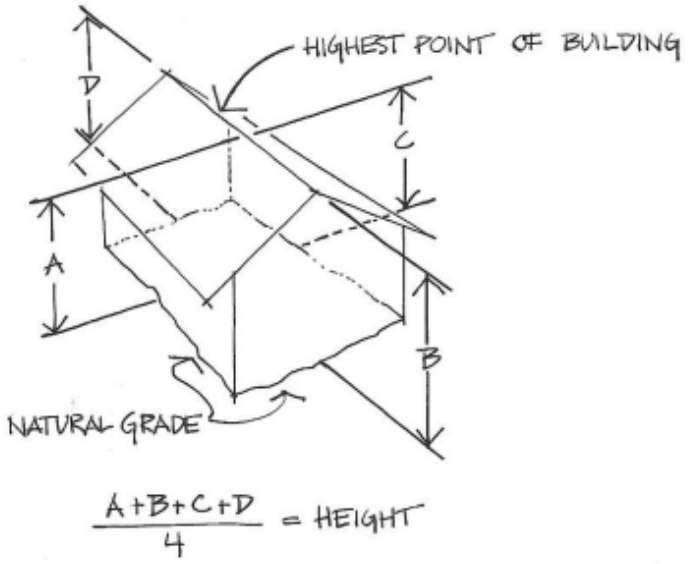


Figure 1-1 Illustration of calculation of height

"highway" means the surveyed right of way for a street, road, or lane. or other way open to public use, but does not include a private right of way on private property.

"highway access" means vehicular access by highway or right of way allowing unrestricted vehicular access by members of the public, constructed in accordance with Part 13 of this bylaw.

BL237 “horticulture" means the use of land for the rearing of plants.

BL192; BL240 "home occupation” means an accessory commercial use conducted on a residential lot and includes: bed and breakfast and any profession, trade, business, artistic endeavor, where such activities are clearly accessory to a principal residential use, but for certainty does not include sawmilling.

BL284 “Hydrogeologist” means an engineer or geoscientist with competency in the field of hydrogeology, regulated under the *Professional Governance Act*, Engineers and Geoscientists Regulation.

"inn" means a visitor accommodation facility comprising up to 12 accommodation rooms, an accessory dwelling for the owner or operator, and a restaurant, all contained in a single building.

BL149

"kennel" means any building, structure, compound, pen, cage or property in which four or more dogs are, or are intended to be, kept, boarded, cared for or trained.

"Land Development Guidelines" means the Land Development Guidelines for the Protection of Aquatic Habitat published by the Department of Fisheries and Oceans of Canada and the Ministry of Environment, Lands and Parks of British Columbia in May 1992.

"lot coverage" means the total area of those portions of a lot that are covered by buildings or structures divided by the area of the lot, and for this purpose the area of a lot that is covered by a roofed building or structure is measured to the drip line of the roof and "structures" includes asphalt and concrete paving.

"lot line" means the boundary of a lot, and

"front lot line" means the lot line that is common to the lot and an abutting highway or access route in a bare land strata plan, and where there are two or more such lot lines the shortest is deemed the front lot line;

"rear lot line" means the lot line that is opposite the front lot line in the case of a lot having four sides, and where the rear portion of a lot is bounded by intersecting side lot lines the point of intersection is deemed the rear lot line;

"exterior side lot line" means a lot line that is not a front or rear lot line and that is common to the lot and an abutting highway or access route in a bare land strata plan; and

"interior side lot line" means a lot line that is not a front, rear or exterior side lot line.

"marina" means the use of a water area for the temporary storage of boats and includes the installation of floats, wharves, piers, ramps and walkways and the provision of wharfage services to the boating public.

"moorage" means the tying of a boat to a buoy or similar object that is in turn anchored to the bed of the sea.

"natural boundary" means the visible high water mark of the sea, a lake, a stream or other body of water, where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil or rock of the bed of the body of water a character distinct from that of the bank, and in the case of a lot having a surveyed high water mark means the high water mark.

BL209, BL278 "neighbourhood public house" means an establishment licensed under the *Liquor Control and Licensing Act*.

"panhandle lot" means a lot that fronts on a highway by means of a strip of land that is narrower than the main portion of the lot.

BL237 “passive recreation” means non-motorized outdoor leisure activities which can be carried out with a minimal impact to the natural environment including but not limited to hiking, picnicking, horseback riding and bicycling.

