



DATE OF MEETING: December 12, 2024
TO: Salt Spring Island Local Trust Committee
FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team
COPY: Chris Hutton, Regional Planning Manager
SUBJECT: Temporary Use Permit for Boarding House on a Residential Zoned Parcel
Applicant: Megan Kriger– Lookout Housing and Health Society
Location: 129 Dean Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240164 (129 Dean Road) for a period of two (2) years.

REPORT SUMMARY

This report concerns an application for a Temporary Use Permit (TUP) submitted by Lookout Housing and Health Society for a boarding house at 129 Dean Road. According to Section G.1.2 of the Salt Spring Island Official Community Plan (OCP) No. 434, 2008, a TUP can be granted for lands designated as Residential Neighbourhoods (RN) to allow temporary land uses that align with existing designations but are not explicitly permitted by the local zoning bylaw. The applicant seeks permission to operate a boarding house utilizing up to eight (8) bedrooms within an existing Single Family Dwelling (SFD). For further details, refer to Appendix 2 for the proposed Temporary Use Permit SS-TUP-PLTUP20240164.

BACKGROUND

The property located at 129 Dean Road, measuring 0.57 ha (1.41 ac) is zoned Residential 9 (R9) under the Salt Spring Island Land Use Bylaw (LUB) No. 355, 1999. It is designated as a Residential Neighbourhood (RN) in the Salt Spring Island Official Community Plan (OCP) No. 434, 2008. Currently, the site contains a 460 sq m (4,965 sq ft) Single Family Dwelling (SFD) with 12 bedrooms.

The applicant proposes to convert eight of these bedrooms, totaling 147.84 sq m (1,583.88 sq ft), into a boarding house and to designate one room for a live-in caretaker (see Applicant's letter in Appendix 5). Residents would maintain independent living in their bedrooms while sharing common areas, including a kitchen, bathrooms, and

on-site laundry facilities while the rest of the bedrooms will be used by the owner of the property for their personal use. A site plan of the building is provided in Appendix 7.

While the OCP allows boarding houses as a home-based business in zones where Single Family Dwellings are permitted, the LUB restricts the maximum floor area for such businesses to 70 square meters (753 sq ft). The applicant's proposal exceeds this limit, necessitating the application for a temporary use permit (TUP).

The Salt Spring Island Local Trust Committee (LTC) may issue a TUP to allow temporary use of land under specified conditions, which can include a security deposit to ensure compliance. A TUP permits the proposed use for up to two years, with the possibility of a two-year renewal (as per LTC Policy G.1.3.1). It is important to note that the issuance of a TUP does not indicate support for any future permanent zoning changes. However, the outcomes of the use under a TUP may inform LTC's decision regarding any subsequent rezoning applications to permanently permit the boarding house if requested in the future.

The applicant has indicated that they are considering the possibility of rezoning to continue providing the service for which the TUP was applied, once the TUP expires.

