



SxÁUTW FIRST NATION

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

August 24, 2026

Milad Panahifar

Planner 1

Islands Trust

4 – 121 McPhillips Avenue

Salt Spring Island, BC V8K 2T6

SxÁUTW First Nation File No. 2026-00201

RE: Follow-Up Rezoning Referral – 116 Jackson Avenue, Salt Spring Island

Dear Milad,

Thank you for providing SxÁUTW First Nation with the opportunity to further review the proposed rezoning of 116 Jackson Avenue, Salt Spring Island. We are following up on our previous response dated June 11, 2026, in which the Nation requested additional information regarding the proposed amendment and potential archaeological, cultural heritage, and environmental considerations.

We understand that the application proposes to establish a site-specific Commercial 3(a) zone that would permanently permit a range of commercial uses on the property and establish reduced lot line setbacks. The proposed zoning would provide permanent authorization for uses that have previously operated under a Temporary Use Permit, while also providing greater certainty regarding the continued operation of these uses and their compliance with the Land Use Bylaw.

SxÁUTW First Nation completed a site visit on July 13, 2026, and based on that, and the information provided to date, including our review of the proposed amendment, **SxÁUTW First Nation supports the proposed rezoning and associated setback reductions.**

SxÁUTW First Nation holds unextinguished Aboriginal rights and title within its traditional territory. As a signatory to the Douglas Treaties, SxÁUTW retains Treaty rights to hunt, fish, and carry-on traditional practices, as well as to protect village sites and maintain its *ĆELÁNEN* (way of life). These rights are constitutionally protected under section 35 of the Constitution Act, 1982, affirmed by the United Nations Declaration on the Rights of Indigenous Peoples, and supported by established jurisprudence. The protection of these rights must be a central consideration in land use planning and decision-making processes affecting SxÁUTW's territory.

SᑭÁUTW requests that any future development proposals involving ground disturbance, building expansion, site alteration, servicing, or other activities that may have the potential to affect archaeological or cultural heritage resources continue to be referred to SᑭÁUTW First Nation for review. This will allow potential impacts to the Nation's archaeological resources, cultural heritage values, Aboriginal rights, and environmental interests to be appropriately considered as future proposals arise.

Should there be any material changes to the proposal or future development activities associated with the property, further review may be required.

Thank you for your continued engagement with SᑭÁUTW First Nation. We look forward to continued consultation regarding future referrals within SᑭÁUTW territory.

If you require any further information or clarification regarding SᑭÁUTW First Nation's response, please contact me at BManson@stautw.ca

Kind regards,

Bel Manson
Referrals Coordinator
SᑭÁUTW First Nation

cc. Jennifer Claxton
Martin Ogilvie