"personal service use" means a commercial use of a building in which services are provided to the body or the clothing of a person.

"personal watercraft" means a vessel less than 5 metres in length that is propelled by machinery, commonly a jet pump, and designed to be operated by a person standing, kneeling or sitting on the vessel, rather than standing or sitting inside the vessel.

BL284 “potable” means water that is safe to drink, fit for domestic purposes and meets the Heath Canada Guidelines for Canadian Drinking Water Quality or any guidance documents or legislation which may be enacted in substitution.

BL284 “pumping test” means a flow test to determine the long-term sustainable yield of a well, conducted under supervision of a hydrogeologist, and that is consistent with the British Columbia Guide to Conducting Pumping Tests, Guidance for Technical Assessments in Support of an Application for Groundwater Use in British Columbia, other guidance documents which may be issued, applicable legislation, and consists of pumping groundwater from a well typically for 12 to 72 hours depending on aquifer characteristics.

"pumphouse" means an accessory building containing equipment for pumping water or sewage.

"recycling facilities" means facilities for the recovery, storage and shipping of discarded materials.

BL280 “residential rental tenure” means the granting of a right to occupy a dwelling unit as living accommodation where the minimum occupancy period is thirty consecutive days, and where the dwelling unit is not owned by a dwelling unit occupant, but where regular payments are made to the owner for the use of the dwelling unit.

BL243 "resort" means a visitor accommodation facility comprising up to 12 visitor accommodation rooms or cabins, a central building providing guest services, a restaurant and an accessory dwelling for the owner or operator.

"restaurant" means premises providing for the preparation of food for sale and eating in the premises or taking out, and may include the serving of alcoholic beverages in conjunction with food.

"roadway" means the constructed surface installed in a highway for the passage of vehicular traffic.

BL255 “secondary suite” means an accessory, self-contained dwelling unit, located within the principal dwelling on a lot.

BL192 "senior citizens" means persons 65 years of age and older.

BL247
BL255 “short term vacation rental” means the use of a dwelling, secondary suite or *cottage* as temporary commercial accommodation for a period of less than a month at a time by persons, other than the owner or a permanent occupier. For this purpose, a dwelling or *cottage* used as *short term vacation rental* shall be considered an accessory *home occupation* subject to the regulations established in Section 3.

"sign" means any device or medium including its supporting structure visible from any highway or lot other than the one on which it is located and which is used primarily to attract attention for advertising, information or identification purposes.

BL209 "structure" means anything that is constructed or erected and that is fixed to, supported by or sunk into land or water, but does not include paved parking areas or utility lines.

BL241 “temporary sawmilling” means the process of milling timber by mechanical means (ie. portable sawmill) to produce dimensional lumber for the use of the lot owner and on the lot on which the portable sawmilling takes place. The timber, harvested from the same lot, must be used for construction of structures, fences, decks and accessory buildings as permitted under this bylaw on the same lot. Sawmilling operations are permitted between the hours of 0800 and 1700 (excluding Sundays and statutory holidays and Saturdays from May 1st to September 30th) on a lot where the sawmill is authorized by subsection 2.1.4 of this bylaw and includes the processing of the forest resource where the sawmill is a permitted use on a lot by any section of this bylaw other than subsection 2.1.4. A temporary sawmill must be located a minimum distance of 10.0 m from any property line.

BL243 "visitor accommodation cabin" means a building providing accommodation for travellers and having a floor area that does not exceed 46 square metres.

"visitor accommodation room" means a room or suite of rooms providing only sleeping accommodation for travellers and having a floor area that does not exceed 30 square metres, and for this purpose the floor area must despite any other provision of this bylaw be measured to the interior surface of the walls of the room or suite of rooms.

"watercourse" means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land, serving to give direction to a current of water at least 6 months of the year or having a drainage area of at least 2 ha.

"wharfage" means the tying of a boat or seaplane to a wharf, float or dock that is in turn connected to an upland lot by a ramp or walkway.

18. SHORT TITLE AND REPEAL

18.1 This Bylaw may be cited as "Galiano Island Land Use Bylaw No. 127, 1999".

18.2 Zoning Bylaw No.5, being the Zoning Bylaw, Galiano Island and Area, 1978 and Subdivision Bylaw No. 6, being Galiano Island Subdivision Bylaw No. 1, 1978, are repealed.

