



File No.: PLRZ20250407

X-File:

DATE OF MEETING: April 9, 2026

TO: Salt Spring Island Local Trust Committee

FROM: Anthony Fotino, Island Planner
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: LUB Amendment to rezone subject property from Park and Reserve Zone variant (a) – PR3(a) to Park and Reserve Zone variant (a) subsection (7) – PR3(a)(7) and Park and Reserve Zone – PR3 to Park and Reserve Zone variant (b) – PR3(b)
Applicant: Randy Cunningham
Location: 805 Lower Ganges Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20250407.
2. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999 to rezone:
 - a. SECTION 6, RANGE 2 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT THE EASTERLY 6.75 CHAINS THEREOF; EXCEPT PARCEL B (DD 77036I), AND EXCEPT PART IN PLAN 14185, to add subsection seven (7) on Park and Reserve 3 (a) zone variant to allow liquor primary use with the maximum number of mobile beverage carts of one (1) cart.
 - b. SECTION 5, RANGE 2 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLANS 2183 AND 39530 from Park and Reserve 3 (PR3) to Park and Reserve 3 variant B – PR3 (b) to allow liquor primary use with the maximum number of mobile beverage carts of one (1) cart.
3. That the Salt Spring Island Local Trust Committee request staff to notify and seek input from Salt Spring Island Agricultural Advisory Planning Commission, Advisory Planning Commission, and applicable agencies and First Nations that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999.
4. That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting for at least two weeks prior to the meeting at which the draft bylaw file PLRZ20250407 is anticipated to be provided to LTC for first reading.

REPORT SUMMARY

Staff is presenting the Salt Spring Island Local Trust Committee (LTC) with a preliminary staff report for the proposed amendments to the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB) to permit liquor primary use on the above noted property.

This staff report examines relevant policies including the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 (OCP) and Islands Trust Policy Statement (ITPS), evaluates the proposed rezoning in consideration of these policies and provides recommendations on how to proceed with the application. Staff recommends that the LTC proceed with the application and request staff to prepare draft amendments to the LUB for their consideration.

BACKGROUND

The 12.66 ha (31.28 ac) property is located on Upper Ganges Road on central Salt Spring Island. It is zoned Park and Reserve variant a (PR3a) with the primary use being a 9-hole golf course. It currently contains a clubhouse, a tennis club, a greenhouse, and eight (8) sheds. The existing floor area of the clubhouse will remain unchanged, as will the floor area of all current structures on site. There are no plans to increase floor area on the site. The purpose of the rezoning application is to allow liquor primary use on the site.