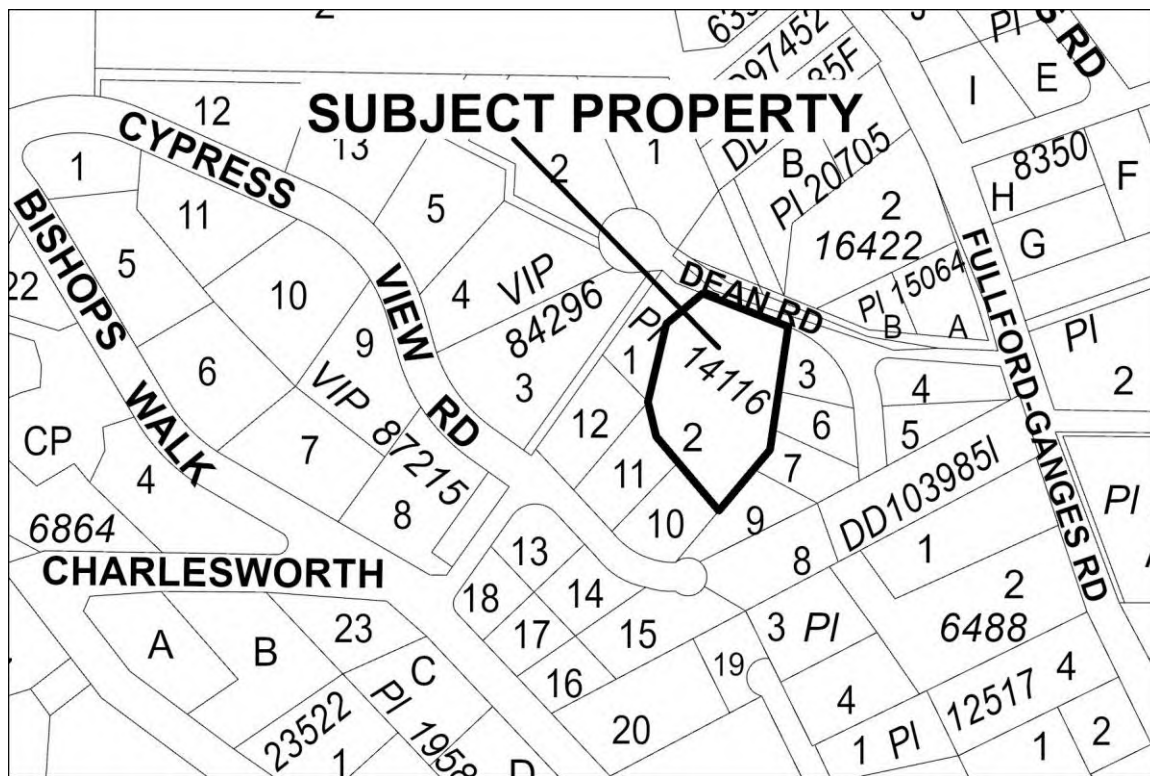


Figure 1: Subject Property Map

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The following are the Islands trust Policy Statement (ITPS) directive policies are relevant to this application:

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.

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.

5.2.3 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.

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.

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.

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.

Official Community Plan:

Subject to Section G.1.1 *Areas where Temporary Use Permits can be issued*, TUPs may only be issued for specific OCP designations which includes the subject property as it is designated Residential Neighbourhood (RN) in the OCP.

Section G.1.3 of the OCP provides guidelines to be used when considering issuance of a TUP. The completed checklist for this proposal completed by the planning staff can be found as Attachment 3.

There are no **Development Permit Areas** designated on the property.

The following policies as outlined in the OCP are related to this application:

OCP Policy B.2.2.2.14: *Boarding houses, single family dwellings where rooms are available for on-going residential occupancy, should be allowed to operate as home based businesses in all zones where single family dwellings are allowed.*

Staff review has determined that the proposed boarding house is consistent with the OCP policy relevant to boarding houses in Residential Neighbourhoods. The proposal for a TUP to allow for a boarding house use within a Residential 9 zone is consistent with the above OCP policies.

Land Use Bylaw:

The subject property is zoned R9 under the Land Use Bylaw (LUB), which allows home-based businesses subject to specific floor area restrictions. For lots up to 1.2 hectares (2.96 acres), the maximum permitted floor area for such businesses is 70 square meters (753.5 square feet), while lots larger than 1.2 hectares can use up to 150 square meters (1,614.59 square feet). Since the applicant's proposal exceeds these limits, they have applied for a Temporary Use Permit (TUP) to temporarily allow a larger floor area for the boarding house.

Subsection 3.13.3 of the LUB states that “A home-based business must be operated by a person permanently residing on the premises in which the home-based business is conducted. Not more than three additional persons (or full-time equivalency) not residing in the dwelling unit may be employed in home-based business uses on any lots that are 1.2 ha or less in area and not more than four additional persons (or full-time equivalency) for lots that are greater than 1.2 ha in area.”

The applicant proposes to have a live-in care taker on the property, which complies with this regulation regarding home based business in the LUB.

Islands Trust Conservancy:

Islands Trust conservancy has no interest on the subject property.

Issues and Opportunities:

Temporary Use Permits:

A temporary use permit may allow a use not permitted by zoning, specify conditions under which the use may be carried on, and allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued. This is a mechanism that facilitates a short term use, either a use that is intended to be ephemeral, or, as is the case here, allows the use to be initiated while determining its compatibility for the property through potential future rezoning.

Potable Water:

The subject property is currently connected to the North Salt Spring Water District (NSSWD). The applicant has provided a letter dated November 5, 2024, from NSSWD confirming that the property has a ¾” water service connection. The applicant may need to submit detailed information to the Building Inspection staff when applying for a permit to assess whether the existing connection is adequate to support the boarding house.