READINGS

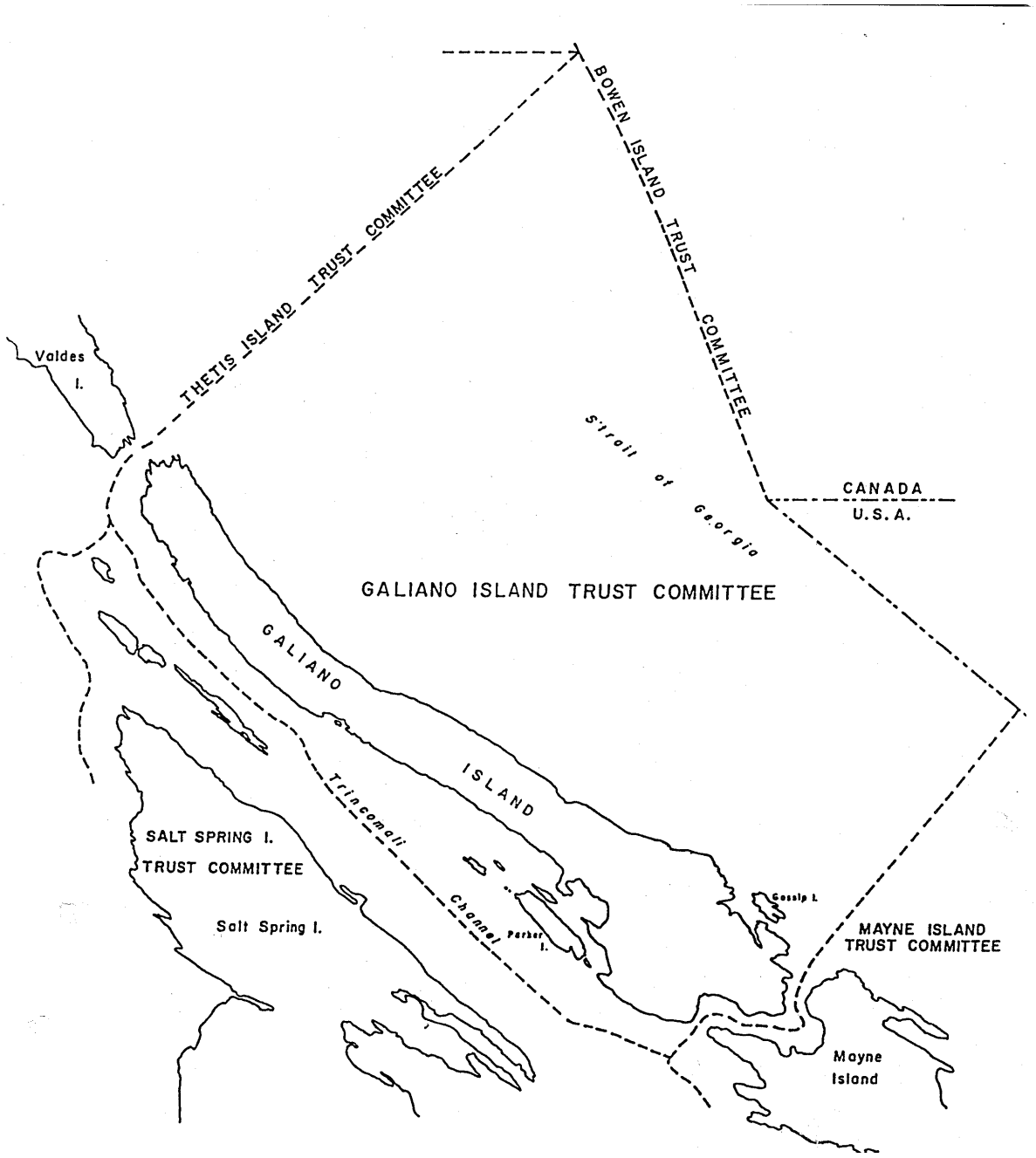
READ A FIRST TIME THIS	28th	DAY OF	July	, 1999
PUBLIC HEARING HELD THIS	21st	DAY OF	August	, 1999
READ A SECOND TIME THIS	17th	DAY OF	September	, 1999
READ A THIRD TIME THIS	8th	DAY OF	October	, 1999
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	20th	DAY OF	October	, 1999
ADOPTED THIS	1st	DAY OF	March	, 2000

