



File No.: SS-RZ-2017.2

DATE OF MEETING: October 5, 2017  
TO: Salt Spring Island Local Trust Committee  
FROM: Rob Milne, Island Planner  
Salt Spring Island Team  
COPY: Stefan Cermak, Regional Planning Manager  
SUBJECT: Dragonfly Commons Affordable Housing Application  
Applicant: Fernando & Tammy Dos Santos  
Location: 221 Drake Road

## RECOMMENDATION

1. That the Saltspring Island Local Trust Committee has reviewed the Directives Only Policy Checklist and determined that proposed Draft Bylaw Nos. 504 and 505 are not contrary to or at variance with the Islands Trust Policy Statement.
2. That the Saltspring Island Local Trust Committee Bylaw No. 504, cited as “Saltspring Island Official Community Plan Bylaw No. 108, 2017, Amendment No. 4, 2017”, be read a first time.
3. That the Saltspring Island Local Trust Committee Bylaw No. 505, cited as “Saltspring Island Land Use Bylaw, 1999, Amendment No. 4, 2017”, be read a first time.
4. That the Saltspring Island Local Trust Committee directs staff to refer Bylaw Nos. 504 and 505 as per attached Attachment 4.

## REPORT SUMMARY

The purpose of this report is to introduce draft bylaws which, if adopted, would allow for the implementation of rezoning application SS-RZ-2017.2 which seeks to rezone and redesignate lands to allow for the development of a 30 unit affordable housing project at 221 Drake Road.