Parking requirements:

According to Section 7.1 of the LUB, boarding houses are required to provide off street parking spaces one per bedroom in addition to one space for each non-resident employee (or full time equivalent). The applicant has submitted a site plan showing fourteen (14) off street parking spaces, which meets the requirements as specified in the LUB.

Consultation

For TUP applications, Section 494 of the *Local Government Act* requires public notification in the form of a newspaper advertisement, and the Salt Spring Island Trust Local Committee Development Procedures Bylaw No. 304 requires that notice be mailed or otherwise delivered to all properties within 100 metres of the subject property. A copy of the notification is included as Attachment 6.

Agencies

No agency referral is recommended for this application.

First Nations

This application does not trigger the requirement for agency or First Nations referrals; however, the LTC may refer to agencies or First Nations if it is determined that any may have interest.

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 this, and 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.

Rationale for Recommendation

Staff recommends that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240164 based on the following reasons:

1. The proposal was evaluated using the applicable TUP objectives and guidelines specified in Section G.1.3 of the OCP and it was determined to be in compliance.
2. The proposed use would not compromise future uses on a lot and therefore staff agree that the temporary use proposal generally meets the objectives and policies in Schedule G of the OCP.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. 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 the following...

2. Approve for a different time period

The LTC may opt to approve the permit for a shorter period. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee approve application PLTUP20240164 for a period of _____ year(s).

3. Deny the application

The LTC may deny the application and proceed no further.

Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny approval of temporary use permit for the following reasons:

Submitted By:	Oluwashogo Garuba, Planner 1	November 25, 2024
Concurrence:	Chris Hutton, Regional Planning Manager	December 4, 2024

ATTACHMENTS

1. Site Context
2. Draft Permit
3. TUP Guideline Analysis
4. OCP Policy Checklist
5. Applicant’s Letter
6. Notice

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 2, DISTRICT LOT 24, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14116
PID	000-313-777
Civic Address	129 DEAN RD SALT SPRING ISLAND
Lot Size	0.57 ha (1.14 ac)

LAND USE

Current Land Use	Residential
Surrounding Land Use	Residential

HISTORICAL ACTIVITY


File No.	Purpose
SS-RZ-2006.7	To add 3 self-contained affordable housing basement suites to an existing building at 129 Dean Rd.

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw No. 434, 2008 – Residential Neighbourhood (RN)
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Land Use Bylaw	Salt Spring Island Land Use Bylaw No 355, 1999 – Residential 9 (R9)
Other Regulations	N/A
Covenants	None
Bylaw Enforcement	SS-BE-2019.1 – unlawful dwelling

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	Sharp-tailed Snake
Sensitive Ecosystems	N/A
Hazard Areas	<p>Low risk Slopes</p> 
Archaeological Sites	No concerns noted on subject property. Notwithstanding the foregoing, and by copy of this report, 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. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PLTUP20240164

To: Lookout Housing and Health Society

1. This Permit applies to land described below:

Legal Description: LOT 2, DISTRICT LOT 24, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14116

PID: 000-313-777

2. This Permit is issued to allow the following:

- 2.1 For the purposes of this permit, a boarding house means single residential dwelling in which more than five (5) but not more than ten (10) persons occupy sleeping units and typically share common areas, including kitchens and bath
- 2.2 Eight (8) rooms to be used as a boarding house within the existing eleven (11) bedroom Single Family Dwelling in accordance with the home based business regulations in Section 3.13 of the Salt Spring Island Land Use Bylaw No. 355, 1999, and that the boarding house shall account for the entire allowable floor area of home based business and that limits is increased to 147.84 sq m (1,583.88 sq ft).

3. This Permit is valid for a period of two years from the date of issuance. The uses may be carried out subject to the following conditions:

- 3.1 Off street parking shall be provided in accordance with ratio 0.5 space per sleeping unit.
- 3.2 Any and all signs shall be in accordance with *Salt Spring Island Local Trust Committee Land Use Bylaw No. 355* and Section E.1.9 of *Salt Spring Island Official Community Plan Bylaw No. 434*.

4. This Permit does not relieve the Permittee from the need to secure all other approvals necessary for the proposed uses.

AUTHORIZING RESOLUTION FOR THE ISSUANCE OF THIS TEMPORARY USE PERMIT PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE THIS _____ DAY OF _____, 20____.