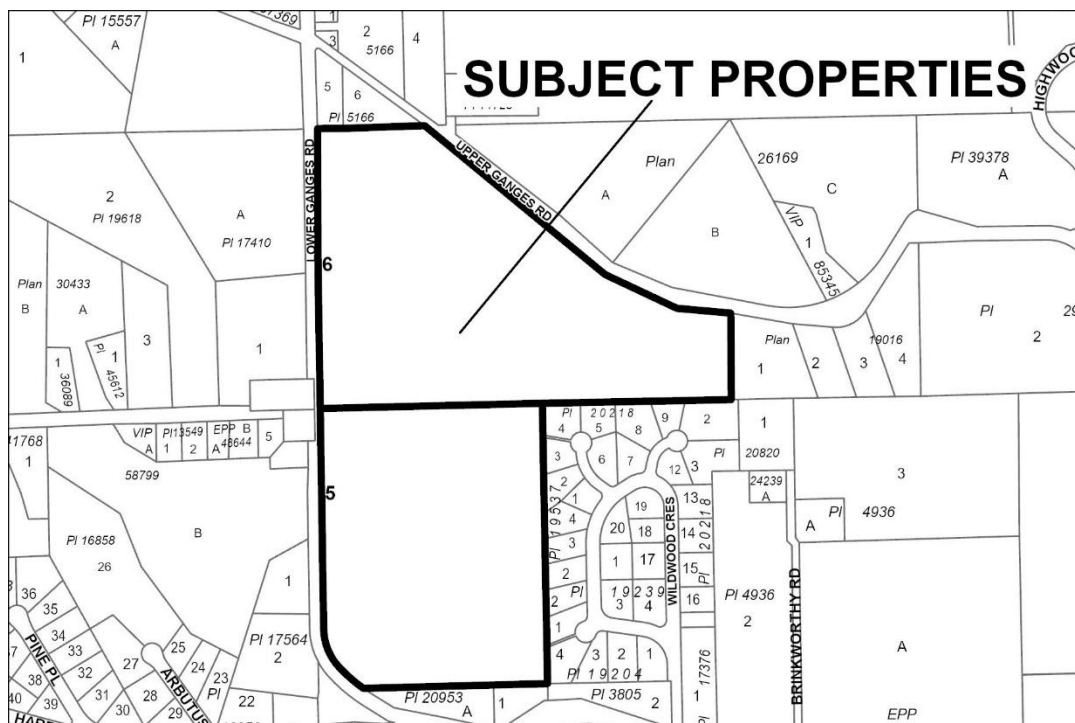


Figure 1: Subject Property Map

The applicant has submitted a site plan (**Attachment 4**), confirmation from the ALC that a non-farm use permit is not required (**Attachment 5**), and an application narrative (**Attachment 6**) to support the application.

ANALYSIS

Policy/Regulatory

The LTC is unfettered in its consideration of a rezoning and may choose to request more information, proceed more incrementally, or defer the application.

Islands Trust Policy Statement:

An assessment of the proposed application relative to the Islands Trust Policy Statement was undertaken and it was determined that it is consistent with the Policy Statement. The Policy Statement Directives Only Checklist, in accordance with Section 1.9 of the “Policy Statement Implementation” portion of the Islands Trust Policy and Procedures Manual, can be found in **Attachment 2**.

Official Community Plan:

The Salt Spring Island Official Community Plan Bylaw No 434 (OCP) land use designation for the subject property is currently Park and Recreation (PR). A portion of the site also falls within the Development Permit Area 4 (DPA 4) - Lakes, Streams and Wetlands. This proposal remains unaffected by the DPA; however, any future development on the subject property will require a development permit application submitted to Islands Trust by the applicant if the proposed development location falls within the above noted DPA-4 area. Staff has evaluated the application against the relevant policies contained in the OCP and note several policies that relate to the proposed rezoning, but have not noted any inconsistency with the OCP at this time. A review of relevant policies can be found in **Attachment 3**.

Land Use Bylaw:

The northern portion of the subject property is currently zoned Park and Reserve variant (a) - PR3(a) and the southern portion is zoned Parks and Reserve – PR3. The application proposes to textually amend the LUB by inserting an additional condition to this variant to allow Liquor Primary use for the northern portion and to add a variation to the southern portion that would also allow Liquor Primary use. All of the current zoning requirements for PR3(a) and PR3 would stay in place for the respective portions of the subject property. The proposed Liquor Primary use would be added to the variants in addition to floor area maximums for the clubhouse and permission for one (1) mobile beverage cart on both the northern and southern portion.

Islands Trust Conservancy:

The Islands Trust Conservancy (ITC) does not have covenants on the property or adjacent properties and therefore the proposal has no considerations for the ITC.

