



PUBLIC HEARING

Salt Spring Island Local Trust Committee

Meaden Hall

120 Blain Road, Salt Spring Island

PROPOSED BYLAW NOS. 544 & 545

(Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025 & Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2025)

SS-RZ-2019.1 MID ISLE MARINE & EQUIPMENT

RELEVANT BACKGROUND INFORMATION REFERENCE BINDER

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PUBLIC HEARING

Salt Spring Island Local Trust Committee

- 10. PUBLIC HEARING SUBMISSIONS - NONE
- 11. COMMUNITY CONSULTATION - NONE
- 12. PREVIOUS APPLICATIONS or OTHER INFORMATION - NONE



Public Hearing Procedure Script

Proposed Bylaw Nos. 544 & 545

CHAIR'S OPENING OF THE PUBLIC HEARING

The public hearing for Proposed Bylaw Nos. 544 & 545 is now open. I wish to welcome everyone in attendance and acknowledge that we are meeting in the territory of the Coast Salish First Nations.

My name is Trustee Tim Peterson and I am the Chair of the Salt Spring Island Local Trust Committee.

I would like to introduce the Salt Spring Island Local Trust Committee Trustees: Laura Patrick and Jamie Harris.

I would like to introduce Islands Trust Planning Staff:

- Chris Hutton, Regional Planning Manager
- Oluwashogo Garuba, Planner 2
- Britt Holowaty, Legislative Clerk
- Lisa Millard, Meeting Administrator/Recorder

NOTE: In the event of a large turnout and potential high number of speakers the chair will make the following statement:

Considering the number of speakers and our intent to give everyone the opportunity to speak with adequate time to present their comments, we are advising that this public hearing will start today and MAY be adjourned and reconvened. An announcement will be made later in the public hearing prior to the adjournment if the hearing is to be reconvened.

CHAIR'S OPENING STATEMENT

This Public Hearing is being convened pursuant to Section 465 of the Local Government Act in order to consider Proposed Bylaw No. 544 cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025" and Proposed Bylaw No. 545 cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2025".

All persons who believe that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw(s). Those wishing to speak should commence their presentation by clearly stating their name.

Members of the Local Trust Committee may, if they wish, ask questions of you following your presentation; however, the main function of the Local Trust Committee members is to listen to the views of the public. It is not the function of Committee members to debate the merits of the proposed bylaw(s) with individual citizens.

Everyone will be given a reasonable opportunity to be heard and none should feel discouraged from presenting their views.



Public Hearing Procedure Script

Proposed Bylaw Nos. 544 & 545

In considering the proposed bylaw(s), the Local Trust Committee has received documents which may influence its decision. Those documents are available for review during this hearing, as available on our website and indicated in the Public Hearing notice.

Any person who wishes to present a written submission to the Local Trust Committee may do so, and all written submissions are available for review during this hearing. Written submissions must be received by the Local Trust Committee before the close of the hearing.

Your final opportunity to comment on the proposed bylaw(s) is during this hearing, as members of the Local Trust Committee may not receive further submissions, nor discuss the proposed bylaw with the public after the close of the hearing.

After this Public Hearing has concluded, the Local Trust Committee may, without further notice, make whatever decision it deems proper with respect to the bylaw(s) that are the subject of the hearing.

Planner Garuba will now summarize the public hearing notice, key points of the bylaw and referral agency responses.

PLANNER/LEGISLATIVE CLERK REVIEW

A copy of this notice was advertised in two consecutive editions of the Gulf Islands Driftwood on October 1 and October 8, 2025. All notification requirements under the Local Government Act have been completed.

There is a copy of the complete public hearing binder available during this public hearing and it is located on the Islands Trust Website at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/>

Bylaw Nos. 544 & 545 proposes to amend the Land Use Bylaw to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

Proposed Bylaw Nos. 544 & 545 were referred to:

- 2 Provincial Agencies
- 1 Regional Agencies
- 4 Non-Agency; and
- 12 First Nations

The following comments and responses were received by the Local Trust Committee (summarize comments by Agency and First Nations).

We have received ____ public submissions as of October 15, 2025, I will advise and send any others.



Public Hearing Procedure Script

Proposed Bylaw Nos. 544 & 545

NOTE: *If there are many speakers, a speakers list should be made available to the public BEFORE the hearing commences. Time limits to speak can also be set by the chair AS LONG AS the Chair states that speakers will have another opportunity to be recognized after everyone has been heard a first time.*

HEARING THE PUBLIC

CHAIR:

Submissions can be made at any time during and until the close of the hearing.

If any submissions are received during the meeting the Local Trust Committee will pause prior to closing to ensure that we have had time to review those submissions.

I will begin with the Speakers List, after which I invite members of the public who wish to speak to line up. Please state your name prior to making comments. After your presentation to the Local Trust Committee, the Trustees may ask you questions but they are primarily here to listen and will not debate the issues with you.

I will call three times for speakers before closing the hearing at which point no further written or oral submissions can be made.

(Mid-meeting reminder)

Just a reminder for anyone who has come in late please submit any comments you may have prior to the close of the public hearing.

(When it appears there may be no more speakers - Chair or Planner to note the number of written submissions that have been received during the public hearing -if any).

IF THERE ARE SUBMISSIONS - AT THIS POINT YOU SHOULD STAY IN VIEW, TURN OFF MICS AND REVIEW SUBMISSIONS SO THE PUBLIC SEES THAT YOU HAVE DONE THAT PRIOR TO CLOSING THE PUBLIC HEARING.

NOTE: *If the public hearing has a large turnout and needs to be reconvened, the Chair must state the time and place for the resumption of the hearing to those present at the time the hearing is adjourned.*

PROCEDURE TO CLOSE THE PUBLIC HEARING

CHAIR:

We will now proceed to close the public hearing. Please note, after the public hearing closes, the Local Trust Committee will no longer be able to receive public submissions prior to making a decision.

Asking ONCE for any more speakers. (LONG PAUSE ~ 10 seconds)



Public Hearing Procedure Script

Proposed Bylaw Nos. 544 & 545

(If there are any more speakers at any point in the “asking for speakers” the Chair repeats the call for speakers three times.)

Asking A SECOND TIME for any more speakers. (LONG PAUSE ~10 seconds)

Asking A THIRD TIME for any more speakers. (LONG PAUSE ~10 seconds) This is now the final opportunity for you to hand in a written submission to the Local Trust Committee. Once the hearing is closed, no additional submissions will be accepted.

Please be advised that we are now in the ‘post public hearing’ stage of the legislative review of Proposed Bylaw No. 543

The Salt Spring Island Local Trust Committee can now no longer receive information pertaining to the proposed bylaws; however, you can still submit any outstanding questions and comments directly to the Planner.

The Local Trust Committee may give further readings to the bylaw or defeat the bylaw or make minor amendments that do not affect the use or density without further notice or hearings.

Trust Area: Salt Spring Island Local Trust Committee
Type: Official Community Plan
Bylaw No.: SS-544
Application No.: SS-RZ-2019.1
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: Yes

First Reading Date: 10-Apr-2025

Bylaw Sent to Referrals: Yes Date
Draft Bylaw to Web: 01-APR-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
Resolution to Proceed no Further Date:

Secretary Signature Block:

Secretary's Signature: Pingle, Rob

Date: 01-APR-2025

File complete and ready for Public review: Yes

Public Hearings:

Location: Meaden Hall, 120 Blain Road, Salt Spring
Proofread By: Pingle, Rob

Legal Paper: Gulf Islands Driftwood
First Publish Date: 01-Oct-2025

Second Publish Date: 08-Oct-2025

Alternate Paper:
First Publish Date:

Second Publish Date:

Mailout Date: 03-Oct-2025

Delivery Notices:
Date Public Hearing Held: 16-Oct-2025
Third Reading Date:

Second Reading Date: 11-Sep-2025

Trust Area: Salt Spring Island Local Trust Committee
Type: Land Use Bylaw
Bylaw No.: SS-545
Application No.: SS-RZ-2019.1
Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: Yes

First Reading Date: 10-Apr-2025

Bylaw Sent to Referrals: Yes Date
Draft Bylaw to Web: 01-APR-2025

Resolutions:

Resolution Waiving Public Hearing: No
Resolution Authorizing Public Hearing: Yes
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Salt Spring Island Local Trust Committee

PUBLIC HEARING NOTICE

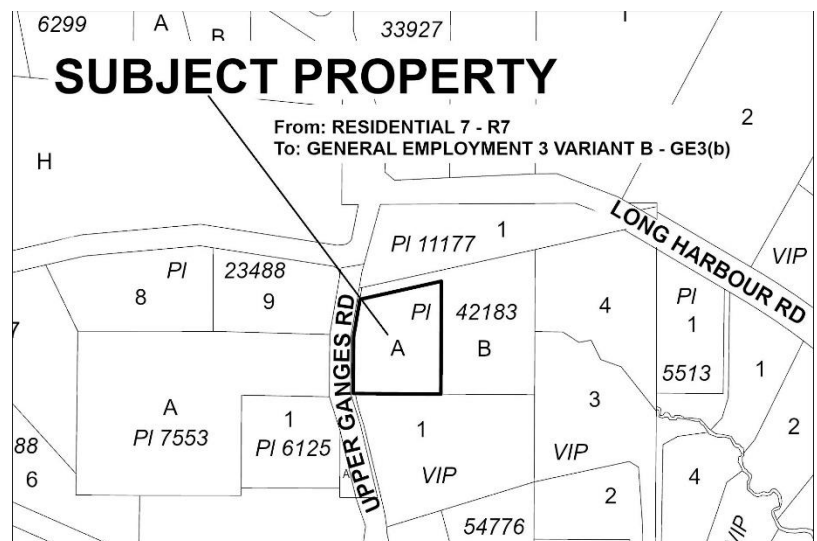
Proposed Bylaw Nos. 544 & 545

NOTICE is hereby given pursuant to Section 466 of the Local Government Act, that the Salt Spring Island Local Trust Committee invites the public to attend a Public Hearing beginning at **10:30 am, Thursday, October 16, 2025, Meaden Hall, 120 Blain Road, Salt Spring Island**, to hear your views regarding **Proposed Bylaw Nos. 544 & 545**.

The bylaw amendments propose to alter the Salt Spring Island Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation at 248 Upper Ganges Road, Salt Spring Island.

The properties are legally described as LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183 (PID: 001-308-408). The general location of the subject property is shown on the map.

A copy of the proposed bylaw, the Public Hearing Binder and other information is available **online** from October 1, 2025 to October 16, 2025 here: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under **SS-RZ-2019.1** and at the Islands Trust Victoria Office, 200 – 1627 Fort Street, Victoria, BC V8R 1H8 from 8:30 a.m. to 4:00 p.m., excluding statutory holidays.



Enquiries may be directed to Oluwashogo Garuba, Islands Trust Planner by email ogaruba@islandstrust.bc.ca, or phone at 250-537-9144. For toll-free access, request a transfer to the above telephone number via Service BC: in Vancouver at 604-660-2421 and elsewhere in BC at 1-800-663-7867.

An electronic **Community Information Meeting** will be held on Tuesday October 14, 2025 at 6pm. To learn more about the bylaws and to ask questions use the following meeting link: <https://islandstrust.zoom.us/j/62632664071>

If you are unable to attend the Public Hearing you may submit a written statement. **Written submissions will be accepted until 4:00 p.m., October 15, 2025 to:** Islands Trust, 4 – 121 McPhillips Ave, Salt Spring Island, BC V8K 2T6 or **email:** ssiinfo@islandstrust.bc.ca as well as during the public hearing. Written submissions made in response to this notice will be available for public review.

NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.

Britt Holowaty,
Deputy Secretary

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 544

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

The Salt Spring Island Local Trust Committee enacts in open meeting assembled 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. 1, 2025”.

2. SCHEDULES

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

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

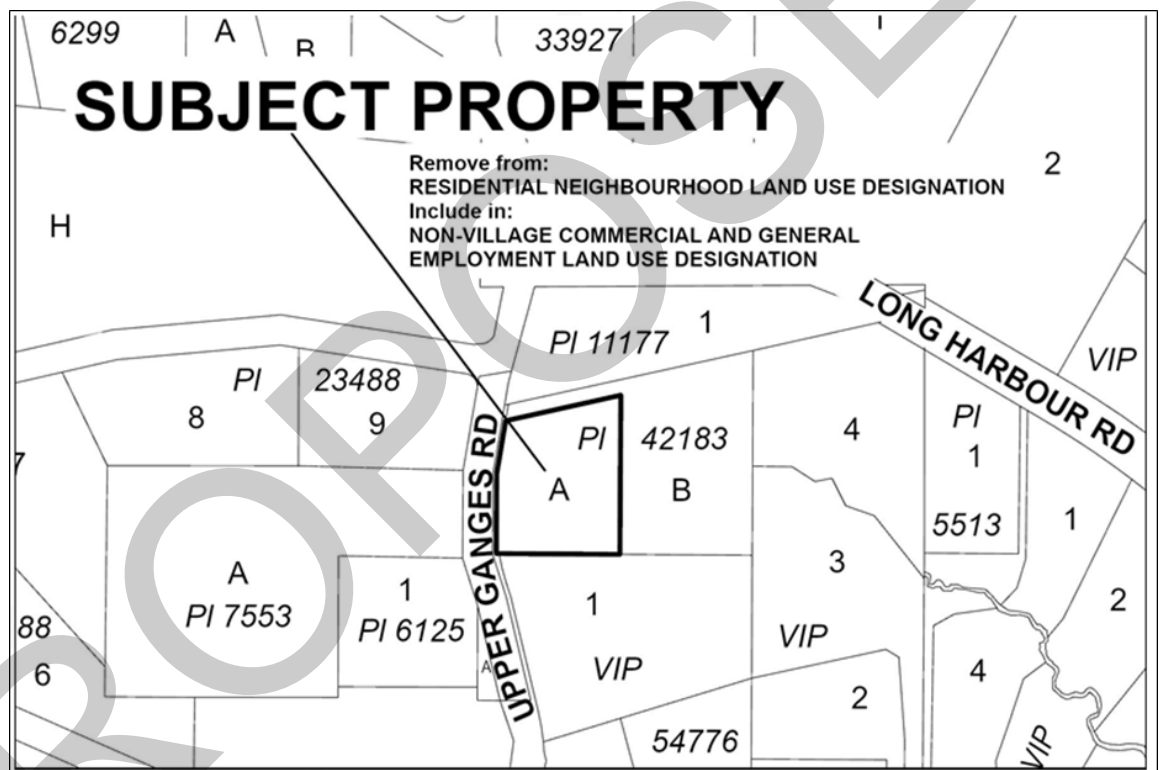
READ A FIRST TIME THIS	10th	DAY OF	APRIL	2025
READ A SECOND TIME THIS	11th	DAY OF	September	2025
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

Chair

Secretary

SCHEDULE 1

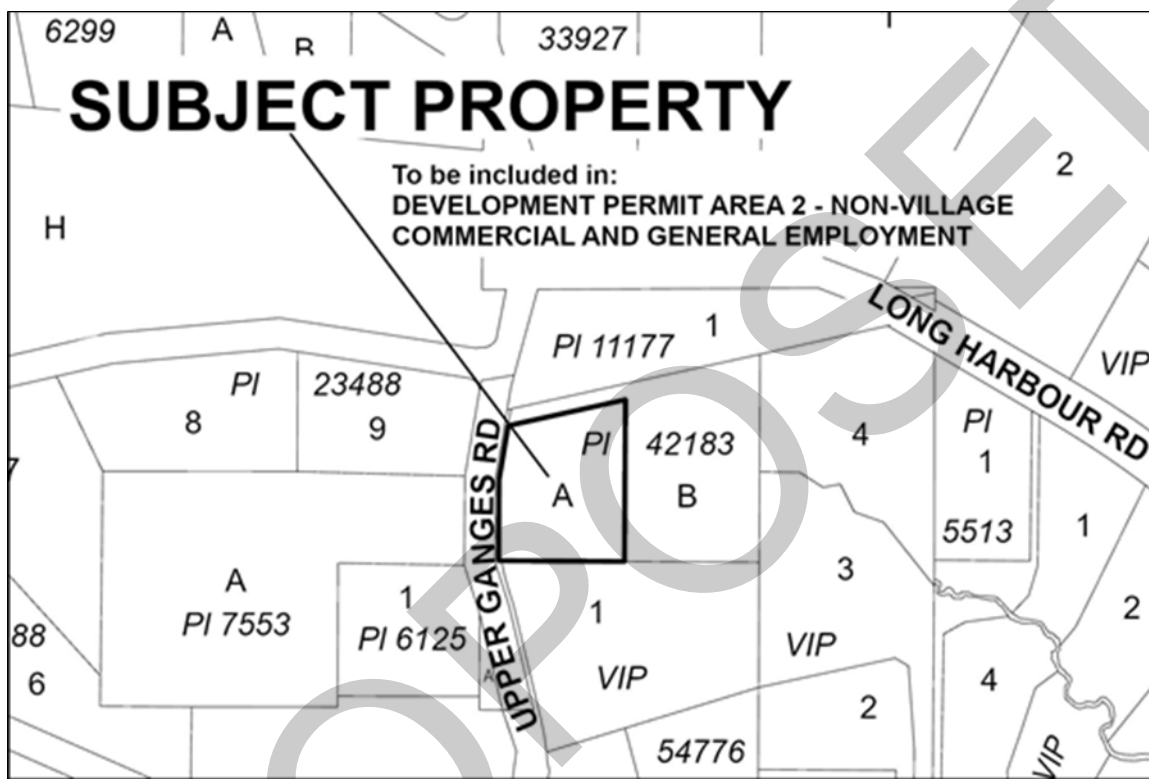
- PLAN NO 1**



2. Schedule "A", Volume 2 is amended as follows:

1.1 Map 19 – Development Permit Area 2 – Non-Village Commercial and General Employment is amended by including LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183, as shown on Plan No. 1 of this bylaw.

PLAN NO. 1



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 545

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

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. 3, 2025”.

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

2.1 Schedule “1” – Zoning Map, is amended by changing the zoning classification of LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183 from Residential 7 (R7) to General Employment 3 variant b (GE3 (b)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 355 as are required to effect this change.

2.2 By adding the following within Section 9.7.5 – Exceptions in Particular Locations:

“Zone Variation – GE3(b)

(16) The following accessory use is permitted:

(a) One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).”

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

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

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READ A SECOND TIME THIS	11TH	DAY OF	SEPTEMBER	2025
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READ A THIRD TIME THIS	_____	DAY OF	_____	20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST

_____ DAY OF _____ 20____

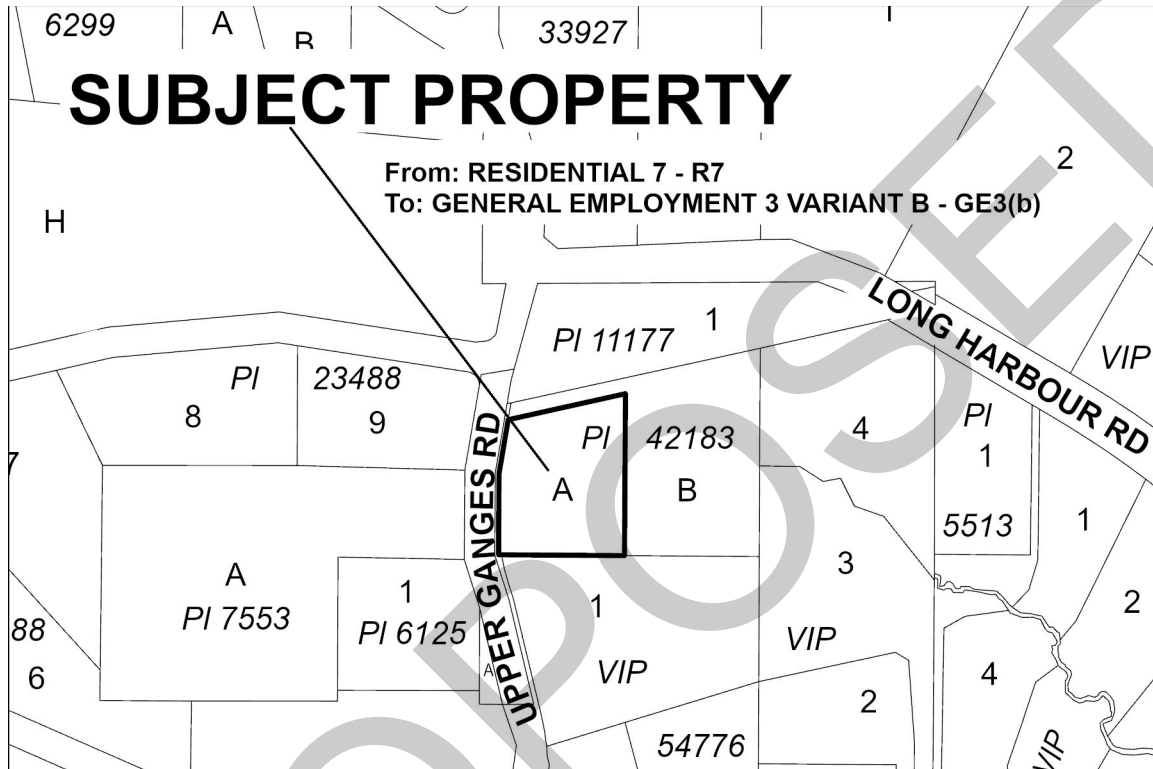
ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 545

Plan No. 1



PROPOSED

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The Salt Spring Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

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2. SCHEDULES

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

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APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

Chair

Secretary

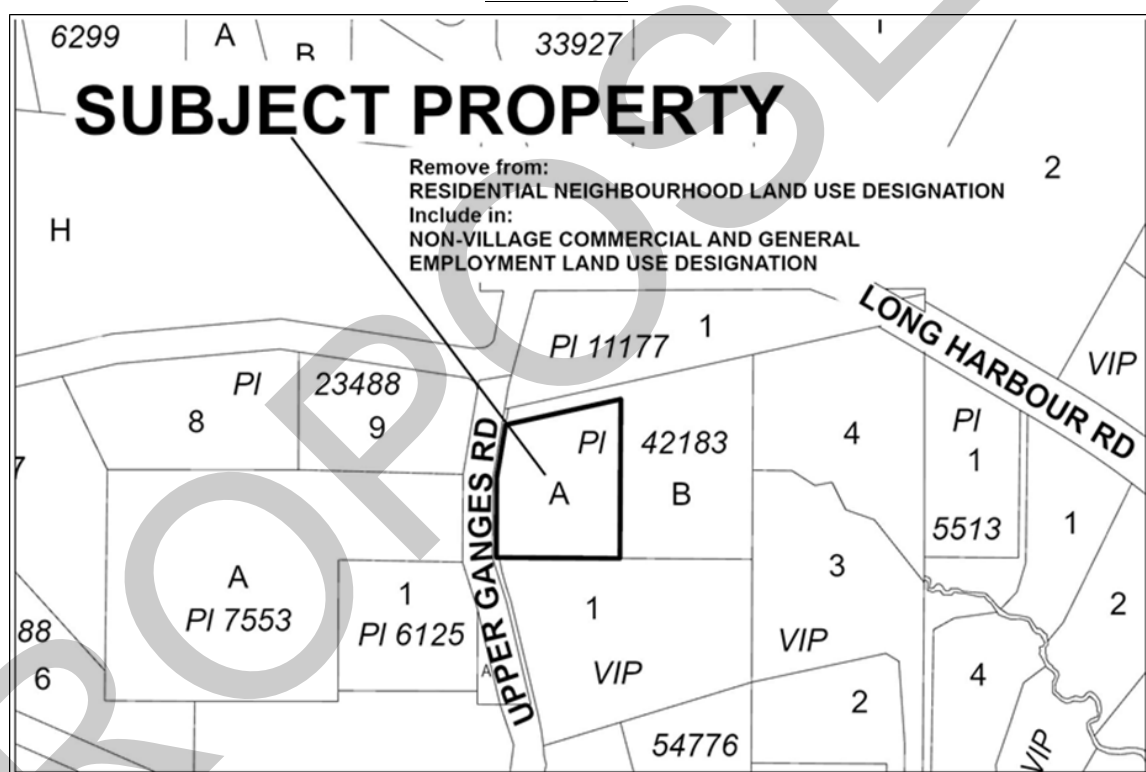
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 544**

SCHEDULE 1

1. Schedule "A", Volume 2 is amended as follows:

- 1.1 Map 1 – Plan Area with Land and Shoreline Use Designation is amended by including LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183, in the Non-Village Commercial and General Employment Land Use Designation as shown on Plan No. 1 of this bylaw.

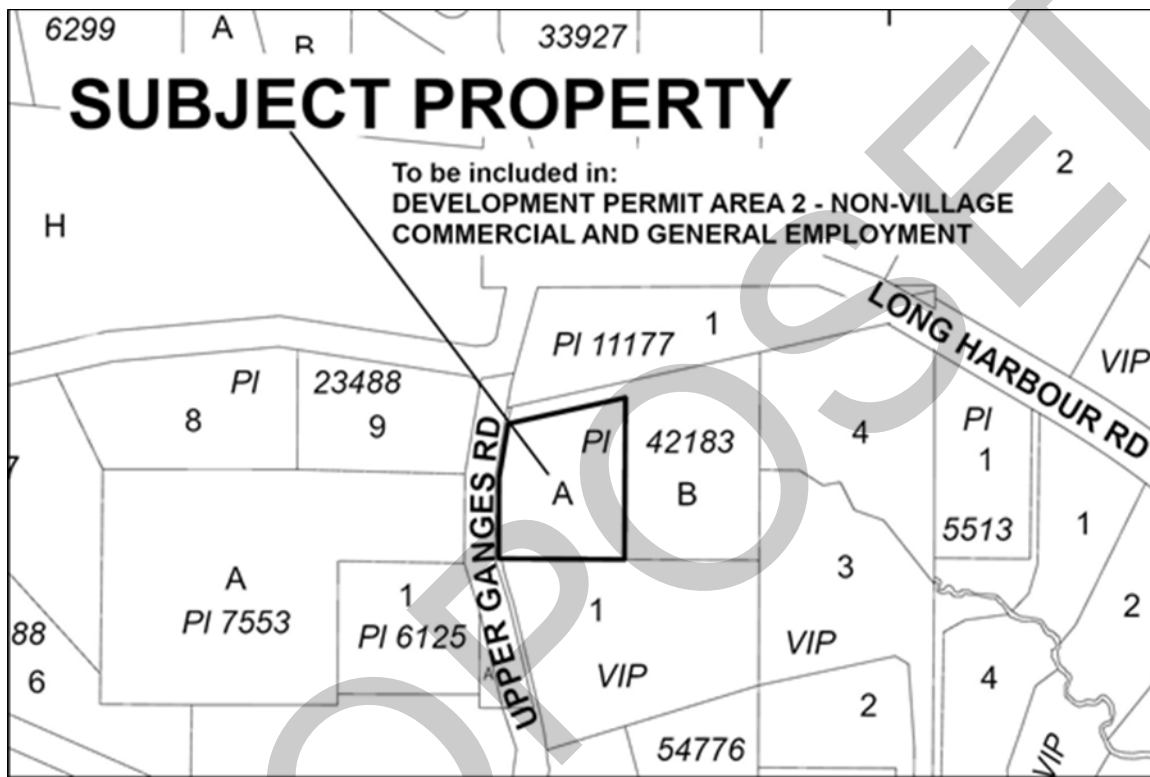
PLAN NO 1



2. Schedule "A", Volume 2 is amended as follows:

1.1 Map 19 – Development Permit Area 2 – Non-Village Commercial and General Employment is amended by including LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183, as shown on Plan No. 1 of this bylaw.

PLAN NO. 1



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 545

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

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. 3, 2025”.

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

2.1 Schedule “1” – Zoning Map, is amended by changing the zoning classification of LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183 from Residential 7 (R7) to General Employment 3 variant b (GE3 (b)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 355 as are required to effect this change.

2.2 By adding the following within Section 9.7.5 – Exceptions in Particular Locations:

“Zone Variation – GE3(b)

(16) The following accessory use is permitted:

(a) One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).”

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

3. SEVERABILITY

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APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST

_____ DAY OF _____ 20____

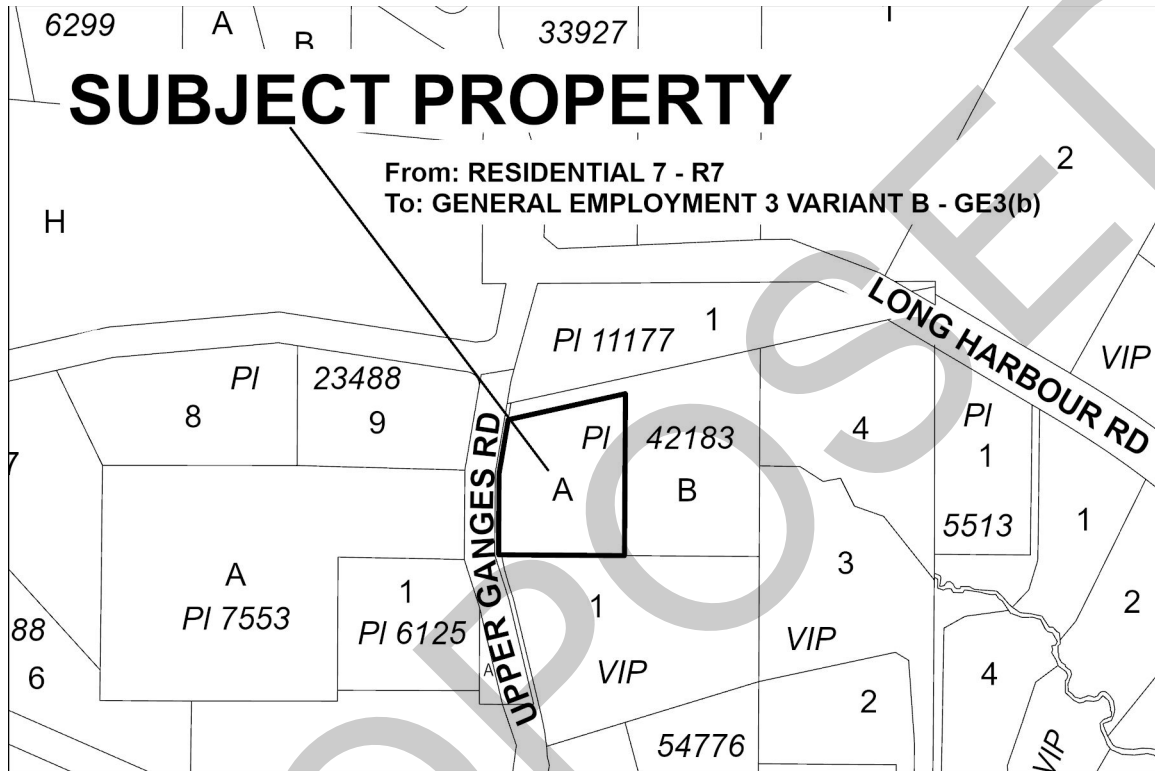
ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 545

Plan No. 1





Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca

Salt Spring Office
1 - 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Ph: (250) 537-9144
Fax: (250) 537-9116
ssinfo@islandstrust.bc.ca

Northern Office
700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca

North Pender, South Pender,
Galiano, Mayne, Saturna, Executive

Salt Spring

Gambier, Lasqueti, Hornby,
Denman, Gabriola, Thetis

Bylaw Amendment Application Form

For Official Community Plan, Land Use Bylaw, Zoning Bylaw, Subdivision Bylaw.
Rural Land Use Bylaw and Land Use Contract Amendments.

OFFICE USE ONLY

Application Fee: \$5,500.00 Receipt No: 3918 File No: SS-RZ-2019.1

SECTION 1: DESCRIPTION OF PROPERTY

(AS INDICATED ON STATE OF TITLE CERTIFICATE)

Lot/Parcel A Plan 42183 Block _____ District Lot/Section 4
Range 4 East Other Description North Salt Spring Island, Cowichan District
Street Address or General Location 248 Upper Ganges Rd. Salt Spring Island, BC
Jurisdiction and Folio Number 01 764 000738010 (From Property Assessment/Tax Notice)
Parcel Identifier (PID) 001 - 308 - 408 (From State of Title Certificate)

SECTION 2: OWNER INFORMATION

(ADD ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

(1) Eric Beamish/ Kim Beamish

Name

(1) 248 Upper Ganges Rd.

Street Address

Salt Spring Island, BC V8K 2P8

Town/Prov.

250-537-0767

Telephone

ebeamish@shaw.ca

Email

(2) Nick Williams

Name

(2) 167 Toynbee Rd.

Street Address

Salt Spring Island, BC V8K 2H7

Town/Prov.

250-537-1914

Telephone

treefarm111@gmail.com

Email

SECTION 3: APPLICANT INFORMATION

(IF DIFFERENT FROM OWNER)

Name

Street Address

Town/Prov.

Postal Code

Telephone

Fax

Email

Freedom of Information and Protection of Privacy

Personal information contained on this form is collected under the *Local Government Act* for the purpose of responding to this application, or for purposes directly connected with this application. Information on your application form may be available to the public upon request under freedom of information legislation. Please contact a Deputy Secretary at one of the above noted offices if you have any questions regarding the collection of personal information on this form.

The processing of your application will be delayed if it is incomplete. Please read the guide before you complete the application form. Keep the guide for your reference during the application process. Contact a staff person for assistance.

Mail or deliver the completed application form, fee, plans and supporting material to the Islands Trust Office. The fee is payable to the Islands Trust. Contact Islands Trust staff for the current fee prior to submitting your application as fees may change annually.

SECTION 4: Plan Designation or Zone changes:

Official Community Plan amendment requested (if applicable and be specific):

Policy B.2.4.2.2 changed to support the addition of commercial zones in certain residential zones as suggested in OCP Policy B.3.3 and Proposed Bylaw 488 and 489 - the Industrial Lands Project.

Land Use Bylaw, Zoning, Subdivision or Rural Land Use Bylaw amendments requested (if applicable and be specific):

We Request the property zoning be changed from it's current R7 designation to a variation of C6 commercial zoning. Variations we request in addition to C6 zoning are: 1. Outdoor retail sales permitted 2. Home based businesses accessory to residential use permitted. 3. Multifamily dwelling unit (Requesting 2 multifamily units)

Land Use Contract amendments requested (if applicable and be specific):

N/A

SECTION 5: Site Plans (if applicable):

Submit one (1) full-size copy and three (3) reduced (11X 17) copies of a detailed Site Plan that shows all the natural and developed features of the property, and the distances between these features and the lot lines. Show the location of any proposed buildings, structures and land clearing showing accurate dimensions of their size and the distances between the proposed developments and existing features, including lot lines. You may be required to submit an elevation showing the side views of the proposed development.