Robyn Addison
SECRETARY

David Essig
CHAIRPERSON

SCHEDULE A

Galiano Island Local Trust Area



SCHEDULE B

Zoning Map

(Maps 1 and 2 can be purchased from the Islands Trust Office)

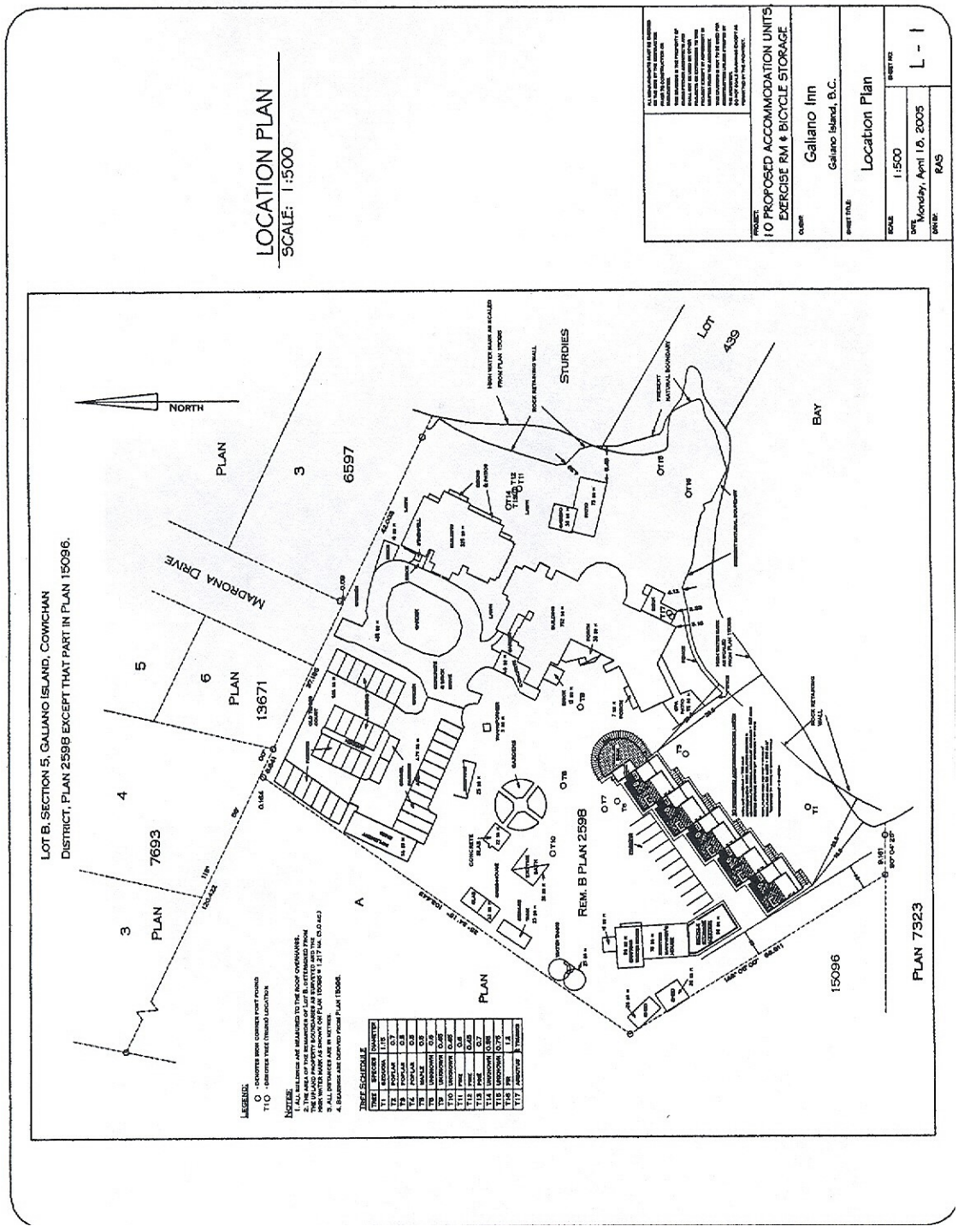
BL232
BL234
BL245
BL251
BL260
BL263
BL266
BL268
BL271
BL277
BL288
BL291
BL297
BL300