Issues and Opportunities**Implications of Rezoning**

Staff have identified the following issues, which are discussed below, and may be considered further once an amendment bylaw is tabled, and through referral responses, if the LTC chooses to proceed with the application:

- **Use:** the change to include Liquor Primary use is not a major change from the current operations of the site. Adding the additional use to the variant would allow liquor to be served on the golf course and practice areas. This is a common practice for golf courses. It will allow the establishment to control who liquor is served to and will be a deterrent for patrons who would otherwise bring their own alcohol to the course.
- **Density:** the proposal does not in any way conflict the density of the Park and Reserve 3 (PR3) zone requirements.
- **Water:** The availability of water is one of the most important factors when considering a rezoning application. Currently, the site is serviced by three (groundwater) wells. Policy 4.4.2 of the Islands Trust Policy Statement directs that:

- Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:
 - neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater;
 - water quality is maintained, and
 - existing, anticipated and seasonal demands for water are considered and allowed for

Given that there is no major change to current floor area and operations will remain similar, if not identical, to current operation, staff do not have concerns with the application at this time when it comes to water availability. If this changes, materials will be requested from the applicant to ensure that water quality and quantity will be maintained.

Consultation

Staff recommends that the application be referred to the following agencies:

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
 Mayne Island Local Trust Committee
 North Pender Island Local Trust Committee
 Thetis Island Local Trust Committee
 Cowichan Valley Regional District

Non-Agency Referrals

BC Ambulance Service
 RCMP
 SSI Fire-Rescue
 Salt Spring Island Coast Salish Society

Provincial Agencies

BC Assessment Authority
 Ministry of Municipal Affairs
 Ministry of Transportation & Transit
 Front Counter BC
 Agricultural Land Commission

Regional Agencies

CRD – All Referrals
 CRD – Local Community Commission
 Vancouver Island Health Authority
 SSI Advisory Planning Commission
 SSI Agricultural Advisory Planning Commission

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants. Staff have identified the following First Nations for early engagement and referral:

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Stz'uminus First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation

- Ts'uubaa-asatx (Lake Cowichan) First Nation

If the LTC decides to proceed, staff would notify these First Nations and request for their input on the proposed rezoning application.

Rationale for Recommendation

The recommendations on page 1 are supported as

1. The proposal appears to be consistent with the policies of the Salt Spring Island Official Community Plan No. 434 (OCP) and Islands Trust Policy Statement (ITPS).

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust in addition to the recommended resolution the following...

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny application PLRZ20250407 for the following reasons...

3. Receive for information

The LTC may receive the report for information

4. Elect to not hold statutory Public Hearing and Community Information Meeting (CIM)

Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee not hold a Public Hearing for the proposed bylaw pursuant to Section 464(2) of the Local Government Act, as the amendment is consistent with the Official Community Plan dispense with the requirement for a Community Information Meeting (CIM).

That the Salt Spring Island Local Trust Committee direct staff to undertake the required public notification process to waive the Public Hearing pursuant to Section 467 of the Local Government Act

NEXT STEPS

If the recommendations are supported, staff will proceed with preparing a draft bylaw, refer to First Nations and applicable agencies and send out public notification. The application will then be returned to the Salt

Spring Island Local Trust Committee (SS LTC) for further consideration or update upon closure of all referral periods.

Submitted By:	Anthony Fotino, Island Planner	March 16, 2026
Concurrence:	Chris Hutton, Regional Planning Manager	Select Date.