SECTION 6: Describe the current uses of the land and buildings on the property.

The land currently has a residence that owners Eric and Kim and 2 kids live in as well as a home based business Hair Salon Operated by Kim. Accessory buildings to the residence are a woodshed, studio building(Hair Salon) and Backyard/Garden Shed. Mid Isle Marine and Equipment sells and services boats, outboard motors and outdoor power equipment from 2 accessory workshops on 2/3's of the property including the use of open areas for incoming/outgoing jobs, boat trailers for regular use and business vehicles. 3 Seacans are used to store parts and wholegoods.

SECTION 7: Describe the proposed uses of the land and buildings and the proposed timing of the development or commencement of use.

We propose the continued use of this land for Mid Isle Marine to operate as we have for the past 3 years under a temporary use permit but with consideration for future growth and expansion that will require additional short and long term storage for boats, outdoor sales, and dwelling considerations for staff accomodations. We also would like to retain the current residential dwelling and home based business use.

SECTION 8: Describe the current uses of land and buildings on adjacent properties. You may be required to submit a site plan showing existing features of adjacent properties.

Adjacent properties are all residentially zoned, the one to the north beyond the panhandle driveway is a rented house, the residence to the east is unoccupied 95% of the time. The property to our south is a secondary residence. Across the street to our west is a permanent residence, an unoccupied property and another permanent residence directly across from our driveway.

SECTION 9: Describe the reasons in support of the bylaw amendment. Attach additional comments on a separate page. Submit any technical reports, studies or appraisals of the property and report on any community consultation you have undertaken.

The Industrial Lands Project has been an Islands Trust project for years to change the amount of commercial/industrial zoning to accomodate the healthy growth of our economy and resident job security on Salt Spring Island. Proposed Bylaw 488 delineates the intersection of Long Harbour and Upper Ganges Rd as a supported location for rezoning of lands into commercial and industrial zones. This intersection is 100 yards from this property's location and one reason this property was chosen by the owners to occupy Mid Isle Marine and Equipment. The second reason is that this location had been used for boat and equipment sales and service for 20 years prior to our purchase and move here.

SECTION 10: APPLICATION COMPLETION CHECKLIST:

- ☒ I have completed all sections of this application form
- ☒ I have included detailed site plans and elevation drawings as required in Section 5 of this application form
- ☒ I have included a recent State of Title Certificate (not more than 30 days old)
- ☒ I have included copies of all covenants registered against the title
- ☒ All owners listed on the title have signed the application
- ☒ I have included the correct fee (contact Staff for current fees)

IMPORTANT: Your application will not be considered complete unless it contains all of the information above.

A Note about Obtaining State of Title Certificate and Covenants: State of Title Certificate and covenants may be obtained from the Land Title Office or through your local government agent office for a fee.

SECTION 11: OWNER'S CONSENT AND AUTHORIZATION

(Signature of all registered owners is required.)

For additional owners, including Strata Corporations, attach a separate sheet)

In order to assist Islands Trust Planners in the review and evaluation of my application, by signing below, authorize the Planners assigned to this application to enter onto the land at reasonable times, after making reasonable efforts to arrange to schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application:

(1) 
Consent and Authorization Signature

(2) 
Consent and Authorization Signature

(1) February 22, 2019
Date

(2) February 22, 2019
Date

Contaminated Sites Regulation

Please note that pursuant to Section 4(4) of the Contaminated Sites Regulation, B.C.Reg. 375/96, a **site profile is not required and will not be accepted by the Islands Trust.** If you have any questions, please contact this office.

Section 9 Additional Notes:

OCP Sections B.3.3.1.1, B.3.3.1.2, B.3.3.1.3, B.3.3.1.5 All support and line up with our request to rezone to C6 with variations.

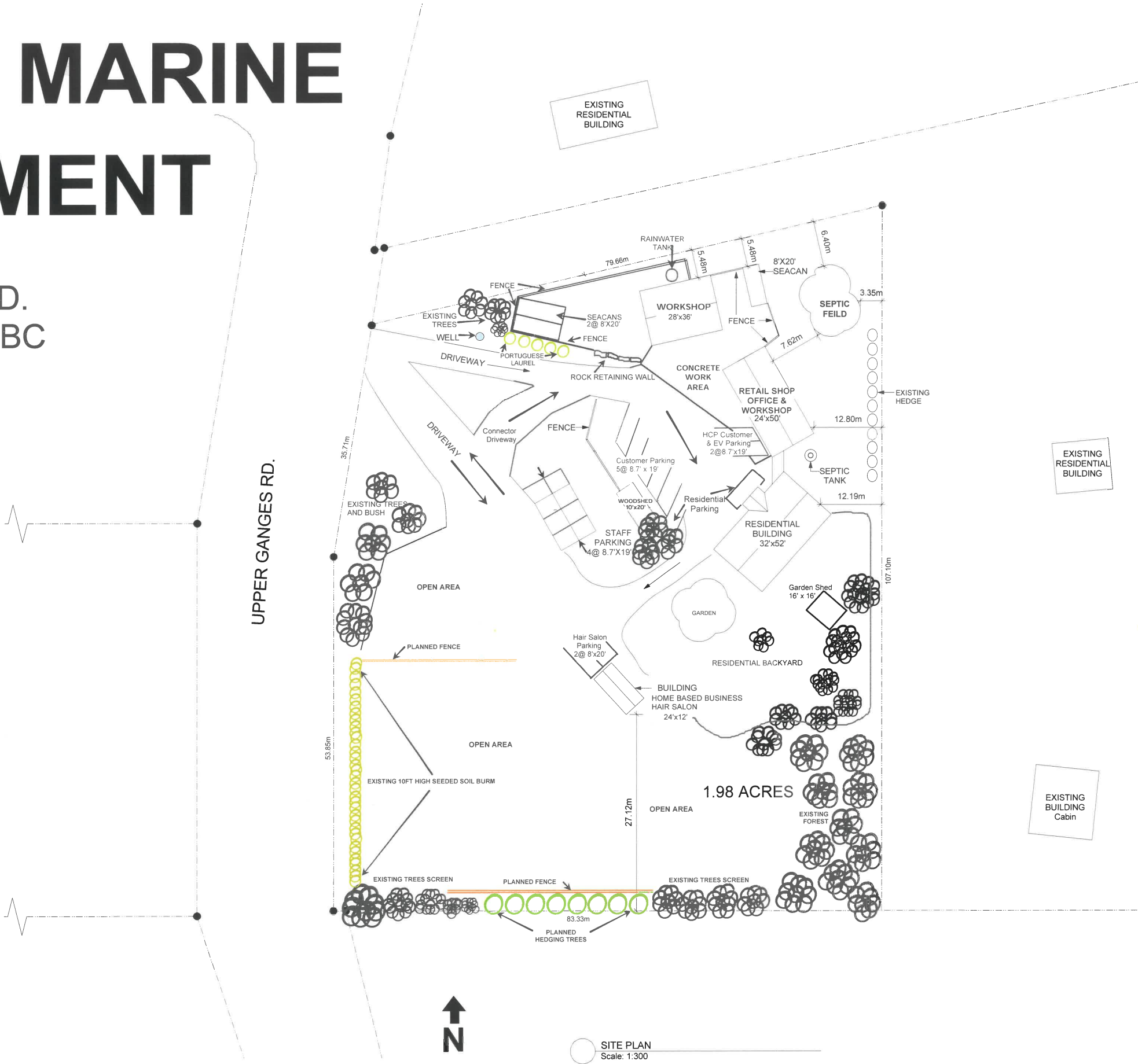
Nick Williams has personally been hunting for a suitable location for his business Mid Isle Marine since 2003 and is confident as feedback has been great that this location serves the business and customers in location and access for all islanders and visitors alike.

We have numerous letters of support submitted to the islands trust over the past 2 months to this application.

MID ISLE MARINE & EQUIPMENT

248 UPPER GANGES RD.
SALT SPRING ISLAND, BC
V8K 2P8

SITE DATA:	
PROPERTY ID: 001-308-408	
LOT A, SECTION 4, RANGE 4 EAST,	
NORTH SALT SPRING ISLAND,	
COWICHAN DISTRICT,	
PLAN VIP42183	
FOLIO	
764.00738.010	
EXISTING BUILDINGS	
WORKSHOP	1008.00 sq.ft.
WORKSHOP/ OFFICE	1200.00 sq.ft.
RESIDENTIAL HOUSE	1664.00 sq.ft.
HAIR SALON	288.00 sq.ft.
3 @ 8'x20' SEACANS	480.00 sq.ft.
TOTAL EXISTING AREA	4640.00 sq.ft.
SITE AREA	86419.436 sq.ft.
PERCENT OF PROPERTY	5.36%



MID ISLE MARINE &
EQUIPMENT
248 UPPER GANGES RD.
SALT SPRING ISLAND, BC
V8K 2P8

SITE
PLAN

SP1

Drawn by:	G.M.
Checked by:	
Revision No:	
Project:	
Scale:	As Noted

3. APR 04/18	1. APR 02/18	No	Date
2. APR 04/18	1. APR 02/18	No	Date

Remarks:

Copyright reserved. This drawing remains the exclusive property of Three Shores Associates and may not be reproduced or used without written consent.

TITLE SEARCH PRINT

2020-12-16, 09:56:36

File Reference:

Requestor: Emily Williams`

Declared Value \$329000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CA8130526

CA8130525

Application Received

2020-04-08

Application Entered

2020-04-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

NICHOLAS MATTHEW WILLIAMS, MARINE MECHANIC
EMILY LINDSAY MYERS, BUSINESS MANAGER
167 TOYNBEE ROAD
SALT SPRING ISLAND, BC
V8K 2H7
AS JOINT TENANTS

Taxation Authority

Capital Assessment Area

Description of Land

Parcel Identifier:

001-308-408

Legal Description:

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT,
PLAN 42183

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE CA4941679 EXPIRES 2019-01-11

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT (SEE DF S44316)

HERETO IS ANNEXED EASEMENT S108847 OVER PART OF LOT B, PLAN 42183

Charges, Liens and Interests

Nature:

EASEMENT

Registration Number:

P15351

Registration Date and Time:

1985-02-27 11:41

Remarks:

PART, APPURTENANT TO LOT B, PLAN 42183

TITLE SEARCH PRINT

2020-12-16, 09:56:36

File Reference:

Requestor: Emily Williams`

Declared Value \$329000

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EB40006
Registration Date and Time:	1988-05-16 08:34
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature:	MORTGAGE
Registration Number:	CA8130527
Registration Date and Time:	2020-04-08 13:50
Registered Owner:	NATIONAL BANK OF CANADA

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

LAND TITLE ACT
Form 17
(Section 183, 184 (1), 220)
APPLICATION

NOTE: Before submitting this application to register under the Act, the applicant must first pay the applicable fee to the Land Title Office, including fees for the Grant, Assessment, and Registration, and the fee for the Land Title Office.

NATURE OF INTEREST:	MARKET VALUE:
(1) FOR SIMPLE <input type="checkbox"/>	
(2) CHANGE <input checked="" type="checkbox"/>	TRUE VALUE: <u>AGREEMENT</u>
(3) CANCELLATION OF CHANGE <input type="checkbox"/>	NATURE OF CHANGE:

REMARKS: FEE OF: 10.00

As to (1) and (2) ADDRESS of person entitled to be registered as owner, if different than shown in Instrument:

As to (3) FULL NAME of person entitled to cancellation who or on whose behalf the application is made:

LEGAL DESCRIPTION, if not shown in Instrument being submitted with this application: A. N. HARDIE & ASSOCIATES

FULL NAME, ADDRESS, TELEPHONE NUMBER of person providing application: D.C. LAND SURVEYORS

Application: CANADA, B.C., VOS 120 537-5502

Patricia A. Hardie 8CL5
Solicitor of the Court or Solicitor in Substantiated Form

P 15351

LAND TITLE OFFICE
VICTORIA B.C.

27 Feb 85 11 41

This Agreement made this 17th day of January,
A.D. 1985

BETWEEN:

PATRICK GLEN MUSSELL, Contractor 82/27/85 AS003 CHG MON 10.00
Box 718,
GANGES, B.C.
VOS 120
(hereinafter called the Grantor) OF THE FIRST PART

AND:

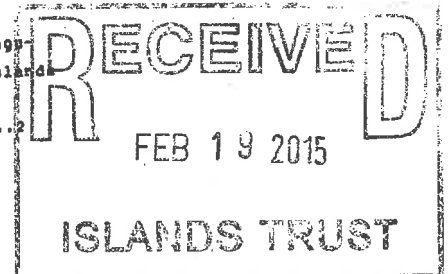
PATRICK GLEN MUSSELL, Contractor,
Box 718,
GANGES, B.C.
VOS 120
(hereinafter called the Grantee) OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner of all and singular that certain parcel of land, situate, lying and being in the Gulf Islands Assessment District in the Province of British Columbia, and more particularly known and described as:

Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42123
(hereinafter called the Servient Tenement)

B. The Grantee is the registered owner of all and singular those certain lands situate, lying and being in the Gulf Islands



- 2 -

Assessment District, in the Province of British Columbia, more particularly known and described as:

Lot B, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan _____ 42183
(hereinafter called the Dominant Tenement)

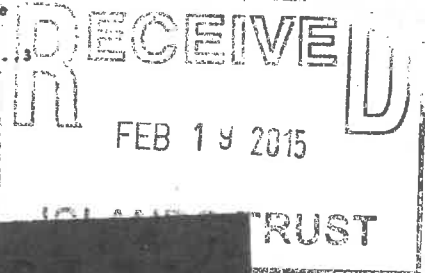
C. The Grantee is desirous of obtaining from the Grantor an Easement for the use of a well on the Servient Tenement, the installation of water pipes from the well across part of the Servient Tenement described in Schedule "A" hereto to the Dominant Tenement and the installation of such necessary poles and stringing of wires thereon to provide hydro to the well pump.

WITNESSETH that in consideration of the premises and other good and valuable consideration now paid by the Grantee to the Grantor (receipt whereof is hereby acknowledged) the parties do agree as follows:

1. The Grantor as registered owner of the Servient Tenement hereby grants to the Grantee, his successors, assigns, employees, contractors, licensees, and agents, the right at any time to enter on that part of the Servient Tenement described in Schedule "A" attached hereto for the purpose of taking up and carrying water from a well drilled on the Servient Tenement and for the purpose of laying, constructing, repairing, maintaining, and replacing on, over and under the Servient Tenement as described in Schedule "A" attached hereto, poles and wires for conveying hydro to the well pump.

2. The Grantor covenants as follows:

- (a) That he will not place or erect any buildings or other structures or plant any trees or other growth in such a position as to interfere with easements herein granted;
- (b) That he will from time to time and at all times upon every reasonable request and at the cost of the Grantee, duly execute or cause to be made, done or executed all further deeds, things, devices, conveyances and assurances in lay whatsoever for the better assuring to the Grantee of the easements hereby granted;
- (c) That he will not knowingly do or permit to be done any act or thing which will interfere with or injure



- 3 -


anything laid, constructed, erected or replaced as
aforesaid.

3. The Grantee and the Grantor mutually covenant and agree
as follows:


- (a) That water from the well herein described shall be shared equally between the parties and shall be used for domestic purposes, and the parties agree that all costs relating to installing, maintaining, replacing or repairing the well, the well pump, poles, wires and the water pipe shall be borne equally by the parties hereto. Title to all equipment and improvements used in connection with the well shall vest in the parties hereto or the owners, for the time being, of the Servient and Dominant Tenements, equally.
- (b) The burden of the right hereby granted shall run with the Servient Tenement and no part of the fee of the soil of the Servient Tenement shall pass to or be vested in the Grantees under and by virtue of these Presents, and the grants of Easements contained herein are appurtenant to and for the benefit of the Dominant Tenement.
- (c) The Lands affected by this Easement are more particularly described on Schedule "A" attached.
- (d) This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors, successors in title and assigns.

IN WITNESS WHEREOF the parties have executed these Presents
the day, month, and year first above written.

AS GRANTOR:
SIGNED, SEALED AND DELIVERED BY
the Registered Owner in the pre-
sence of:


name
KEVIN BELL
address
NOTARY PUBLIC
Cape Breton
occupation

AS GRANTEE:
SIGNED, SEALED AND DELIVERED BY
the Registered Owner in the pre-
sence of:


name
KEVIN BELL
address
NOTARY PUBLIC
Cape Breton


PATRICK GLEN RUSSELL


PATRICK GLEN RUSSELL

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4

155/

SCHEDULE A

All that Part of Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan , which said Part may be more particularly described thus:


Commencing at a point on the East boundary of said Lot A, said point lying $0^{\circ}00'40''$ 37.000 metres from the southeast corner thereof;

THENCE: $270^{\circ}00'40''$ 10.000 metres;

THENCE: $0^{\circ}00'40''$ 6.000 metres;

THENCE: $90^{\circ}00'40''$ 10.000 metres more or less to the said East boundary;

THENCE: $180^{\circ}00'40''$ and along the said East boundary, 6.000 metres more or less to the point of commencement.


Allan R. Hardie, B.C.L.S.
November 22, 1984.



FORM 17 - CHARGE
NATURE: Statutory Right of Way necessary
for the operation and maintenance of
B.C. Hydro's undertaking: TORIA
TRUE VALUE: \$ 100.00
HEREWITH FEES OF \$ Nil
APPLICANT: *Lynda-Lee Tinckler*
LYNDA-LEE TINCKLER
AGENT FOR B.C. HYDRO, 900-1045 HOWE ST.,
VANCOUVER, B.C. V6Z 2B1 663-2429

E80400069

P10 1-308-408

THIS AGREEMENT made as of the 2 day of
May, 1988

BETWEEN:

PATRICK GLEN MUSSELL, Contractor, of
P.O. Box 718, Ganges, in the Province
of British Columbia, V0S 1E0

R5349

(hereinafter called "the Owner")

OF THE FIRST PART

AND:

BRITISH COLUMBIA HYDRO AND POWER
AUTHORITY, of 970 Burrard Street,
in the City of Vancouver, in the
Province of British Columbia,
V6Z 1Y3,

(hereinafter called "B. C. Hydro")

OF THE SECOND PART

WITNESSETH THAT:

1. The Owner, in consideration of the sum of -----
-----Ten-----
Dollars (\$10.00) of the lawful money of Canada (the
receipt and sufficiency whereof is hereby acknowledged),
hereby grants unto B. C. Hydro in perpetuity the full and
free right, liberty and statutory right of way for
B. C. Hydro, its servants, agents and all others the
licensees of B. C. Hydro:

FORM 1 (Section 39)
REGISTRATION
Received an application received on
the day, date, month, year
M. H. FISCHER, Registrar of
Victoria Land Title Office

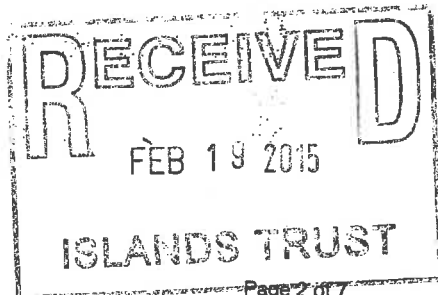
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LAND TITLE OFFICE
VICTORIA
88 MAY 16 08 34 5

E8040006

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FEB 18 2015
ISLANDS TRUST

- 2
- (a) To construct, erect, string, or otherwise install, operate, maintain, remove and replace upon the land described in the Schedule hereto (hereinafter called "the land") poles with guy wires, brackets, crossarms, insulators, transformers, anchors and their several attachments, and one or more lines of wire for the transmission and distribution of electric energy and for communication and television and aircraft warning purposes (all of which are hereinafter collectively called "the works");
- (b) (i) To trim or fell all or any trees or growth now or hereafter on any portion or portions of the land lying within three (3) metres of a line formed by dropping perpendiculars to the ground from the outermost points of any of the works (which portions are hereinafter together called "the adjacent areas");
- (ii) To clear the adjacent areas and keep them cleared of all or any part of any trees or growth now or hereafter on the adjacent areas;
- (iii) To clear the adjacent areas and keep them cleared of all or any part of any buildings or obstructions now or hereafter on the adjacent areas which might, in the opinion of B. C. Hydro, interfere with or endanger the installation, operation, maintenance, removal or replacement of or access to the works or any part thereof or the operation, use, maintenance or existence of which on the adjacent areas might, in the opinion of B. C. Hydro, create or increase any hazard to persons;
- (c) Generally to do all acts necessary or incidental to the business of B. C. Hydro in connection with the foregoing.



- 3 - 3

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2.

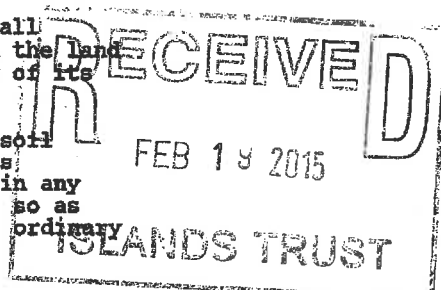
The Owner hereby covenants with B. C. Hydro:

- (a) Not to make, place, erect, operate, use or maintain any building, structure, foundation, pavement, excavation, well, pile of material, obstruction, equipment, thing or inflammable substance, (hereinafter called "the Owner's works"), or to plant any growth upon any of the adjacent areas, if any such actions, in the opinion of B. C. Hydro:
 - (i) might interfere with or endanger the works or any part thereof or the installation, operation, maintenance, removal or replacement of the works or any part thereof; or
 - (ii) might obstruct access by B. C. Hydro's servants, agents or licensees to the works or any part thereof; or
 - (iii) might by the operation, use, maintenance or existence of the Owner's works on any of the adjacent areas create or increase any hazard to persons, vehicles or equipment;
- (b) Not to carry out blasting or aerial logging operations on or adjacent to any portion of the adjacent areas unless permission in writing from B. C. Hydro has first been received, which permission shall not be unreasonably withheld;
- (c) Not to diminish or substantially to add to the ground cover over such of the works as may be from time to time installed, operated or maintained below the surface of the land and, in particular, without in any way limiting the generality of the foregoing, not to construct open drains or ditches along or across such of the works as may at any time be installed on or under the land;
- (d) Not to do or knowingly permit to be done any act or thing which might in any way whatsoever interfere with or injure or endanger the works or any part thereof or impair the operating efficiency thereof or create or increase any hazard to persons.

3.

B. C. Hydro hereby covenants with the Owner:

- (a) To pay compensation to the Owner for any damage to any buildings, crops, or improvements outside any of the adjacent areas caused by B. C. Hydro in the exercise of any of its rights hereunder and without negligence on the part of the Owner;
- (b) To pay all royalties, scaling fees and other charges which may be levied by the Crown against any timber that B. C. Hydro cuts on the land;
- (c) To pay compensation to the Owner for all merchantable timber cut or damaged on the land by B. C. Hydro in the exercise of any of its rights under this Agreement;
- (d) That it will, as soon as weather and soil conditions permit and insofar as it is practicable to do so, bury and maintain any underground works installed hereunder so as not to interfere with the drainage or ordinary cultivation and use of the land.



- (e) Not to install, maintain or replace any works upon or within the land under the terms of this Agreement other than those works located or to be located as shown coloured red or within the red outline (as the case may be) upon the attached print of B. C. Hydro Drawing Number -----ESSI-2-88----- unless permission from the Owner has first been received which permission shall not unreasonably be withheld.

4. It is mutually agreed between the Owner and B. C. Hydro that:

- (a) The amount of any compensation payable under Paragraph 3 hereof shall be such as may be mutually agreed upon between the Owner and B. C. Hydro and in the event of disagreement as may be settled by arbitration pursuant to the Commercial Arbitration Act, but no such compensation shall be payable for any damage or cutting for which compensation has theretofore been paid;
- (b) The title to all timber cut on the land by B. C. Hydro in the exercise of its rights hereunder shall vest in B. C. Hydro;
- (c) This Agreement shall be construed as running with the land and that no part of the fee of the soil shall pass to or be vested in B. C. Hydro under or by this Agreement;
- (d) The expressions "Owner" and "B. C. Hydro" herein contained shall be deemed to include the executors, administrators, successors and assigns of such parties wherever the context so admits;
- (e) Where the expression "Owner" includes more than one person, all covenants herein on the part of the Owner shall be construed as being several as well as joint;
- (f) Wherever the singular and masculine are used in this Agreement they shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the Owner has caused these presents to be executed as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
by the Owner in the presence
of:

Name

Michael J. Mussell

PATRYCK GLEN MUSSELL

Address

ROYAL B. MONTGOMERY
Notary Public
BOX 570
GANGES, B.C. V. 1E0
537 5421

Occupation

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ISLANDS TRUST
Page 4 of 7

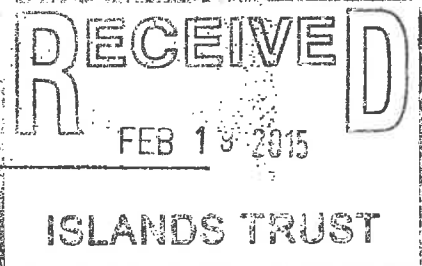
5

SCHEDULE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Gulf Islands Assessment District, in the Province of British Columbia, and more particularly known and described as:

Lot A, Section Four (4), Range Four East (R4E),
North Salt Spring Island, Cowichan District,
Plan 42183.

Parcel Identifier: 001-308-408



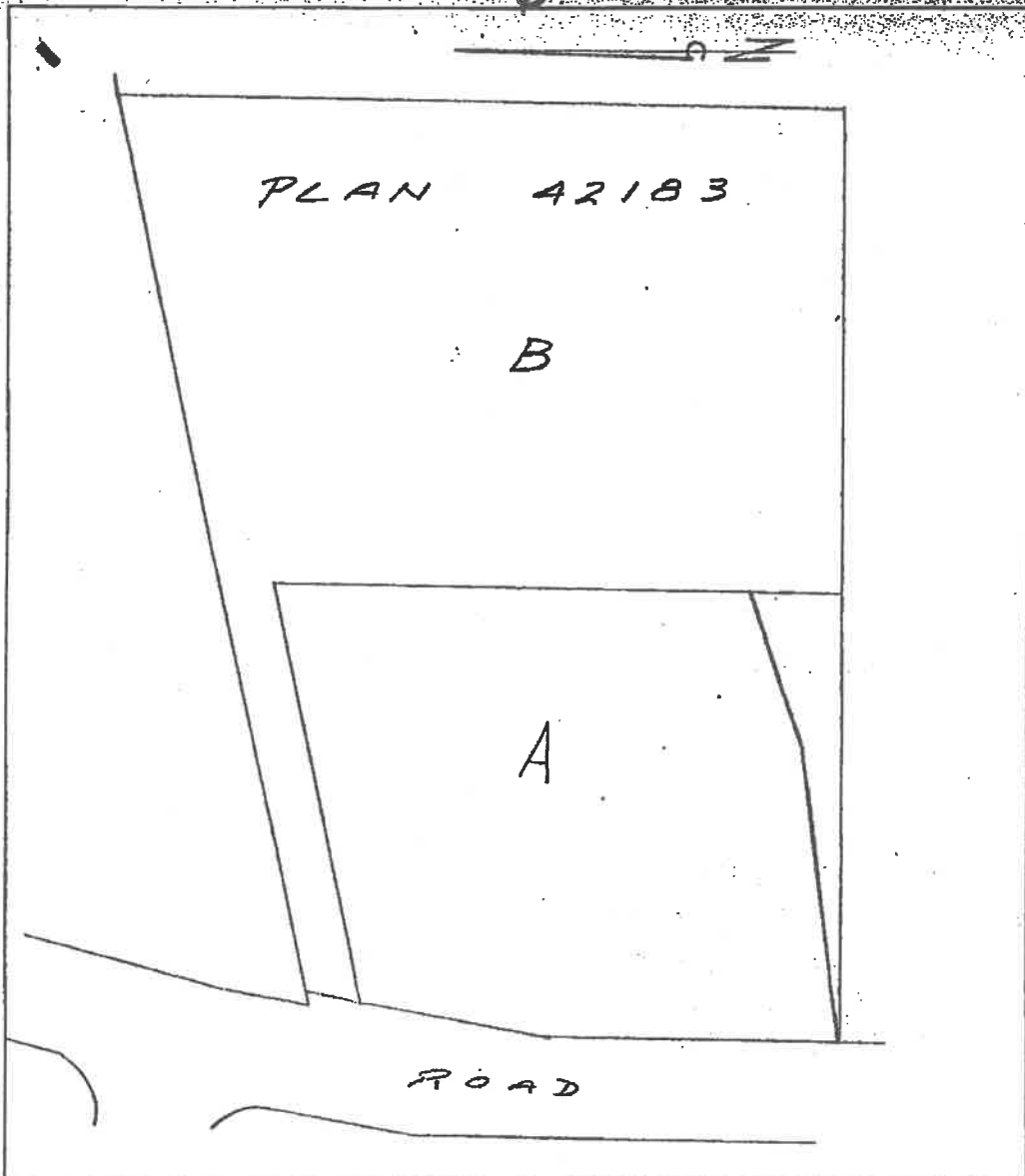
Status: Registered

Doc #:

RCVD: 1988-05-16 RQST: 2014-05-06

EP 10000

4.36.00



BRITISH COLUMBIA HYDRO AND POWER AUTHORITY				GULF ISLANDS POWER DIST.	
DES.		DATE		APPROVALS	EASEMENT OVER LOT A SECA RANGE 4 EAST NORTH SALTSPRING ISLD. PLAN 42183 COWICHAN PORT
DES. CH.				DATE	
DR.	J.M.	88-01-06			
DR. CH.					
SCALE: 1-100			MICROFILMED	SHEET OF 1	DWG. No. ESSI 288 R.

BCH 3233 CH P.A.

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FEB 18 2015
ISLANDS TRUST

Status: Registered

Doc #:

RCVD: 1988-05-16 RQST: 2014-05-06
4.36.00

EB 40006



British Columbia Hydro and Power Authority
Properties Division
900-1045 Howe Street Vancouver B.C. V6Z 2B1
Telex 04-54512

For Personal Contact:

Tel. (604) 663-2429

(Miss) L. L. Tinckler

FILE: 571-1602.0(X143)

6 May 1988

REGISTERED MAIL

The Registrar
Land Title Office
850 Burrard Avenue
Victoria, B.C.
V8W 1B4

Dear Sirs:

Re: B.C. Hydro Statutory Right of Way
Agreement - Lot A, Sec. 4, Range 4 East
North Salt Spring Island, Cowichan
District, Plan 42183.

We enclose the original and one copy of the above noted Statutory
Right of Way Agreement with Form 17 application stamped thereon. Would you
please register the Agreement and return the copy to us showing registration
particulars.

Please let us have a State of Title Certificate upon completion of
the pending application.

Yours very truly

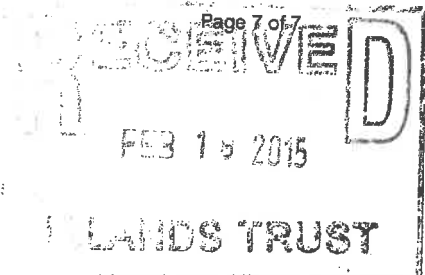
(Miss) L. L. Tinckler
Legal Services Supervisor

LLT/kh
Encls.

MAY 13 1988

42985

HW9/5/55-3



**Gooding
Hydrology**



**DRAINAGE STUDY
248 Upper Ganges Rd
Saltspring Island, BC**

**For
Mid-Isle Marine
Ganges, B.C.**

**By
Dave Gooding, P.Eng.
Gooding Hydrology
Saltspring Island**

October 2015

causes this sub-surface flow to emerge from the lower hillside and along the base of the slope. Both flows join and leave the property through a 6 inch culvert under the lower driveway and the pedestrian walkway, to the ditch on the east side of Upper Ganges Rd.

T.U.P. Drainage Design

Improvements to the drainage system, to prevent oil or gas from an accidental spill which may enter the surface or groundwater, and then exit the site, are needed. Only approximately the upper third of the parking and work area, where a spill is most likely to occur, are topped with well compacted driveway crush, which has a low permeability. Near the shop on the north side, surfacing appears to be a permeable drain rock, while the lower parking area is a permeable sandy gravel. This entire area needs to be surfaced with a low permeability well compacted driveway crush. Any spills onto this surface can be blotted up, and the contaminated surface crush scraped out and replaced with clean crush.

Surface drainage from the parking/work area should flow down to a swale along the bottom of the area, be directed by the drainage swale into a catch basin, and then into an oil-water separator. To catch any small spills, which might have gone unnoticed, and have slowly penetrated through the compacted crush surface into sub-surface flow, groundwater should be captured by a drain rock trench and groundwater interception perforated pipe along the down-slope west side of the parking area, which will also be directed into the oil-water separator. A general layout is shown below.