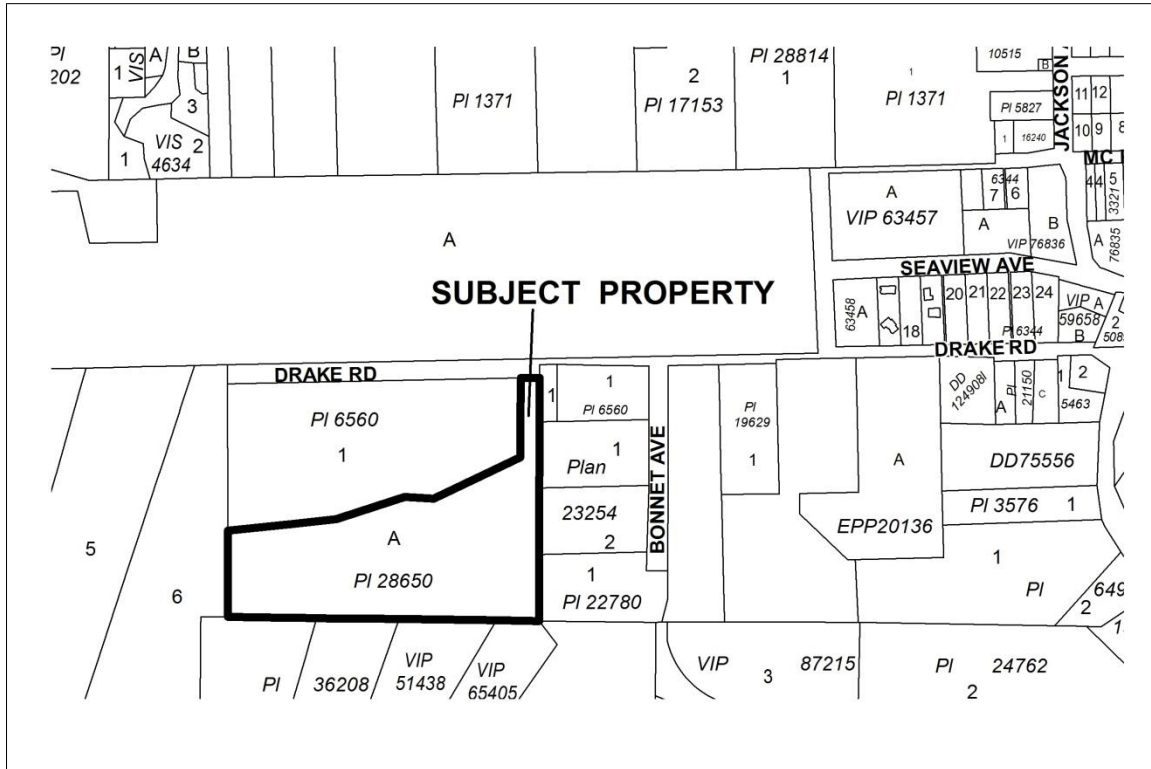
## BACKGROUND

At their regular meeting of July 20, 2017 the Saltspring Island Local Trust Committee (LTC) gave considerations to a staff report date June 29, 2017 which was accompanied by a number of reports and studies which confirmed the onsite conditions necessary for the provision of potable water and the onsite disposal of liquid waste. Subsequent to that consideration the LTC adopted the following motion.

SS-2017-114

that the Salt Spring Island Local Trust Committee direct staff to prepare draft bylaws for the review and consideration of the Local Trust Committee.

The requested draft bylaws are attached to this report for the consideration of the LTC.



## ANALYSIS

### Policy/Regulatory

#### Islands Trust Policy Statement:

The Islands Trust Policy Statement contains a number of policies which are relevant to this application. It is the view of staff that the subject application is not in conflict with those policies and that the application materials address the intent of those policies. A completed copy of the Directives Only Checklist is attached to this report (Attachment 1).

#### Official Community Plan

The property is designated Rural Neighbourhoods (RL) in the Saltspring Island Official Community Plan (OCP). The Rural Neighbourhoods designation is identified as being intended to “allow for larger lot developments to provide for a variety of rural activities without impinging on neighbours”. New zones created in this designation will not generally have a density that exceeds 1 lot per 2 ha. As such there will be a need to redesignate the subject property to Residential Neighbourhoods (RN) which allows for medium density development such as is being proposed (approx. 7 lots/hectare or 3 lots/acre).

The following OCP objectives and policies are of relevance to this application.

### **B.2 RESIDENTIAL LAND USE OBJECTIVES AND POLICIES**

#### **B.2.1.1 Objectives**

- B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.
- B.2.1.1.2 To develop zoning that allows many different types of housing and accommodates a diverse population.

B.2.1.1.3 To acknowledge that a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socioeconomic diversity within such a framework.

**B.2.1.2 Policies**

B.2.1.2.1 Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve affordable housing and other objectives of this Plan.

**B.2.2 AFFORDABLE, RENTAL AND SPECIAL NEEDS HOUSING**

**B.2.2.1 Objectives**

B.2.2.1.1 To provide opportunities for the creation of affordable, rental and special needs housing.

B.2.2.1.2 To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.

**B.2.2.2 Policies**

B.2.2.2.3 All rezoning applications for affordable housing projects should include evidence of:

- a. need for the housing.
- b. an adequate water supply for potability and for fire protection.
- c. means of sewage disposal.
- d. energy and water efficient building design.
- e. not degrading a sensitive ecosystem.
- f. not being sited in an area subject to hazardous conditions.

Land Use Bylaw:

Lot size and setbacks

The subject property is currently zoned Rural (R). As the planned development does not comply with the provisions of the Rural zone, a land use bylaw (LUB) amendment will be required to permit the development. It is proposed that a variation of the Residential Four (R4) zone, which aligns with the uses and density being considered would be an appropriate zone.

As per Section 9.9.2 of the Saltspring Island LUB the Residential 4 (R4) zone allows for a maximum density of 12 dwelling units per ha, provided community sewage collection service is provided, as is being proposed by this application. Section 5.8.1 of the LUB provides a formula for calculating average lot area as follows:

$$\frac{\begin{aligned} &\textit{the sum of:} \\ &\textit{the areas of the proposed lots, plus} \\ &\textit{the area of land dedicated for park land or school use, plus} \\ &\textit{the area of land dedicated for environmental stewardship purposes} \end{aligned}}{\textit{divided by:}} \\ \textit{the number of proposed lots}$$

Based upon the combined areas of the proposed lots and parkland dedication this formula would technically allow for up to 38 lots on the subject property, more than is being proposed by this application (Attachment 2).