ATTACHMENTS

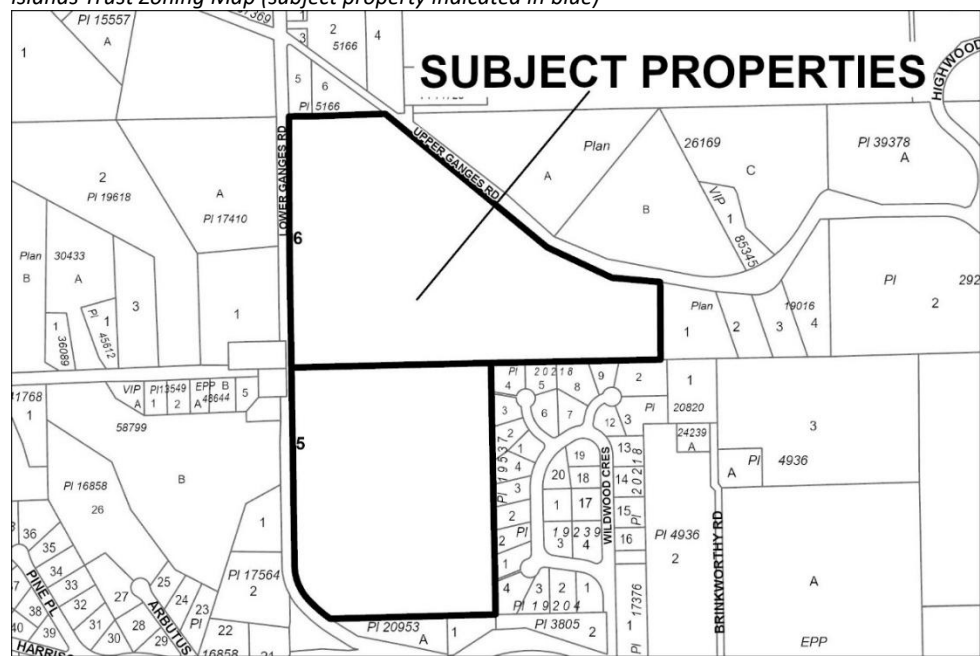
1. Site Context
2. IT Policy Statement Directives
3. OCP Policy Analysis
4. Site Plan
5. ALC Correspondence
6. Application Narrative

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	SECTION 6, RANGE 2 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT THE EASTERLY 6.75 CHAINS THEREOF; EXCEPT PARCEL B (DD 77036I), AND EXCEPT PART IN PLAN 14185 SECTION 5, RANGE 2 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLANS 2183 AND 39530
PID	009-600-426 009-600-451
Civic Address	805 Lower Ganges Road, Salt Spring Island

LAND USE

Current Land Use	Recreation (Golf course and Tennis Courts)
Surrounding Land Use	Agricultural and Rural <i>Islands Trust Zoning Map (subject property indicated in blue)</i> 

HISTORICAL ACTIVITY

File No.	Purpose
SS-ALR-2009.1	Agricultural Land Reserve application permit a non-farm use for an indoor rec facility
SS-ALR-2017.1	Agricultural Land Reserve application to extend indoor tennis facility
SS-BP-2018.49	Building Permit
SS-BP-2020.75	Building Permit

POLICY/REGULATORY

Official Community Plan Designations	Park Recreation (PR).
Land Use Bylaw	Parks and Reserves 3 (zone variant a) – PR3(a)
Other Regulations	DPA 4 - Lakes, Streams, Wetlands located on property but not within context of application.
Water Service Area	None
Title Charges	None
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The Islands Trust Conservancy may have an interest in any properties within 100 metres of the property subject of this application.
Regional Conservation Strategy	The subject property is primarily within the MEDIUM/LOW relative value area for important natural areas in the Salt Spring Island Local Trust Area.
Species at Risk	SAR (Public) Species: None Currently Mapped SAR (Public) Ecological Community: None Currently Mapped
Sensitive Ecosystems	SEI: None Currently Mapped. Heron Rookery/Raptor Nest/Sea Bird Colony: None Currently Mapped RAR Waterbody: Currently Mapped Islands Trust Protected Areas mapping indicates the subject property is within 500-metres of a protected area (community park).
Hazard Areas	Steep Slopes mapping does not indicate hazard on the property.
Archaeological Sites/Potential	The owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act.
Climate Change Adaptation and Mitigation	The subject property exceeds an elevation of 100+ metres above sea level.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: PLRZ20250407 |
805 Lower Ganges Road (PIDs: 009-600-426 and
009-600-451)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
✓	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
✓	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
✓	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
N/A	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
✓	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

ATTACHMENT 3 – OCP POLICIES

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN No. 434

Staff have reviewed the Salt Spring Island Official Community Plan in full and highlight the following policies as relevant to the application for consideration.