Figure 3: Drainage design for Temporary Use Permit



Appendix 1: Lot Location



Appendix 3: Photos

Photo 1: Work area and boat shop center, small engine shop to right



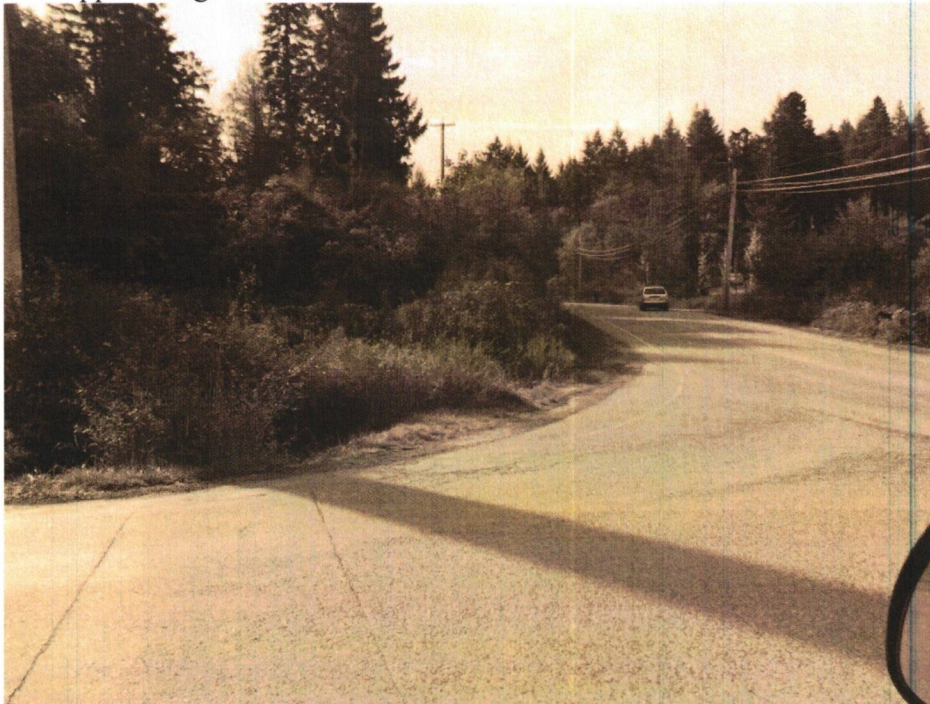
Photo 2: Parking area. Well visible by white bobcat right of center



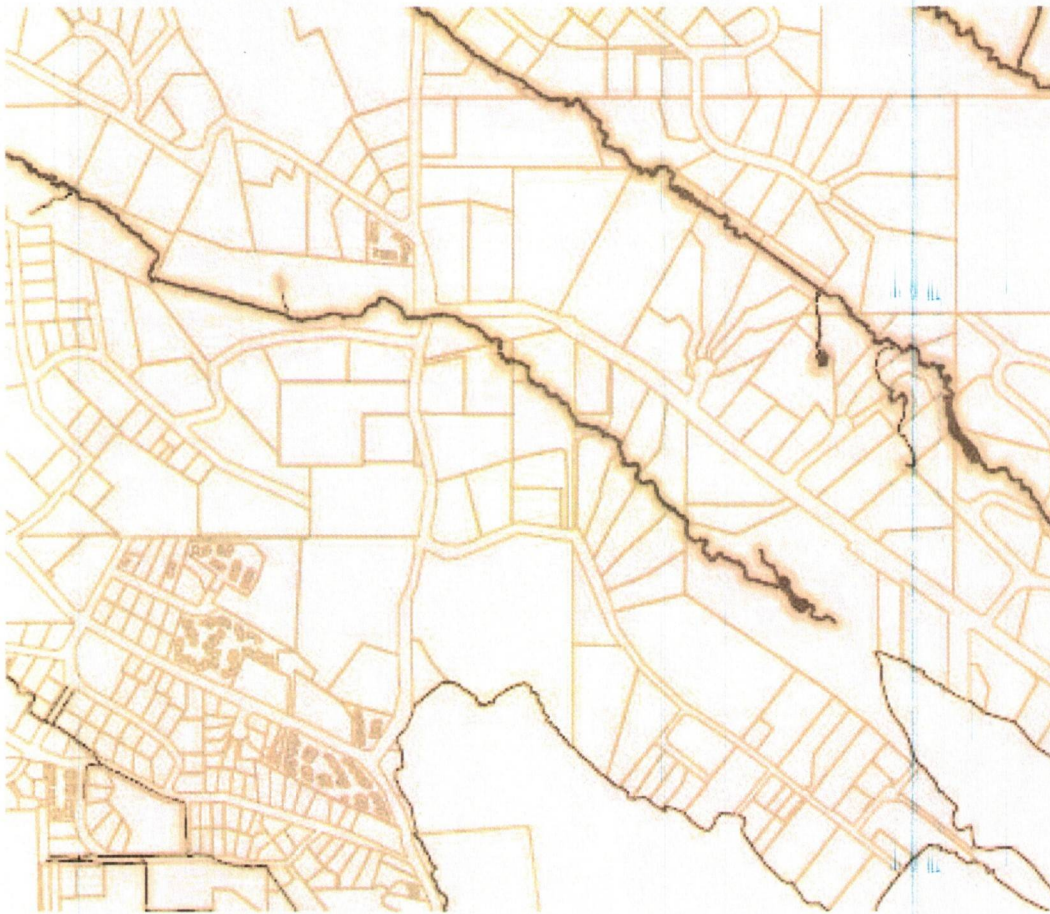
Photo 3: Driveway from Upper Ganges Rd, well visible on left of drive, oil-water separator proposed location above blue and white sign



Photo 4: From Long Harbour Rd junction, Madrona Creek crossing and ditchline from 248 Upper Ganges Rd

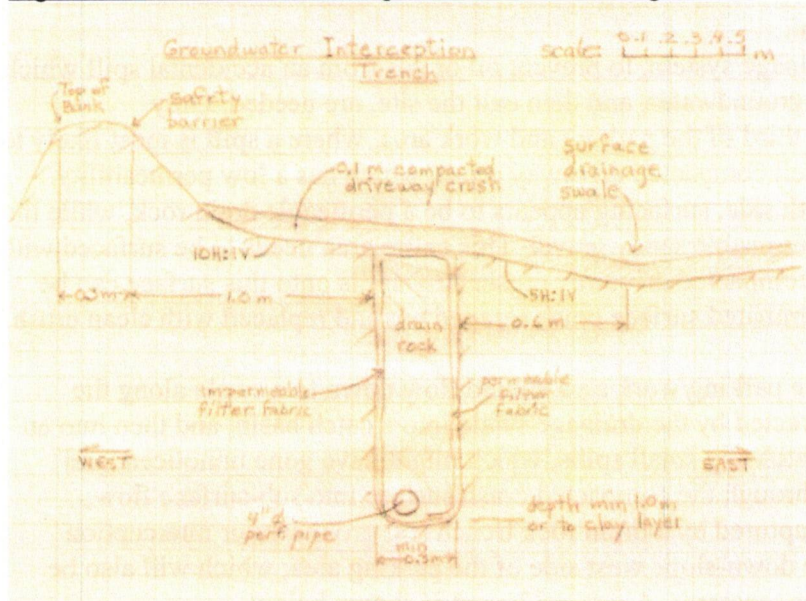


Appendix 2: Islands Trust mapping of the DPA7 fisheries stream Madrona Creek



A cross section of the west downhill edge of the parking area, with the layout of the groundwater interception trench and perforated pipe, is shown in more detail below.

Figure 4: Groundwater interception trench & drainage swale



Compliance with Bylaw 355 Section 5.7

The present drainage system, and the proposed improvements to it, are in compliance with bylaw 355 section 5.7.1 to 5.7.8. While some groundwater will be intercepted by the drain rock trench and perforated pipe, this has no significant impact as this groundwater would have emerged as surface flow from the bank, on the clay layer boundary.

Long Term

If this location is to be used for mechanical repair and servicing for the long term, the floor of the boat repair shop and an adequate pad between the boat and small engine shops should be covered in concrete or paving, sloped in to a drain which is piped directly to the oil-water separator. Consideration should be given to constructing a secondary water treatment artificial wetland between the oil-water separator and runoff's release to the Upper Ganges Road ditch, in the area shown in figure 3 above.

D. Gooding



Dave Gooding, P.Eng.

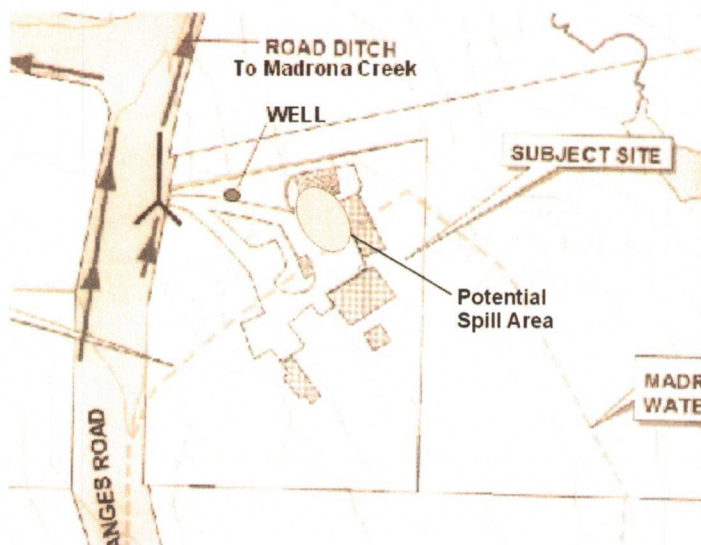
Background

Gooding Hydrology was contacted by Eric Beamish, for Mid Isle Marine, to do a drainage study of 248 Upper Ganges Road, for the requirements of a Temporary Use Permit from Islands Trust to enable their business use of the subject property.

Site visits were made during late September and October 2015. The developed site has an already established drainage system which is adequate for use as a residential property. However, Mid Isle Marine repairs and services boats, their motors, and chainsaws, and there is potential for oil or gas spills.

Environmental Sensitivities

There are two sensitive locations where oil or gas entering the groundwater or surface flows would impact resources:



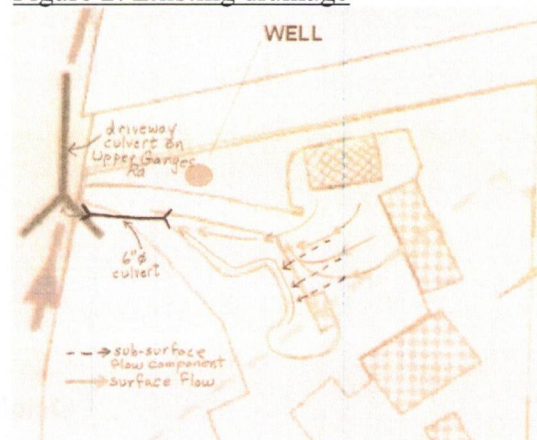
- A shallow excavated well is located on the north side of the main driveway, near its low point on the west side of the lot.
- The drainage from the developed portion of the lot drains west into the ditch line along the east side of Upper Ganges Road. This ditch runs into Madrona Creek, which is classified as a fish stream.

Existing Drainage

Existing surface drainage from the potential accidental spill area on the parking and work areas of the yard (yellow oval above) converges on the south side of the top of the driveway. From there it is tipped down the side slope, to the low area at the base of the drive.

Some flow, particularly on the permeable west side of the parking area, goes sub-surface. A layer of impermeable clay, underlying the native soil and fill of the upper parking & work area, and showing at the surface at the bottom of the driveway,

Figure 2: Existing drainage



**Gooding
Hydrology**



**POTABLE WATER ASSESSMENT
for
248 Upper Ganges Road, SSI**

**For
Mid Isle Marine
Saltspring Island B.C.**

**By
Dave Gooding, P.Eng.
Gooding Hydrology
Saltspring Island**

October 2022

Background

As a part of a rezoning application, Mid Isle Marine at 248 Upper Ganges Road is required to prove an adequate supply of potable water (with treatment if necessary). The requirement by Islands Trust (IT) is 4000 liters/day (Lpd). Gooding Hydrology was retained to assess the availability of potable water.

Figure 1: Property Location near Ganges



Currently the Mid Isle Marine office and break room, the residence, and the home based business are supplied with water from the 7 meter deep excavated shallow well, with the addition of bottled water for drinking. The shop needs have been supplied by collected rainwater stored in the combined 7,000 liter storage in the cisterns located near the shop. This water system has been adequate to supply the year round water needs on the property as it is currently operated.

Water System to meet Bylaw Requirements

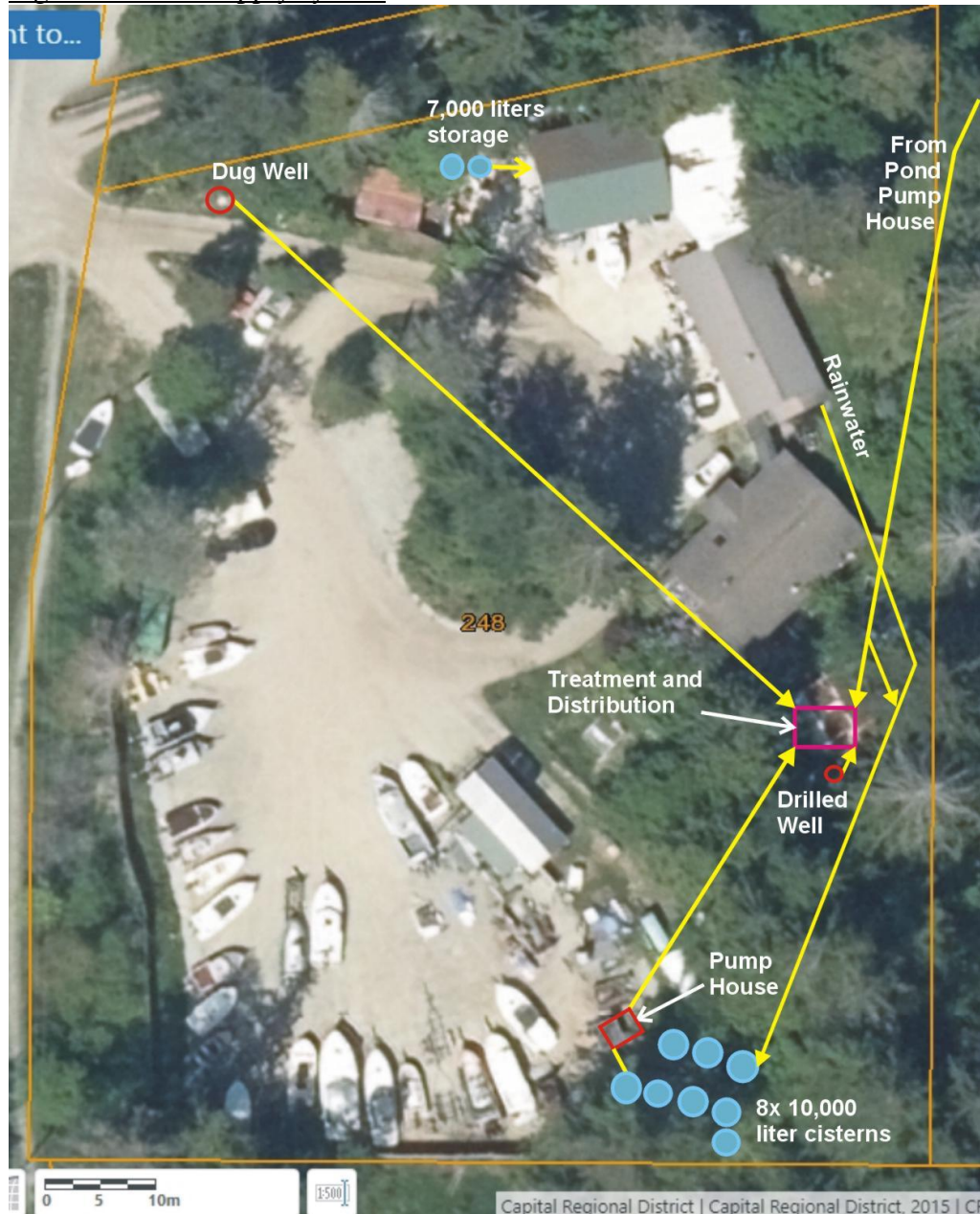
The water system to meet the requirements of the IT bylaws for the proposed rezoning has been added to, is more complex, and incorporates four sources of water and additional storage.

Water Sources:

1. Currently not utilized 150 ft deep drilled well.
2. The 7 m deep excavated well.
3. Existing utilized roof rainwater catchment, with potential for additional roof area to be added, and additional storage.
4. Water license allocation from an in-stream pond on Madrone (Madrona) Creek.

The elements of the water supply system are shown in figure 2 below.

Figure 2: Water supply system



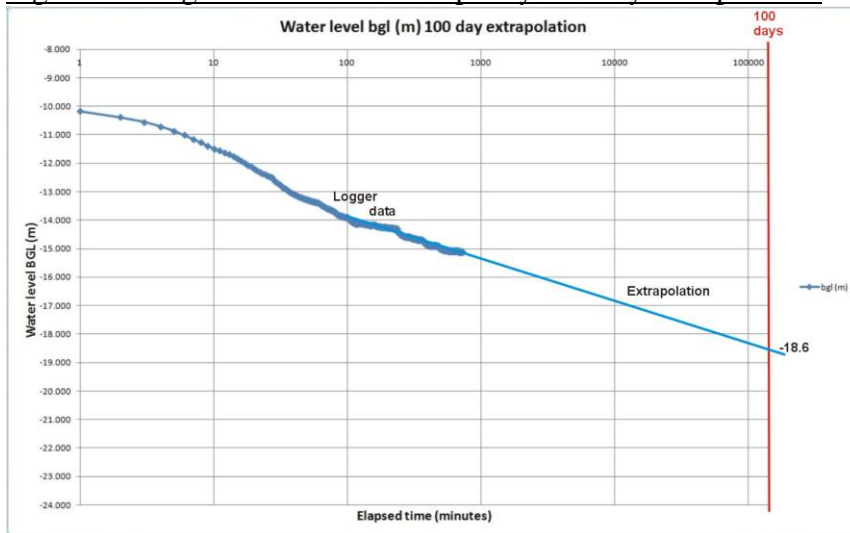
Water from the roof rainwater collection will be gravity fed to the 80,000 liters of storage on the southeast corner of the property. Some of the rainwater, for direct untreated use in the shop, will be used to fill the 7,000 liters of storage on the north edge of the property, near the shop. Water from the larger storage area, the dug and drilled wells, and the Madrone Creek storage pond will all be pumped to the treatment and distribution outbuilding. Water from the creek storage can also be directed to top up the cistern storage in the spring when rainfall is tapering off.

Water Quantities

1. Drilled Well

The drilled well was found on the BC Groundwater (BCGW) database as tag #64566, a 150 ft (45.7 m) deep drilled well through 35 ft of overburden into sandstone. A 12 hour pump test was performed October 7, 2021 by Stream Line Plumbing, supervised by Gooding Hydrology, at a pump rate of 3 liters per minute (Lpm). At this pump rate the well was only drawn down 5 m in 12 hours. Recovery was good, with the well recovering 70% in the 3 hours after the pumping. Well driller's log and pump test manual data (confirmed with sensor data) is attached in appendix 1.

Figure 3: Long term drilled well capacity 100 day extrapolation



A semi-log graph of the well test data is extrapolated to 100 days, and the drawdown at 100 days estimated. Specific capacity, in Lpm/meter, is calculated by dividing the test flow rate by the 100 day drawdown. Multiplying the specific capacity by 70 % (safety factor) of the available drawdown gives a theoretical well capacity. If this is above the tested flow rate, the long term yield or well capacity is rated as the well test flow rate.

100 day drawdown = 18.6 m bgl - 9.98 m bgl static level = 8.62 m from figure 3 above.

Average pump rate = 3 L/min

Specific capacity = Avg pump rate / 100 day drawdown = $3 / 8.62 = 0.348$ L/min/m

Well depth 150 m (BCGW database). The main water bearing strata is at 140 ft = 42.7 m, with static level at 9.98 m.

Available drawdown = $42.7 - 9.98 = 32.72$ m

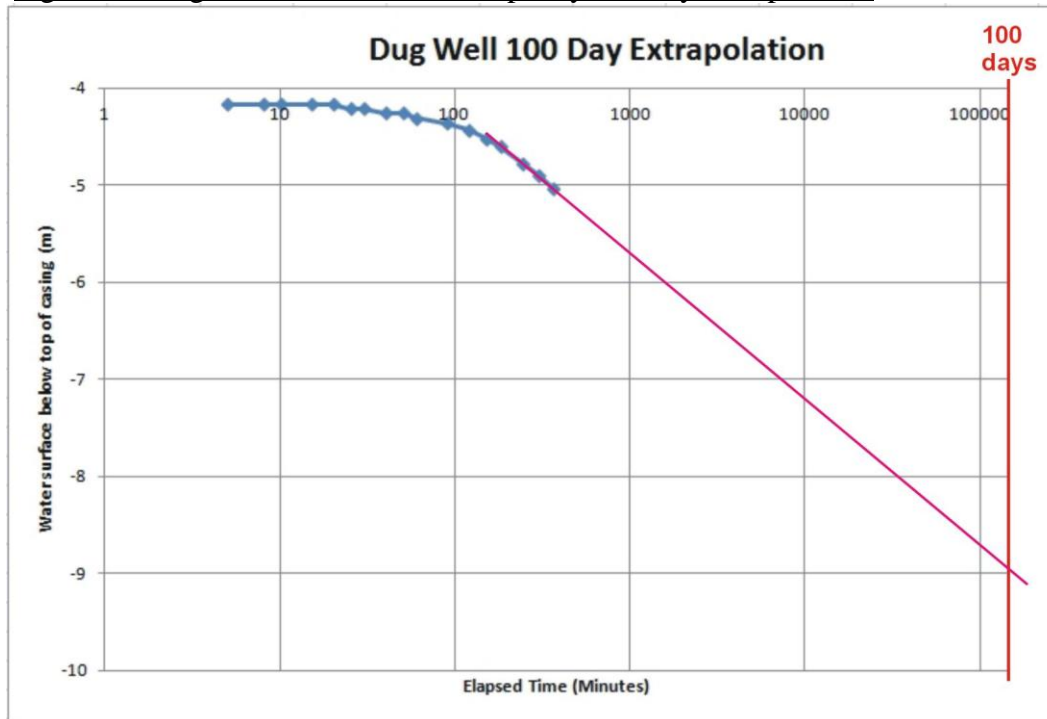
Long term well capacity = specific capacity x available drawdown x 70%
 $= 0.348 \text{ L/min/m} \times 32.72 \text{ m} \times 0.7 = 7.97 \text{ L/min}$

Theoretical capacity is around 8 L/min, however this well test can only certify that the pump tested rate of 3 L/min is available for an extended period of time. 3 L/min is 4320 L/day. Note that this test was performed near the end of a relatively extreme drought period.

2. Excavated (Dug) Well

The excavated well is 7.2 m deep with an inside diameter of 1.2 m. As the well draws from the shallow groundwater in the overburden, on top of the bedrock, static water level will vary with the water table through the year. A 6 hour pump test, shorter in order to avoid drawing down local water table coming into the dry period of the year, was performed on June 5, 2022.

Figure 4: Long term excavated well capacity 100 day extrapolation



100 day drawdown = $9 - 4.12 = 4.88$ m

Average pump rate = 4 L/min

Specific capacity = Avg pump rate / 100 day drawdown = $4 / 4.88 = 0.82$ L/min/m

Available drawdown = $6.9 - 4.12 = 2.78$ m

Long term well capacity = specific capacity x available drawdown x 70%

$= 0.82 \text{ L/min/m} \times 2.78 \text{ m} \times 0.7 = 2.28 \times 70\% = 1.6 \text{ L/min}$

1.6 Lpm is 2300 liters per day, determined at a period of the year between the rainy wet season and the dry season of summer and early fall.

It is problematic to determine a year round capacity for this well. This pump test was performed near the beginning of the dry season. It would be safe to certify that for 8 months of the year the well has a long term capacity of over 2,000 Lpd. However, by the later part of the dry period of the year capacity may fall to as low as 500 Lpd.

3. Rainwater Harvest

In the analysis of how much daily water rainfall catchment could supply, the quantity figure which is important is the yearly quantity available, as the rainfall captured during the rainy season must supply the whole year.

Rainfall

Yearly rainfall records for St Mary Lake on SSI from 1976 to 2006 in an average year of 974 mm and for the 1 in 5 year low rainfall of 742 mm. CRD gives a figure of 1000 mm. Canadian CMHC's 2012 'Guidelines for Residential Rainwater Harvesting Systems Handbook' recommends using a figure of 20% for losses due to evaporation, cleaning, etc. This gives us yearly rainfall available of approximately:

Average year: 800 mm or 0.8 m

1 in 5 dry year: 600 mm or 0.6 m

Amount which can be harvested

Figure 5: Available roof area



The roof area currently harvested is approximately 348 sq m, the shop, storage and office/sales areas. With the addition of the south residence roof, once it is reroofed with metal, the total area possible is 528 sq m.

The amount of rainwater which can be harvested from that roof area is:

Current:

Average year: $0.8 \text{ m} \times 348 \text{ sq m} = 278 \text{ cu m} = 0.76 \text{ cu m/day} = 760 \text{ L/day}$

1 in 5 dry year: $0.6 \text{ m} \times 348 \text{ sq m} = 209 \text{ cu m} = 0.57 \text{ cu m/day} = 570 \text{ L/day}$

Potential:

Average year: $0.8 \text{ m} \times 528 \text{ sq m} = 422 \text{ cu m} = 1.16 \text{ cu m/day} = 1160 \text{ L/day}$

1 in 5 dry year: $0.6 \text{ m} \times 528 \text{ sq m} = 317 \text{ cu m} = 0.87 \text{ cu m/day} = 870 \text{ L/day}$

Storage for dry season

In this calculation it is assumed no rainfall between May 1 and Sept 30. While the result is an over-estimate of storage required, many summer rainfalls are quite light, and after wetting of the roof, evaporation, and diverting of the first cleansing flush, many summers will produce only a small quantity of usable rainwater harvest. This means that stored rainfall will be used over a five month period, or 150 days. Therefore, each cubic meter (1000 liters) of stored rainwater would supply 6.7 liters of water per day for 150 days. A less conservative estimate is also included, assuming 120 days between harvestable rainwater occurrence.

Available Storage

9 x 10,000 liter tanks = 90,000 liters or 90 cu m

Plus 1 x 4,000 liter and 1 x 3,000 liter tank, for a total of 97,000 liters or 97 cu m

This storage supplies 647 liters per day for 150 days, or 808 Lpd for 120 days.

4. Water License on Madrone (Madrona) Creek

The water license to store up to 0.5 acre-ft (617 cu m) of water in an in-stream pond on Madrone Creek, and withdraw 500 gallons (2272.5 liters) daily, throughout the year, is attached as appendix 2. The storage pond and stream above and below were inspected on August 5, 2022. Approximately 150 cubic meters of water were stored, with a trickle of flow coming into the pond and none escaping over the spillway. Depth of water stored was approximately 1 m. The top of the dam itself is around 1.5 m above the current spillway elevation, which is now only about 0.5 m above the downstream bed level, which appears to have been lowered to comply with current dam safety regulations. With improvements to the dam to comply with safety regulations, the spillway could be raised another meter, enabling the storage of an additional 200 cu m of water. This would enable withdrawal of 1 cu m (1000 liters) of water per day for 150 dry period days while still allowing release of 0.25 cu m (250 liters) per day to instream flows over that period.

Madrone Creek is a fish stream, and as currently constructed withdrawals during the summer months should be limited in order to provide as much instream flow between the dam and estuary as possible. 2000 Lpd could be withdrawn from this source during the 6 months of high stream flow. A benefit to Mid Isle Marine's water supply would be to use this source during the spring, before stream flow drops significantly, to 'top up' the rainwater storage tanks to ensure they are full going into the dry summer/early fall months.

Summary of Daily Water Quantity Available

Table 1: Daily water available

Liters per day	Drilled Well	Dug Well	Creek Storage	Rainwater
Year round	4320			**700
Wet 8 months	4320	2300	2272	**700
Dry 4 months	4320	500	*1000	700

*potential with dam improvements

**with 'top up' to cisterns from creek

With the multiple sources, there is more than enough water available to meet even the unrealistically high IT requirement of 4000 Lpd.

Water Quality

MB Labs test results of water samples from the drilled well, dug well, and creek storage are attached as appendix 3. IT specified parameters tested for are shown in table 2 below, with those parameters not meeting standards in red.

Table 2: Islands Trust Schedule H Results

Water Quality Parameter	Standard	Drilled well	Dug well	Creek
Arsenic	10 ug/l	<0.5 ug/l	<0.5 mg/l	<0.5 mg/l
Chloride	250 mg/l	ND	14.6 mg/l	15.8 mg/l
Fecal Coliform	0/100 ml	0/100 ml	0/100 ml	20/100 ml
Fluoride	1.5 mg/l	1.04 mg/l	0.069 mg/l	0.103 mg/l
Hardness (as CaCO ₃)	80-100 mg/l	483 mg/l	89.8 mg/l	58.8 mg/l
Iron	0.3 mg/l	0.639 mg/l	0.169 mg/l	0.467 mg/l
Manganese	0.05 mg/l	0.174 mg/l	0.069 mg/l	0.035 mg/l
Nitrate	45 mg/l	ND	0.146 mg/l	0.016 mg/l
pH	6.5-8.5	7.9	6.81	7.48
Residual Chlorine*	0 mg/l	ND	ND	ND
Sodium	200 mg/l	2470 mg/l	8.51 mg/l	14.3 mg/l
Sulphate	500 mg/l	1052 mg/l	10.5 mg/l	10.9 mg/l
Total Coliforms	0/100 ml	14/100 ml	0/100 ml	600/100 ml
Total Dissolved Solids	500 mg/l	6496 mg/l	131 mg/l	108 mg/l
Turbidity	1 NTU	26.2 NTU	2.03 NTU	4.37 NTU

ND- none detected

*test strip

The excavated well has the best quality water tested, with only a slightly higher than CDWG standards manganese concentration and turbidity, neither of which are health concerns. Though not lab tested, the rainwater harvested will be easily treated by standard rainwater filtering and UV treatment to be made potable. Rainwater harvested and used in the shop for washing or testing would not require treatment. The creek water also requires chlorination or UV treatment, which is to be expected from a stream flowing through a rural residential and farming watershed.

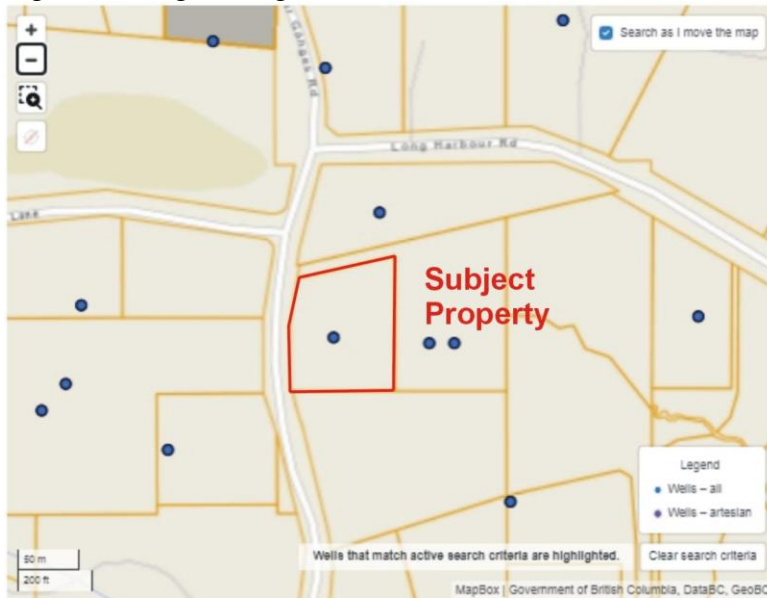
The drilled well has been sitting uncapped and unused for years, with vegetation falling into it, as can be seen from the non-fecal coliform count and dissolved solids. It is now properly capped. The water is very hard, and if any is used to supplement the other sources, would require softening and treatment by reverse osmosis, as well as disinfection.

Effects on Neighbouring Wells

The property to the south is serviced by village water. There are no other shallow dug wells nearby which the dug well on the subject property could affect. The well depths on the property to the east are 115 ft (water at 81 to 90 ft) and 60 ft (water at 45 to 60 ft) deep, at a distance of around 80 and 100 m from the subject property's 23.6 ft deep dug

well. Although they also draw water from the sand/gravel overburden, it is very unlikely either would be significantly affected by withdrawals from the shallow dug well. The well on the property to the north is 115 ft deep, at a distance of over 110 m from the subject property's drilled well #1. There is no information on its depth of overburden or bedrock on the BC well database. It is rated as having a relatively high yield by the driller (4 gpm). As drilled well #1 on the subject property requires more treatment than the other sources, it will only be used to supplement the other sources when necessary. Currently it is not utilized at all. Withdrawals from drilled well #1 could not be reasonably expected to significantly affect this drilled well on the neighbor to the north. To the west the nearest wells are between 150 and 200 m distant from drilled well #1, and could also not reasonably be expected to be significantly affected by withdrawals from well #1, should they occur.

Figure 6: Neighboring wells from BC Groundwater database



Conclusions

There is an adequate supply of water which can be made potable by methods in use in residences on the island to meet the Islands Trust's 4000 Lpd requirement for this rezoning.



Dave Gooding, P.Eng.