SCHEDULE C
Water Management Areas

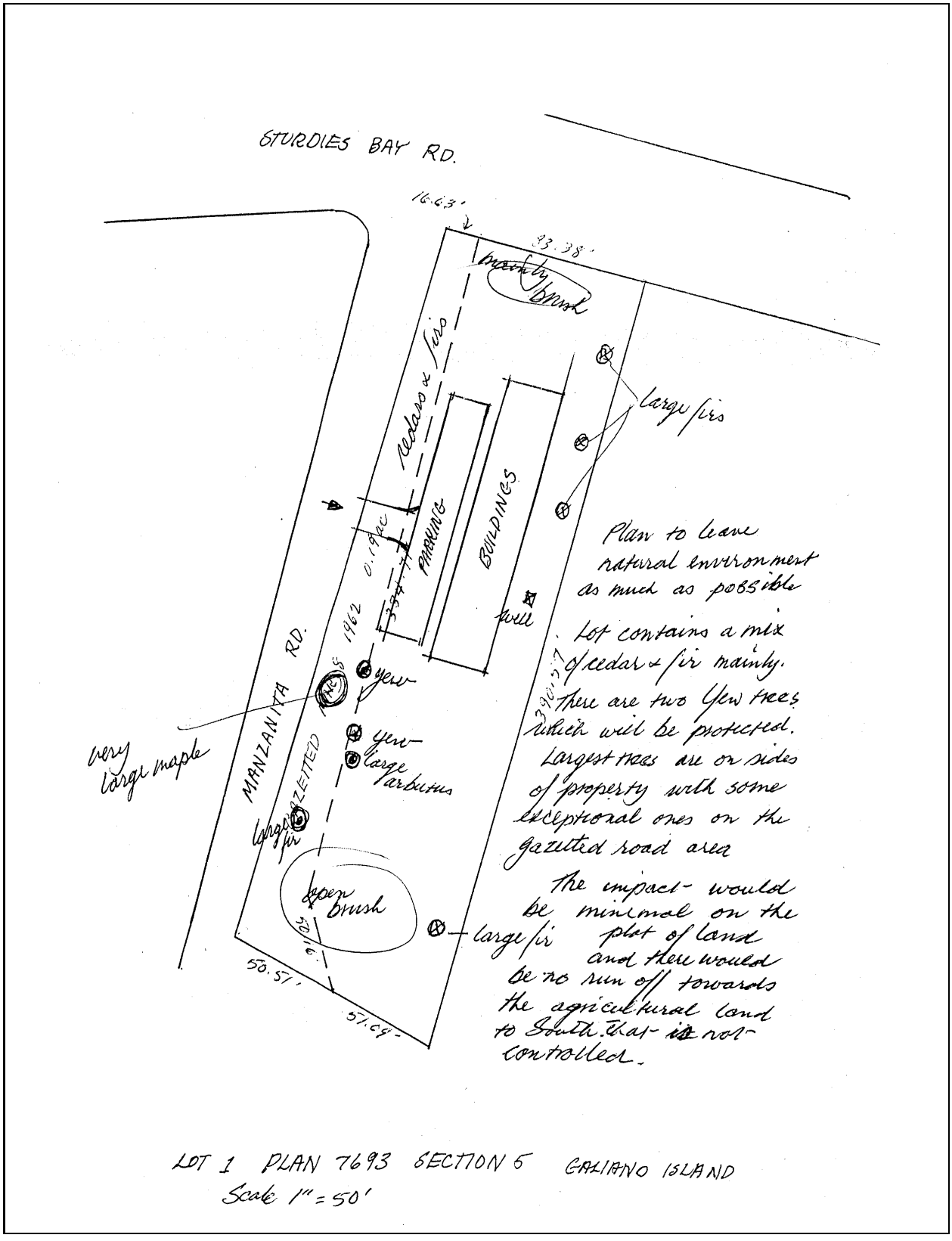
SCHEDULE D

Plan No. 1- x-referenced - Section 9.3(B).14

(Reduced Scale for Convenience Only – Actual Bylaw Map on file at the Islands Trust Office)