OCP Objective/Policy	Complies	Planner Comments
A.4.2.1 To recognize the importance of sustainability in all community decisions. To avoid land use decisions that threaten the integrity or sustainability of natural ecosystems.	Yes	Rezoning would authorize a use that would not intensify current operations. Additionally, there is no increase in density or Gross Floor Area being sought.
A.4.2.2 To maintain and restore the community's natural capital represented by such items as our agricultural and forest land base, our potable water supplies, and primary value of our natural and unspoiled rural character.	Yes	
A.4.2.3 To recognize our local responsibility to contribute to global sustainability, particularly in relation to mitigation of and adaptation to climate change.	Yes	
A.4.3.3 To reflect the finite nature of islands by identifying limits to residential, commercial and institutional growth tailored to the community's land base and ecological carrying capacity. Special attention should be paid to ensuring that the human use of potable water can be sustained without negative impact on other values and uses for natural water bodies.	Yes	
Park and Recreation Land Use Objectives and Policies		
B.7.1.1.1 - To preserve and protect the natural environment of the island's public recreational lands and parkland while providing for local and regional recreational needs.	Yes	Rezoning would authorize a use that would not intensify current operations. Additionally, there is no increase in density or GFA being sought.
B.7.1.1.4 To encourage a broad range of recreational opportunities, with an emphasis on those that do not consume resources and that benefit the health and safety of residents.	Yes	Currently the site provides and encourages a range of recreational opportunities. This will not change if the rezoning were to be approved. There isn't expected to be an increase in resource usage.
B.7.1.2.5 Zoning changes should not be made in this designation to allow commercial, general employment or residential developments, with the exception of single caretakers' residences.	Yes	Will allow liquor sales, which is a permitted use.