Appendix 1: Well #1 (tag 64566) Driller's Log

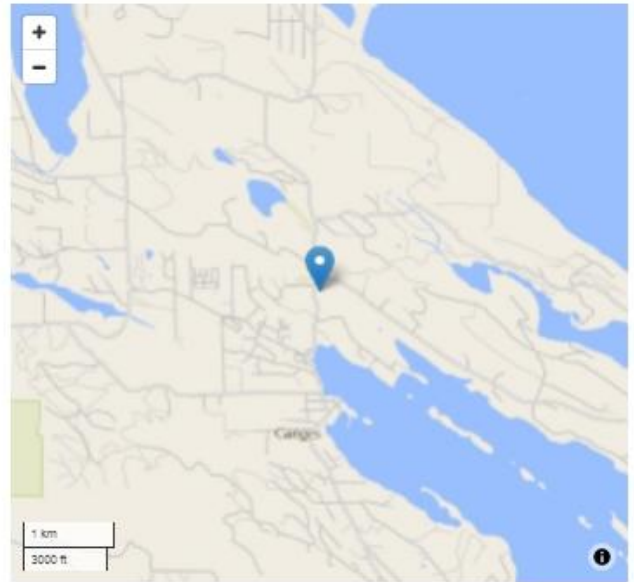
Location Information

Street Address: CHURCHILL RD.
Town/City: GANGES

Legal Description:

Lot	A
Plan	21925
District Lot	
Block	
Section	3
Township	
Range	4E
Land District	16
Property Identification Description (PID)	

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.864015 Longitude: -123.500727
UTM Easting: 463276 UTM Northing: 5412460
Zone: 10 Coordinate Acquisition Code: (20 m accuracy) Digitized from 1:5,000 mapping

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1991-12-20		Tri-K Drilling	August 13th 2003 at 8:44 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1991-12-20					

Well Completion Data

Total Depth Drilled:
Finished Well Depth: 150 ft bgl
Final Casing Stick Up:
Depth to Bedrock: 35 feet bgl
Ground elevation:

Estimated Well Yield: 0.3 USgpm
Well Cap:
Well Disinfected Status: Not Disinfected
Drilling Method: Other
Method of determining elevation: Unknown

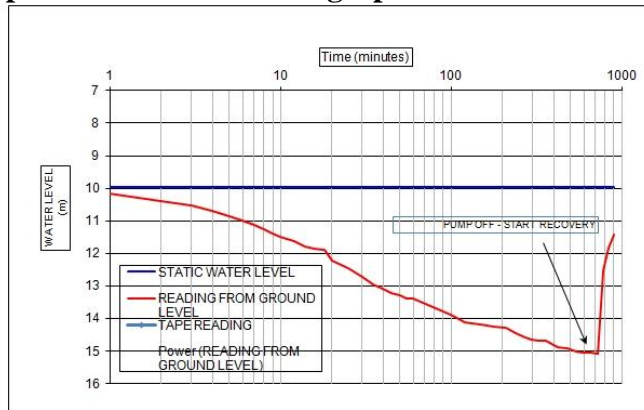
Static Water Level (BTOC):
Artesian Flow:
Artesian Pressure (head):
Artesian Pressure (PSI):
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	35	SANDY GRAVEL WITH A TRACE OF CLAY						
35	150	SANDSTONE						
35	150	WATER AT 60 FT TRICKLE 140 FT 1/2 GPM						
150	150	DEPTH OF WELL 41 FT CASING						

Well #1 (tag 64566) Drilled Well Pump test manual data and graph

DATE	ELAPSED TIME (MINUTES)	STATIC LEVEL	READING FROM GROUND LEVEL	TAPE READING
2021-10-07 8:44	0	9.98	9.98	
2021-10-07 8:45	1	9.98	10.15	
2021-10-07 8:46	2	9.98	10.38	
2021-10-07 8:47	3	9.98	10.54	
2021-10-07 8:48	4	9.98	10.70	
2021-10-07 8:49	5	9.98	10.85	
2021-10-07 8:50	6	9.98	11.00	
2021-10-07 8:51	7	9.98	11.14	
2021-10-07 8:52	8	9.98	11.27	
2021-10-07 8:53	9	9.98	11.38	
2021-10-07 8:54	10	9.98	11.50	
2021-10-07 8:56	12	9.98	11.63	
2021-10-07 8:58	14	9.98	11.78	
2021-10-07 9:00	16	9.98	11.85	
2021-10-07 9:02	18	9.98	11.90	
2021-10-07 9:04	20	9.98	12.21	
2021-10-07 9:09	25	9.98	12.44	
2021-10-07 9:14	30	9.98	12.72	
2021-10-07 9:19	35	9.98	12.94	
2021-10-07 9:24	40	9.98	13.10	
2021-10-07 9:29	45	9.98	13.22	
2021-10-07 9:34	50	9.98	13.29	
2021-10-07 9:39	55	9.98	13.38	
2021-10-07 9:44	60	9.98	13.40	
2021-10-07 10:24	100	9.98	13.88	
2021-10-07 10:44	120	9.98	14.13	
2021-10-07 11:14	150	9.98	14.19	
2021-10-07 11:44	180	9.98	14.26	
2021-10-07 12:14	210	9.98	14.28	
2021-10-07 12:44	240	9.98	14.44	
2021-10-07 13:15	271	9.98	14.58	
2021-10-07 13:44	300	9.98	14.64	
2021-10-07 14:15	331	9.98	14.67	
2021-10-07 14:44	360	9.98	14.69	
2021-10-07 15:44	420	9.98	14.88	
2021-10-07 16:44	480	9.98	14.91	
2021-10-07 17:44	540	9.98	15.02	
2021-10-07 18:44	600	9.98	15.05	
2021-10-07 19:44	660	9.98	15.05	
2021-10-07 20:44	720	9.98	15.07	
2021-10-07 21:44	780	9.98	12.53	
2021-10-07 22:44	840	9.98	11.84	
2021-10-07 23:44	900	9.98	11.43	

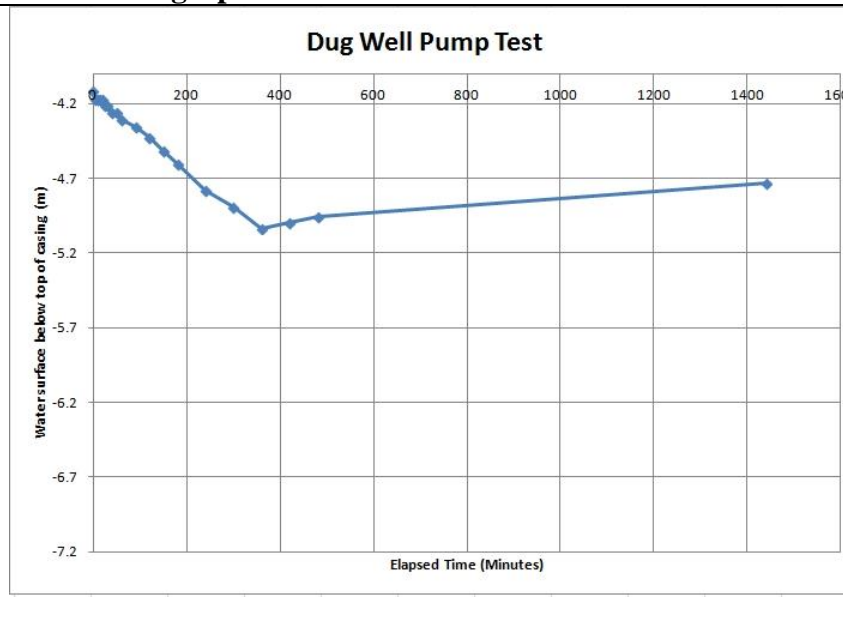


REMARKS:

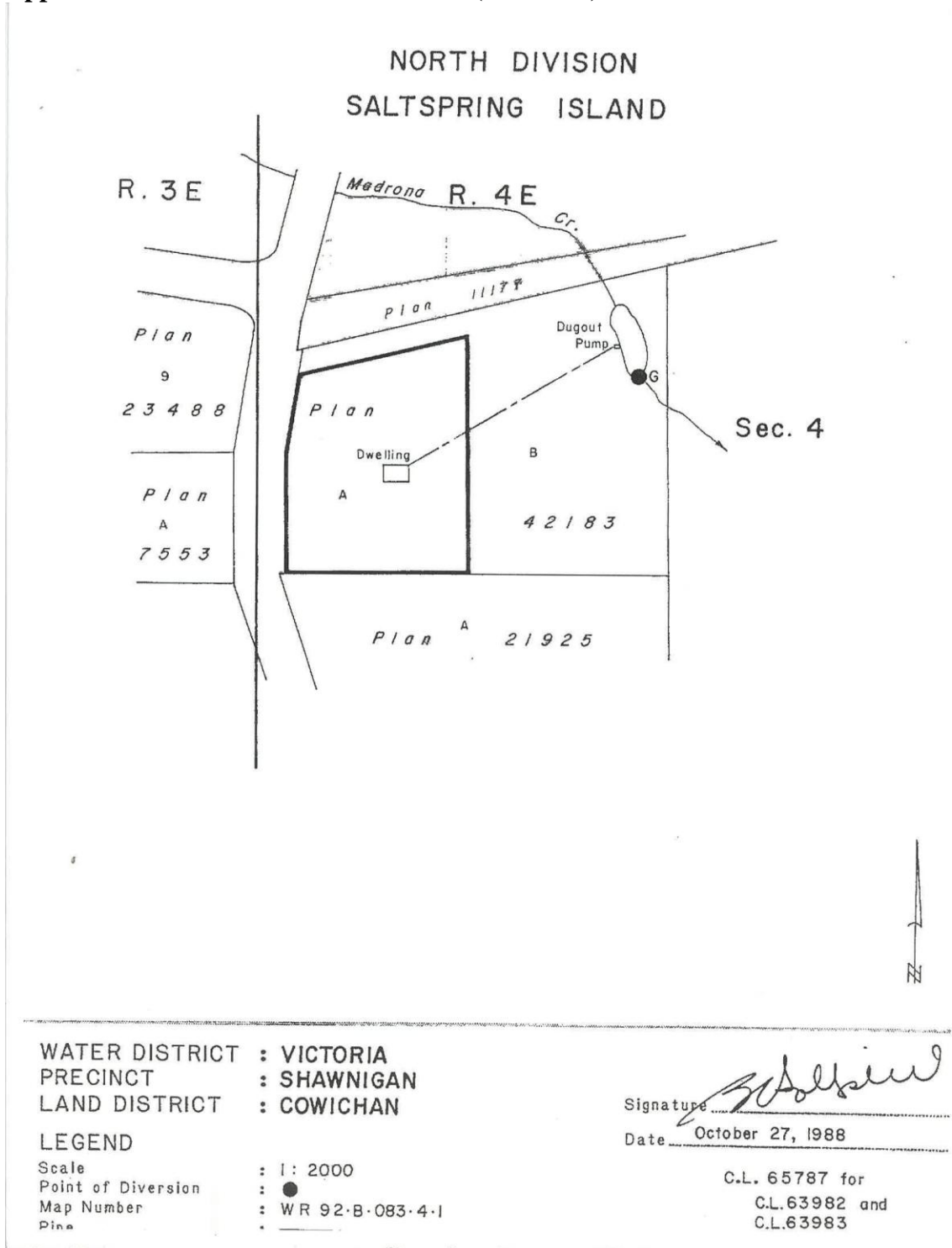
<----- START RECOVERY

Excavated Well pump test data and graph

Mid Isle Marine	
Dug Well Pump Test	
05-Jun-22	
I.D. 1.2 m	7.17 m deep
Start time 12:55	Static 4.12 m BCL
Flow 4 L/min	
Elapsed time (min)	Wat lev bel case (m)
0	-4.12
5	-4.17
8	-4.17
10	-4.17
15	-4.17
20	-4.17
25	-4.215
30	-4.215
40	-4.26
50	-4.26
60	-4.31
90	-4.36
120	-4.43
150	-4.52
180	-4.605
240	-4.78
300	-4.895
360	-5.035 shut off
420	-4.995
480	-4.96
1440	-4.73



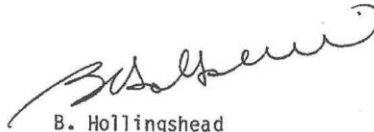
Appendix 2: Water License on Madrone (Madrona) Creek



Patrick G. Mussell of P.O. Box 718, Ganges, B.C., V0S 1E0

is hereby authorized to store, divert, and use water as follows:

- (a) The source of the water-supply is Madrona Creek and storage is in the creek.
- (b) The storage structure and the point of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 27th May, 1985.
- (d) The purposes for which this licence is issued are storage and domestic.
- (e) The maximum quantity of water which may be stored is 0.5 acre foot and the maximum quantity of water which may be diverted for domestic purpose is 500 gallons a day.
- (f) The period of the year during which the water may be stored and used for domestic purpose is the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is Lot A, Section 4, Range 4 East, North Division, Saltspring Island, Cowichan District, Plan 42183.
- (h) The works authorized to be constructed are dugout, diversion structure, pump and pipe, which shall be located approximately as shown on the attached plan.
- (i) The construction of the said works shall be completed and the water beneficially used on or before the 31st day of December, 1991.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.
- (k) This licence is issued in substitution in part, of Conditional Water Licences 63982 and 63983.



B. Hollingshead
Regional Water Manager

Appendix 3: Water Quality Lab Tests

1. Drilled Well

Client/Code

Streamline Plumbing
*A
1650 Fulford-Ganges Rd
Salt Spring Island, BC
V8K 2A8

Date 130ct21 2:25p No. W164278
Source New Well
Type of Sample water
No. of Samples 1

TEL: (250) 653-2026 Comments Arrival temp.: 8.1C
streamlineplumbing@shaw.ca

Sample: Mid Isl Marine, Nick Williams, 248 Upper Ganges Rd

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 ml
			TC	T-NC	FC	F-NC	E.coli
Deep Well	130ct21	08:45a	1400	3000	0	228	0

WATER DISTRICT SCREEN

Sample	Date	Time	Lactose	Coliforms			Total	Sulfur Reducing/		TPC*
			Fermentors	Total	Fecal	E.coli	Aeromonas	Iron Bacteria	Yeast/Fungi	
Deep Well	130ct21	08:45a	30.0	14.0	ND	ND	ND	present/ ND	ND / ND	2384

* all counts are colony forming units per milli-litre

TC = total coliform bacteria FC = fecal coliform bacteria (aka Thermotolerant Coliforms)
NC = non-coliform bacteria ND = none detected
TPC = total plate count- spread plate method - JSC/48hr TGEA FDA/BAM 9th ed, Oct 2020
CFU = colony forming units

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020
Bergey's Manual of Systematic Bacteriology vol 1, ADAC 1984; J.Clin.Micro.,
J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total, Fecal Coliforms or E.coli present greater than 0 CFU/100ml (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water- water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than 200 CFU/100ml (2.0 CFU/mL):

IF the number organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

If Total Plate Count bacteria are -

A) greater than 100 CFU/mL:

high numbers of microbial organisms indicate that this water supply should be monitored on a seasonal basis.

B) greater than 500 CFU/mL:

the number of organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

- see following page for chemistry results -



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

W. Riggs
Sr. Microbiologist

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Client/Code

Streamline Plumbing
*A
1650 Fulford-Ganges Rd
Salt Spring Island, BC
V8K 2A8

Date 130ct21 2:25p
Source New Well
Type of Sample water
No. of Samples 1

No. W164278 pg2

TEL: (250) 653-2026 Comments Arrival temp.: 8.1C
streamlineplumbing@shaw.ca

Sample: Mid Isl Marine, Nick Williams, 248 Upper Ganges Rd - Deep Well 130ct21 08:45a

ELEMENTS		SAMPLE	UNITS	Maximum Limits Permissible In Drinking Water*
1) Aluminium	Al	0.011	mg/L	no limit listed
2) Antimony	Sb	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	<0.500	ug/L	10.0 ug/L
4) Barium	Ba	0.023	mg/L	1.00 mg/L
5) Beryllium	Be	<0.003	mg/L	no limit listed
6) Boron	B	0.963	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	ug/L	5.00 ug/L
8) Calcium	Ca	121	mg/L	200 mg/L
9) Chromium	Cr	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	mg/L	1.00 mg/L
12) Gold	Au	<0.040	mg/L	no limit listed
13) Iron	Fe	0.639	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	mg/L	no limit listed
15) Lead	Pb	1.50	ug/L	5.00 ug/L
16) Magnesium	Mg	44.0	mg/L	50.0 mg/L
17) Manganese	Mn	0.174	mg/L	0.120 MAC 0.020 AO
18) Mercury	Hg	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	mg/L	no limit listed
21) Phosphorus	P	<0.010	mg/L	no limit listed
22) Potassium	K	17.0	mg/L	no limit listed
23) Scandium	Sc	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	2.71	mg/L	no limit listed
26) Silver	Ag	<0.010	mg/L	no limit listed
27) Sodium	Na	2470	mg/L	200 mg/L
28) Strontium	Sr	3.27	mg/L	no limit listed
29) Tin	Sn	<0.020	mg/L	no limit listed
30) Titanium	Ti	<0.010	mg/L	no limit listed
31) Tungsten	W	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.004	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		483	mg/L	>300 mg/L = very hard
pH		7.90	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92, & 390 Sch 120, 2001. Task Force of Canadian Council of Resource & Envir. Ministers Guidelines for Canadian Drinking Water Quality, 2019.

Comments:

Iron: high amounts of Iron can cause staining of laundry, porcelain and plumbing fixtures; can produce an undesirable taste. Essential for health.
Manganese: not considered to be toxic; high amounts of Manganese can cause staining of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.
Sodium: essential for health; usually from salt-water intrusion, water softeners & some mineral deposits.



MB LABS LTD.
ANALYTICAL & TESTING SERVICES

R. Bilodeau
P.O. BOX 2103, SIOUX, B.C. V8L 3S6

H. Hartmann

H. Hartmann
TEL: (250) 696-1334; FAX: (250) 696-1334; Email: info@mbmlabs.com

Client/Code

Streamline Plumbing
*A
1650 Fulford-Ganges Rd
Salt Spring Island, BC
V8K 2A8

Date 13Oct21 2:25p No. W164278 pg3
Source New Well
Type of Sample water
No. of Samples 1

TEL: (250) 653-2026 Comments Arrival temp.: 8.1C
streamlineplumbing@shaw.ca

Sample: Mid Isl Marine, Nick Williams, 248 Upper Ganges Rd

SAMPLE	DATE	TIME	Alkalinity (mg/L)	NH ₃ -N (mg/L)	Cl ⁻ (mg/L)	Colour (TCU)	E.C. (mS/cm)
Deep Well	13Oct21	08:45a	165	1.52	ND	13.0	11.2
Lab Blank			ND	ND	ND	ND	ND
S ₀			0.100	0.254 ug/L	0.015	0.300	0.300
REF. VALUE			100	10.0	10.0	5.00	147
STD ± 2SD			96.5 ± 8.22	9.80 ± 1.01	10.6 ± 0.960	4.90 ± 0.520	141 ± 12.8
SAMPLE	DATE	TIME	CORROSIIVITY (1s @20C)	F ⁻ (mg/L)	S ²⁻ (ug/L)	TKN (mg/L)	NO ₃ -N (ug/L)
Deep Well	13Oct21	08:45a	0.813	1.04	ND	1.52	ND
Lab Blank				ND	ND	ND	ND
S ₀				0.007	0.007	0.012	0.160
REF. VALUE				1.00	50.0	1.00	1.00
STD ± 2SD				1.08 ± 0.079	48.9 ± 0.476	1.03 ± 0.066	1.09 ± 0.688
SAMPLE	DATE	TIME	NO ₂ -N (ug/L)	SO ₄ ²⁻ (mg/L)	T.O.C. (mg/L)	T&L (mg/L)	TDS (mg/L)
Deep Well	13Oct21	08:45a	ND	1052	9.06	0.149	6496
Lab Blank			ND	ND	ND	ND	ND
S ₀			0.300	0.075	0.300	0.040	0.010
REF. VALUE			10.0	10.0	5.00	1.00	2000
STD ± 2SD			10.6 ± 0.799	10.8 ± 0.78	5.05 ± 0.399	1.03 ± 0.066	1890 ± 170
SAMPLE	DATE	TIME	Turbidity (NTU)	UVI (%)			
Deep Well	13Oct21	08:45a	26.2	58.4			
Lab Blank			ND	ND			
S ₀			0.015	0.003			
REF. VALUE			40.0	90.0			
STD ± 2SD			40.4 ± 0.399	90.2 ± 0.200			

SD = standard deviation; REF VALUE = primary or secondary reference material
STD = secondary standard calibrated to primary standard reference material
S₀ = standard deviation at zero analyte concentration; method detection limit
is generally considered to be 3x S₀ value
ND = none detected n/a = not applicable



R. Bilodeau
Analytical Chemist
ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

H. Hartmann
Sr. Analytical Chemist

TEL: (250) 656-1334 EMAIL: info@mblabs.com

2. Water Quality Lab Tests: Shallow Excavated Well and Madrona Creek Storage

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

TEL: 250 931-4020
midislemarine@shaw.ca

Date 26Apr22 3:21p No. W167736
Source Well
Type of Sample water
No. of Samples 2

Comments Arrival temp.: 10.0C
Pd B1066

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 ml
			TC	T-NC	FC	F-NC	E.coli
1 Water Storage	26Apr22		600	7400	20	16	0
2 Shallow Well	26Apr22		0	38	0	0	0

WATER DISTRICT SCREEN

Sample	Date	Time	Lactose	Coliforms			Total	Sulfur Reducing/		Yeast/Fungi	TPC*
			Fermentors	Total	Fecal	E.coli	Aeromonas	Iron	Bacteria		
1 Water Storage	26Apr22		74.0	6.00	0.20	ND	ND	present/	ND	ND / ND	912
2 Shallow Well	26Apr22		0.38	ND	ND	ND	ND	ND / ND	ND	ND / ND	152

* all counts are colony forming units per milli-litre

TC = total coliform bacteria FC = fecal coliform bacteria (aka Thermotolerant Coliforms)
NC = non-coliform bacteria ND = none detected
TPC = total plate count- spread plate method - 35C/48hr TGEA FDA/BAM 9th ed, Oct 2020
CFU = colony forming units

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020
Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,
J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total, Fecal Coliforms or E.coli present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water- water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than 200 CFU/100mL (2.0 CFU/mL):

IF the number organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

If Total Plate Count bacteria are -

A) greater than 100 CFU/mL:

high numbers of microbial organisms indicate that this water supply should be monitored on a seasonal basis.

B) greater than 500 CFU/mL:

the number of organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

- see following page for chemistry results -



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 1Y0

W. Riggs
Sr. Microbiologist

MB LABORATORIES LTD.

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

Date 26Apr22 3:21p No. W167736 pg2
Source Well
Type of Sample water
No. of Samples 2

TEL: 250 931-4020
midislemarine@shaw.ca

Comments Arrival temp.: 10.0C
Pd B1066

Samples: 1) Water Storage 26Apr22 2) Shallow Well 26Apr22

ELEMENTS		1	2	UNITS	Maximum Limits Permissible In Drinking Water*
SAMPLE	SAMPLE				
1) Aluminium	Al	0.182	0.144	mg/L	no limit listed
2) Antimony	Sb	<0.500	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	<0.500	<0.500	ug/L	10.0 ug/L
4) Barium	Ba	0.013	0.016	mg/L	2.00 mg/L
5) Beryllium	Be	<0.003	<0.003	mg/L	no limit listed
6) Boron	B	0.581	0.551	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	<0.010	ug/L	7.00 ug/L
8) Calcium	Ca	17.1	29.4	mg/L	200 mg/L
9) Chromium	Cr	<0.003	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	0.078	mg/L	1.00 mg/L
12) Gold	Au	<0.040	<0.040	mg/L	no limit listed
13) Iron	Fe	0.467	0.169	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	<0.020	mg/L	no limit listed
15) Lead	Pb	<0.500	1.49	ug/L	5.00 ug/L
16) Magnesium	Mg	3.92	3.99	mg/L	50.0 mg/L
17) Manganese	Mn	0.035	0.069	mg/L	0.120 MAC 0.020 AD
18) Mercury	Hg	<0.010	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	<0.004	mg/L	no limit listed
21) Phosphorus	P	0.048	<0.010	mg/L	no limit listed
22) Potassium	K	1.07	0.700	mg/L	no limit listed
23) Scandium	Sc	<0.050	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	3.10	7.74	mg/L	no limit listed
26) Silver	Ag	<0.010	<0.010	mg/L	no limit listed
27) Sodium	Na	14.3	8.51	mg/L	200 mg/L
28) Strontium	Sr	0.110	0.140	mg/L	no limit listed
29) Tin	Sn	<0.020	<0.020	mg/L	no limit listed
30) Titanium	Ti	<0.010	<0.010	mg/L	no limit listed
31) Tungsten	W	<0.050	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.002	0.160	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		58.8	89.8	mg/L	0-75 mg/L = soft
pH		7.48	6.81	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92, & 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 1Y0

MB LABORATORIES LTD.

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Mid Isle Marine
Potable Water Assessment

Gooding Hydrology
dgooding@saltspring.com

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

Date 26Apr22 3:21p No. W167736 pg3
Source Well
Type of Sample water
No. of Samples 2

TEL: 250 931-4020
midislemarine@shaw.ca

Comments Arrival temp.: 10.0C
Pd B1066

Samples: 1) Water Storage 26Apr22 2) Shallow Well 26Apr22

Comments:

Iron: high amounts of Iron can cause staining of laundry, porcelain and plumbing fixtures; can produce an undesirable taste. Essential for health.

Manganese: not considered to be toxic; high amounts of Manganese can cause staining of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.

pH: extremes in pH can lead to corrosion (too low <6.5) or incrustation (too high >8.5) of pipes & plumbing fixtures. Water with low pH allows metals to dissolve into water; water with high pH reduces disinfection efficacy, increases THM & scale formations.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 1Y0


MB LABORATORIES LTD.

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Mid Isle Marine
Potable Water Assessment

Gooding Hydrology
dgooding@saltspring.com

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

Date 26Apr22 3:21p
Source Well
Type of Sample water
No. of Samples 2

No. W167736 pg4

TEL: 250 931-4020
midislemarine@shaw.ca

Comments Arrival temp.: 10.0C
Pd B1066

SAMPLE	DATE	TIME	Alkalinity (mg/L)	NH ₃ -N (ug/L)	Cl ⁻ (mg/L)	Colour (TCU)	E.C. (uS/cm)
Water Storage	26Apr22		70.0	29.1	15.8	30.8	186
Shallow Well	26Apr22		100	ND	14.6	6.87	226
Lab Blank			ND	ND	ND	ND	ND
S _a			0.100	0.254	0.015	0.300	0.300
REF. VALUE			200	100	100	5.00	147
STD ± 2SD			191 ± 15.6	97.8 ± 7.66	109 ± 8.87	4.99 ± 0.043	142 ± 11.9

SAMPLE	DATE	TIME	CORROSIVITY (Is @20C)	F ⁻ (mg/L)	SO ₄ ²⁻ (mg/L)	TKN (mg/L)	NO ₃ -N (ug/L)
Water Storage	26Apr22		-0.829	0.103	ND	0.601	16.0
Shallow Well	26Apr22		-1.11	0.069	ND	0.113	146
Lab Blank				ND	ND	ND	ND
S _a				0.007	0.007	0.012	0.160
REF. VALUE				1.00	50.0	1.00	100
STD ± 2SD				1.01 ± 0.082	48.0 ± 4.33	1.09 ± 0.080	104 ± 8.09

SAMPLE	DATE	TIME	NO ₂ -N (ug/L)	SO ₄ ²⁻ (mg/L)	T.O.C. (mg/L)	T&L (mg/L)	TDS (mg/L)
Water Storage	26Apr22		ND	10.9	11.5	1.04	108
Shallow Well	26Apr22		2.60	10.5	5.27	0.133	131
Lab Blank			ND	ND	ND	ND	ND
S _a			0.300	0.075	0.300	0.070	0.010
REF. VALUE			10.0	100	5.00	1.00	200
STD ± 2SD			10.4 ± 0.780	108 ± 7.99	4.78 ± 0.390	1.04 ± 0.088	198 ± 16.6

...contin\



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 1Y0

MB LABORATORIES LTD.

TEL: (250) 656-1334 EMAIL: info@mblabs.com

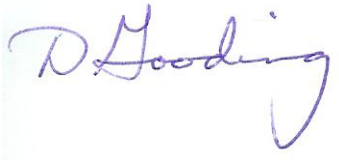
November 22, 2018

Nick Williams
Mid Isle Marine
Saltspring Island, BC

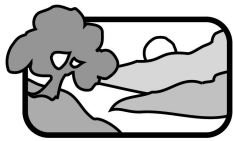
Re: Completion of spill containment drainage system at Mid Isle Marine, 248 Upper
Ganges Rd, Saltspring Island

An inspection was made of the completed spill containment drainage system at Mid Isle Marine on November 21, 2018. As had been previously discussed with the property owners, the system had been constructed to a design partially modified from the system proposed in the October 2015 Gooding Hydrology drainage study. Instead of a semi-permeable layer of compacted driveway crush on the potential oil or gas spill work and upper parking areas adjacent to the shops, a concrete pad has been poured in that area, with a shallow curb and gutter drain along the downhill edge. This enables the collection of any spills before they can reach the lower parking area. Stormwater from the work areas is directed into a grated catchment trough, and with flow from the inside workshop pad drain, and from a grate in the lower parking area, is piped to an oil-water separation tank, as in the previous design. Utilizing concrete for the shop floor and outside working areas adjacent to the shop, instead of compacted driveway crushed rock, is an improvement on the original design.

Gooding Hydrology certifies the spill catchment stormwater drainage system at Mid Isle Marine as functional and completed.



Dave Gooding, P.Eng.



Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 544 & 545 Date: April 15, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Nick Williams & Eric Beamish – 248 Upper Ganges Rd, SSI BC, V8K 2P8

PURPOSE OF BYLAW:

To legalize commercial uses previously permitted by a Temporary Use Permit.

GENERAL LOCATION:

248 Upper Ganges Road, SSI

LEGAL DESCRIPTION:

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

SIZE OF PROPERTY AFFECTED:

0.8 ha (1.98 ac)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood Designation (RN)

OTHER INFORMATION:

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-Asatx First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

CRD – All Referrals

Non-Agency Referrals

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

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

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area

(Island)

(Signature)

(Date)

544 & 545

(Bylaw Number)

(Title)

(Agency)

From: Referrals <Referrals@Lyackson.bc.ca>
Sent: Tuesday, April 15, 2025 11:22 AM
To: Rob Pingle
Subject: Automatic reply: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Thank you for your email to Lyackson First Nation.

Please note that the Referrals Inbox will NOT be monitored between April 14th - April 22nd due to holidays.

Lyackson receives a high volume of emails; including referrals, invitations, and requests for consultation; and you may not receive a response within your requested time frame. A lack of response does not imply that Lyackson First Nation is in agreement or supportive of your request.

This auto-response email does not constitute a formal response from Lyackson First Nation, nor does your email constitute consultation. The Crown is legally obligated to consult and accommodate First Nations on decisions that could impact their Indigenous Interests.

Should your request require a response from Lyackson we expect you to provide adequate time for a response, and to make every effort to engage in a thorough debrief of the issue and/or application with Lyackson First Nation.

Huy ch q'u,
Referrals, Lyackson First Nation

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Tuesday, April 15, 2025 12:11 PM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Subject: [Snuneymuxw Connect] Referral Submission Received - SS-BL-544-545 - Rezoning of 248 Upper Ganges Road

Snuneymuxw Connect

Snuneymuxw Referrals Office

Thank you for the referral and documentation. On April 1st, 2021, Snuneymuxw First Nation implemented a right-recognition approach to administering requests for Snuneymuxw's comments and/or free, prior, and informed consent for various activities within Snuneymuxw territory.

Once we have reviewed the submitted referral package and ensured that it is complete, we will confirm the beginning of our 90-day review period by sending you a Letter of Receipt. Depending on the type, complexity, and administrative requirements of the referral, SFN may adjust this timeframe.

If you have any questions regarding the referral process, Snuneymuxw Connect, or general inquiries, please contact landsclerk@snuneymuxw.ca.

Hay ch q'a,

Submission Details

Engagement

REFERRAL ID

213

PROJECT NAME

Rezoning of 248 Upper Ganges Road

ISSUING AGENCY FILE NUMBER(S)

[Snuneymuxw Connect] Referral Submission Received - SS-BL-544-545 - Rezoning of 248 Upper Ganges Road

SS-BL-544-545

APPLICANT

Rob Pingle (Islands Trust)

PROPONENT

Nick Williams

GOVERNMENT STATUTE(S)

Bylaw

PROJECT LOCATION

248 Upper Ganges Road, Salt Spring Island BC

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

AREA (HA)

0.8

RELATED TO EXISTING REFERRAL

no

PROJECT DESCRIPTION

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

TIMEFRAME UNITS

indefinitely

[SS-BL-544-545_ReferralFRM.pdf](#)

[SS-BL-544_2025-04-10_OCP-1stReading.pdf](#)

[SS-BL-545_2025-04-10_LUB-1stReading.pdf](#)

[View Submission](#)



16-Apr-2025 09:30 PDT

Islands Trust

Attn: Rob Pingle

Project Name: Salt Spring Island Bylaws 544 & 545

Date Received: 15-Apr-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 3

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

16-Apr-2025 09:13 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Island Bylaws 544 & 545
Date Received: 15-Apr-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.



From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Friday, April 25, 2025 1:31 AM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Subject: [Snuneymuxw Connect] 2 Updates

Snuneymuxw Connect

1 comment on things you're watching

New Comment

Taylor Charette posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to

Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative

effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from

Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right

to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at landsclerk@snuneymuxw.ca

if you have any questions.

Hay ch q'a,

Taylor Charette

PROJECT NAME

Rezoning of 248 Upper Ganges Road

ISSUING AGENCY FILE NUMBER(S)

SS-BL-544-545

REFERRAL ID

213

[View this Submission](#)

1 referral's status was changed

Referral Deferred

Taylor Charette changed the status of SS-BL-544-545 - Rezoning of 248 Upper Ganges Road to Deferred

ISSUING AGENCY FILE NUMBER(S)

SS-BL-544-545

ID

213

PROJECT NAME

Rezoning of 248 Upper Ganges Road

PROPONENT

[Nick Williams](#)

RECEIVED BY SNUNEYMUXW REFERRALS OFFICE

2025-04-15

STATUS

Deferred to

PRELIMINARY TECHNICAL REVIEW DUE

Deferred; no Snuneymuxw Referrals Office review.

[View this Referral](#)

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Friday, June 6, 2025 4:07 PM
To: Rob Pingle
Subject: Re: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Hi Rob,

Thank you for the email.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə

Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Tuesday, April 15, 2025 12:46 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>; Tia Williams <twilliams@tsawwassenfirstnation.com>; TFN Policy <policy@tsawwassenfirstnation.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>; Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Some people who received this message don't often get email from rpingle@islandstrust.bc.ca. [Learn why this is important](#)

Dear Chief and Council,

We are contacting you in regards to a referral of Bylaw Nos. 544 & 545 (attached), which proposes to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to

Re: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

legalize commercial uses previously permitted by a Temporary Use Permit and amend the OCP designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation on the property at 248 Lower Ganges Road, Salt Spring Island. Our planner is available to discuss this referral with you if you would like to ensure that your Nation's concerns or comments are considered by our elected officials.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:

<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2019.1.

A reply is respectfully requested by **June 16, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact

Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or

ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwáθən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉŁP, WSIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



Malahat Nation

110 Thunder Road | Mill Bay, BC | V0R 2P4

Tel: (250) 743-3231 | Fax: (250) 743-3251

info@malahatnation.com | www.malahatnation.com

June 13, 2025

Malahat Referral No: R25059

Rob Pingle

Legislative Clerk

Islands Trust Saltspring Island

Via email: rpingle@islandtrust.bc.ca

RE: Malahat Nation Response to Bylaw Nos. 544 & 545 to Amend the OCP (Salt Spring Island)

Dear Rob Pingle,

Thank you for your consultation request dated April 15th, 2025, regarding Bylaw Nos. 544 & 545 to amend the Official Community Plan (OCP) on Saltspring Island, located in Malahat Nation's traditional territory.

The Gulf Islands including Saltspring Island are considered a high potential for archaeological sites. With the amendment of the OCP, Malahat Nation is concerned with changes regarding development permits for land especially with notifying nearby Nations. The notification to Nations still needs to be in place **even in areas that are developed** due to historical oversight of First Nations presence.

Thank you for your time and consideration.

Sincerely,

Matthew Perkins
Referrals Coordinator
Malahat Nation

From: Matthew Perkins <matthew.perkins@malahatnation.com>
Sent: Monday, June 16, 2025 3:27 PM
To: Rob Pingle
Subject: Malahat Nations Response - Saltspring Island OCP
Attachments: Malahat Nation Response R25059.pdf

Good Afternoon Rob,

Attached is Malahat Nation's response to bylaw No 544 & 545 to amend the OCP (Saltspring Island).

Huy ch q'u



Matthew Perkins
Referrals Coordinator

Malahat Nation
7 Kwunew Kwasun Lane | Mill Bay, BC | V8H 1B8
Cel: (250) 884-1465 | Tel: (250) 743-3231
www.malahatnation.com

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info@malahatnation.com | www.malahatnation.com

June 13, 2025

Malahat Referral No: R25059

Rob Pingle

Legislative Clerk

Islands Trust Saltspring Island

Via email: rpingle@islandtrust.bc.ca

RE: Malahat Nation Response to Bylaw Nos. 544 & 545 to Amend the OCP (Salt Spring Island)

Dear Rob Pingle,

Thank you for your consultation request dated April 15th, 2025, regarding Bylaw Nos. 544 & 545 to amend the Official Community Plan (OCP) on Saltspring Island, located in Malahat Nation's traditional territory.