However, notwithstanding the R4 allowance for a density of 12 dwelling units per hectare, Section 9.9.3 of the LUB only allows for a minimum lot size area of 1.0 ha, most likely focusing upon the allowance for multi-family dwellings permitted in the R4 zone rather than the single family dwellings which are also permitted. This will require the inclusion of a property specific exception to the current R4 zone provisions to allow for a reduction of the minimum area of an individual lot which is connected to community water and sewage treatment systems.

Although this proposed change would represent a significant reduction in the permitted minimum lot size it would allow for the creation of affordable lots at a density below that which is permitted by the R4 zoning and result in a 2.3 ha parkland dedication, which is well beyond the 5% park dedication required by the *Local Government Act* and which could be achieved by a multi-family development. This significant dedication of lands would also provide for improved protection for the stretch of Ganges Creek which runs along the northern border of the property.

Also, whereas the applicants are intending to achieve the permitted density through the use of smaller, affordable lots the applicants are also seeking to reduce front and rear setbacks to 5.0 m from the currently required 7.5 m. Both of these requested changes are reflected in attached draft LUB Bylaw No. 505.

### Common Building

One of the features of the proposed development is a common building which is located on an area of common property which is centrally located on the westerly portion of the development area. For clarity the building is not intended to be used as a “Community Building” as defined by the Salt Spring Island zoning bylaw as:

*a building used for recreational, social, charitable, educational, entertainment and cultural activities and intermittent commercial uses, open to the public and owned or operated by a non-profit group or government agency.*

The building will be owned by the strata and the applicants advise that the structure is intended for the use of the residents for such things as strata council meetings, potlucks and other social events such as birthday parties.

### Parking

As per Table 3 of Part 7, “Parking Requirements” of the Salt Spring Island zoning bylaw for Multi Family use a total of 1.25 parking spaces are required per unit as well as one parking space designed for the disabled per 10 lots. Given the project’s proposed 30 lot yield a total of 37.5 parking spaces as well as three parking spaces for the disabled are required. The parking plan for the development (Attachment 3) shows a total of 40 parking spaces including one designed for the disabled, that space being located on the common property housing the community building. Conversion of two standard lots for disabled use will result in compliance with the zoning bylaw requirements for vehicle parking. The proposal also includes a bicycle shed which is located adjacent to the proposed community building.

### **Issues and Opportunities**

This application represents a reasonable opportunity to provide affordable housing on Salt Spring Island. The Dragonfly Commons Zoning Proposal document which accompanied the application shows that significant thought has gone into this project and provides insight into the vision, and the target group, for the project.

OCP Policy B.2.2.2.3 which was listed in the OCP discussion identifies six items that should be addressed in the consideration of applications which are intended to provide affordable housing. Items (a) and (d) of that policy are addressed in detail in the zoning proposal document and onsite testing by qualified professionals has confirmed the presence of an adequate onsite water supply as well the presence of a suitable site for onsite waste disposal (items (b) and (c)).

The stream corridor represents a sensitive ecosystem and there is an area of the property which represents a low to moderate hazard risk. Both of these areas are captured within development permit areas 7 and 6 respectively. Concerns and risks related to these areas can be addressed through the development permits that would be required prior to any development of the property.

Given the intended affordability aspect of the subject application there will be a need for the applicant to work with the Islands Trust to prepare a housing agreement which would be adopted by bylaw as part of any approval

of the subject application. This bylaw is considered to be an “administrative” bylaw and, as such, need not be referred out to agencies. It does, however, need to be available for public review prior to, and as part of, the statutory public hearing process. The applicants are currently working on the development of that agreement. Once a draft of that document has been reviewed and approved by the Islands Trust lawyers it will be brought forward for the review of the LTC and the community.