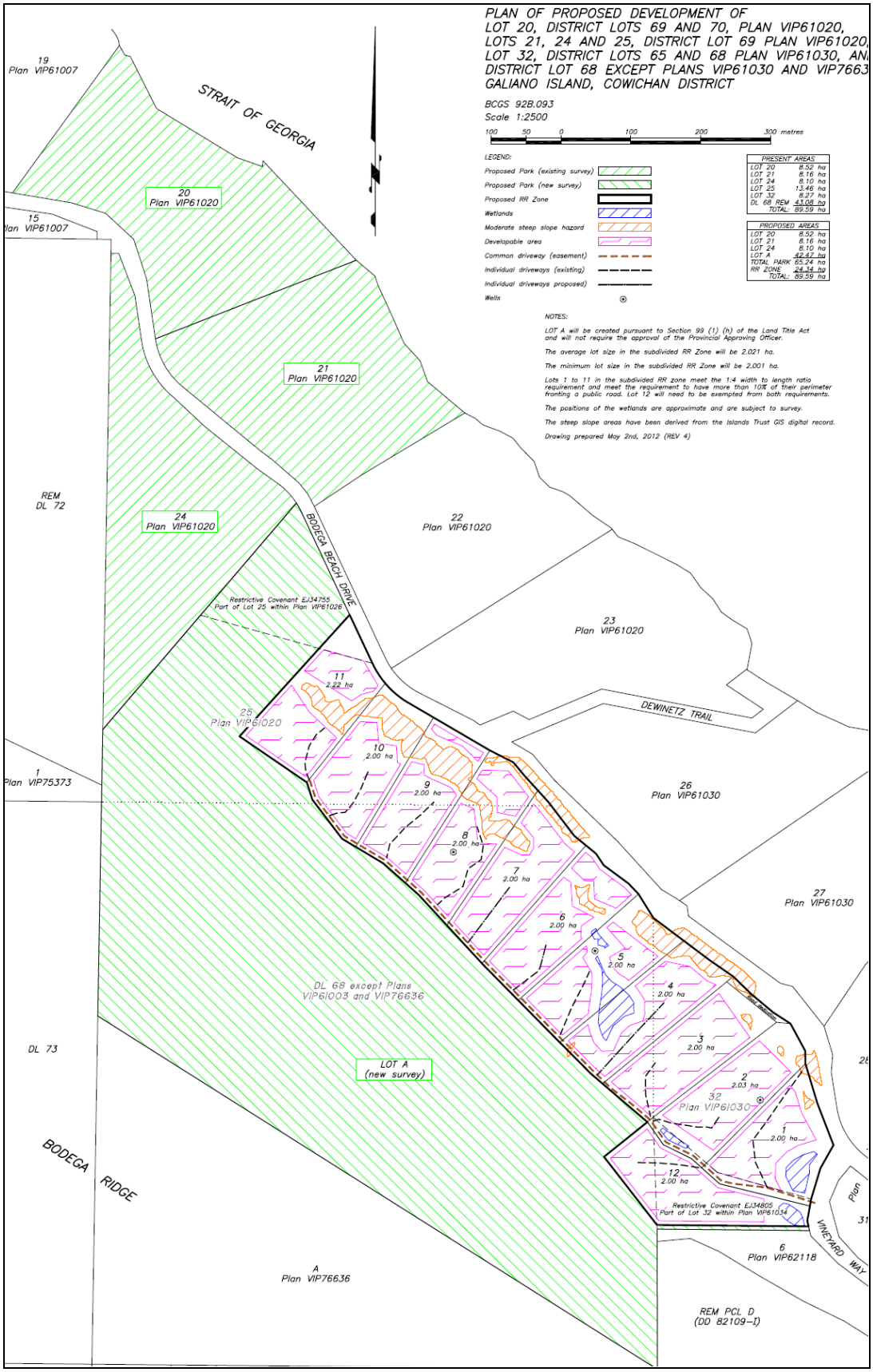
Plan No. 2 - x-referenced - Section 9.1.9