DEPUTY SECRETARY, ISLANDS TRUST

DATE OF ISSUANCE

ATTACHMENT 3 – TEMPORARY USE PERMIT GUIDELINES

OFFICIAL COMMUNITY PLAN No. 434

	<i>Guideline Not Met</i>		<i>Unclear Whether Guideline Met</i>		<i>Guideline Met</i>
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OCP Objective/Policy	Complies	Planner Comments
G.1.3.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years.		The Local Government Act now allows for Temporary Use Permits of a 3-year duration with the possibility of one renewal for a subsequent 3 years.
G.1.3.2 Permit conditions should be generally consistent with applicable Development Permit Area guidelines, while recognizing the temporary nature of structures and site development.		There is no DPA on the subject property, hence there is no applicable DPA guidelines to which it is subject to.
G.1.3.3 Permit conditions should ensure that temporary commercial and industrial uses are compatible with adjacent land uses. Noise, traffic, parking, general activity levels and any disturbance that may be apparent beyond the property's boundaries should be considered.		The proposed use is generally consistent with adjacent land uses. Uses adjacent the proposed development are residential.
G.1.3.4 Permit conditions should ensure that off-street parking is provided in a way that is consistent with local bylaws.		Adequate off-street parking spaces has been provided by the applicant.
G.1.3.5 Permits applications should include evidence that suitable alternate sites with appropriate zoning are not available.		There is no alternative site available for the proposed boarding house as a home based business
G.1.3.6 Permits should not be issued for uses in excess of 60 days unless it is a new venture that does not directly compete with an existing business in a legal zone and there is a demonstrated need or market for the proposed use. Consideration could also be given to the temporary relocation of an existing business in emergency or hardship situations.		There is considerable need for affordable housing on Salt Spring Island and therefore does not appear to be any competitor regarding this proposed boarding house.
G.1.3.7 Permitted uses should be consistent with the objectives of this Plan. B.2.2.2.14: Boarding houses, single family dwellings where rooms are available for on-going residential occupancy, should be allowed to operate as home based businesses in all zones where single family dwellings are allowed. B.2.4.1.1 To continue to provide for a range of medium density residential uses		The proposed use is consistent with the objectives of the OCP

consistent with the community's rural character.		
G.1.3.8 Permitted uses should not preclude or compromise future permitted uses on the land parcel affected.		Proposed use does not compromise future permitted uses on the land parcel
G.1.3.9 Uses should not be allowed if they conflict with any ongoing or intended planning policies or programs.		Proposed use is not in conflict with any ongoing or intended planning policies or programs?
G.1.3.10 Where appropriate, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with neighbouring land uses.		Proposed use is compatible with neighbouring land uses
G.1.3.11 Permits can include, as a condition, the provision of an undertaking by the owner of the affected land to remove buildings and restore land to a condition specified in the permit by a date specified in the permit.		Not applicable to this application
G.1.3.12 Permits can include, as a condition, the provision of security to guarantee the performance of the terms of the permit.		Not applicable to this application

ATTACHMENT 4 – OFFICIAL COMMUNITY PLAN POLICIES & GUIDELINES

OFFICIAL COMMUNITY PLAN No. 434

	<i>Guideline Not Met</i>		<i>Unclear Whether Guideline Met</i>		<i>Guideline Met</i>
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OCP Objectives	Complies	Planner Comments
A.4.1 General Objectives		
A.4.1.1 To recognize and protect the fragility and significance of our natural environment as one of our community's greatest and irreplaceable assets		The proposal does not raise any environmental concern
A.4.1.2 To recognize and protect our unique nature as an island - a remote place, unconnected to other land masses, which exists at a smaller scale; a place where boundaries are absolute, resources are finite, and biophysical and socioeconomic impacts can be concentrated due to containment and proximity		Not applicable to this application
A.4.1.3 To retain our island's rural character and peaceful and quiet atmosphere; to guide development so that it complements the outstanding natural beauty that surrounds us and reflects our unique community character. To ensure that the predominant feature of Salt Spring Island remains the natural environment, rather than manmade structures.		The proposal does not result in any change in the island's community character
A.4.1.4 To adopt the precautionary principle in the decision-making of the Local Trust Committee. The precautionary principle asserts that, when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically. In this context, the essential elements of a precautionary approach to decision-making include:		The proposed use does not bring about any potential threat to the human health or the environment, however LTC should adopt a precautionary principle in their decision making.