The Gulf Islands including Saltspring Island are considered a high potential for archaeological sites. With the amendment of the OCP, Malahat Nation is concerned with changes regarding development permits for land especially with notifying nearby Nations. The notification to Nations still needs to be in place **even in areas that are developed** due to historical oversight of First Nations presence.

Thank you for your time and consideration.

Sincerely,

Matthew Perkins
Referrals Coordinator
Malahat Nation

BYLAW REFERRAL FORM

RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☒

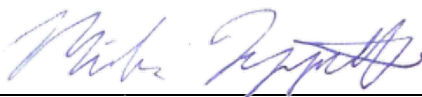
Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area

(Island)



(Signature)

2025-04-15

(Date)

544 & 545

(Bylaw Number)

Manager, Community Planning Division

(Title)

Cowichan Valley Regional District

(Agency)

From: [Seabrook, Clive \(RCMP/GRC\)](#)
Sent: Tuesday, April 15, 2025 11:28 AM
To: rpingle@islandstrust.bc.ca
Cc: [Oluwashogo Garuba](#)
Subject: FW: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response
Attachments: SS-BL-544-545_ReferralFRM.pdf; SS-BL-544_2025-04-10_OCP-1stReading.pdf; SS-BL-545_2025-04-10_LUB-1stReading.pdf

Good morning Rob,

The RCMP have no issue with this change.

Sgt. Clive Seabrook
Detachment Commander
Salt Spring RCMP
401 Lower Ganges Road
Salt Spring Island – V8K 2V4
Phone: 250-537-5555
Fax: 250-537-1631

I humbly acknowledge that I live and work on the shared, traditional, unceded territories of the Coast Salish Peoples, specifically the Hul'qumi'num and SENĆOŦEN speaking peoples.

CONFIDENTIALITY NOTICE

This information is the property of the RCMP. It should not be shared or disseminated without the authority of the sender. This communication may contain privileged or confidential information. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete the message without copying or disclosing it. Third Party Rule applies.

From: Saltspring <Saltspring@rcmp-grc.gc.ca>
Sent: April 15, 2025 10:18 AM
To: Seabrook, Clive (RCMP/GRC) <Clive.Seabrook@rcmp-grc.gc.ca>; Davidson, Steven (RCMP/GRC) <steve.davidson@rcmp-grc.gc.ca>
Subject: FW: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: April 15, 2025 9:57 AM
To: 'mtippett@cprd.bc.ca' <mtippett@cprd.bc.ca>; Jas Chonk <jchonk@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>; 'realestate@crd.bc.ca' <realestate@crd.bc.ca>;

'amanda.vanderkloof@bcas.ca' <amanda.vanderkloof@bcas.ca>;
'cathie.mcintyre@bcassessment.ca' <cathie.mcintyre@bcassessment.ca>;
'FrontCounterBC@gov.bc.ca' <FrontCounterBC@gov.bc.ca>; SaltSpring <SaltSpring@rcmp-grc.gc.ca>; 'jholmes@saltspringfire.com' <jholmes@saltspringfire.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw Nos. 544 & 545 (attached), which proposes to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to legalize commercial uses previously permitted by a Temporary Use Permit and amend the OCP designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation on the property at 248 Lower Ganges Road, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:
<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2019.1.

A reply is respectfully requested by **June 16, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the

BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEt, Qualicum, scəwəθən, səlilwətəʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOtEtP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☒ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

J. Chonk
(Signature)

May 26, 2025
(Date)

544 & 545
(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

Mayne Island Local Trust Committee
(Agency)

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☒ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

J. Chonk
(Signature)

May 30, 2025
(Date)

544 & 545
(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

North Pender Island Local Trust Committee
(Agency)

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☒ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

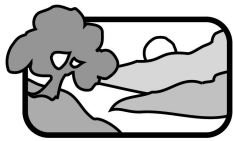
J. Chonk
(Signature)

June 3, 2025
(Date)

544 & 545
(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

Galiano Island Local Trust Committee
(Agency)



Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 544 & 545 Date: April 15, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Nick Williams & Eric Beamish – 248 Upper Ganges Rd, SSI BC, V8K 2P8

PURPOSE OF BYLAW:

To legalize commercial uses previously permitted by a Temporary Use Permit.

GENERAL LOCATION:

248 Upper Ganges Road, SSI

LEGAL DESCRIPTION:

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

SIZE OF PROPERTY AFFECTED:

0.8 ha (1.98 ac)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood Designation (RN)

OTHER INFORMATION:

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-Asatx First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

CRD – All Referrals

Non-Agency Referrals

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

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

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☒ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

Nadine Howrao

(Signature)

June 3, 2025

(Date)

544 & 545
(Bylaw Number)

Legislative Clerk / Deputy Secretary
(Title)

Thetis Local Trust Committee
(Agency)



File No.: SS-RZ-2019.1
X-Ref: SS-TUP-2018.2

DATE OF MEETING: December 15, 2020
TO: Salt Spring Island Local Trust Committee
FROM: Geordie Gordon, Planner 2
Salt Spring Island Team
COPY: Stefan Cermak, Regional Planning Manager
SUBJECT: OCP amendment and Rezoning
Applicant: Nick Williams and Emily Myers
Location: 248 Upper Ganges Rd

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following:
 - a. A report from a Professional Engineer providing a water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
 - b. A report from a Professional Engineer providing a statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply source.
 - c. A report from a Professional Engineer demonstrating a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805- 18 capable of supplying potable water of an amount sufficient for all proposed General Employment uses.
 - d. A report from a Professional Engineer commenting on compliance with, and implementation of all recommendations of the attached storm water management plan (2015). The updated report should include any further action necessary to address the possibility of hazardous material spill.
 - e. An Assessment Report, completed by a Professional Engineer or Geoscientist, which identifies following aspects of the existing dug well:
 - i. Vulnerability to surface contamination;

- ii. Distance and interference to other wells, surrounding land uses and waste water disposal fields;
 - iii. Potential impacts to groundwater;
 - iv. Sustainability on a year round basis;
 - v. Any other relevant information as determined by the professional.
2. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 to add Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial and to change the Designation from Residential Neighbourhoods to General Employment and Commercial Services.
 3. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:
 - a. Boat building, servicing and repairs;
 - b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
 - c. One accessory dwelling and one home based business accessory to the dwelling unit.

REPORT SUMMARY

The purpose of this report is to present the Salt Spring Island Local Trust Committee (LTC) with a preliminary staff report for the proposed amendments to the Salt Spring Official Community Plan Bylaw No. 434 and Salt Spring Island Land Use Bylaw No.355 to permit the continuance of a General Employment operation primarily engaged in boat and equipment repair, as well as continuation of personal services (a hair salon) that currently operates as a home based business.

This Staff Report examines a large number of relevant policies, evaluates the proposed rezoning in consideration these policies and provides recommendations to proceed with the application.

BACKGROUND

The main General Employment use on the property, Mid Isle Marine is a full service marine shop performing repair, maintenance and service work on boats, as well as small engine repair. Mid Isle Marine also sells outdoor power equipment.

The subject property also contains two dwelling units (one small suite in the retail office and workshop building, and a single family dwelling). The subject property also contains a home based business that is contained within an accessory building.

The General Employment uses of Mid Isle Marine have exceeded the parameters of what could be considered a home-based business, though at what point this transition happened is unknown (see appendix 1 for historical air

photo review). The applicants have stated that the subject property has been used for boat service and equipment sales for 20 years. The current operators purchased the operation from previous owners and have further expanded some of the uses. A Temporary Use Permit was obtained in 2015 (see appendix 4) for the general employment uses. A renewal application was submitted in 2018 but it was not advanced due to non-compliance with the TUP or land use bylaw. TUPs considered for renewal cannot be altered.

It was determined that the parameters of the issued TUP had been exceeded and uses on the lot had been expanded, primarily in relation to the use of the lower yard for boat parking and that application for a rezoning would be required. The proposal is proceeding primarily as a result of Bylaw Compliance and Enforcement action for contravention of the previously issued TUP.

The rezoning application was made in 2019, and was held by staff pending the outcome of the Industrial Lands Uses Project and the adoption of Bylaws 488, 489, and 490 earlier this year, which updated Industrial zones and policies in the Official Community Plan and Land Use Bylaw to General Employment.

The subject property is located on Upper Ganges Road, in close proximity (approximately 100 m South) of the intersection of Upper Ganges and Long Harbour Roads. The property is 0.8 ha (1.98 acres) in area, and has been substantially developed to accommodate the existing uses on site: boat repair workshop, equipment sales area, boat parking and short-term storage, equipment storage, a hair salon, a small living suite, and a single family dwelling.

Surrounding land uses are primarily residential to the North, South, East, and West. Commercial activity exists to the North (Merchant Mews) as well as to the South (Hastings House, Moby's Pub). A nearby commercial operation, Francis Bread, is also subject to a rezoning application to permit existing commercial operations.

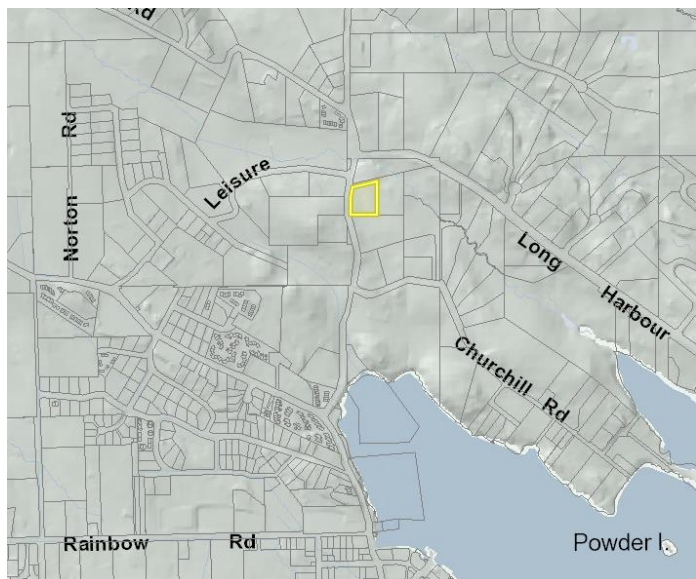


Figure 1: Location of subject property.



Figure 2: Ortho photo of subject property (2017 data).

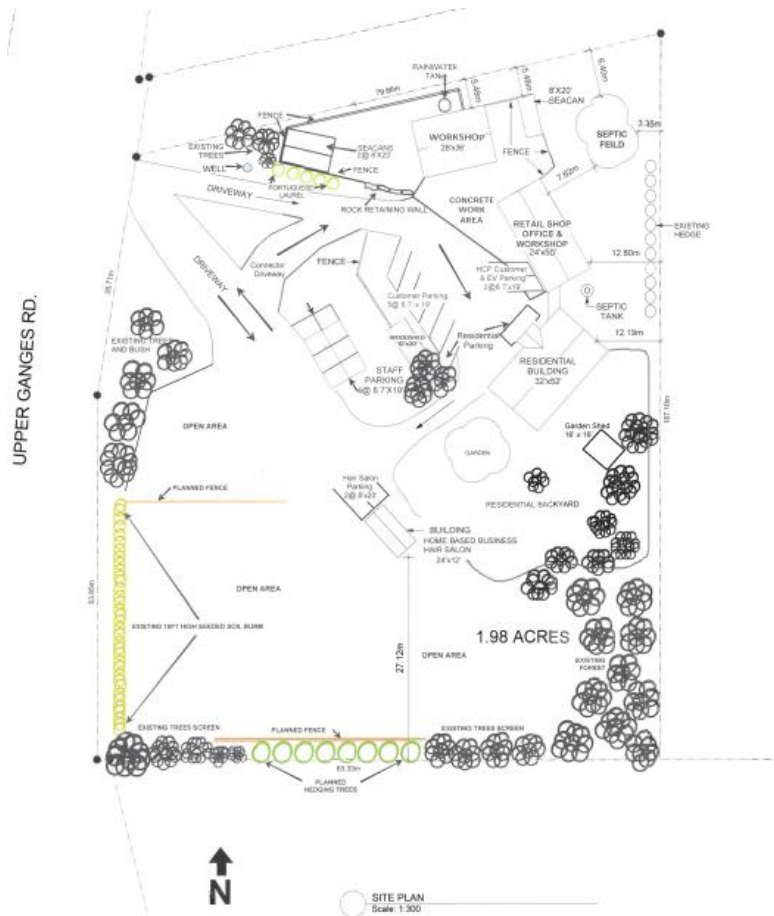


Figure 3: Site plan for proposed rezoning.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Staff have reviewed the Islands Trust Policy Statement in consideration of the application and determined a number of policies that apply to this application (see appendix 3). At time of this initial report, staff have determined that the application is not in significant opposition to any of the policies, but that the proposal will need to be further refined through the application process. If the Local Trust Committee resolves to proceed with the application, in a future report staff will assess compliance with the Policy Statement using the Directives Only Checklist in accordance with Section 1.9 of Trust Council Policy 1.3.i.

Official Community Plan:

The subject property is currently designated Residential Neighbourhood (RN) in the OCP. The proposed OCP amendment would be to change the Land Use Designation to General Employment and to include the subject property within Development Permit Area 2 – Non-Village Commercial and Industrial. The objectives of the General Employment Designation are the following:

- B.3.3.1.1 To provide an adequate amount of land zoned for general employment use that is affordable, appropriately services and well located to accommodate local economic development.
- B.3.3.1.2 To accommodate additional commercial and general employment land uses where there is a community need, with a preference for those with a low demand for transportation and energy infrastructure requirements. To carefully consider the addition of other clustered sites for general employment operations, to keep needed businesses on the island or to attract needed businesses onto the island.
- B.3.3.1.3 To ensure that general employment uses are located in a way that reduces impacts on neighbouring properties and the natural environment.
- B.3.3.1.4 To avoid the location of large scale, heavy industry on Salt Spring Island.
- B.3.3.1.5 To allow for the development of affordable homes in combination with general employment land uses.
- B.3.3.1.6 To ensure that industrial waterfront zones are primarily occupied by industries dependent upon a marine location.
- B.3.3.1.7 To accommodate temporary industrial uses in appropriate locations

Staff have highlighted the following General Employment and Commercial Services policy as being particularly relevant to the rezoning application:

- B.3.3.2.10 If additional land is required for general employment uses necessary for the community, the Local Trust Committee could consider rezoning applications for properties near the junction of Rainbow and Atkins roads, near the junction of Long Harbour and Upper Ganges roads, and near the junction of Fulford-Ganges and Beaver Point roads.

Evaluation of Applicable OCP Policies

Staff have reviewed the OCP in its entirety and identified the following fifteen policies and objectives as being relevant to the application. A brief discussion is provided below (see appendix 3 for a full assessment of OCP policies).

1. Policy A.4.6.1 recognizes the need for **varied livelihoods and a vibrant economy** in maintaining the community character. The occurring use contributes to the island economy.
2. Policy A.4.6.3 encourages **living wage, meaningful, year-round employment** and income generating opportunities to allow young people and families to remain on the island. The occurring use provides employment and operator has a young family.
3. Policies A.6.2.2 and A.6.2.3 recommend **energy and resource efficient** approach to design and development for significant changes of use. The current operation utilizes (non-potable) rainwater collection. The LTC may wish to request further conservation approaches in the application.

4. Policy A.5.2.13 recommends an **ecosystem-based approach to site design and development**. The subject property has been substantially developed, and options to pursue this approach may be limited. Staff consider that a covenant restricting and guiding further development, or specifying restoration activity, would generally achieve this objective.
5. Policy A.8.2.12 recommends **consideration of archaeological potential and impact**. The subject property contains areas of archeological potential.
6. Policies B.2.2.2.10 and B.2.2.2.12 allow for the **development of a flexible dwelling unit** in General Employment and Commercial Services Land Use Designation. There are currently two dwelling units (in separate structures) established on the property.
7. Policy B.2.2.2.15 recommends consideration of allowing **secondary suites as affordable units** under certain conditions. The subject property includes two dwellings in separate structures.
8. Policy B.2.5.2.2 recommends that **additional general employment uses should not be created** in the Rural Neighbourhoods designation. The employment uses indicate the requirement for a land use designation change.
9. Policy B.3.2.2.1 recommends that **home based businesses** be allowed in all areas where residential use is permitted. The proposed zoning would incorporate an existing home-based business (hair salon) into the personal services permission.
10. Policy B.3.3.2.7 recommends against **unnecessary heavy or extractive industries**. The proposed rezoning would take partially in-doors but does not involve basic processing and manufacturing of materials or products predominately from extracted or raw materials, or involve flammable or explosive materials.
11. Policy B.3.3.2.10 specifies that if **additional general employment** land is required for the community, rezonings for this purpose should be focused on Rainbow and Atkins roads, near the junction of Long Harbour and Upper Ganges roads, and near the junction of Fulford-Ganges and Beaver Point roads. The subject property is in close proximity to the junction of Long Harbour and Upper Ganges Rd.
12. Policy C.2.2.2.15 recommends **support of non-automotive transportation and public transit service**. The subject property is accessible by transit and within cycling distance of Ganges village and Long Harbour ferry terminal
13. Objective C.3.1.1.1 encourages the ensuring that **the density and intensity of land use is not increased** in areas which are known to have concerns with the supply of potable water. The subject property is in proximity to two water service areas with known water supply issues.
14. Policy C.3.3.2.2 and C.3.3.2.5 recommend **evidence of an adequate supply of water** without adverse impacts to neighbouring uses or requirement for import of water from off-island. Staff have included a recommendation that the LTC request further evidence in this regard.
15. Policy C.4.2.3.1 recommends **evidence that sewage can be treated on site** without adverse impacts to neighbouring uses.

Development Permit Area 2 – Non-Village Commercial and General Employment

The subject property is proposed to be included within Development Permit Area 2 under the proposed OCP amendment. As per the description of the Permit Area in the OCP, DPA 2 is intended to identify objectives and guidelines for the form and character of commercial and general employment development outside Village Designations, as well as for the protection of farming on adjacent lands. A development permit application is not *required* as part of the rezoning process, but would be required for any future development that triggers a DP under the requirements for DPA 2 and we considered at time of the TUP. The LTC may wish to consider methods to capture issues of form and character as these issues were partially the subject of bylaw enforcement due to the owners developing beyond permission. These methods could include requiring and issuing a Development Permit in conjunction with the rezoning, or requiring a covenant that would encompass issues such as:

- Access;
- Vegetative buffers;
- Maintaining a rural character;
- Built form;
- Parking, especially boat parking and associated sight lines;
- Lighting and signage;
- Screening;
- Impacts to surrounding properties; and
- Environmental contamination.

If considering a covenant to enforce the above issues, the LTC should consider the implications of ongoing covenant compliance monitoring versus what might be achieved through a Development Permit.

Land Use Bylaw:

The subject property is zoned Residential 7 (R7) under Land Use Bylaw No. 355, which permits the following uses:

	R7
Principal Uses, Buildings and Structures	
<i>Single-family dwellings</i>	◆
<i>Duplexes</i>	
<i>Duplexes constructed before July 31, 1990</i>	◆
<i>Multi-family dwellings</i>	
Dental and medical office <i>services</i> for a maximum of two medical practitioners	◆
Elementary schools, pre-schools and <i>child day care</i> centres	◆
Hospitals and <i>public</i> health care facilities	◆
<i>Community halls</i>	◆
<i>Non-commercial outdoor active recreation</i>	◆
<i>Churches</i>	◆
<i>Agriculture, excluding intensive agriculture</i>	◆

<i>Public service uses</i>	◆
<i>Seniors' supportive housing complex</i>	
Accessory Uses	
<i>Home-based businesses, subject to Section 3.13</i>	◆
<i>Seasonal cottages subject to Section 3.14</i>	◆

At the time of application, the applicants had requested a zoning change to a Commercial 6 zone variant that would allow for the following *uses, buildings and structures*:

	C6
Principal Uses, Buildings and Structures	
Offices for <i>use by building</i> construction professionals and trades	◆
Automobile rentals with a maximum of five vehicles stored on-site	◆
<i>Funeral homes</i>	◆
<i>Retail sales of building</i> supplies, appliances and furniture	◆
<i>Light industry</i> , excluding <i>uses</i> that consume or <i>use</i> more than 1600 litres/day of water	◆
<i>Wholesale sales</i>	◆
Storage of goods and vehicles, with the exception of <i>outdoor</i> storage of derelict vehicles or equipment, or waste materials	◆
Boat building, servicing and repairs	◆
<i>Service</i> , repairs and sales of vehicles and equipment.	◆
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	◆
<i>Public service uses</i>	◆
Accessory Uses	
<i>Indoor retail sales accessory to another permitted use</i>	◆
<i>Dwelling units accessory to a commercial use</i>	◆

However, the Land Use Bylaw was subsequently amended in the time period following the application as a result of the conclusion of the Industrial Lands Uses Project earlier this year. The Commercial 6 zone was eliminated, with some of those uses migrating to the General Employment designation.

In addition to the uses allowed by Commercial 6 zoning at time of application, the applicant requested the following uses:

Outdoor retail sales;
Home based business accessory to residential use; and
Multi-family dwelling unit (2 units).

Staff have assessed the requests of applicant and determined that a more appropriate designation for rezoning would be General Employment 1 (GE1) or a zone variant thereof:

	GE1
Principal Uses, Buildings and Structures	
Boat <i>building</i> , servicing and repairs	◆
Car wash <i>accessory</i> to vehicle and equipment sales, rental and repair	◆
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	◆
<i>Commercial composting facility</i>	◆
<i>Contractor's shop</i>	◆
<i>Creative industry</i>	◆
<i>Farm-related light industry</i>	◆
Food processing, including off-farm storage and processing	◆
<i>Funeral homes</i>	◆
<i>Indoor storage</i>	◆
<i>Light industry</i>	◆
<i>Public service uses</i>	◆
<i>Public utility uses</i>	◆
Rental, repair, sales, and <i>service</i> of equipment, machinery, boats, and vehicles	◆
Sales of <i>building</i> supplies, appliances and furniture, including <i>outdoor</i> sales and storage	◆
Veterinarian clinics and animal hospitals	◆
<i>Wholesale sales</i>	◆
Accessory Uses	
<i>Retail sales accessory</i> to a permitted <i>principal use</i>	◆
One <i>dwelling unit accessory</i> to a permitted <i>principal use</i>	◆
<i>Office use accessory</i> to a permitted <i>principal use</i>	◆

The above uses do not include two aspects that the applicants have requested: multiple dwelling units and home-based businesses (hair salon). The LTC may wish to include either *home-based businesses* or *personal services* as part of a GE1 zone variant. The following definitions are relevant to this consideration:

“personal service” means a commercial use that is primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

The Land Use Bylaw contains parking regulation requirements depending on use and intensity of use. Under the proposed land use change, the subject property would be required to provide parking spaces as calculated by the following table:

TABLE 3
MINIMUM NUMBER OF PARKING SPACES FOR AUTOMOBILES, DISABLED PARKING AND BICYCLES

LAND USE	Number of Automobile Parking Spaces Required	Number of required Automobile Parking Spaces which must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
RESIDENTIAL			
<i>Single-family dwelling</i>	2 per unit	0	0
<i>Seasonal Cottage or Secondary Suite</i>	1 per unit	0	0
<i>Home-based businesses</i>	1 per non-resident employee (or full-time equivalent)	0	0
GENERAL EMPLOYMENT			
<i>Light Industry</i>	1 per employee	5%*	1 per 10 employees
Storage	1 per employee	5%*	0
Other industrial or General Employment	1 per employee	5%*	1 per 10 employees

Based on a proposed use of a single family dwelling, a secondary suite, and General Employment uses employing eight employees, a total of 12 parking spaces are required. From the proposed site plan, a total of 14 spaces are currently provided.

Issues and Opportunities

Scale of use

The proposed rezoning represents the codifying of considerable increases in intensity and density of use of the subject property. The uses are already primarily established, though the rezoning to General Employment would allow for the further expansion of the property. The size of the property – 0.8 ha (1.98 acres) and the distribution of uses throughout the property have resulted in uses in close proximity to surrounding properties. Although the applicants have sought to maximize the screening of uses through retention or planting of landscape buffers, as well as construction of fences, the impacts of use have likely contributed to a loss of rural character in the neighbourhood and may be viewed as undesirable. Options for scaling back the intensity of use at this point are somewhat limited – and would likely involve the removal of uses and reclamation of land currently used for what would best be characterized as General Employment uses.

Water Supply and Quality

No water supply information was supplied at time of the rezoning application. During the site visit, staff were advised there are two primary water sources – a dug well which serves the dwellings on the property and a rainwater collection system that serves the general employment uses on the property. Staff were also advised that the applicants have water rights to a surface water body on an adjacent property – though how much and for what purpose (i.e. irrigation, domestic, etc.) is not known.

The capacity of the dug well is not known, and due to the nature of dug wells, testing the capacity is somewhat limited. The Province of BC does not typically recommend the use of dug wells due to the possibility of surface water contamination and pollution. However, in cases where water supply is limited, they may be used. The province provides a [best practices guidance document](#) for the use of dug wells.

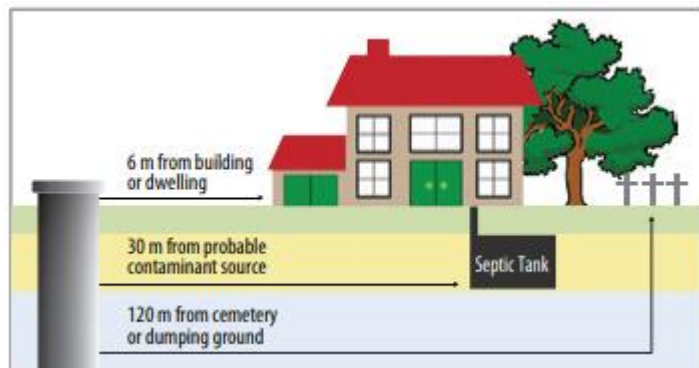


Figure 4: Separation distances for dug well¹.

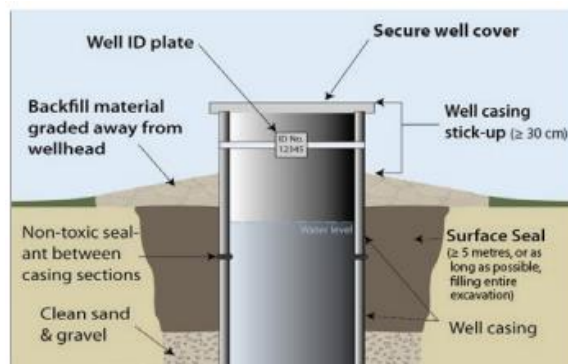


Figure 5: Recommended construction of dug well¹.

The applicants have indicated to staff that rainwater collection is primarily utilized for general employment uses – the boat repair workshop. The existing rainwater storage capacity has been estimated by the applicants at 60,000 L, though this has not been verified by staff at time of this report.

As the rainwater has been primarily used for servicing and repair of boats, the water has not been made potable. Without a system to make this collected water potable, it cannot be counted towards a potable water supply at this time. Staff have provided a resolution to receive a report for an engineered system to make collected rain water potable.

In order to proceed with the rezoning and consideration of uses, staff consider it prudent to request further documentation related to not only to the quantity of water that can be supplied, but the quality. Staff have provided a recommended resolution to request further documentation.

Based on water requirements in Land Use Bylaw No. 355, the following amounts are relevant to the discussion:

¹ Retrieved from https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/bc_gov_dugwell_brochure.pdf

Table 1: Proposed Water

Estimated Supply		Estimated Demand	
Rainwater collection (General Employment)	60,000 L capacity (est.) Unknown provision/day	General Employment Use	900 L/day (20%)
Dug well (Domestic)	Unknown/day	Single Family Dwelling	1600 L/day (34%)
Water licence (use unknown)	Unknown/day	Secondary Suite	1200 L/day (26%)
		Personal Services	900 L/day (20%)
<i>Total</i>	<i>Unknown</i>	<i>Total</i>	<i>4600 L/day</i>

North Salt Spring Waterworks District

The subject property is contained within Islands Trust mapping for the North Salt Spring Waterworks District (NSSWD), though the applicants have stated that no connection exists and that establishing a connection is not possible as the infrastructure ends two properties to the south:

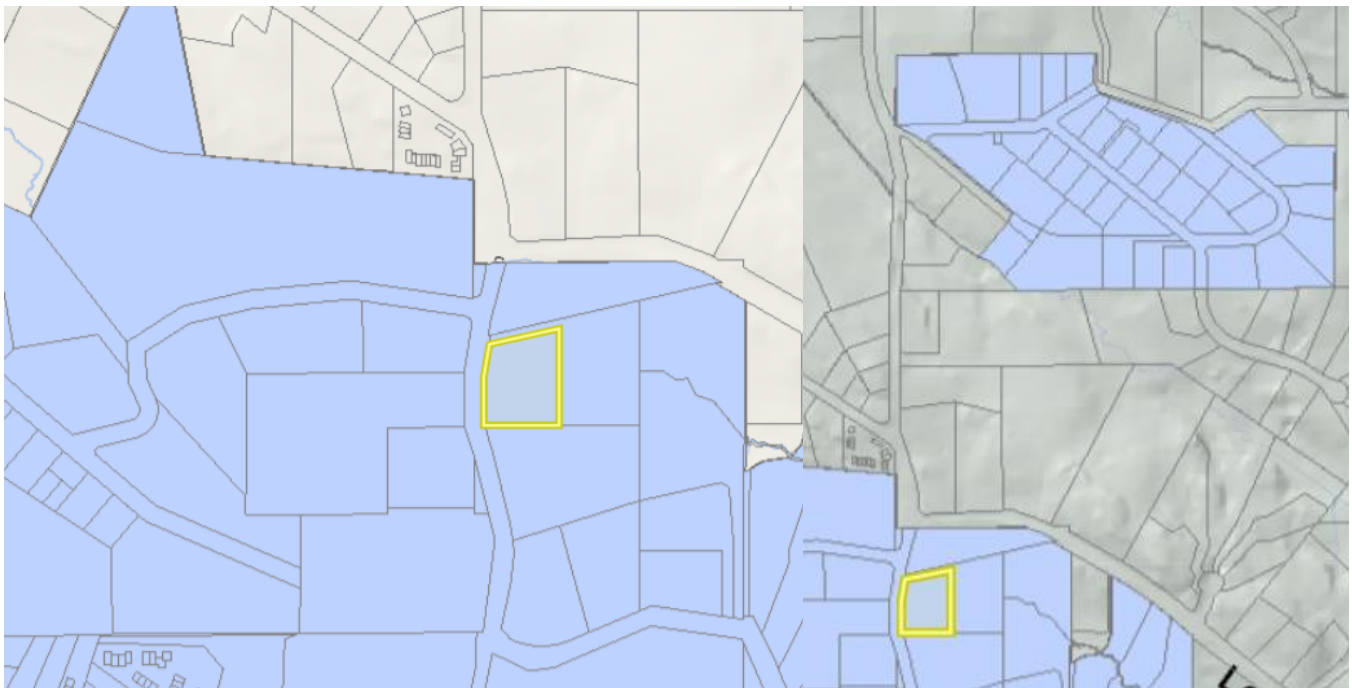


Figure 5 – Left: Service area of NSSWD in blue, subject property highlighted in yellow. Right: Location of Cedar Lane Water System to North of subject property

Since 2014, a NSSWD moratorium has prevented any increase in demand on NSSWD properties. The NSSWD policy currently stipulates “all properties currently on the District’s parcel tax roll will be allowed a single ¾ inch (19mm) connection for either a single residential unit or a single commercial unit”. Though the subject property is included within NSSWD mapping, acquiring the service at the subject property appears to be unlikely. Given NSSWD policy, two connections (domestic and general employment) would also likely be required.

The subject property is also within close proximity to the Cedar Lane Water System, which has known water quantity and supply issues

The Official Community Plan contains objectives (C.3.1.1.1) that advises the LTC to ensure that the density and intensity of land use is not increased in areas which are known to have concerns with the supply of potable water. While the subject property is technically not subject to restrictions in either of the identified water service areas, staff recommend consultation with both.

Availability of General Employment Land

Land zoned for the uses proposed through this application is in limited supply on Salt Spring Island. At time of this report, a survey of real estate listings did not find any General Employment land listed for sale.

The SSI LTC Industrial Land Uses Project concluded earlier this year with the adoption of Bylaw Nos. 488, 489, 490 in July 2020. This project aimed to “encourage socio-economic diversity, and to enhance economic sustainability and security on Salt Spring Island, by seeking to meet the needs for commercial industrial lands for the next 25 years.”

While somewhat out of date, the project was guided by an industrial land needs assessment prepared by Urbanics Consultants, completed in August of 2013. The assessment found that in order to accommodate the forecasted employment growth through 2036, Salt Spring Island would need to add an average of 0.67 acres of industrial zoned-land per year. The assessment also found, in general, the inventory of industrial-zoned land was insufficient to accommodate current or forecasted demand. Staff have not analyzed the underlying assumptions of this forecasting, but have anecdotally heard that the situation remains consistent since the time of the assessment in 2013.

The assessment found that the greatest challenge is faced by industrial (now General Employment) operations seeking to expand beyond what might be permitted as a home-based business – that there is a shortage of suitable spaces. While Mid-Isle Marine would not be appropriately described as “fledgling”, it is a business that has demonstrated considerable growth over the past five-plus years.

The Industrial Land Uses Project did recognize this potential shortfall in land supply in Bylaw 488, which amended the OCP to specify the area that further General Employment lands could be provided, if needed. The subject property falls within the vicinity of one described area - the intersection of Long Harbour and Upper Ganges Rd.

Precedent Setting and Public Perception

Many, if not all, of the uses that are proposed to be permitted through the rezoning application have already been established in substantial contravention of the existing zoning on the property. The applicants did obtain a Temporary Use Permit in 2015 to authorize some of the uses, but were again found to have exceeded the permissions at time of renewal and were subject to bylaw enforcement. There is an established history of uses exceeding permissions on the subject property. While each rezoning is considered on its own merits and do not set precedents for future LTC decisions, there is a risk that favourable consideration of this proposal may signal

that lack of compliance with the Salt Spring Island Bylaw No. 355 regarding non permitted General Employment Uses is acceptable provided the landowner is prepared to eventually submit an application for rezoning.

Community Amenity

Discussion of community amenity contribution has been limited in consideration of the rezoning application, due to the supportive OCP policies for rezoning to General Employment in this area. If the LTC resolves to entertain an aspect of the rezoning that would go above what is contemplated by these policies – such as additional dwelling units – staff would recommend some provision of a community amenity, such as the designation of the additional dwelling as affordable, that any extra suite is rental only, or that it be built to specific green building standards. However, discussion of a second dwelling may be more logically contemplated once there is more certainty around the provision of water necessary to support a second dwelling.