C.3.3.2.2 When considering rezoning applications, the Local Trust Committee should consider the impacts of the proposed new use on existing wells, springs, or other water supplies. If the proposed use is expected to need more water than the uses already allowed on the property, then the Committee should ask for evidence that wells or other water supplies in the neighbourhood would not be depleted. The Committee should also consider whether water use would affect agricultural activities or deplete any springs necessary to maintain fish habitat. Should a zoning change be proposed where groundwater supplies are not adequate, the applicant could be encouraged to find other means of supplying water. Rainwater catchment or a water conservation program could be considered.	Yes	There isn't expected to be an increase in water usage.
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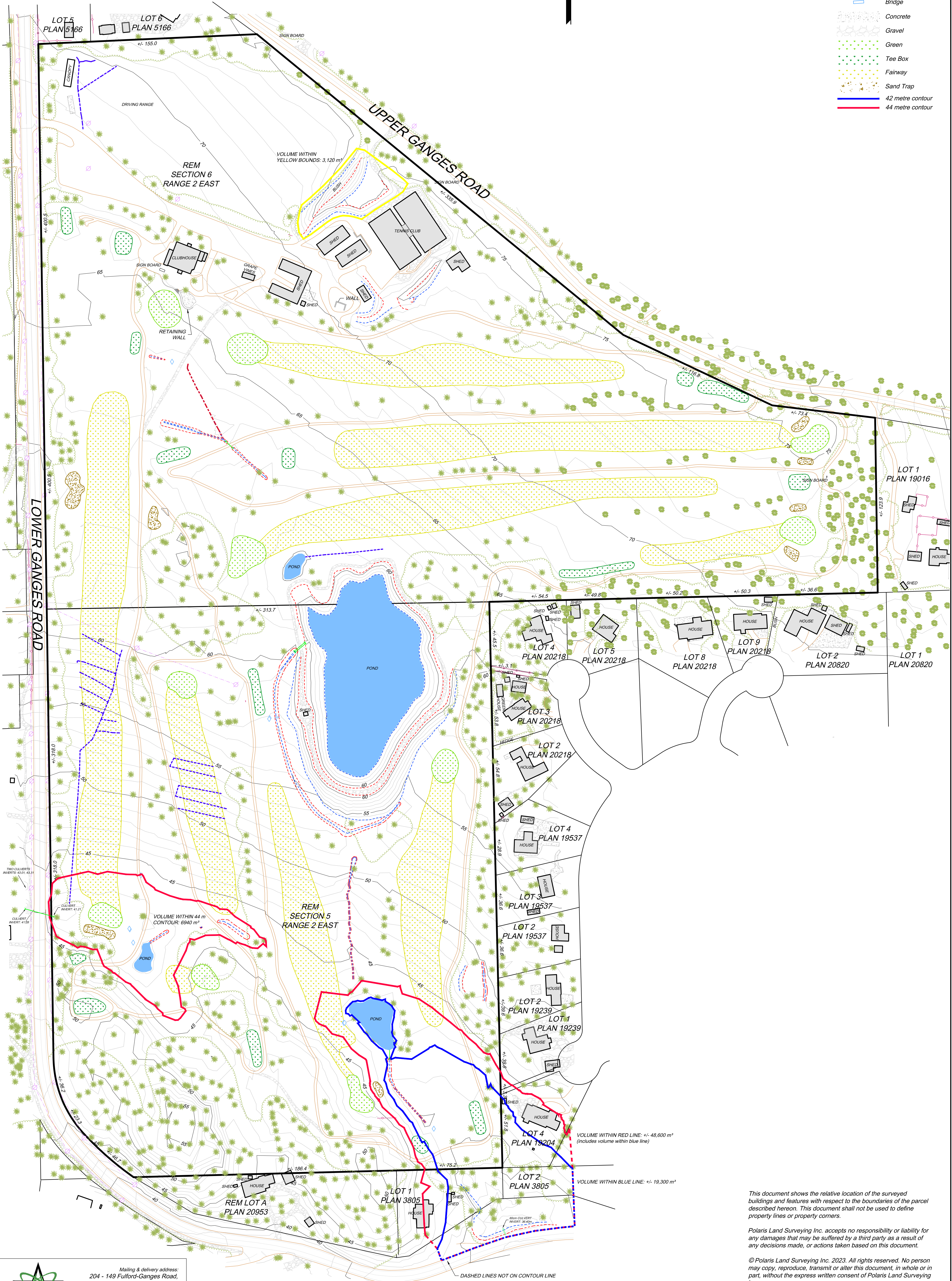
SITE PLAN OF REMAINDER SECTION 5 AND REMAINDER SECTION 6
RANGE 2 EAST (SALT SPRING ISLAND GOLF CLUB)
BCGS MAP SHEET 92B.083

Attachment 4

- LEGEND
- Top of Bank
 - Bottom of Bank
 - Culvert
 - Fenceline
 - Treeline/Bushline
 - Edge of Asphalt
 - Paintmark Lines
 - Drainage Ditch
 - Utility Line
 - Utility Pole
 - ICV
 - Tree - Coniferous
 - Tree - Deciduous
 - Bridge
 - Concrete
 - Gravel
 - Green
 - Tee Box
 - Fairway
 - Sand Trap
 - 42 metre contour
 - 44 metre contour

The intended plot size of this plan is 559mm in width by 864mm in height (D-Size) when plotted at a scale of 1:1250.

All distances are in metres and decimals thereof, unless otherwise noted.



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described herein. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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www.plsi.ca

Date: 2023-03-15
File: 0834-04
Drawing: 0834-04-SITE D-Size volumes.dwg
Layout: D-Size

From: ALC Island Land Use ALC:EX <ALC.Island@gov.bc.ca>
Sent: August 25, 2025 9:59 AM
To: Laura Scagliati
Subject: RE: Follow up ALR permitted Uses status update Saltspring Island Golf

Good morning Laura,

Thank you for your patience. I hope you are enjoying your summer as well.

I have confirmed with our management team that if no new structures are proposed to be built, there are no proposed expansions of the golf course itself, and there are no proposed expansions to the total floor area or footprint of the existing buildings, a non-farm use application to the ALC will not be required.