### **Consultation**

Any land use bylaw and OCP amending bylaws will require a public hearing and the approval of the Executive Committee and, in the case of the OCP amendment, approval by the Minister of Municipal Affairs and Housing.

As the project would involve an OCP amendment, the LTC is required under s. 475(2) of the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected including First Nations. The LTC is also required under s. 476(a) to consult with the local school district.

A table of suggested Referral Agencies and groups is included in this report as Attachment 4.

### **ALTERNATIVES**

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

#### **1. Request further information**

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed. Recommended wording for the resolution is as follows:

*That the Saltspring Island Local Trust Committee request that the applicant submit to the Islands Trust [list information required].*

#### **2. Choose to proceed no further**

The LTC may choose to proceed no further with the application. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

*That the Saltspring Island Local Trust Committee proceed no further with application SS-RZ-2017.2 for the following reasons [insert reasons].*

#### **3. Hold the application in abeyance**

The LTC may choose to hold the application in abeyance pending completion of a significant study or receipt of other information. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

*That the Saltspring Island Local Trust Committee holds application SS-RZ-2017.2 in abeyance until the following information has been received [list information required].*

### **NEXT STEPS**

Possible next steps include

1. Agency and First Nations referral
2. Amending bylaws as considered necessary in response to referral submissions and giving second reading to Bylaw Nos. 504 and 505.
3. Community Information Meeting and Public Hearing

4. Consideration of third reading of Bylaw Nos. 504 and 505.
5. Consideration of the bylaws by Islands Trust Executive Committee
6. Consideration of Bylaw No. 504 by the Minister of Municipal Affairs and Housing
7. Consideration of Adoption of Bylaw Nos. 504 and 505.

Submitted By:	Rob Milne, MA, RPP, MCIP Island Planner	August 10, 2017
Concurrence:	Stefan Cermak Regional Planning Manager	September 12, 2017

#### **ATTACHMENTS**

1. Directives Only Checklist
2. Site Plan
3. Site Plan with parking
4. Referral Agency Table
5. Draft OCP Bylaw
6. Draft Land Use Bylaw



ISLANDS TRUST POLICY STATEMENT  
DIRECTIVES ONLY CHECKLIST

File No.: SS-RZ-2017.2.  
Bylaw Nos. 504 & 505

**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
	<b>3.1</b>	<b>Ecosystems</b>
✓	<b>3.1.3</b>	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.
✓	<b>3.1.4</b>	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.
✓	<b>3.1.5</b>	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.
	<b>3.2</b>	<b>Forest Ecosystems</b>
N/A	<b>3.2.2</b>	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.
	<b>3.3</b>	<b>Freshwater and Wetland Ecosystems and Riparian Zones</b>
✓	<b>3.3.2</b>	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.
	<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
N/A	<b>3.4.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	<b>3.4.5</b>	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
	<b>4.1</b>	<b>Agricultural Land</b>
N/A	<b>4.1.4</b>	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	<b>4.1.5</b>	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	<b>4.1.6</b>	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.
	<b>4.1.7</b>	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.
N/A	<b>4.1.8</b>	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	<b>4.1.9</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	<b>4.2</b>	<b>Forests</b>
✓	<b>4.2.6</b>	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	<b>4.2.7</b>	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	<b>4.2.8</b>	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
	<b>4.3</b>	<b>Wildlife and Vegetation</b>
	<b>4.4</b>	<b>Freshwater Resources</b>
N/A	<b>4.4.2</b>	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.
N/A	<b>4.4.3</b>	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
	<b>4.5</b>	<b>Coastal Areas and Marine Shore lands</b>
N/A	<b>4.5.8</b>	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	<b>4.5.9</b>	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	<b>4.5.10</b>	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	<b>4.5.11</b>	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.
	<b>4.6</b>	<b>Soils and Other Resources</b>
N/A	<b>4.6.3</b>	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
	<b>5.1</b>	<b>Aesthetic Qualities</b>
N/A	<b>5.1.3</b>	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.
	<b>5.2</b>	<b>Growth and Development</b>
✓	<b>5.2.3</b>	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.
✓	<b>5.2.4</b>	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.
✓	<b>5.2.5</b>	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.
✓	<b>5.2.6</b>	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.
	<b>5.3</b>	<b>Transportation and Utilities</b>
N/A	<b>5.3.4</b>	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	<b>5.3.5</b>	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	<b>5.3.6</b>	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	<b>5.3.7</b>	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.
	<b>5.4</b>	<b>Disposal of Waste</b>
N/A	<b>5.4.4</b>	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.