Discussion of a community amenity may result following referral to CRD PARC and the Salt Spring Island Transpiration Commission related to pathway and connectivity requests.

Storm water drainage

Due to the nature of the work undertaken on the property, there exists the potential for a spill of oil or gas that could contaminate groundwater resources. At time of issuance of the TUP in 2015, a storm water management plan was supplied that made recommendations to minimize the impacts if such a spill were to occur. Staff have recommended receiving an update to this report to ensure that all recommendations were implemented in accordance with the plan, as well as any further actions or upgrades that may be required given the growth of area of use since 2015.

Consultation

No referrals have been conducted at time of this report; referral of bylaws to agencies and First Nations typically occurs at time of first reading such that there is a bylaw on which to provide comment.

This application also requires an OCP amendment. As per [Section 475](#) of the Local Government Act, the LTC must provide at least one opportunity for consultation with “persons, organizations and authorities it considers will be affected”. At time of consideration of this initial report, the LTC should determine if consultation should be early and ongoing – which would require additional consultation beyond that identified by staff. Staff have not identified any issues that would require additional consultation.

In waiting for consultation until a draft bylaw is given first reading, those persons, organizations and authorities consulted will be able to give more substantive feedback on a more certain set of conditions and with some indication of LTC support.

At time of this report, staff consider that all neighbours within 100 meters of the subject property as well as the following organizations and authorities may have interests affected by the proposal and should be included in the referral process:

- Vancouver Island Health Authority
- CRD Building Inspection
- CRD PARC
- North Salt Spring Waterworks District
- Cedar Lane Water
- Ministry of Transportation and Infrastructure

- Salt Spring Fire Rescue
- BC Assessment Authority
- BC Transit
- All First Nations identified by the Ministry of Indigenous Relations and Reconciliation

Based on a distance of 100 m, the following properties would be subject to mail notification:

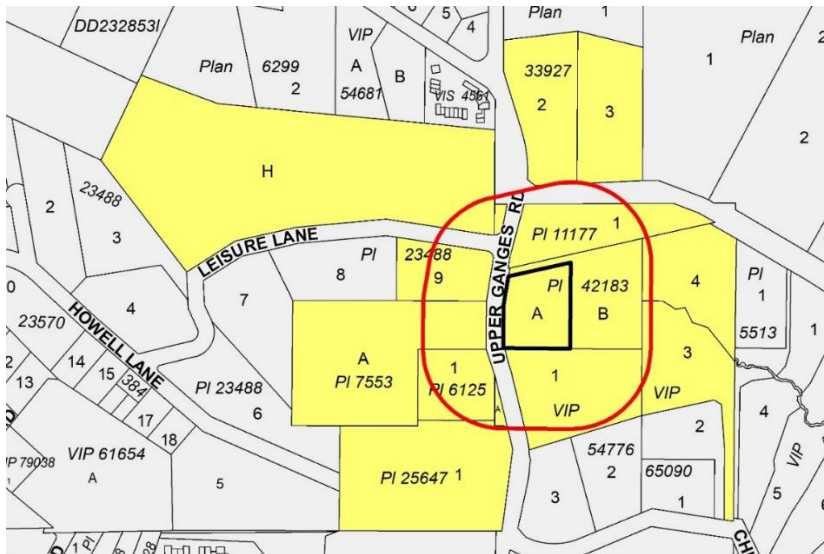


Figure 6: Properties subject to mail notification

No correspondence has been received at the time of preparing this report, but may be received before or during the LTC meeting. Correspondence may be sent to ssiinfo@islandstrust.bc.ca

Protocols

No protocols, Memorandums of Understanding (MOUs) or Letters of Understanding (LOU) have been identified as being relevant to this application.

First Nations

Following LTC consideration of the initial staff report, if the LTC resolves to proceed with the application, it will be sent to the Islands Trust Senior Intergovernmental Policy Advisor for review.

First Nations to be engaged during the referral and consultation period will be developed in consultation with the Islands Trust Senior Governmental Policy Advisor.

Rationale for Recommendation

Staff recommend moving forward with the application based primarily on the supportive OCP policies for General Employment rezoning in the area of the subject property. There are a number of outstanding issues that will need to be addressed if the LTC resolves to proceed with the application, namely the question of water quantity and quality. Staff have drafted a number of resolutions in an effort to address these issues.

ALTERNATIVES

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

1. Request a Revised Application

If the LTC determines that the requested General Employment uses represent a scale of use that is excessive for the subject property, they may request a revised application reducing the uses. Staff advise that the implications of such a request are increase processing time and potentially increased cost to the applicant. Given that most of the requested uses area already occurring on the property, the applicants may be challenged in reducing the uses. 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 a revised application including a site plan which:

- a. Reduces the area of the property that may be utilized for General Employment purposes;*
- b. Provides a landscaping plan specifying new development;*
- c. Increases screening to adjacent properties.*

2. Proceed No Further

The LTC may decide to proceed no further with this application. Staff advise that the implications of this alternative continued bylaw enforcement action. 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 SS-RZ-2019.1 for the following reasons:

- a. The application represents an increased intensity of use that is incompatible with surrounding land uses;*
- b. That the water supply required for the proposed uses has not been demonstrated;*
- c. That the Official Community Plan contains policies that direct the LTC to not increase intensity of use in areas with known water quantity and quality issues;*
- d. The applicant has not demonstrated that a sufficient alternative appropriately zoned site is not available.*

NEXT STEPS

If the LTC accepts staff recommendation, the applicant will be required to submit the requested information before proceeding with the application. Staff will draft a bylaw for consideration of first reading at an upcoming LTC meeting.

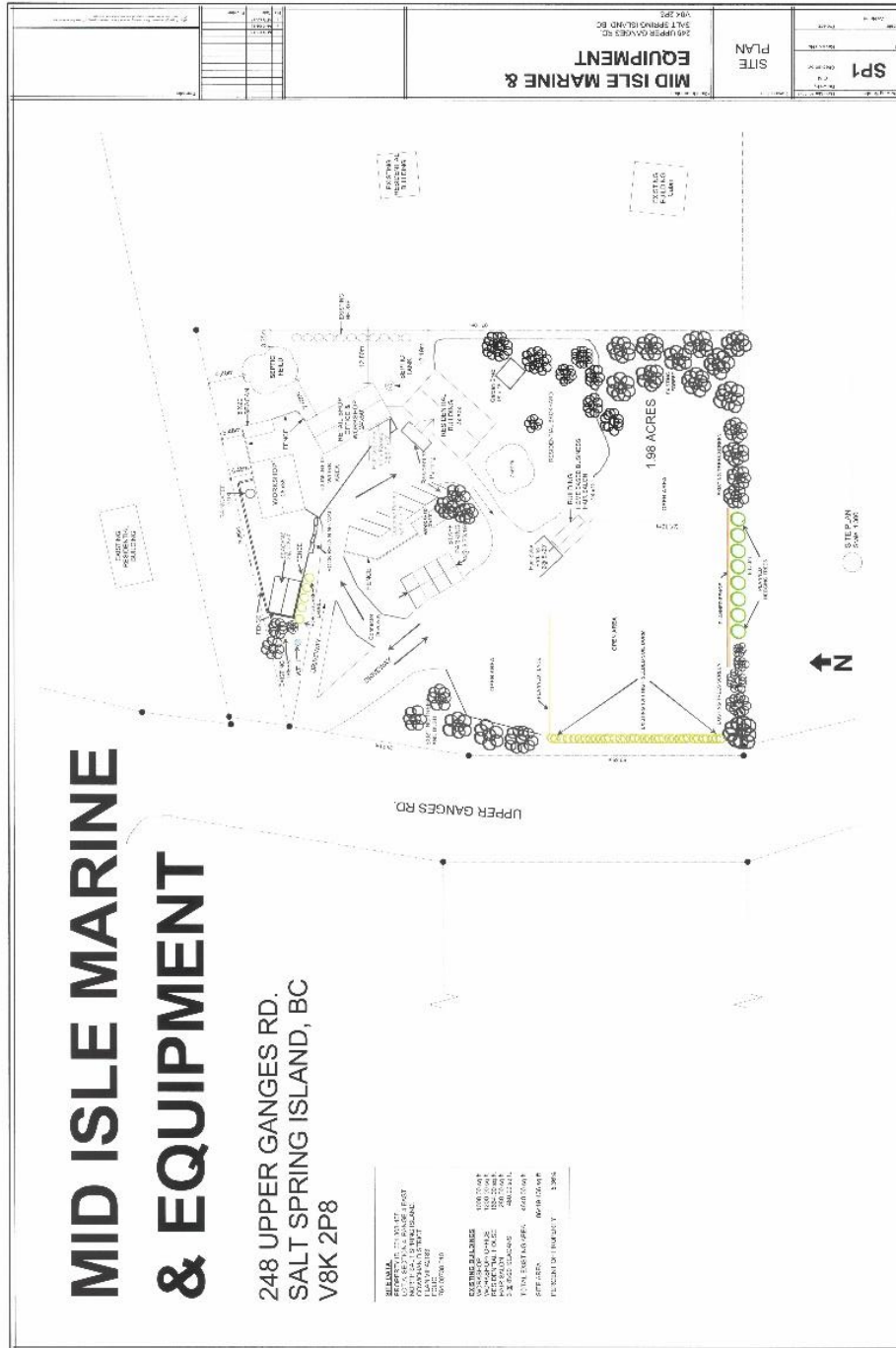
Submitted By:	Geordie Gordon, Planner 2	December 2, 2020
Concurrence:	Stefan Cermak, Regional Planning Manager	December 3, 2020

ATTACHMENTS

1. Maps, Plans, Photographs
2. Site Context
3. ITPS/OCP Policies
4. 2015 TUP

ATTACHMENT 1 – PLANS AND PHOTOGRAPHS

PROPOSED SITE PLAN



HISTORIC AIR PHOTOS



2000



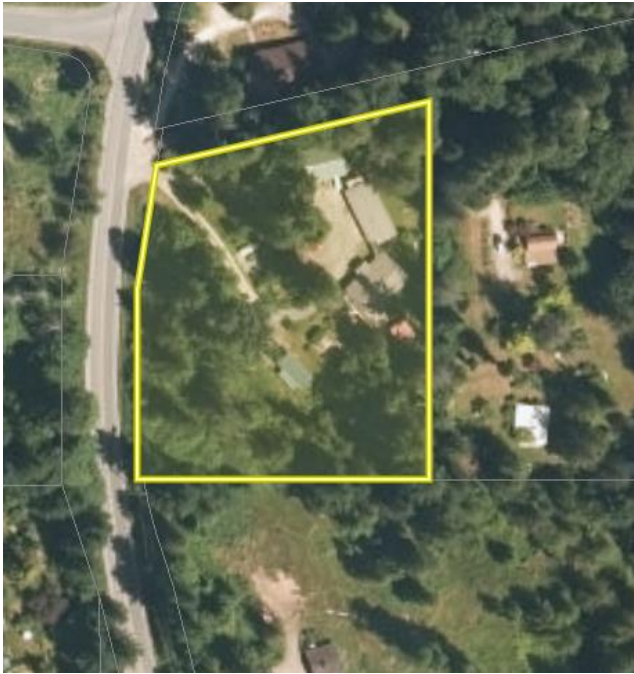
2002



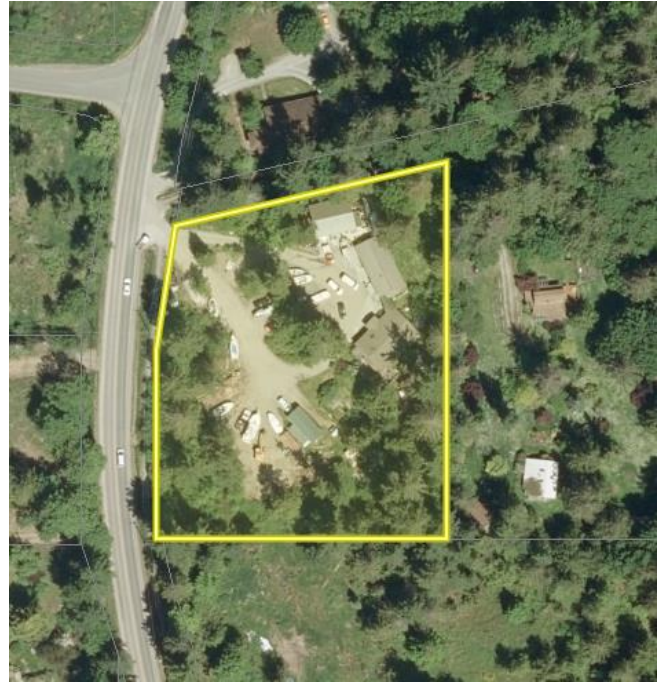
2005



2009



2013



2017

PHOTOS FROM SITE VISIT (NOVEMBER 19, 2020)



Figure 1: Driveway Entrance



Figure 2: Existing dwelling (right) and workshop/retail area (left)



Figure 3: Retail entrance/parking -second dwelling at entrance



Figure 4: View of single family dwelling



Figure 5: Main workshop area/outdoor workshop



Figure 6: Parking/storage



Figure 7 : View of storage area



Figure 8: View of storage/outdoor retail area.



Figure 9: Seacan storage within lot line setback



Figure 10: Outdoor work area



Figure 11: Outdoor storage and work area, rainwater tanks



Figure 12: View of home based business building



Figure 13: Home based business (hair salon) and parking



Figure 14: Lower storage yard – boat parking



Figure 15: Lower storage area



Figure 15: View of boat parking area



Figure 16: Lower yard storage area



Figure 17: Planted vegetation screening



Figure 18: Lower yard equipment storage area



Figure 18: Lower yard equipment storage area



Figure 19: Office area and rear of workshop area behind



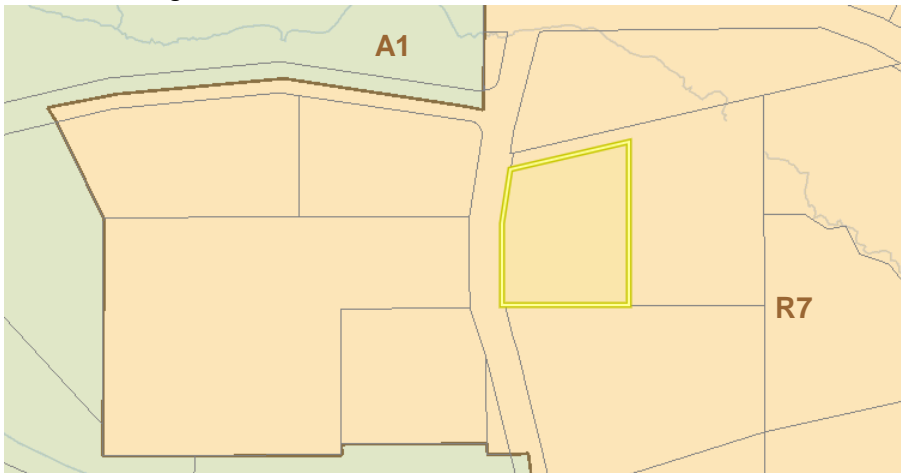
Figure 20: Septic field area

ATTACHMENT #2 – SITE CONTEXT

LOCATION

Legal Description	Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183
PID	001-308-408
Civic Address	248 Upper Ganges Road, SSI

LAND USE

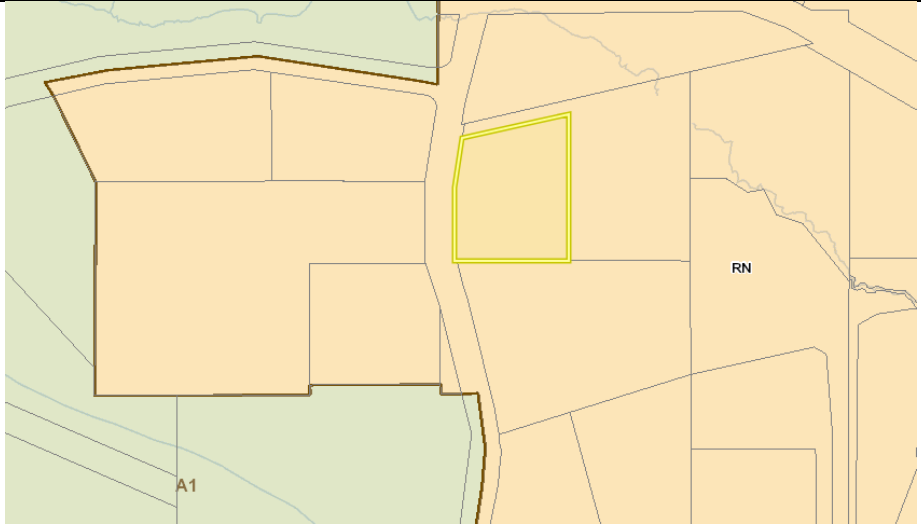

Current Land Use	Commercial – servicing, storage & retail sales for marine/outdoor power equipment Residential – single family dwelling unit and home based business (hair salon)
Surrounding Land Use	Residential & Agriculture  <i>Islands Trust Zoning Map (subject property indicated in yellow)</i>

HISTORICAL ACTIVITY

File No.	Purpose
SS-DVP-1986.9	Accessory building not exceeding 50' x 30' maximum floor area authorized (building siting and height to be in conformity with relevant provision of Zoning Bylaw)
UN-RZ-1988.14	No information on file or in TAPIS.
SS-SDP-2015.1	Soil deposited on driveway
SS-TUP-2015.2	Temporary Use Permit (TUP) for Equipment and Small Engine Sales & Service
SS-TUP-2018.2	Renewal of TUP – application closed at applicant request

POLICY/REGULATORY


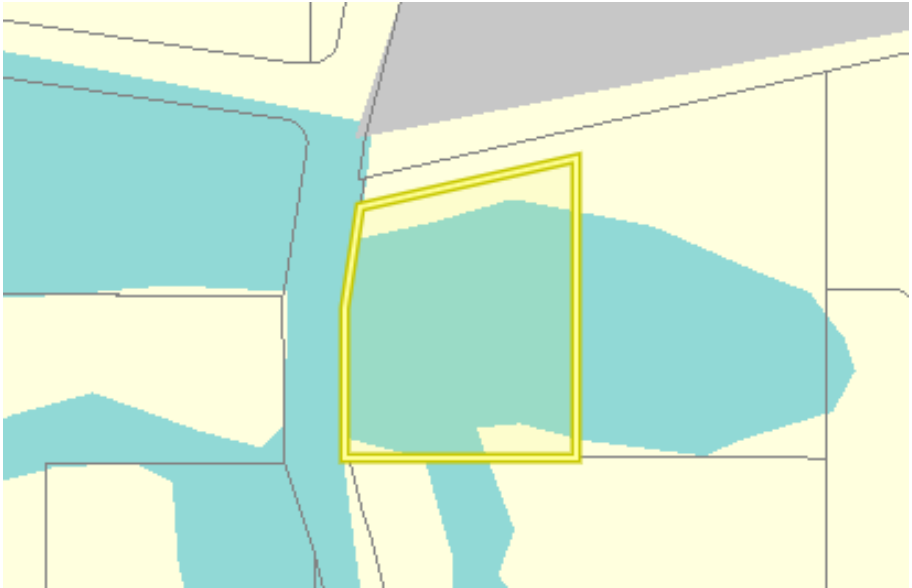
Official Community Plan Designations	Residential Neighbourhoods (RN)
--------------------------------------	---------------------------------

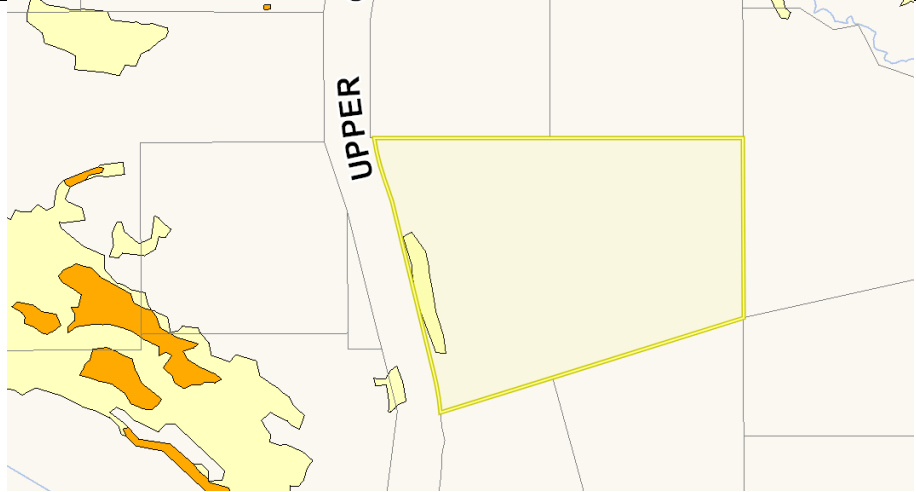
	 <p><i>Islands Trust Land Use Designation Map (subject property indicated in yellow)</i></p>  <p><i>Islands Trust Land Development Permit Areas (subject property indicated in yellow)</i></p>
Land Use Bylaw	<p>The subject property is zoned Residential 7 (R7). The R7 zone permits the following principal uses:</p> <ul style="list-style-type: none"> • Single-family dwellings • Duplexes constructed before July 31, 1990 • Dental and medical office services for a maximum of two medical practitioners • Elementary schools, pre-schools and child day care centres • Hospitals and public health care facilities • Community halls • Non-commercial outdoor active recreation • Churches • Agriculture, excluding intensive agriculture • Public service uses <p>The R7 zoning permits the following accessory uses:</p> <ul style="list-style-type: none"> • Home-based businesses, subject to Section 3.13 • Seasonal cottages subject to Section 3.14

	<p>The maximum combined lot coverage of all buildings and structures is 33%</p> <p>The subject property is 0.8-hectares / 1.98-acres in area.</p> <p>Total approximate floor area of accessory buildings on lot</p> <p>Seacans (3): 44.59m² + Workshop: 93.64m² + Retail/Office/Workshop: 111.48m² + Garden Shed: 23.78m² + Hair Salon: 26.75m² = 300.24m² (not including woodshed)</p> <p>Less 50' x 30' permitted Accessory Building (per SS-DVP-1986.9) = 188.76m²</p> <p>3.12.5 With the exception of a <i>seasonal cottage</i> or other permitted <i>accessory dwelling</i> unit, the total <i>floor area</i> of all <i>accessory buildings and structures</i> on a <i>lot</i> must not exceed 70 square metres for <i>lots</i> that are 1.2 ha or less in area and 185 square metres for <i>lots</i> that are greater than 1.2 ha in area. One <i>building</i> with a <i>floor area</i> less than 25 square metres may be excluded from the calculation of total <i>floor area</i> for <i>accessory buildings and structures</i>.</p> <p>Less 25m² building (Garden Shed: 23.78m²) = 167.98m²</p>
Other Regulations	
Water Servicing	<p>The property is contained within the North Salt Spring Water Works (NSSWD). Application requires referral to NSSWD as per OCP policy C.3.2.2.1 to determine water supply to subject property.</p> <p>Application site plan also identifies a well on the property, no well data has been supplied as part of the application. G Wells data shows a well on subject property with Well Yield of ½ gallon (1.9 litres) per minute.</p> <p>https://apps.nrs.gov.bc.ca/gwells/well/64566</p>
Sewage Disposal	No evidence supplied that increased amount of sewage from proposed expansion can be treated on site as per OCP policy C.4.2.3.1. Assumption that current septic system is adequate for current needs, though no septic filing was provided at time of application.
Title Charges	<p>CA4941679: Local Government Act Permit (SS-TUP-2015.2) – <i>expired 11JAN2019</i></p> <p>DF S44316: Municipal Act Permit (SS-DVP-1986.9)</p> <p>S108847: Annexed Easement</p> <p>P15351: Easement</p> <p>EB40006: Statutory Right of Way (BC Hydro)</p>
Bylaw Enforcement	<p>SS-BE-2010.36 – Short Term Vacation Rental (STVR). File closed May 29, 2013.</p> <p>SS-BE-2015.1 – Commercial Use. TUP issued in 2015 (expired 2019). File on hold as application submitted (SS-RZ-2019.1).</p>

SITE INFLUENCES

Islands Trust Fund	The Islands Trust Conservancy does not 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 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	ITEM: Young Forest & Rural SEI: None Currently Mapped Heron Rookery/Raptor Nest/Sea Bird Colony: None Currently Mapped RAR Watercourse: None Currently Mapped  <p><i>Islands Trust Ecosystem Mapping (ITEM)</i></p>
Hazard Areas	Low Risk Steep Slopes are mapped on the eastern portion of the property Yellow = Low Risk Orange = Moderate Red = High

	 <p><i>Islands Trust Slope Mapping</i></p>
Archaeological Sites	<p>Remote Access to Archeological Data (RAAD) mapping indicates the subject property has areas of archaeological potential.</p> <p>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 <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.</p>
Climate Change Adaptation and Mitigation	<p>The subject property is situated along the Long Harbour Bus Route and is located approximately 1 kilometer from Ganges. The subject property ranges in elevation from approximately 28 metres to 38 metres above sea level.</p> <p>Site clearing and more impervious surfaces could increase storm water drainage. Increased client and employee traffic would increase greenhouse gas emission due to increased vehicular use.</p>
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

APPENDIX 3 – POLICIES

ISLANDS TRUST POLICY STATEMENT

Staff have reviewed the Islands Trust Policy Statement in full and highlight the following directive policies as potentially relevant to the application. Staff will provide an analysis of the Islands Trust Policy Statement prior to third reading of any bylaw(s) drafted in response to this application.

No.	ISLANDS TRUST POLICY STATEMENT POLICIES
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
5.2	Growth and Development
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.
5.6	Cultural and Natural Heritage
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.

If the Local Trust Committee resolves to proceed with the application, staff will follow up with a report analysing compliance with the Policy Statement and the Directives Only Checklist in accordance with Section 1.9 of the “Policy Statement Implementation” portion of the Islands Trust Policy and Procedures Manual.

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.

[\\islandstrust.local\DFSMain\EDM\09 Current Planning\12 SS\3650 RZ\25 Applications \(P\)\2019\SS-RZ-2019.1 - 248 Upper Ganges Road\06 Staff Reports\Staff Report 01\SS-LTC_2020-15-12_SS-RZ-2019.1_RPT_ATT03_Policies.docxZ:\09 Current Planning\12 SS\3650 RZ\25 Applications \(P\)\2019\SS-RZ-2019.1 - 248 Upper Ganges Road\06 Staff Reports\Staff Report 01\SS-LTC_2020-12-15_SS-RZ-2019.1_RPT_ATTxx_Policies.docx](#)

OCP Objective/Policy	Complies	Planner Comments
A.4.6.1 To recognize the important role that varied livelihoods and a vibrant economy play in our community's unique character.	yes	Rezoning authorizes the continuation of a livelihood (boat and equipment repair) that contributes to diversity of the local economy.
A.4.6.3 To encourage living-wage, meaningful, year-round employment and income-generating opportunities that especially enable young people and families to remain on the island.	Yes	Provides year-round employment – applicants are also have a young family.
A.6.2.3 Rezoning applications proposing a significant increase in density or significant change of use may be requested to include a calculation of the projected carbon budget, or demonstrate conformity with LEED Neighbourhood Design criteria, or the equivalent.	More Information Required	Uses to be authorized through rezoning process can be considered a significant change of use. Structures are already substantially in place. If the LTC wished to request a carbon budget or demonstrate compliance to building performance, it would likely be retroactive.
<p>B.2.2.2.10 In zones where single family dwellings are presently allowed, the Local Trust Committee should consider changing local zoning to also allow (as an alternative to a single family dwelling), a flexible unit dwelling that:</p> <ul style="list-style-type: none"> a. has a maximum of two storeys, and b. has a maximum floor area, and c. could contain between one and three dwelling units, depending on the needs and wishes of the property owner. <p>Flexible unit dwellings should only be allowed on lots larger than 1.2 ha or on smaller lots in village areas. If zoning is changed to allow flexible unit dwellings, design guidelines and zoning regulations should be developed to ensure the dwellings fit into single-family neighbourhoods.</p>	More Information Required	If the LTC wishes to entertain the possibility of a flexible housing unit (the applicants have requested two housing units), staff can provide policy analysis in an upcoming staff report. It would appear that that the lot area requirements are not met (though see below)
B.2.2.2.12 Flexible unit dwellings could also be allowed in zones in the General Employment and Commercial Services Land Use Designation, where a property is primarily used for general employment and commercial services purposes.	More Information Required	The LTC may wish to have the provision of a flexible unit considered in an upcoming staff report.
B.2.4.1.2 To continue to accommodate non-residential uses that are compatible with medium density residential use.	No	The scale of use that exists on the property is not compatible with the current land use designation (Rural Neighbourhoods)
B.2.4.2.2 Zones within the Residential Neighbourhoods Designation will continue to accommodate the medium density residential uses and the other compatible land uses allowed in the existing bylaw.	No	The subject property is not zoned for General Employment within this designation – so cannot be considered to be allowed to “remain”. The policy speaks against rezoning for general employment use in this area, though there is some tension with the policy identifying

Existing commercial, general employment and multi-family zones will also remain, but zoning changes should not be made to locate more of these zones on additional lands in this Designation, with the exception of multiple-family affordable housing projects.		the subject area as suitable for rezoning to general employment.
B.3.2.2.1 Home based businesses will continue to be allowed in all areas where residential use is permitted and will be regulated by zoning.	Undetermined	Current HBB use (hair salon) is suitable as accessory to residential use – however, the use on the property is not primarily residential. If the LTC wishes to continue to permit this use, it would likely be best included as a personal services permission.
B.3.2.2.2 The Local Trust Committee could consider rezoning applications from owners of larger properties who wish to operate a home-based industry, such as light manufacturing, assembly, and repair services. Such industries could occupy more space and employ more people than would normally be allowed for a home-based business. Should the Committee consider such applications, it should ensure that this use would be limited to those industries that can operate compatibly with the quiet rural character of the island, could be well-screened by vegetation and would not have a significant negative effect on the neighbourhood or the natural environment. The Committee should also consider a way of guiding the design of sites and buildings used for home based industries, such as through the Development Permit process.	Yes	This proposal can be seen as resulting from the growth of what may have at one point been at the scale of a HBB. However, the ability to operate “compatibly with the quiet rural character of the island, could be well-screened by vegetation and would not have a significant negative effect on the neighbourhood or the natural environment.” May be at issue. Staff have recommending inclusion of the property within DPA 2 to control future growth.
B.3.3.1.1 To provide an adequate amount of land zoned for general employment use that is affordable, appropriately services and well located to accommodate local economic development.	Yes	The supply of General Employment Land is generally low on Salt Spring Island. The subject property is located in an area that is envisioned for future expansion by OCP policy.
B.3.3.1.2 To accommodate additional commercial and general employment land uses where there is a community need, with a preference for those with a low demand for transportation and energy infrastructure requirements. To carefully consider the addition of other clustered sites for general employment operations, to keep needed businesses on the island or to attract needed businesses onto the island.	Yes	The business appears to be well patronized by island residents – certainly the number of boats on the island require the associated maintenance and repair facilities. Servicing of equipment (i.e. chainsaws) also provides a service to islanders. Whether or not this represents an effective clustering of general employment is less clear, though the OCP does contemplate general employment in this area.
B.3.3.1.3 To ensure that general employment uses are located in a way that reduces impacts on neighbouring properties and the natural environment.	More Information Required	As the subject property has been largely developed for the proposed uses, notification to the surrounding properties should give the LTC insight into the current impact.
B.3.3.1.4 To avoid the location of large scale, heavy industry on Salt Spring Island.	Yes	Proposed uses do not meet the definition of heavy industry.

B.3.3.1.5 To allow for the development of affordable homes in combination with general employment land uses.	More Information Required	While housing units exist on the subject property (and are included in the application), there has not been the consideration of the provision of these units as affordable and what enforcement would require.
B.3.3.2.10 If additional land is required for general employment uses necessary for the community, the Local Trust Committee could consider rezoning applications for properties near the junction of Rainbow and Atkins roads, near the junction of Long Harbour and Upper Ganges roads, and near the junction of Fulford-Ganges and Beaver Point roads.	Yes	Subject property is in the general vicinity of the area described as Long Harbour and Upper Ganges.
B.3.3.2.13 The Local Trust Committee should consider rezoning applications that would allow some general employment uses to locate in village sites, in combination with commercial and residential uses. The Committee should only consider such applications if the proposed use would be compatible with the general objectives for villages.	n/a	Not contained within village boundary
B.6.2.2.16 When it considers rezoning applications that are not related to farming, the Local Trust Committee will ensure the availability of water for farming would not be reduced because of a zoning change. If a rezoning application would result in an increase in water use, the Local Trust Committee will ask the Agricultural Advisory Committee for advice about the potential impacts on farming.	More information required	Agriculture properties are in the general vicinity of the subject property. If the LTC resolves to proceed with the application, they may wish to request that any water report includes a statement on the impact to surrounding properties, specifically agricultural properties.
C.2.2.2.15 When considering rezoning applications, the Local Trust Committee should ensure that the proposed zoning change supports the development of non-automotive transportation and public transit service.	More information required	The proposed rezoning does not appear to actively support the development of non-automotive transportation and public transit service, though it does not impede it's development and is on an established bus route. Referral the Transportation Commission is recommended.
C.3.1.1.1 To apply the precautionary principle in ensuring that the density and intensity of land use is not increased in areas which are known to have concerns with the supply of potable water.	More information required	The subject property is in proximity to two water service areas (NSSWD and Cedar Lane) that have known quantity issues. However, the uses have already been established, and in that sense could not be considered "new" uses. Staff have recommended requesting additional reports from the applicants on the water requirements.
C.3.2.1.1 To ensure that the potential water demand of development within community water systems does not exceed the licensed capacity, or the amount of water that can be safely withdrawn from each system's water source.	n/a	Although the subject property is within the mapped NSSWD service area, the applicants have indicated that service by the district is not feasible at this time. If the LTC resolves to proceed with the application, Staff have recommended referral the NSSWD after first reading.
C.3.2.1.3 To ensure that zoning changes in the North Salt Spring Waterworks District do not result in such a level of development that water cannot be supplied to needed	n/a	Although the subject property is within the mapped NSSWD service area, the applicants have indicated that service by the district is not feasible at this time. If the

public facilities or would not be available for firefighting purposes. In particular, to ensure that water remains available for hospital and school expansion, and affordable housing.		LTC resolves to proceed with the application, Staff have recommended referral the NSSWD after first reading.
C.3.2.1.4 To encourage a variety of conservation methods in all community water systems	More information required	The applicant has stated that rainwater collection is utilized for general employment uses, staff have recommended requesting further information
C.3.2.1.5To ensure that zoning changes within the boundaries of water systems do not result in such a level of demand on island water sources that agricultural activities cannot obtain water	n/a	Although the subject property is within the mapped NSSWD service area, the applicants have indicated that service by the district is not feasible at this time. If the LTC resolves to proceed with the application, Staff have recommended referral the NSSWD after first reading.
C.3.2.2.1When the Local Trust Committee receives rezoning applications for land inside the boundaries of a community water system, it will refer the application to the operators of the affected system. They will be asked if water could be supplied to the proposed new development, considering the needs of their existing customers and the provision of water for firefighting, and any properties already zoned for further development. When it considers zoning changes within a community water system, the Local Trust Committee will also consider the amount and percentage of any remaining supply capacity that would be used by the proposed new use. The Committee will not make zoning changes within a community water system if the change would mean water could not be supplied (under the existing license) to existing customers. It should not normally make zoning changes if the change would mean water could not also be supplied to vacant or under-developed properties already zoned for further development. Should such zoning changes be proposed, the applicant could be encouraged to suggest other water supplies so that the application could be considered. Examples are rainwater catchment, groundwater use or a water conservation program. The Local Trust Committee could make an exception to the above policy within the North Salt Spring Waterworks District to allow community facilities or affordable housing projects to proceed. However such changes should only be made if the Committee is satisfied that the District is likely to receive a sufficiently larger water license.	More information required.	Although the subject property is within the mapped NSSWD service area, the applicants have indicated that service by the district is not feasible at this time. If the LTC resolves to proceed with the application, Staff have recommended referral the NSSWD after first reading.