Kind regards,



Jennifer Walton
Island Land Use Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
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From: Laura Scagliati <laura@risingtideconsultants.ca>
Sent: Tuesday, August 19, 2025 10:51 AM
To: ALC Island Land Use ALC:EX <ALC.Island@gov.bc.ca>
Subject: RE: Follow up ALR permitted Uses status update Saltspring Island Golf

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

Good morning, Jennifer

I hope this message finds you well and that you are enjoying a pleasant summer and possibly some vacation time. I am writing to inquire about the status of your management team's decision regarding this matter. Kindly provide an estimated timeline for your response, as it would be greatly appreciated.

Laura Scagliati

Senior Liquor Licensing Specialist
Phone: 778.983.0869 | Email: laura@risingtideconsultants.ca
Rising Tide Consultants | risingtideconsultants.ca
1620-1130 West Pender Street, Vancouver, BC V6E 4A4

From: ALC Island Land Use ALC:EX <ALC.Island@gov.bc.ca>
Sent: July 29, 2025 10:42 AM
To: Laura Scagliati <laura@risingtideconsultants.ca>
Cc: ALC LUPRT ALC:EX <ALC.LUPRT@gov.bc.ca>
Subject: RE: Follow up ALR permitted Uses status update Saltspring Island Golf

Good morning Laura,



FOR THE A LAND USE BYLAW AMENDMENT (REZONING)

**AT: 805 LOWER GANGES ROAD
SALT SPRING ISLAND, BC**

APPLICANT: SALT SPRING ISLAND GOLF AND COUNTRY CLUB

**LETTER OF INTENT
FOR THE A LAND USE BYLAW AMENDMENT (REZONING)**

Submitted to:

**Island Trust
Salt Spring Office
1 – 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8**

Submitted by:

**Rising Tide Consultants
1620-1130 West Pender Street
Vancouver, BC V6E 4A4
Phone: (604) 669-2928
Fax: (604) 669-2920**

INTRODUCTION

The applicant is applying for an Official Land Use Bylaw Amendment (Rezoning) for 805 Lower Ganges Road, Salt Spring Island, to allow for the licensing of the establishment with a Liquor Primary Licence issued by the Liquor and Cannabis Regulation Branch.

The golf course currently holds a Food Primary licence for the restaurant which is permitted in the PR3(a) Zone.

The site's current Park and Reserves PR3(a) Zoning complies with its Service Commercial designation in the Salt Spring Island Official Community Plan. The Plan states that "To preserve and protect the natural environment of the island's public recreational lands and park land while providing for local and regional recreational needs". The primary focus of the golf course is the recreational activity of golf.

This rezoning will align Salt Spring Island Golf Course's licensing with that of other golf courses in BC that already have the sale and service of liquor products available for their patrons on the golf course, the practice areas and in the clubhouse.

The Liquor and Cannabis Regulation Branch licenses golf courses as recreational facilities. As an add amenity for the golfers, the Branch does permit the licensing of the actual golf course playing area, practice areas, and the lounge in the Club House with a Liquor Primary Licence. The existing Food Primary Licence at the golf course cannot be extended to include the actual golf course and practice areas. These areas can only be licenced with a Liquor Primary License, as the areas are not set up like a restaurant with tables, chairs and food service.

Therefore in this case, an application for a Liquor Primary Licence on the subject site requires a rezoning as well as an amendment to the Salt Spring Island Official Community Plan Bylaw No. 434, 2008, to permit a Liquor Primary Licence in the site's land use designation.

Project Narrative

Existing Uses:

The Salt Spring Golf Club has been functioning as a Public Golf Club since 1928. The property is presently utilized as a 9-hole golf course, including the associated playing surface, clubhouse, restaurant, and open-air driving range. The prevailing zoning regulations permit recreational and leisure activities, primarily centered around golf and related amenities. As a golf course, the facility is classified as a recreational

establishment, where the sale and service of liquor are ancillary to its principal recreational and social functions.

