

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 478

**A BYLAW TO AMEND “SALT SPRING ISLAND LAND USE BYLAW, 1999,” BEING
BYLAW NO. 355**

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999”, is amended as follows:

1. By adding in Subsection 9.9.4 – Exceptions in Particular Locations – a new Residential 1 Zone Variation – R1(b) after Residential Zone Variation R1(a):

“Zone Variation – R1(b)

- (8) Despite all other regulations of this bylaw the only principal uses permitted within lands zoned R1(b) are:
 - (a) Not more than 80 *affordable housing dwelling units*
 - (b) *Non-commercial outdoor active recreation*
 - (c) *Public service uses*
 - (d) *Child day care centre*
 - (e) *Agriculture*
- (9) Home Based Businesses are permitted as an accessory use. Despite Section 3.13 – Home-Based Businesses, only the following occupations, which do not require parking or walk-in clientele, may be conducted as a home based business within lands zoned R1(b):
 - (a) Production of arts, crafts, music, fabric items, jewellery and other comparable products.
 - (b) Sales of products manufactured elsewhere, provided persons employed in the home-based business carry out all distribution of such products offsite.
 - (c) Business and professional offices.
 - (d) *Child day care*, limited to a maximum of two children, exclusive of the operators’ children.
- (10) A common *kitchen* and dining area for residents of the *affordable housing dwelling units* is permitted as an accessory use.
- (11) Despite all other regulations of this bylaw, one *structure* may have a maximum *height* of 11.0 metres, provided that not more than three *storeys* are permitted in the *structure*.
- (12) A *landscape screen* must be provided and maintained within a 15 metre wide *buffer area* of a *lot* line adjoining lands within the Agricultural Land Reserve.

- (13) Despite Part 7 – Parking Regulations - Table 3 – Minimum Number of Parking Spaces for Automobiles, Disabled Parking and Bicycles - the minimum number of *parking spaces* required is 0.75 per *affordable housing dwelling unit*; the number of automobile *parking spaces* which must be designated for use by the disabled is 1 or 1 per 10 units, whichever is greater; the number of bicycle parking spaces is 1 per unit without a garage plus a 6 – space rack.”

And by making such consequential numbering alterations to effect this change.

- 2. By changing the zoning classification of Lot A, Section 20, North Salt Spring Island, Range 3 East, Cowichan District Plan EPP20136; from Residential 9 – R9 to Residential Zone Variation 1(b) – as shown on Plan No. 1, attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.
- 3. This Bylaw may be cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2014”.

READ A FIRST TIME THIS	16 TH	DAY OF	APRIL	, 2015
PUBLIC HEARING HELD THIS		DAY OF		, 20__
READ A SECOND TIME THIS		DAY OF		, 20__
READ A THIRD TIME THIS		DAY OF		, 20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS		DAY OF		, 20__
ADOPTED THIS		DAY OF		, 20__

SECRETARY

CHAIRPERSON

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 478

Plan No. 1