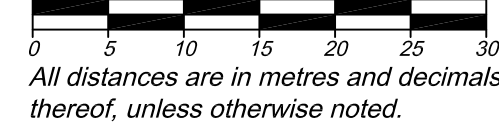
CONSISTENT	No.	DIRECTIVE POLICY
	<b>5.5</b>	<b>Recreation</b>
N/A	<b>5.5.3</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	<b>5.5.4</b>	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	<b>5.5.5</b>	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.
N/A	<b>5.5.6</b>	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	<b>5.5.7</b>	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.
	<b>5.6</b>	<b>Cultural and Natural Heritage</b>
N/A	<b>5.6.2</b>	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	<b>5.6.3</b>	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.
	<b>5.7</b>	<b>Economic Opportunities</b>
N/A	<b>5.7.2</b>	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.
N/A	<b>5.8</b>	<b>Health and Well-being</b>
	<b>5.8.6</b>	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>

PLAN OF PROPOSED BARELAND STRATA OF LOT A, SECTION 20,  
RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT,  
PLAN 28650.

P.I.D. 001-751-851

Scale 1:500



The intended plot size of this plan is 864mm in width by 560mm in height (D Size) when plotted at a scale of 1:500.

Contours are to an assumed datum and are shown at a 1 metre interval.

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.

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

Property dimensions are based upon a partial site survey and are subject to change upon completion of a full field survey.