Proposed Uses:

We are seeking the bylaw amendment to allow the establishment to apply for a new Liquor Primary Licence. This licence would permit the sale and serving of beverages within designated areas, including the clubhouse, golf course playing surface and practice areas including the driving range. The intent is to enhance the overall experience and amenities available to members and guests of the golf course.

The addition of this licence will also support the hosting of small-scale events, such as weddings, social and private gatherings, provided for community use.

The current Food Primary Licence will continue to authorize liquor service in the restaurant and outdoor patio areas until such time as the Liquor Primary Licence is approved by the Liquor and Cannabis Regulation Branch (LCRB). Upon successful approval, the Food Primary Licence will be cancelled, consolidating all liquor service, including the entire golf surface playing area, practice areas such as the driving range, and the existing clubhouse under the new Liquor Primary Licence.

Proposed Timing of Development:

The development and implementation of the liquor primary licence are expected to occur within the next 8-12 months, with the goal of having the licence operational by summer of 2026. The golf course and restaurant will continue to operate as usual during this process.

Existing Uses of Adjacent Properties:

The adjacent properties consist of rural residential and agricultural. A site plan showing the features of the adjacent properties is attached.

Reasons in Support of the Bylaw amendments.

Economic Benefits:

Allowing a Liquor Primary Licence at Salt Spring Golf Club will enhance the club's ability to host golf tournaments, generate additional revenue, and provide an additional level of service for residents and visitors to the golf course. This addition will contribute positively to local tourism, create seasonal employment opportunities, and benefit the local economy by attracting more visitors to the island.

This rezoning will subsequently align the licensing of Salt Spring Island Golf Course with that of other golf courses in British Columbia that already hold a Liquor Primary Licence for the golf course and practice areas.

Support for Local Recreation:

By expanding the services offered at the club, including the provision of a Liquor Primary Licence, the club will enhance its ability to cater to a wider range of small-scale events, and to be competitive and offer the same level of service golfers expect at other courses. The establishment will host small weddings and community gatherings, which helps strengthen the island's social and recreational fabric.

Community and Tourism Impact:

This rezoning will not only benefit the club, but also the wider Salt Spring Island community by offering a unique and enjoyable social setting for locals, and supporting the tourism sector, which is critical to the island's economy.

Since the opening of the Salt Spring Island Golf Club in 1928, and the subsequent opening of its current restaurant in the 1970s, there have been no issues or public concerns associated with this establishment. It continues to play a vital role in the social life of the island. Golf Courses, by their very nature are very compatible with the community and support tourism on the island, as it is a quiet sport.

Environmental Considerations:

The proposed rezoning is expected to have no adverse environmental effects, as it will not result in any development of the property, clearing, or additional building construction. This rezoning will involve Salt Spring Island Golf Club to continue to uphold its current environmental commitments, preserving the natural landscape while enhancing the existing facilities.

Supplemental Information**Agricultural Land Commission Report:**

A review conducted by the Agricultural Land Commission has concluded that a non-farm use application will not be necessary as the establishment is a golf course. This determination is based on the absence of any proposed expansions to the golf course itself, as well as no planned increases in the total floor area or footprint of the existing buildings and golf course.

As part of the Islands Trust application requirements, we have included the following documentation:

- A completed Planning Application Authorization Form
- A current title search
- An 11" x 17" site plan, drawn to scale, which includes the following:
 - All natural and developed features of the property, with distance to lot lines
 - The location and dimensions of buildings, structures, including distances to existing features and lot lines
- A BC Contaminated Site Regulation Site Disclosure Statement (Schedule 1)
- A copy of the Agricultural Land Commission confirmation email

We respectfully request that Islands Trust consider this application for a bylaw amendment to permit a new Liquor Primary Licence at the Salt Spring Golf Club. We believe this will be a positive development for both the club and the broader community. Should you require any further information or clarification, please do not hesitate to contact us.

All of which is respectfully submitted this 8th day of October 2025.

RISING TIDE CONSULTANTS LTD.



Laura Scagliati
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