Plan No. 3 – x referenced – Section 5.4.14



Plan No. 4 – x-referenced – Section 5.4.13



GALIANO ISLAND LOCAL TRUST COMMITEE
BYLAW NO. 127

Plan No. 5

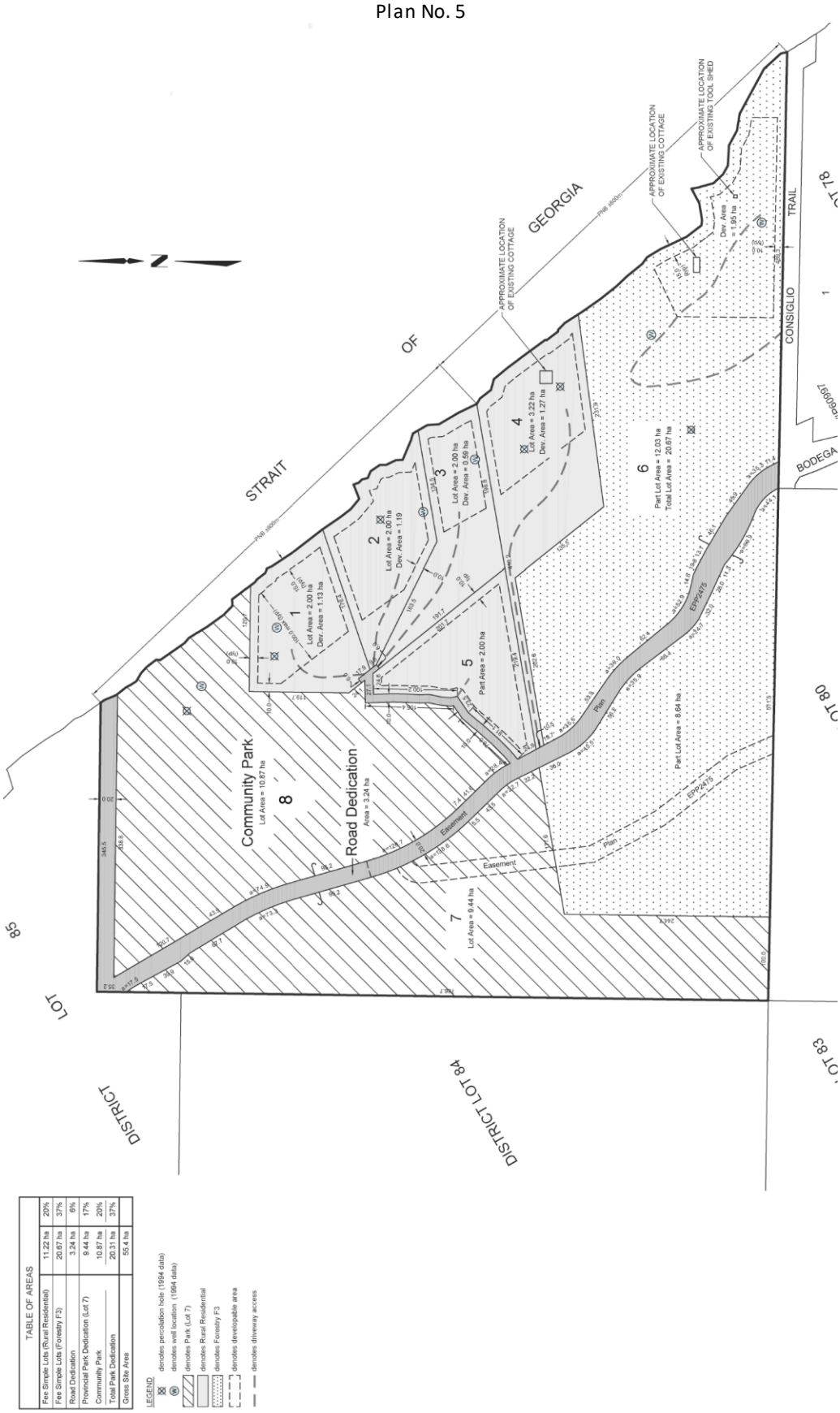


TABLE OF AREAS		
Fee Simple Lots (Rural Residential)	11.22 ha	20%
Fee Simple Lots (Forestry F3)	20.67 ha	37%
Road Dedication	3.24 ha	6%
Provincial Park Dedication (Lot 7)	9.44 ha	17%
Community Park	10.87 ha	20%
Total Park Dedication	20.31 ha	37%
Gross Site Area	55.4 ha	

LEGEND
- ⊠ denotes percolation hole (1994 data)
- Ⓦ denotes well location (1994 data)
- denotes Park (Lot 7)
- denotes Rural Residential
- denotes Forestry F3
- denotes developable area
- denotes driveway access