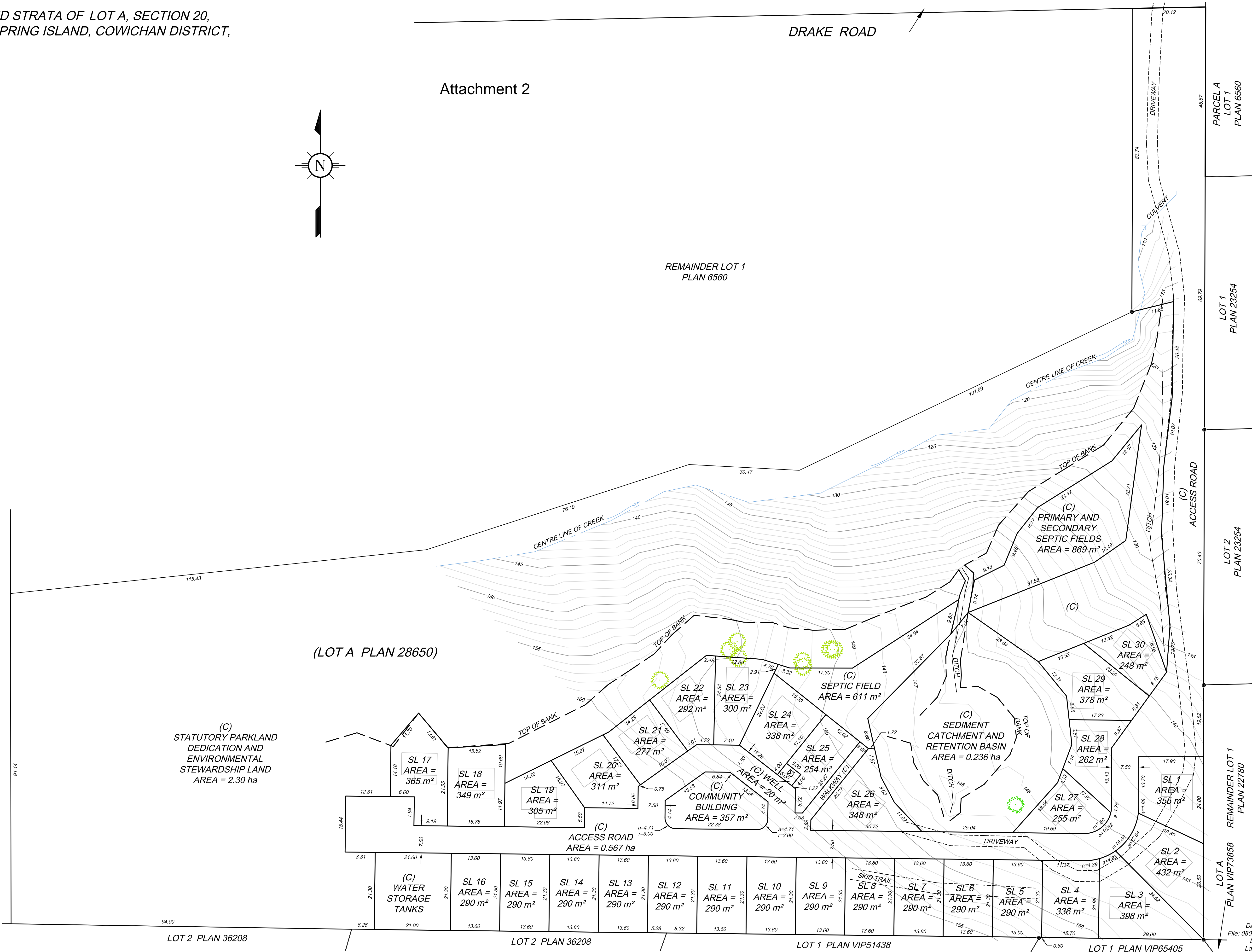
Proposed Bareland Strata boundaries are based upon a design drawn for Dragonfly Commons and dated June 2017.

Civic Address:  
221 Drake Road  
Salt Spring Island, B.C.  
V8K 2K8

LEGEND

- denotes standard iron post found (Type 5)
- SL denotes proposed Strata Lot
- (C) denotes proposed common property
- a denotes arc length
- r denotes radius
- ☒ denotes location of existing well
- ☼ denotes cedar tree
- ☼ denotes yew tree

Attachment 2



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Date: August 1, 2017  
File: 0802-DRAGONFLY-01  
Drawing: 0802-PLA  
Layout: D-Landscape