C.3.2.2.5The Local Trust Committee will continue to cooperate with community water system operators to ensure water supply issues are considered before zoning changes are made. The Committee should also continue to assist in the development of better estimates of projected water demands and supply potential. The Committee could consider zoning changes that would limit land uses with a high water demand. The Committee particularly recognizes that this Plan could critically affect the North Salt Spring Waterworks District's ability to meet future needs and will cooperate with the District to address this issue.	More information required.	Although the subject property is within the mapped NSSWD service area, the applicants have indicated that service by the district is not feasible at this time. If the LTC resolves to proceed with the application, Staff have recommended referral the NSSWD after first reading
C.3.2.2.6The Local Trust Committee will continue to encourage water conservation through guidelines for xeriscape landscaping of commercial, general employment and multi-family developments in island villages.	More information required	Although the subject property is not within the villages designation, xeriscaping could be encouraged for future development and could be controlled at the Development Permit stage where applicable.
C.3.2.2.11 When the Local Trust Committee receives applications for zoning changes within a water system's boundaries, and the zoning change would increase the demand for water, the Committee will consider the impacts on agriculture, as further outlined in Section B.6.2.	More information required	The impact to agriculture water supplies is unknown. Staff recommend that any report on water supply comment on the impact to surrounding uses including agriculture.
C.3.3.2.2When 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.	More information required	The proposed uses are not defined as new, as they have already been established, Staff recommend that any report on water supply comment on the impact existing wells and other water sources.
C.4.2.3.1When the Local Trust Committee receives rezoning applications for land without community sewer service, it should ask for evidence that the expected amount of sewage can be treated on site and effluent disposed of on-site without it	More information required	It is unknown what sewage servicing will be required and what sewage services will be used if development proceeds. It is unclear whether the proposed septic system as filed with Island Health will adequately serve the proposed development. It is recommended that the applicant provide evidence that the expected amount of

reaching the surface of the land, discharging into a body of water, or contaminating a supply of potable water.		sewage can be treated on site and effluent disposed of on-site without it reaching the surface of the land, discharging into a body of water, or contaminating a supply of potable water.
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**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
TEMPORARY USE PERMIT
SS-TUP-2015.2**

TO: N. Williams, E. & K. Beamish

1. This Permit applies to the land described below:

PID: 001-308-408

Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District,
Plan 42183

2. This Permit is issued to allow the following:

A commercial and industrial use consisting of servicing and sales of marine equipment and small engines.

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

- 3.1 The buildings, landscaping, parking, and general site layout shall be in accordance with Schedule 1.
- 3.2 The commercial and industrial use (the use) on the property shall be screened from public view in accordance with Schedule 2.
- 3.3 The use shall be located in the designated area in accordance with Schedule 2.
- 3.4 A maximum of one vehicle or trailer or boat may be located within public view adjacent to the road on the subject property.
- 3.5 The use shall permit one sign not exceeding 1.8 square metres in addition to signs for existing permitted uses on the property. The sign shall be in accordance, in all other respects, with *Salt Spring Island Local Trust Committee Land Use Bylaw No. 355*.
- 3.6 The use must not create noise that exceeds 60 decibels outside the boundaries of the lot for durations exceeding five minutes, at frequencies of up to 10 times per business day.
- 3.7 The use must not produce vibration, smoke, dust, odour, litter, electrical interference, fire hazard, effluent, or glare detectable outside the boundaries of the lot.

- 3.8 The use must not result in contamination of any soil or surface water by solvents, glues, chemicals or other substances deleterious to human and environmental health and safety.
- 3.9 The use shall occur within the hours of 8:00 a.m. to 5:30 p.m. from Monday to Friday. During the months of April to September the use may also occur on Saturdays during the same hours.
- 3.10 Storage of boats, for a period exceeding 2 weeks, shall not be permitted on this lot. A maximum of 3 boats may be stored simultaneously on the lot at any time.
- 3.11 Islands Trust staff may enter the subject property at any time during business hours to ensure compliance with the Temporary Use Permit.
- 3.12 This permit shall be in accordance with the Landscaping report approved by Islands Trust attached to this permit as Schedule 3.
- 3.13 This permit shall be in accordance with the stormwater drainage report approved by Islands Trust attached to this permit as Schedule 4.

All in accordance with Schedule 1, 2, 3, and 4 attached to and forming part of this permit, as signed and dated by the Deputy Secretary of Islands Trust.

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

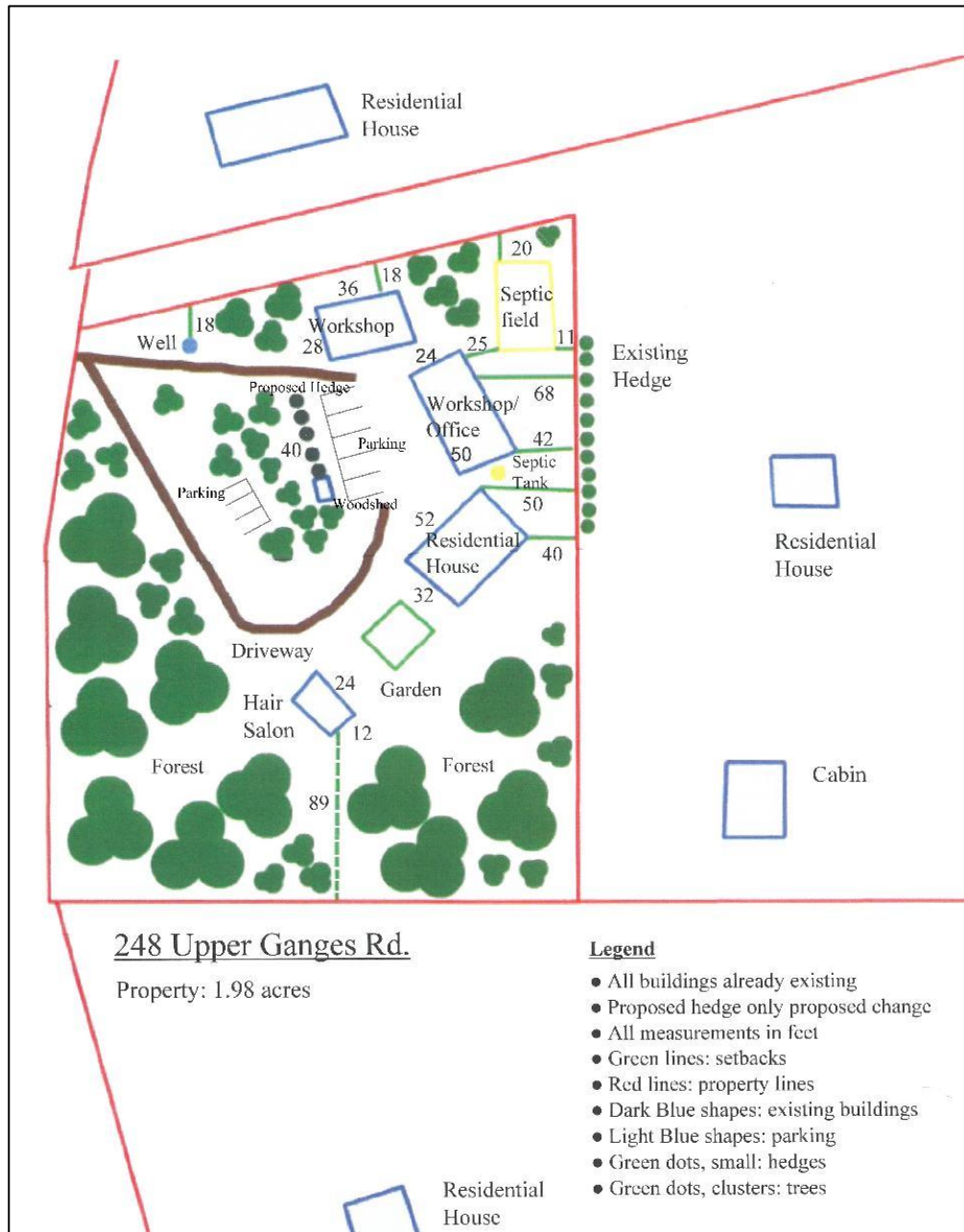
**AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS 7TH DAY OF JULY, 2015.**

Deputy Secretary

January 11, 2016

Date Issued

Salt Spring Island Local Trust Committee
Temporary Use Permit
SS-TUP-2015.2
Schedule 1



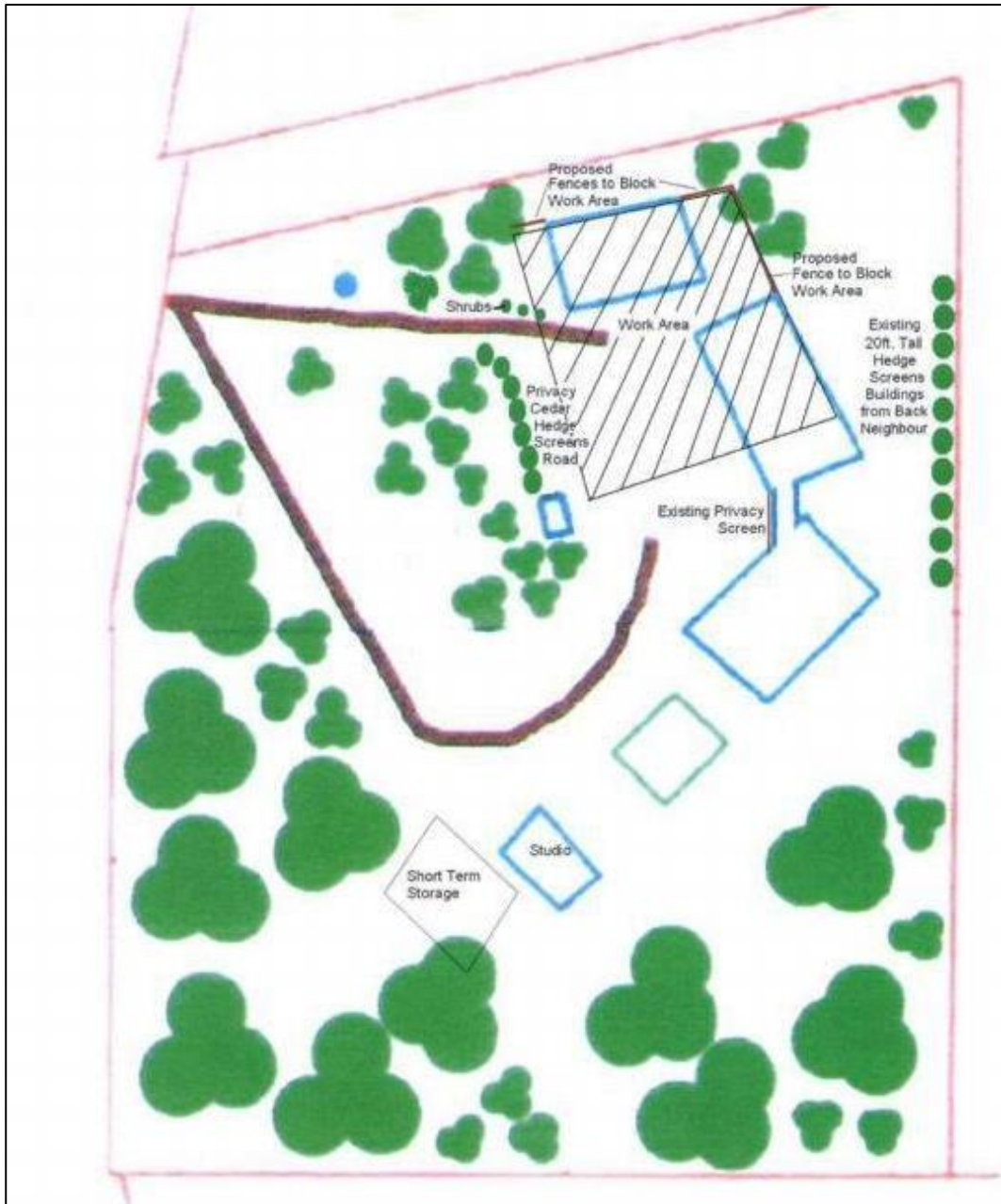
I hereby certify this to be Schedule 1, which is attached
to and forms part of Temporary Use Permit
SS-TUP-2015.2

Deputy Secretary, Islands Trust

January 11, 2016

Date Issued

Salt Spring Island Local Trust Committee
Temporary Use Permit
SS-TUP-2015.2
Schedule 2

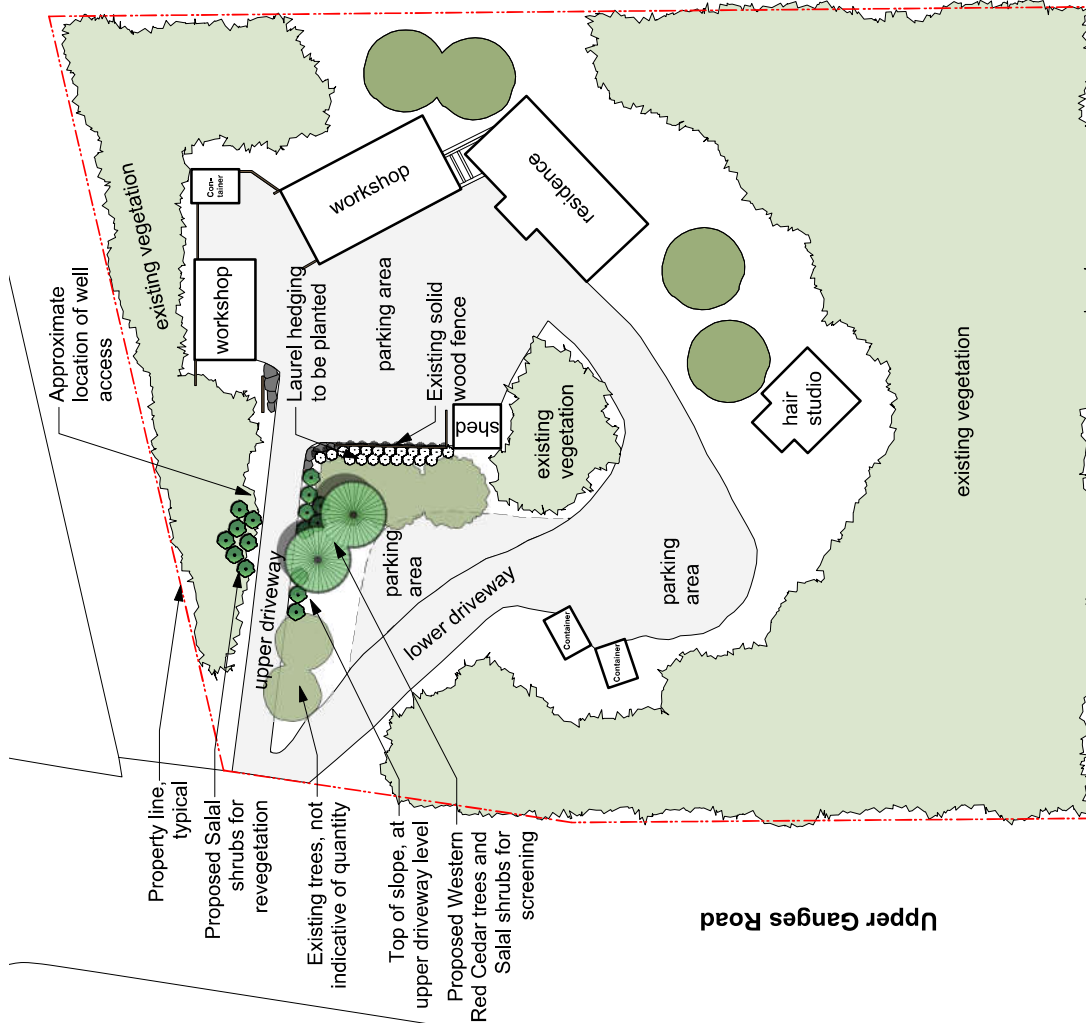


I hereby certify this to be Schedule 2, which is attached
to and forms part of Temporary Use Permit
SS-TUP-2015.2

Deputy Secretary, Islands Trust

January 11, 2016

Date Issued

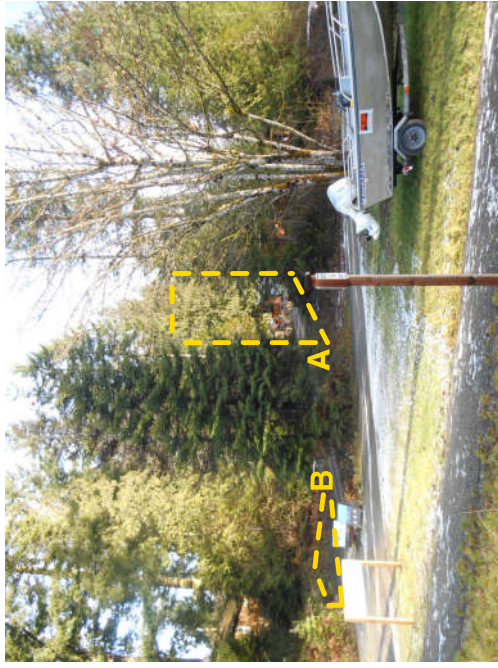


DESIGN RATIONALE

The landscape design specifically addresses a gap in existing vegetation that affords a view to the workshop from Upper Ganges Road, & restoration along the driveway edge. A recently erected solid cedar fence provides some visual screening of the parking area as well as some minor sound buffer. Planting an evergreen laurel hedge on the west side of the fence will create a 'green' backdrop to views of the site, through existing vegetation, from Upper Ganges Road. The additional space available west of the fence, as opposed to east of the fence, will allow the shrubs to flourish, i.e., to grow to greater width and height, and afford more sound buffering, than if planted east of the fence.

The design also recommends planting 2 native red cedar trees on a small, seasonally wet, level area in the view gap, 2/3 of the way up the driveway. Although initially somewhat small, the cedars will appreciate and help absorb the winter moisture, quickly grow to fill in the view gap, and are in keeping with existing native vegetation in the area. Planting larger trees is not recommended due to increased susceptibility to transplant shock, root ball size, and decreased availability.

The driveway edge is to be restored by creating a rough and loose surface where it has been driven on or otherwise compacted and planted with native, evergreen, salal. Existing natural vegetation will work its way into edge of driveway areas and the new salal will help with aesthetics and give a head start to the understory layer. The intent is to have a naturalized border along the driveway.



A. Area to have trees and shrubs planted for screening.



B. Area to have shrubs planted for revegetation.

Recommended Nursery Stock

Trees

Quantity	Botanical Name	Common Name	Size
2	Thuja plicata	Western Red Cedar	1.5m ht; 5 gal.

Medium Shrubs

Quantity	Botanical Name	Common Name	Size
16	Gaultheria shallon	Salal	2 gal.
20	Prunus laurocerasus	Laurel	1 gal.*

Note: Plants sizes available locally as specified at Fraser's Thimble Farm.

* Already on site, ready for planting.



LADR LANDSCAPE ARCHITECTS

28-05 Duquith Rd., Victoria, B.C. V8T 0A5
Phone: (250) 588-0105 Fax: (250) 412-0895

Project No: 1548

Date: Jan 7-16

Mid Isle Marine,
248 Upper Ganges Road
Landscape Plan
1:500

**Gooding
Hydrology**



**DRAINAGE STUDY
248 Upper Ganges Rd
Saltspring Island, BC**

**For
Mid-Isle Marine
Ganges, B.C.**

**By
Dave Gooding, P.Eng.
Gooding Hydrology
Saltspring Island**

October 2015

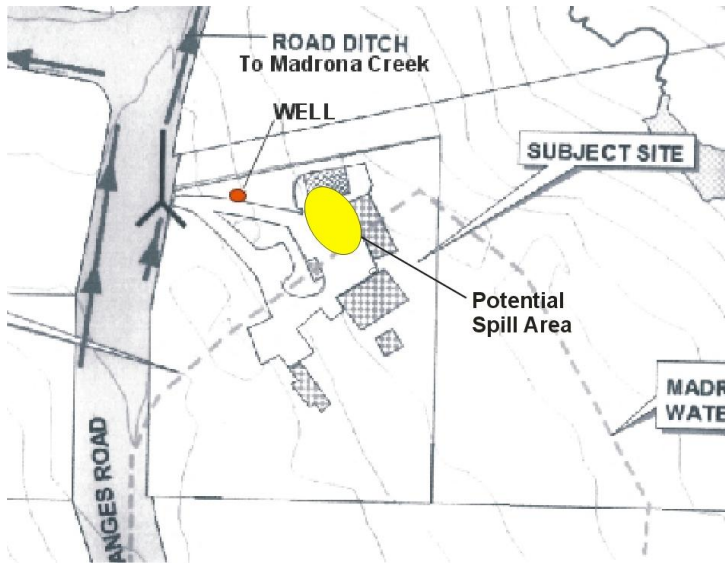
Background

Gooding Hydrology was contacted by Eric Beamish, for Mid Isle Marine, to do a drainage study of 248 Upper Ganges Road, for the requirements of a Temporary Use Permit from Islands Trust to enable their business use of the subject property.

Site visits were made during late September and October 2015. The developed site has an already established drainage system which is adequate for use as a residential property. However, Mid Isle Marine repairs and services boats, their motors, and chainsaws, and there is potential for oil or gas spills.

Environmental Sensitivities

There are two sensitive locations where oil or gas entering the groundwater or surface flows would impact resources:



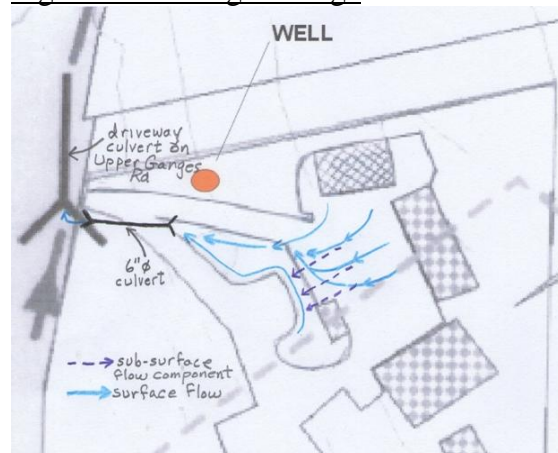
- A shallow excavated well is located on the north side of the main driveway, near its low point on the west side of the lot.
- The drainage from the developed portion of the lot drains west into the ditch line along the east side of Upper Ganges Road. This ditch runs into Madrona Creek, which is classified as a fish stream.

Existing Drainage

Existing surface drainage from the potential accidental spill area on the parking and work areas of the yard (yellow oval above) converges on the south side of the top of the driveway. From there it is tipped down the side slope, to the low area at the base of the drive.

Some flow, particularly on the permeable west side of the parking area, goes sub-surface. A layer of impermeable clay, underlying the native soil and fill of the upper parking & work area, and showing at the surface at the bottom of the driveway,

Figure 2: Existing drainage



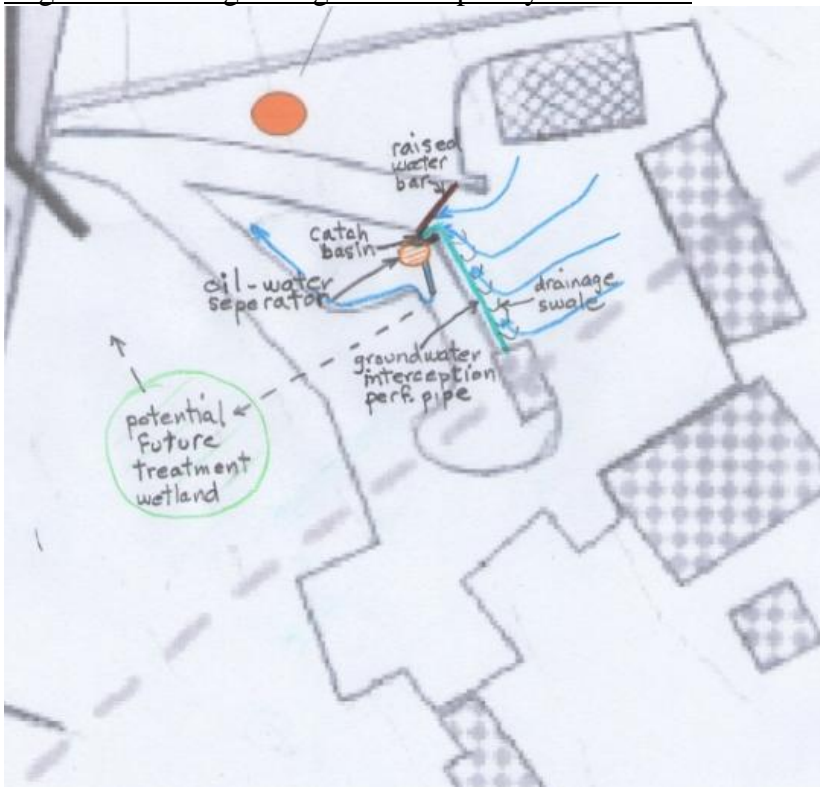
causes this sub-surface flow to emerge from the lower hillside and along the base of the slope. Both flows join and leave the property through a 6 inch culvert under the lower driveway and the pedestrian walkway, to the ditch on the east side of Upper Ganges Rd.

T.U.P. Drainage Design

Improvements to the drainage system, to prevent oil or gas from an accidental spill which may enter the surface or groundwater, and then exit the site, are needed. Only approximately the upper third of the parking and work area, where a spill is most likely to occur, are topped with well compacted driveway crush, which has a low permeability. Near the shop on the north side, surfacing appears to be a permeable drain rock, while the lower parking area is a permeable sandy gravel. This entire area needs to be surfaced with a low permeability well compacted driveway crush. Any spills onto this surface can be blotted up, and the contaminated surface crush scraped out and replaced with clean crush.

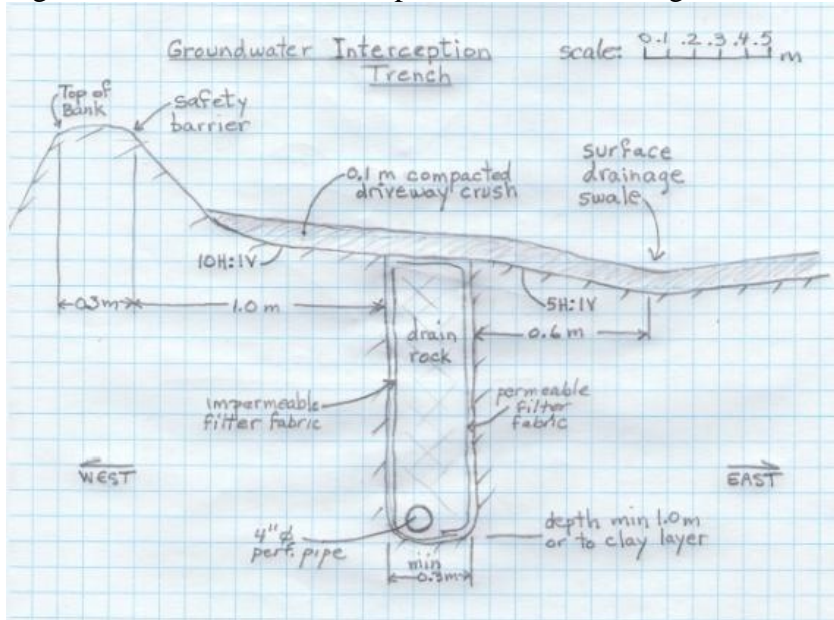
Surface drainage from the parking/work area should flow down to a swale along the bottom of the area, be directed by the drainage swale into a catch basin, and then into an oil-water separator. To catch any small spills, which might have gone unnoticed, and have slowly penetrated through the compacted crush surface into sub-surface flow, groundwater should be captured by a drain rock trench and groundwater interception perforated pipe along the down-slope west side of the parking area, which will also be directed into the oil-water separator. A general layout is shown below.

Figure 3: Drainage design for Temporary Use Permit



A cross section of the west downhill edge of the parking area, with the layout of the groundwater interception trench and perforated pipe, is shown in more detail below.

Figure 4: Groundwater interception trench & drainage swale



Compliance with Bylaw 355 Section 5.7

The present drainage system, and the proposed improvements to it, are in compliance with bylaw 355 section 5.7.1 to 5.7.8. While some groundwater will be intercepted by the drain rock trench and perforated pipe, this has no significant impact as this groundwater would have emerged as surface flow from the bank, on the clay layer boundary.

Long Term

If this location is to be used for mechanical repair and servicing for the long term, the floor of the boat repair shop and an adequate pad between the boat and small engine shops should be covered in concrete or paving, sloped in to a drain which is piped directly to the oil-water separator. Consideration should be given to constructing a secondary water treatment artificial wetland between the oil-water separator and runoff's release to the Upper Ganges Road ditch, in the area shown in figure 3 above.

D. Gooding

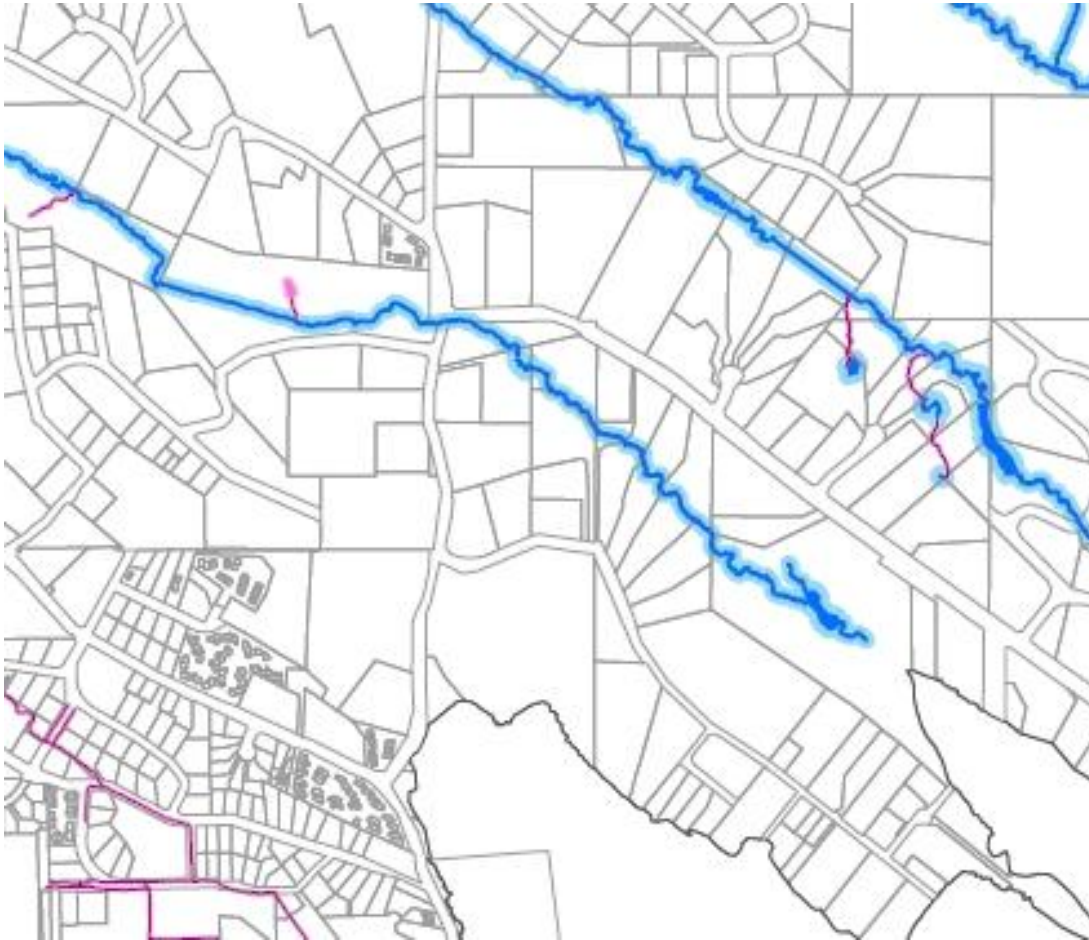


Dave Gooding, P.Eng.

Appendix 1: Lot Location



Appendix 2: Islands Trust mapping of the DPA7 fisheries stream Madrona Creek



Appendix 3: Photos

Photo 1: Work area and boat shop center, small engine shop to right



Photo 2: Parking area. Well visible by white bobcat right of center



Photo 3: Driveway from Upper Ganges Rd, well visible on left of drive, oil-water separator proposed location above blue and white sign



Photo 4: From Long Harbour Rd junction, Madrona Creek crossing and ditchline from 248 Upper Ganges Rd





File No.: SS-RZ-2019.1
X-Ref SS-TUP-2018.2

DATE OF MEETING: April 10, 2025
TO: Salt Spring Island Local Trust Committee
FROM: Oluwashogo Garuba, Planner 2
Salt Spring Island Team
COPY: Chris Hutton, Regional Planning Manager
SUBJECT: OCP Amendment and Rezoning
Applicant: Nick Williams & Emily Myers
Location: 248 Upper Ganges Road

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” be read a first time.
2. That the Salt Spring Island Local Trust Committee amend Draft Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2025” be read a first time.
3. That the Salt Spring Island Local Trust Committee request staff to refer Proposed Bylaw No’s. 544 and 545 to Advisory Planning Committee, First Nations, organizations, and agencies as identified in this staff report dated April 10, 2025 (SS-RZ-2019.1).
4. That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 544 cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.
5. That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 545 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

REPORT SUMMARY

This staff report proposes amendments to the [Salt Spring Island Land Use Bylaw No. 355](#) and the [Salt Spring Island Official Community Plan No. 434](#) (OCP) to make lawful the General Employment operation – boat and equipment repair and personal services – a hair salon currently operating as a home based business. Staff recommends that the Salt Spring Island Local Trust Committee (SS LTC) consider first reading of the draft bylaws (Attachments No. 1 & 2), direct staff to refer them to agencies and First Nations and consider the application in relation to the Islands Trust Policy Statement.