<ul style="list-style-type: none"> a. a duty to take anticipatory action to prevent harm; b. the right for the community to know complete and accurate information on potential human health and environmental impacts as best it can be determined; c. requiring the proponent to supply this information to the public; d. an obligation to consider alternatives and select the alternative with the least potential impact on human health and the environment, including the alternative of no change; e. a duty to consider broader short-term and long-term costs and benefits to the community when evaluating potential alternatives; and f. a responsibility to make decisions in a transparent, participatory manner, relying on the best available information. 		
<p>A.4.1.5 To identify and protect important components of our island’s heritage, including archaeological and First Nations cultural sites, whether they are reminders of past or present lifestyles.</p>		<p>No known archaeological site or potential archaeological site on subject property</p>
A.4.2 Sustainability		
<p>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.</p>		<p>The proposal has no identified threats to the natural ecosystems</p>
<p>A.4.2.4 To recognize that long-term social and economic well being requires living within the limits of ecological sustainability, which is the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources.</p>		<p>Applicant has to receive the appropriate licensing for servicing systems as conditions of the proposed TUP</p>
A.4.3 Limits to Growth		
<p>A.4.3.1 To continue to focus attention on the finite nature of all of our island's resources, especially those that are drawn from our natural environment.</p>		<p>Applicable to this proposal. As intensified use goes, the per person consumption of land and water</p>

		resources is reduced given the co-location and sharing of spaces.
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.		Applicant has submitted a written letter of confirmation from North Salt Spring Water Works District showing that potable water needs of the building can be met.
A.4.3.4 To accommodate and direct appropriate development so that its location, appearance and impact are in harmony with the natural environment, community resources, character and existing land uses. To ensure that clustered settlements are well designed so that they become and remain acceptable and compatible with existing development.		The proposal is consistent with this objective
A.4.3 Our Sense of Community		
A.4.4.1 To ensure that our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow; to ensure that growth, including the growth of tourism, is managed in a way that does not displace or detract from our community's important function as a home for its residents.		The proposal is consistent with this objective
A.4.4.2 To recognize the importance of our island community's traditional sense of cohesiveness, self reliance and interconnectedness. To enhance and celebrate these values through the support of community-building events, activities and land uses.		Proposal is not considered to be community building

<p>A.4.4.3 To recognize the strength and exceptional value of the community's diverse human population - a population characterized by people of many ages and backgrounds who, through choice or circumstance, have a rich variety of lifestyles and livelihoods. To recognize the very real, if intangible, loss that is felt in the community when this diversity is diminished by external pressures and changes.</p>		<p>LTC to consider through decision making process and public input.</p>
<p>A.4.4.4 To preserve and protect human diversity in our community by ensuring that the island's people are accommodated by a broad spectrum of appropriate and accessible housing and facilities, transportation choices, service opportunities and choices of livelihood, with a local focus to minimize transportation needs.</p>		<p>This proposal is supported by this policy</p>
<p>A.4.4.5 To recognize the importance of broad community consultation, economic security, coordinated and efficient infrastructure development and established land use policies to the maintenance of a healthy community.</p>		<p>The proposal is not in conflict with this policy</p>
<p>A.4.4.7 To recognize that development should be managed to protect our sense of community and maintain our ability to absorb changes.</p>		<p>The proposal is not in conflict with this policy</p>
<p>A.4.4.8 To identify creative and proactive ways through which a diverse, liveable and vibrant community can be created within the confines of our island's finite land base and resources.</p>		<p>The proposal is not in conflict with this policy</p>
<p>A.4.6 Island Livelihoods and Economies</p>		
<p>A.4.6.2 To maintain and encourage a diverse and creative community by providing a wide range of opportunities and locations for earning a living that are compatible with and can take advantage of the protection and preservation of the island's beauty and character. In particular, to encourage small, locally owned businesses whose revenues remain on the island, especially those which expand local production and consumption to meet the needs of islanders.</p>		<p>This proposal is not in conflict with this policy</p>
<p>B.2.1.1 – Residential Land Use Objectives</p>		

B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.		LTC to determine applicability
B.2.4.1 Residential Neighbourhoods Designation Objectives		
B.2.4.1.1 To continue to provide for a range of medium density residential uses consistent with the community's rural character.		LTC to determine applicability

Project Narrative

Lookout Housing and Health Society has a long history of successfully supporting marginalized individuals from street homelessness into housing since 1971. Lookout offers a continuum of housing options that range from emergency shelters to transitional and permanent supportive housing in addition to outreach programs, abstinence-based residences and mixed-income affordable social housing. Recognizing that poverty is not their sole barrier to housing, Lookout provides a broad range of health, support and wellness services that include health clinics (medical, dental, mental/wellness), harm reduction, food security, peer opportunities and employment training. These services focus on building housing stability, improving overall wellness, promoting healthier life choices and meeting the employment needs of the guests, as well as promoting social and community integration. Most Lookout housing and support services operate 24 hours a day in more than 83 sites, reaching over 3,000 guests daily in 20 municipalities across Metro Vancouver, Fraser Valley and Vancouver Island.