DRAKE ROAD

PROPOSED PASSING PLACE

LOT 1 PLAN 23254

PROPOSED PASSING PLACE

EXISTING DRIVEWAY

REMAINDER LOT 1 PLAN 6560

SITE BOUNDARY

EXISTING DITCH

LOT 2 PLAN 23254

PROPOSED PASSING PLACE

115.4 M

SITE BOUNDARY

76.2 M

101.7 M

120

30.5 M

TOP OF BANK

150

145

DISCONTINUED OVERFLOW FROM RETENTION BASIN

PROPOSED PRIMARY AND SECONDARY SEPTIC FIELDS

155

FORESTED RAVINE

TOP OF BANK

LOT A PLAN 28650

10.53 ACRES

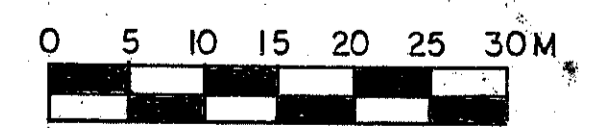
RE-ESTABLISH OVERFLOW DITCH ALONG NATURAL DRAINAGE ROUTE

SITE BOUNDARY

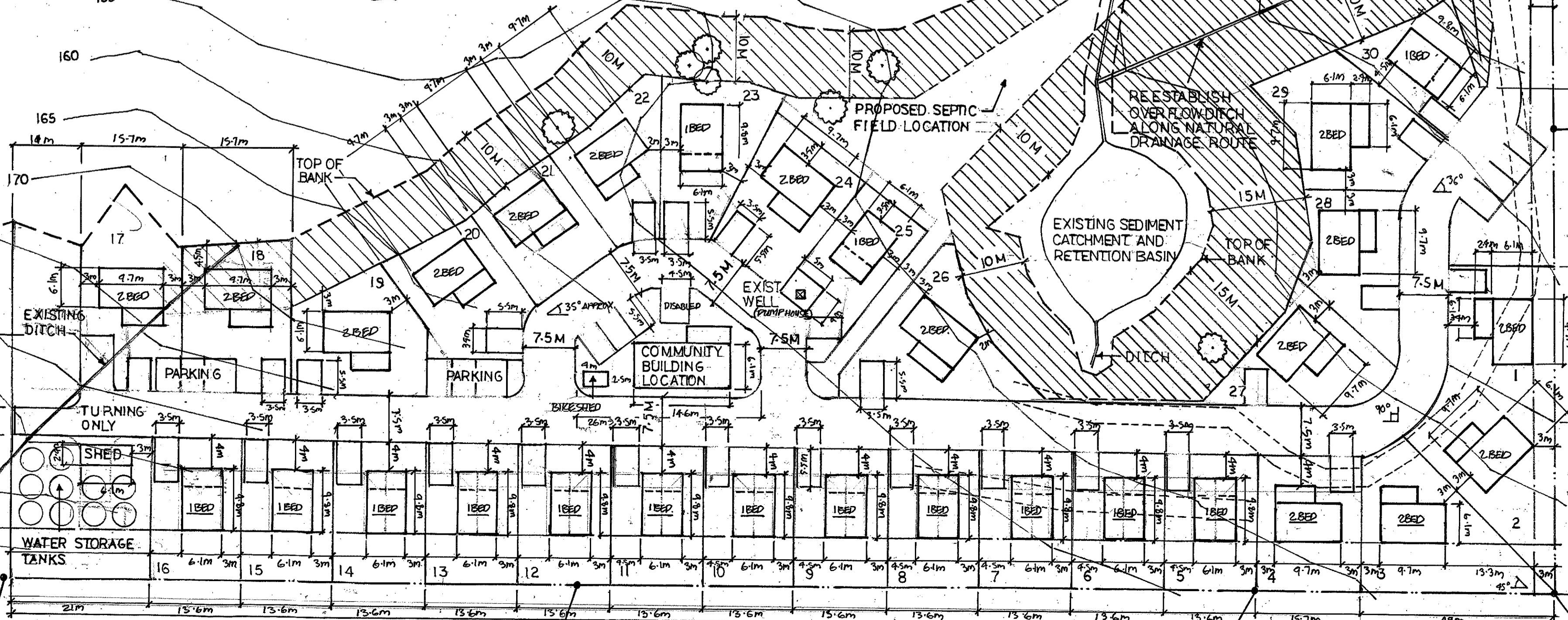
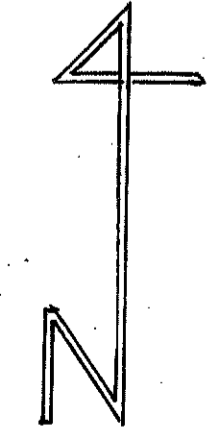
COMMON PROPERTY / STATUTORY PARKLAND DEDICATION / ENVIRONMENTAL STEWARDSHIP LANDS