Lookout offers the full continuum of housing aiming to support each community's needs. In the Salt Spring community, there is a lack of affordable housing, forcing people to live rough on the streets, in cars or in boats, with friends/family and in shelters.

In line with the Salt Spring Island Local Trust Committee's Official Community Plan, it is Lookout's intention to provide safe, affordable housing to 8 adults at the existing 129 Dean Road residence. Residents would be able to live independently but are low-income and income is their biggest barrier to housing. There will be no staff, programming or supports offered onsite. Residents each have their own bedroom, and share common spaces including a kitchen, washrooms and onsite laundry.

The property has one 12-bedroom home on it. There is also one covered carport/outdoor storage area and a small greenhouse structure. There are no additional structures on the property. The site offers sustainability measures such as a rain water collection for gardening, composting, energy efficient appliances, and a new septic system.

When we purchased the property there were four adult men living there. All four people remain as residents.



Islands Trust

NOTICE

PLTUP20240164

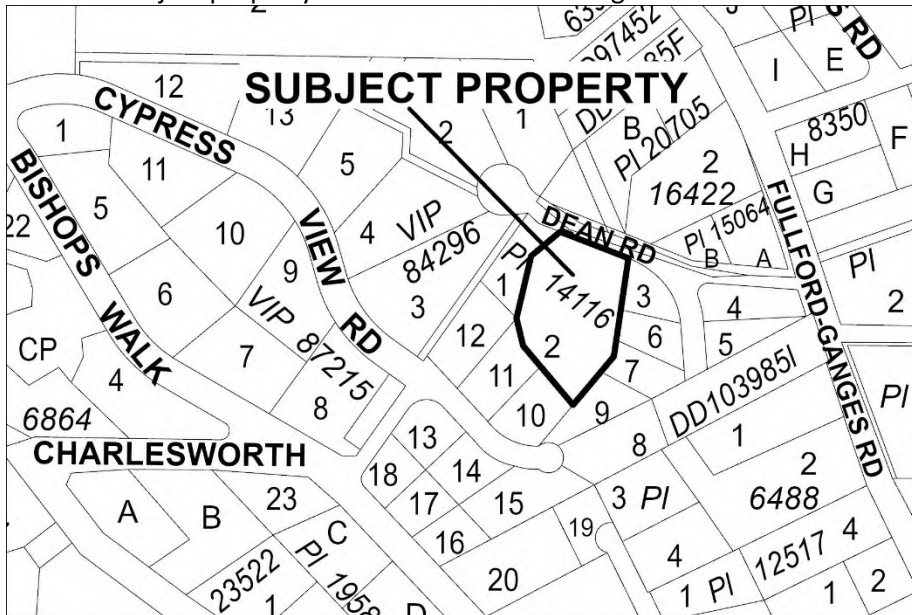
Salt Spring Island Local Trust Committee

ATTACHMENT 6

NOTICE is hereby given pursuant to Section 494 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Temporary Use Permit. The proposed permit would allow eight (8) bedrooms within the existing single family dwelling to be used as a boarding house on a lot within the Residential 9 (R9) zone.

The property is located at **129 Dean Road, Salt Spring Island** and is legally described as LOT 2, DISTRICT LOT 24, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14116 (PID: 000-313-777).

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, commencing **December 2, 2024** and continuing up to and including **December 11, 2024**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, copies of the Proposed Permit may be inspected online at <https://islandstrust.bc.ca/islandplanning/salt-spring/current-applications/>.

Enquiries or comments should be directed to Oluwashogo Garuba, Planner 1 at (250) 537-9144, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca before 4:30 p.m., **December 11, 2024**.

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting on **December 12, 2024** starting at **9:30 a.m.** at the Salt Spring Legion, Meaden Hall, 120 Blain Road, Salt Spring Island. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

Rob Pingle, Deputy Secretary