EXISTING SEDIMENT CATCHMENT AND RETENTION BASIN

REMAINDER LOT 1 PLAN 22780



NOTE: CONTOURS ARE IN METRES



DRAGONFLY COMMONS

SCALE: 1:500 (N) APPROVED BY: DRAWN BY: D. GUNN

DATE: JUNE 2017 REVISED

30 AFFORDABLE HOMES

PROPOSED SITE PLAN DRAWING NUMBER A-1

SETTLING OUT DIMENSIONS ADDED = 26th JULY 2017

## Attachment 3 – Referral Agencies

### **Provincial Agencies**

Ministry of Municipal Affairs and Housing  
Ministry of Forest Lands & Natural Resource Operations – Environment  
Ministry of Jobs, Tourism & Skills  
Ministry of Transportation and Infrastructure

### **Non-Agency Referrals**

North Salt Spring Waterworks District  
SSI Chamber of Commerce  
SSI Fire Protection District  
SSI Water Council Society  
SSI Water Preservation Society  
SSI School District

### **First Nations**

Tsawout First Nation  
Te'Mexw Treaty Association  
Hul'qumi'num Treaty Group (for information only)  
Pauquachin First Nation  
Malahat First Nation  
Tsartlip First Nation  
Tsawwassen First Nation  
Tseycum First Nation  
Chemainus First Nation  
Cowichan Tribes  
Halalt First Nation  
Lake Cowichan First Nation  
Lyackson First Nation  
Penelakut First Nation  
Semiahmoo First Nation

### **Regional Agencies**

CRD – Senior Manager  
CRD – SSI Economic Development Commission  
CRD – SSI Parks and Recreation Commission  
CRD – Housing Secretariat  
CRD – Ganges Sewer Commission  
CRD – Fulford Water Service Commission  
Vancouver Island Health Authority

### **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

# DRAFT

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 504

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### A BYLAW TO AMEND SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 434, 2008

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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:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 4, 2017”.

2. Salt Spring Island Local Trust Committee Bylaw No. 434, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008”, Schedule “A”, Volume 1 is amended as shown on Schedule No. 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD 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\_\_\_\_

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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Chair

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Secretary

# DRAFT

SS-BL-504

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 504

### SCHEDULE NO. 1

1. Schedule “A”, Volume 1 is amended as follows:
  - 1.1 “Map 1 – Plan Area with Land and Shoreline Use Designation” is amended by changing the land use designation of Lot A, Section 20, Range 3 East, North Salt Spring Island, Cowichan District Plan 28650 (PID 001-751-581), from Rural Neighbourhood (RL) to Residential Neighbourhood (RN) as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “A” as are required to effect this change.





# DRAFT

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 505

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### A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

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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:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2017”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as shown on Schedules No. 1 and 2 attached to and forming part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF MARCH 2017

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

PUBLIC HEARING HELD 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\_\_

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 505**

**SCHEDULE NO. 1**

1. Bylaw No. 355 is amended as follows:

1.1 Section 9.9 – RESIDENTIAL ZONES , Sub-section 9.9.4 - “Exceptions in Particular Locations” is amended by adding a new R4(a) zone variation as follows:  
“Zone Variation – R4(a)

(10) Despite Section 4.3 – SETBACKS FROM LOT LINES AND ACCESS EASEMENTS no *building* or *structure* except a fence, *pump house*, *public utility structure* or underground utility may be constructed within the following setbacks:

(a) 5.0 m minimum setback from a *front lot line*.

(b) 5.0 m minimum setback from a *rear lot line*.

(c) 3.0 m minimum setback from a *side lot line*.

Despite Sub-section 9.9.3, “Subdivision and Servicing Requirements” the minimum permitted parcel size for lands in the R4(a) zone shall be 248m<sup>2</sup>.”

1.2 And by making such alterations to Bylaw No. 355 as are required to effect these changes.

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 505**

**SCHEDULE NO. 2**

2. Bylaw No. 355 is amended as follows:

- 1.1 **SCHEDULE "A" – ZONING MAP** is amended by changing the zoning classification of Lot A, Section 20, Range 3 East, North Salt Spring Island, Cowichan District (PID 001-751-581, 221 Drake Road), from Rural to Residential 4 (R4(a)) as shown on Plan 1.

DRAFT

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 505

### PLAN NO. 1