BACKGROUND

This report follows a preliminary staff report to the December 15, 2020 meeting of the LTC where the following resolutions were passed (preliminary staff report including site context, photos, and correspondence can be found on the [Salt Spring Island Current Applications webpage](#)):

SS-2020-182

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant submit to Islands Trust the following:

- a. A report from a Professional Engineer providing water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
- b. A report from a Professional Engineer providing a statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply source.
- c. A report from a Professional Engineer demonstrating a rainwater storage, treatment and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805-18 capable of supplying potable water of an amount sufficient for all proposed General Employment uses.
- d. A report from a Professional Engineer commenting on compliance with, and implementation of all recommendations of the attached storm water management plan (2015). The updated report should include any further action necessary to address the possibility of hazardous material spill.
- e. An Assessment Report, completed by a Professional Engineer or Geoscientist, which identifies following aspects of the existing dug well:
 - i. Vulnerability to surface contamination;
 - ii. Distance and interference to other wells, surrounding land uses and waste water disposal fields;
 - iii. Potential impacts to groundwater;
 - iv. Sustainability on a year round basis;
 - v. Any other relevant information as determined by the professional (248 Upper Ganges Road).

CARRIED

SS-2020-183

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 to add Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial and to change the Designation from Residential Neighbourhoods to General Employment and Commercial Services (248 Upper Ganges Road).

CARRIED

SS-2020-184

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:

- a. Boat building, servicing and repairs;
- b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
- c. One accessory dwelling and one home based business accessory to the dwelling unit.

It was MOVED and SECONDED,

That item c be amended as follows: Replace “One accessory dwelling and one home based business accessory to the dwelling unit” with “One accessory dwelling and personal services business accessory to the dwelling unit” (248 Upper Ganges Road).

CARRIED

The question was called on the amended motion.

SS-2020-185

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:

- a. Boat building, servicing and repairs;
- b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
- c. One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).

CARRIED

The applicant has since provided potable water assessment report, updated storm water management plan report and assessment report.

ANALYSIS

Policy/Regulatory

The SS LTC is unfettered in its consideration of an OCP amendment and 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 3.

Official Community Plan:

OCP Land Use Designations

See staff report of [December 02, 2020](#) for full discussion of proposal to amend the Land Use Designation of subject property from Residential Neighbourhood (RN) to General Employment (GE).

Applicable OCP Policies

See Appendix 3 of staff report of [December 02, 2020](#) for complete OCP policy review as it pertains to this application.

Development Permit Areas

Draft Bylaw 544 proposes including subject property in Development Permit Area 2 in order to reduce the potential conflicts between large new commercial and general employment development and neighbouring properties.

Land Use Bylaw:

See staff report of [December 02, 2020](#) for full discussion of proposal to vary the subject property zone from Residential 7 (R7) to General Employment 3 (GE3) zone variant that will permit the proposed uses.

Issues and Opportunities

See staff report of [December 02, 2020](#) for detailed discussion of issues and opportunities associated with this application. The applicant has provided documents that addressed the issues (mainly water quality and quantity) that were discussed in the previous staff report.

Consultation

No referrals have been conducted at time of this report; referral of bylaws to agencies and First Nations typically occurs at time of first reading such that there is a bylaw on which to provide comment.

This application also requires an OCP amendment. As per [Section 475](#) of the Local Government Act, the LTC must provide at least one opportunity for consultation with “persons, organizations and authorities it considers will be affected”. At time of consideration of this initial report, the LTC should determine if consultation should be early and ongoing – which would require additional consultation beyond that identified by staff. Staff have not identified any issues that would require additional consultation.

At time of this report, staff consider that all neighbours within 100 meters of the subject property as well as the following organizations and authorities may have interests affected by the proposal and should be included in the referral process:

First Nations

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

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

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

Capital Regional District
CRD – SSI Building Inspection

Non-Agency Referrals

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

No correspondence has been received at the time of preparing this report, but may be received before or during the LTC meeting. Correspondence may be sent to ssiinfo@islandstrust.bc.ca.

Protocols

No protocols, Memorandums of Understanding (MOUs) or Letters of Understanding (LOU) have been identified as relevant to this application.

Rationale for Recommendation

As outlined in the December 12, 2020 staff report, the proposed OCP and LUB amendment is supported by various OCP policies. The applicant has also addressed the water quality and quantity issues discussed. Based on these, staff therefore recommend that the LTC read the proposed Bylaw Nos. 544 and 545 for a first time.

ALTERNATIVES

Offer feasible alternatives to the staff recommendation, noting any significant implications and recommended resolution wording. The LTC may consider the following alternatives to the staff recommendation:

1. Amend the Draft Bylaw Nos. 544 and 545

The SS LTC may wish to amend the draft LUB. If selecting this alternative, the SS LTC should describe the specific amendment. Recommended wording for resolution:

- a. *That Salt Spring Island Local Trust Committee amend Bylaw No. 545, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025", by [list amendments...].*
- b. *That Salt Spring Island Local Trust Committee amend Bylaw No. 544, cited as ""Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025", by [list amendments...].*

- c. *That Salt Spring Island Local Trust Committee Bylaw No. 545, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025", be read a first time, as amended.*
- d. *That Salt Spring Island Local Trust Committee Bylaw No. 544, cited as ""Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025", be read a first time, as amended.*

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 SS-RZ-2019.1 for the following reasons...

3. Receive for information

The LTC may receive the application for information.

NEXT STEPS

If the recommended resolutions are accepted, draft Bylaw Nos. 544 & 545 will be read a first time. The referral and public consultation will also be conducted and the application will return to SS LTC for further consideration, second and third reading.

Submitted By:	Oluwashogo Garuba, A/Planner 2	March 27, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	April 2, 2025

ATTACHMENTS

1. Draft Bylaw 544 (OCP)
2. Draft Bylaw 545 (LUB)
3. Islands Trust Policy Statement Directive Policies
4. Groundwater protection report dated February 28, 2025
5. Spill containment drainage report dated January 15, 2025
6. Potable water assessment report dated January 2025

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 544

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

The Salt Spring Island Local Trust Committee enacts in open meeting assembled 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. 1, 2025”.

2. SCHEDULES

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

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	_____	DAY OF	_____	20____
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____
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

Chair

Secretary

- # PLAN NO. 1



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 545**

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

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. 3, 2025”.

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

2.1 Schedule “1” – Zoning Map, is amended by changing the zoning classification of LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183 from Residential 7 (R7) to General Employment 3 variant b (GE3 (b)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 355 as are required to effect this change.

2.2 By adding the following within Section 9.7.5 – Exceptions in Particular Locations:

“Zone Variation – GE3(b)

(16) The following accessory use is permitted:

(a) One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).”

2.3 By adding in Section 9.7.7 (16) and making such consequential numbering alterations to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

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____

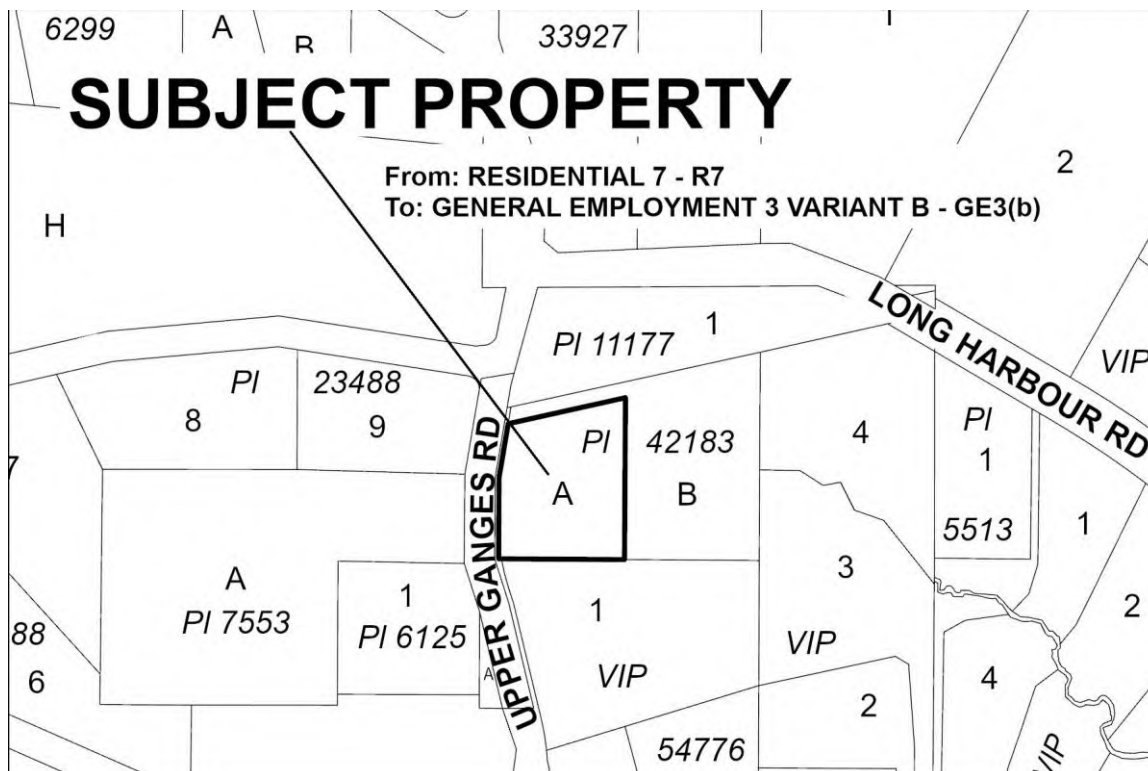
Chair

Secretary

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 545

Plan No. 1





Islands Trust

ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: SS-RZ-2019.1

Bylaw No. 544 & 545

File Name: 248 Upper Ganges Rd

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.
✓	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.
✓	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
✓	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
N/A	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
N/A	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.
CONSISTENT	No.	DIRECTIVE POLICY
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.
N/A	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
	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
N/A	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
✓	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.
✓	5.2.6	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.
N/A	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>

February 28, 2025

Nick Williams,
Mid Isle marine
Saltspring Island, BC

Re: Groundwater Protection at 248 Upper Ganges Road, Saltspring Island

Two wells were assessed at the Mid Isle Marine property; a 150 foot (45.7 m) deep drilled well and a 7.2 m deep excavated ‘dug’ well.

Drilled Well:

The drilled well has an adequate stick-up (>0.3 m). There are no potential sources of surface runoff contamination on the short uphill side of the well, and the ground surface near the well is sloped away from the well to prevent any surface runoff from pooling around the well and potentially infiltrating and contaminating the well. This is an older (1991) well, and when first viewed prior to the well pumping test had no well cap, allowing leaves, bugs or other foreign matter to enter the well. It has now been properly capped and protected (Photo 1). It is unknown from either the well drilling log record or visual assessment what depth of any surface seal may have been put around the pipe below ground level.

For the immediately foreseeable future, with all planned water uses, the dug well and the large amount of storage from rainwater capture will meet all needs, without use of this well, which has good volume but poor water quality. Test results show the presence of coliforms from the past period without a well cap, and this well should be disinfected prior to use and treatment for potable water. The surface seal on this older well also may require maintenance if it is to be put into active use.

Photo 1: Drilled well head



Dug well:

There is no mention of excavated or 'dug' wells in the Groundwater Protection Regulation. Therefore this well was assessed as to the intent of the regulation, which is the protection of the groundwater in the well from contamination from surface water flow or the entry of foreign matter into the well. The majority of the approximately 60 m of hill slope uphill of the dug well consists of roof top, where precipitation is collected and piped to cisterns. This leaves only a narrow strip of around 15 m of slope uphill of the well draining towards the well. The ground surface is contoured such that any surface flow is diverted away from the concrete well casing, which has a minimum 0.3 m stick-up, and a well fitted cover preventing the entrance of foreign material (photo 2). This well meets the intent of the regulation.

Photo 2: Dug well



A handwritten signature in blue ink that reads "D. Gooding".



Dave Gooding, P.Eng.
Permit to Practice 1005011

Mid Isle Marine 248 Upper Ganges Rd
Stormwater Drainage

Gooding Hydrology
dgooding@saltspring.com

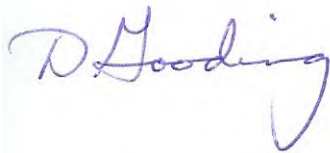
November 22, 2018

Nick Williams
Mid Isle Marine
Saltspring Island, BC

Re: Completion of spill containment drainage system at Mid Isle Marine, 248 Upper Ganges Rd, Saltspring Island

An inspection was made of the completed spill containment drainage system at Mid Isle Marine on November 21, 2018. As had been previously discussed with the property owners, the system had been constructed to a design partially modified from the system proposed in the October 2015 Gooding Hydrology drainage study. Instead of a semi-permeable layer of compacted driveway crush on the potential oil or gas spill work and upper parking areas adjacent to the shops, a concrete pad has been poured in that area, with a shallow curb and gutter drain along the downhill edge. This enables the collection of any spills before they can reach the lower parking area. Stormwater from the work areas is directed into a grated catchment trough, and with flow from the inside workshop pad drain, and from a grate in the lower parking area, is piped to an oil-water separation tank, as in the previous design. Utilizing concrete for the shop floor and outside working areas adjacent to the shop, instead of compacted driveway crushed rock, is an improvement on the original design.

Gooding Hydrology certifies the spill catchment stormwater drainage system at Mid Isle Marine as functional and completed.




Dave Gooding, P.Eng.

**Gooding
Hydrology**



**POTABLE WATER ASSESSMENT
for
248 Upper Ganges Road, SSI**

**For
Mid Isle Marine
Saltspring Island B.C.**

**By
Dave Gooding, P.Eng.
Gooding Hydrology
Saltspring Island**

**October 2022
Revised January 2025**

Background

As a part of a rezoning application, Mid Isle Marine at 248 Upper Ganges Road is required to prove an adequate supply of potable water (with treatment if necessary). The requirement by Islands Trust (IT) is 4000 liters/day (Lpd). Gooding Hydrology was retained to assess the availability of potable water.

Figure 1: Property Location near Ganges



Currently the Mid Isle Marine office and break room, the residence, and the home based business are supplied with water from the 7 meter deep excavated shallow well, with the addition of bottled water for drinking. The shop needs have been supplied by collected rainwater stored in the combined 7,000 liter storage in the cisterns located near the shop. This water system has been adequate to supply the year round water needs on the property as it is currently operated.

Water System to meet Bylaw Requirements

The water system to meet the requirements of the IT bylaws for the proposed rezoning has been added to, is more complex, and incorporates four sources of water and additional storage. The resulting system more than meets the daily volume requirement.

Water Sources:

1. Currently not utilized 150 ft deep drilled well.
2. The 7 m deep excavated well.
3. Existing utilized roof rainwater catchment, with potential for additional roof area to be added, and additional storage.
4. Water license allocation from an in-stream pond on Madrone (Madrona) Creek.

The elements of the water supply system are shown in figure 2 below.

Figure 2: Water supply system



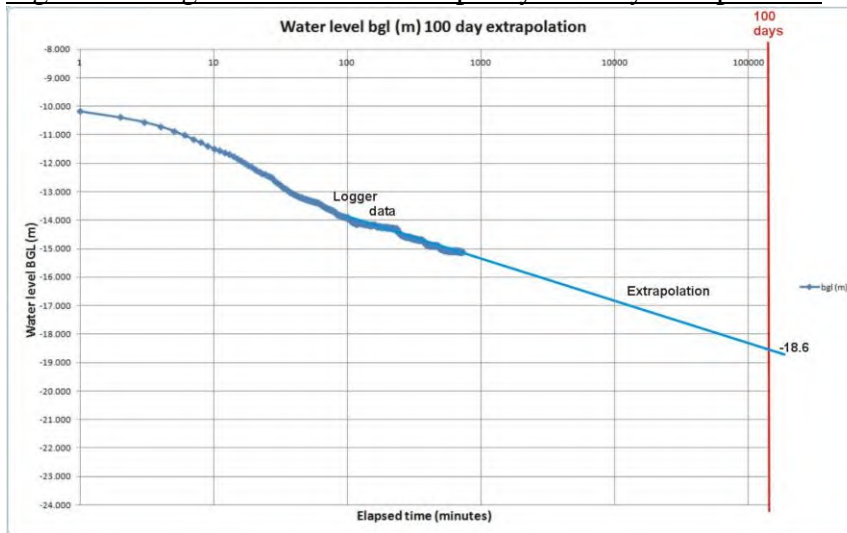
Water from the roof rainwater collection will be gravity fed to the 80,000 liters of storage on the southeast corner of the property. Some of the rainwater, for direct untreated use in the shop, will be used to fill the 36,000 liters of storage on the north edge of the property, near the shop. Water from the larger storage area, the dug and drilled wells, and the Madrone Creek storage pond will all be pumped to the treatment and distribution outbuilding. Water from the creek storage can also be directed to top up the cistern storage in the spring when rainfall is tapering off.

Water Quantities

1. Drilled Well

The drilled well was found on the BC Groundwater (BCGW) database as tag #64566, a 150 ft (45.7 m) deep drilled well through 35 ft of overburden into sandstone. A 12 hour pump test was performed October 7, 2021 by Stream Line Plumbing, supervised by Gooding Hydrology, at a pump rate of 3 liters per minute (Lpm). At this pump rate the well was only drawn down 5 m in 12 hours. Recovery was good, with the well recovering 70% in the 3 hours after the pumping. Well driller's log and pump test manual data (confirmed with sensor data) is attached in appendix 1.

Figure 3: Long term drilled well capacity 100 day extrapolation



A semi-log graph of the well test data is extrapolated to 100 days, and the drawdown at 100 days estimated. Specific capacity, in Lpm/meter, is calculated by dividing the test flow rate by the 100 day drawdown. Multiplying the specific capacity by 70 % (safety factor) of the available drawdown gives a theoretical well capacity. If this is above the tested flow rate, the long term yield or well capacity is rated as the well test flow rate.

100 day drawdown = 18.6 m bgl - 9.98 m bgl static level = 8.62 m from figure 3 above.

Average pump rate = 3 L/min

Specific capacity = Avg pump rate / 100 day drawdown = $3 / 8.62 = 0.348$ L/min/m

Well depth 150 m (BCGW database). The main water bearing strata is at 140 ft = 42.7 m, with static level at 9.98 m.

Available drawdown = $42.7 - 9.98 = 32.72$ m

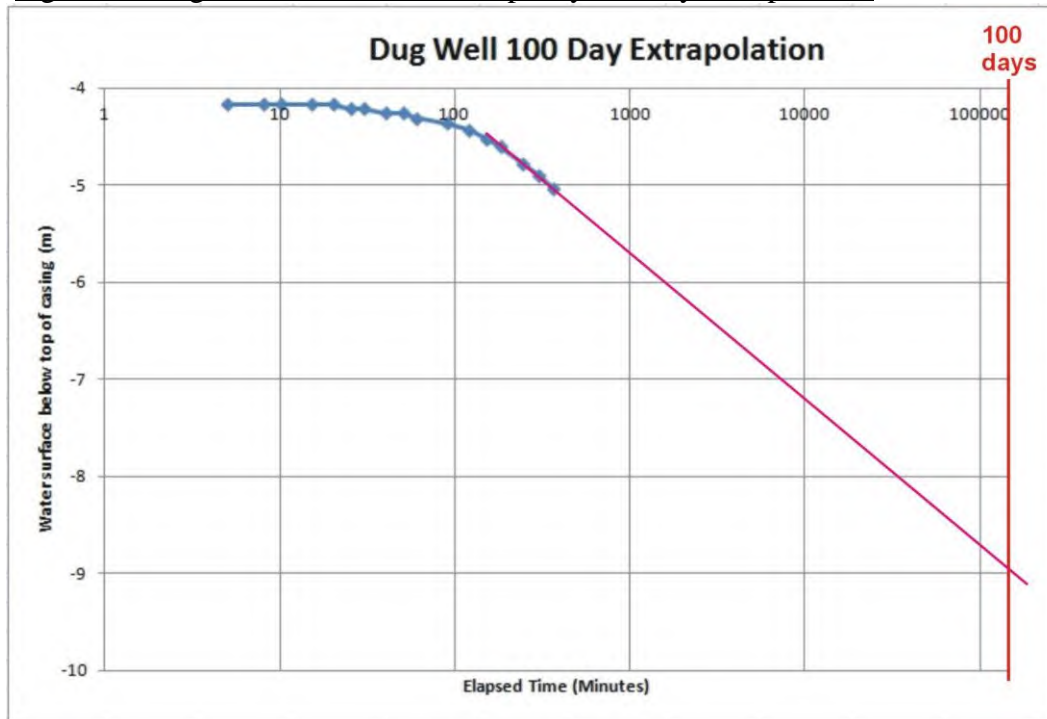
Long term well capacity = specific capacity x available drawdown x 70%
 $= 0.348 \text{ L/min/m} \times 32.72 \text{ m} \times 0.7 = 7.97 \text{ L/min}$

Theoretical capacity is around 8 L/min, however this well test can only certify that the pump tested rate of 3 L/min is available for an extended period of time. 3 L/min is 4320 L/day. Note that this test was performed near the end of a relatively extreme drought period.

2. Excavated (Dug) Well

The excavated well is 7.2 m deep with an inside diameter of 1.2 m. As the well draws from the shallow groundwater in the overburden, on top of the bedrock, static water level will vary with the water table through the year. A 6 hour pump test, shorter in order to avoid drawing down local water table coming into the dry period of the year, was performed on June 5, 2022.

Figure 4: Long term excavated well capacity 100 day extrapolation



100 day drawdown = $9 - 4.12 = 4.88$ m

Average pump rate = 4 L/min

Specific capacity = Avg pump rate / 100 day drawdown = $4 / 4.88 = 0.82$ L/min/m

Available drawdown = $6.9 - 4.12 = 2.78$ m

Long term well capacity = specific capacity x available drawdown x 70%

= $0.82 \text{ L/min/m} \times 2.78 \text{ m} \times 0.7 = 2.28 \times 70\% = 1.6 \text{ L/min}$

1.6 Lpm is 2300 liters per day, determined at a period of the year between the rainy wet season and the dry season of summer and early fall.

It is problematic to determine a year round capacity for this well. This pump test was performed near the beginning of the dry season. It would be safe to certify that for 8 months of the year the well has a long term capacity of over 2,000 Lpd. However, by the later part of the dry period of the year capacity may fall to as low as 500 Lpd.

3. Rainwater Harvest

In the analysis of how much daily water rainfall catchment could supply, the quantity figure which is important is the yearly quantity available, as the rainfall captured during the rainy season must supply the whole year.

Rainfall

Yearly rainfall records for St Mary Lake on SSI from 1976 to 2006 in an average year of 974 mm and for the 1 in 5 year low rainfall of 742 mm. CRD gives a figure of 1000 mm. Canadian CMHC's 2012 'Guidelines for Residential Rainwater Harvesting Systems Handbook' recommends using a figure of 20% for losses due to evaporation, cleaning, etc. This gives us yearly rainfall available of approximately:

Average year: 800 mm or 0.8 m

1 in 5 dry year: 600 mm or 0.6 m

Amount which can be harvested

Figure 5: Available roof area



The roof area currently harvested is approximately 348 sq m, the shop, storage and office/sales areas. With the addition of the south residence roof, once it is reroofed with metal, the total area possible is 528 sq m.

The amount of rainwater which can be harvested from that roof area is:

Current:

Average year: $0.8 \text{ m} \times 348 \text{ sq m} = 278 \text{ cu m} = 0.76 \text{ cu m/day} = 760 \text{ L/day}$

1 in 5 dry year: $0.6 \text{ m} \times 348 \text{ sq m} = 209 \text{ cu m} = 0.57 \text{ cu m/day} = 570 \text{ L/day}$

Potential:

Average year: $0.8 \text{ m} \times 528 \text{ sq m} = 422 \text{ cu m} = 1.16 \text{ cu m/day} = 1160 \text{ L/day}$

1 in 5 dry year: $0.6 \text{ m} \times 528 \text{ sq m} = 317 \text{ cu m} = 0.87 \text{ cu m/day} = 870 \text{ L/day}$

Storage for dry season

In this calculation it is assumed no rainfall between May 1 and Sept 30. While the result is an over-estimate of storage required, many summer rainfalls are quite light, and after wetting of the roof, evaporation, and diverting of the first cleansing flush, many summers will produce only a small quantity of usable rainwater harvest. This means that stored rainfall will be used over a five month period, or 150 days. Therefore, each cubic meter (1000 liters) of stored rainwater would supply 6.7 liters of water per day for 150 days. A less conservative estimate is also included, assuming 120 days between harvestable rainwater occurrence.

Available Storage

Main tank farm 11 x 10,000 liter tanks =110,000 liters or 110 cu m

Shop cisterns an 18,000 liter, 10,000 liter tank, and a 8,000 litre tank =36,000 litres or 36 cubic meters.

Total cistern water storage on site is 146,000 liters or 146 cubic meters.

This storage supplies 973 liters per day for 150 days, or 1216 Lpd for 120 days.

4. Water License on Madrone (Madrona) Creek

The water license to store up to 0.5 acre-ft (617 cu m) of water in an in-stream pond on Madrone Creek, and withdraw 500 gallons (2272.5 liters) daily, throughout the year, is attached as appendix 2. The storage pond and stream above and below were inspected on August 5, 2022. Approximately 150 cubic meters of water were stored, with a trickle of flow coming into the pond and none escaping over the spillway. Depth of water stored was approximately 1 m. The top of the dam itself is around 1.5 m above the current spillway elevation, which is now only about 0.5 m above the downstream bed level, which appears to have been lowered to comply with current dam safety regulations. With improvements to the dam to comply with safety regulations, the spillway could be raised another meter, enabling the storage of an additional 200 cu m of water. This would enable withdrawal of 1 cu m (1000 liters) of water per day for 150 dry period days while still allowing release of 0.25 cu m (250 liters) per day to instream flows over that period.

Madrone Creek is a fish stream, and as currently constructed withdrawals during the summer months should be limited in order to provide as much instream flow between the dam and estuary as possible. 2000 Lpd could be withdrawn from this source during the 6 months of high stream flow. A benefit to Mid Isle Marine's water supply would be to use this source during the spring, before stream flow drops significantly, to 'top up' the rainwater storage tanks to ensure they are full going into the dry summer/early fall months.

Summary of Daily Water Quantity Available

Table 1: Daily water available

Liters per day	Drilled Well	Dug Well	Creek Storage	Rainwater
Year round	4320			**970
Wet 8 months	4320	2300	2272	**970
Dry 4 months	4320	500	*1000	970

*potential with dam improvements

**with 'top up' to cisterns from creek

With the multiple sources, there is more than enough water available to meet even the unrealistically high IT requirement of 4000 Lpd.

Water Quality

MB Labs test results of water samples from the drilled well, dug well, and creek storage are attached as appendix 3. IT specified parameters tested for are shown in table 2 below, with those parameters not meeting standards in red.

Table 2: Islands Trust Schedule H Results

Water Quality Parameter	Standard	Drilled well	Dug well	Creek
Arsenic	10 ug/l	<0.5 ug/l	<0.5 mg/l	<0.5 mg/l
Chloride	250 mg/l	ND	14.6 mg/l	15.8 mg/l
Fecal Coliform	0/100 ml	0/100 ml	0/100 ml	20/100 ml
Fluoride	1.5 mg/l	1.04 mg/l	0.069 mg/l	0.103 mg/l
Hardness (as CaCO ₃)	80-100 mg/l	483 mg/l	89.8 mg/l	58.8 mg/l
Iron	0.3 mg/l	0.639 mg/l	0.169 mg/l	0.467 mg/l
Manganese	0.05 mg/l	0.174 mg/l	0.069 mg/l	0.035 mg/l
Nitrate	45 mg/l	ND	0.146 mg/l	0.016 mg/l
pH	6.5-8.5	7.9	6.81	7.48
Residual Chlorine*	0 mg/l	ND	ND	ND
Sodium	200 mg/l	2470 mg/l	8.51 mg/l	14.3 mg/l
Sulphate	500 mg/l	1052 mg/l	10.5 mg/l	10.9 mg/l
Total Coliforms	0/100 ml	14/100 ml	0/100 ml	600/100 ml
Total Dissolved Solids	500 mg/l	6496 mg/l	131 mg/l	108 mg/l
Turbidity	1 NTU	26.2 NTU	2.03 NTU	4.37 NTU

ND- none detected

*test strip

The excavated well has the best quality water tested, with only a slightly higher than CDWG standards manganese concentration and turbidity, neither of which are health concerns. Though not lab tested, the rainwater harvested will be easily treated by standard rainwater filtering and UV treatment to be made potable. Rainwater harvested and used in the shop for washing or testing would not require treatment. The creek water also requires chlorination or UV treatment, which is to be expected from a stream flowing through a rural residential and farming watershed.

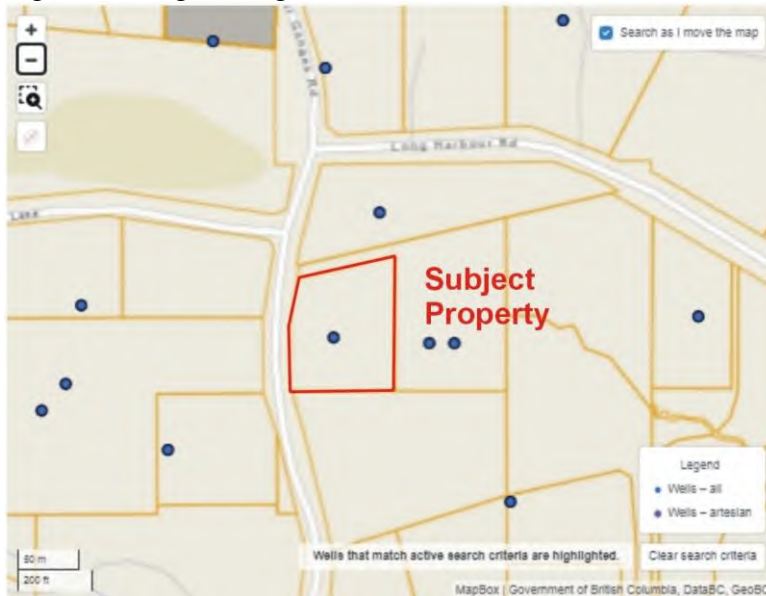
The drilled well has been sitting uncapped and unused for years, with vegetation falling into it, as can be seen from the non-fecal coliform count and dissolved solids. It is now properly capped. The water is very hard, and if any is used to supplement the other sources, would require softening and treatment by reverse osmosis, as well as disinfection.

Effects on Neighbouring Wells

The property to the south is serviced by village water. There are no other shallow dug wells nearby which the dug well on the subject property could affect. The well depths on the property to the east are 115 ft (water at 81 to 90 ft) and 60 ft (water at 45 to 60 ft) deep, at a distance of around 80 and 100 m from the subject property's 23.6 ft deep dug

well. Although they also draw water from the sand/gravel overburden, it is very unlikely either would be significantly affected by withdrawals from the shallow dug well. The well on the property to the north is 115 ft deep, at a distance of over 110 m from the subject property's drilled well #1. There is no information on its depth of overburden or bedrock on the BC well database. It is rated as having a relatively high yield by the driller (4 gpm). As drilled well #1 on the subject property requires more treatment than the other sources, it will only be used to supplement the other sources when necessary. Currently it is not utilized at all. Withdrawals from drilled well #1 could not be reasonably expected to significantly affect this drilled well on the neighbor to the north. To the west the nearest wells are between 150 and 200 m distant from drilled well #1, and could also not reasonably be expected to be significantly affected by withdrawals from well #1, should they occur.

Figure 6: Neighboring wells from BC Groundwater database



Conclusions

There is an adequate supply of water which can be made potable by methods in use in residences on the island to meet the Islands Trust's 4000 Lpd requirement for this rezoning.


D. Gooding



Dave Gooding, P.Eng.

Appendix 1: Well #1 (tag 64566) Driller's Log

Location Information	
Street Address: CHURCHILL RD	
Town/City: GANGES	
Legal Description:	
Lot	A
Plan	21925
District Lot	
Block	
Section	3
Township	
Range	4E
Land District	16
Property Identification Description (PID)	
Description of Well Location:	



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.864015 Longitude: -123.500727

UTM Easting: 463276 UTM Northing: 5412460

Zone: 10 Coordinate Acquisition Code: (20 m accuracy) Digitized from 1:5,000 mapping

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1991-12-20		Tri-K Drilling	August 13th 2003 at 8:44 AM

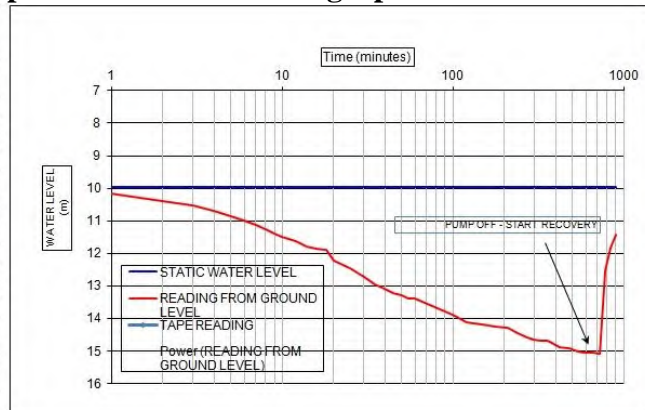
Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1991-12-20					

Well Completion Data	
Total Depth Drilled:	Estimated Well Yield: 0.3 USgpm
Finished Well Depth: 150 ft bgl	Well Cap:
Final Casing Stick Up:	Well Disinfected Status: Not Disinfected
Depth to Bedrock: 35 feet bgl	Drilling Method: Other
Ground elevation:	Method of determining elevation: Unknown
Static Water Level (BTOC):	
Artesian Flow:	
Artesian Pressure (head):	
Artesian Pressure (PSI):	
Orientation of Well: VERTICAL	

Lithology								
From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	35	SANDY GRAVEL WITH A TRACE OF CLAY						
35	150	SANDSTONE						
35	150	WATER AT 60 FT TRICKLE 140 FT 1/2 GPM						
150	150	DEPTH OF WELL 41 FT CASING						

Well #1 (tag 64566) Drilled Well Pump test manual data and graph

DATE	ELAPSED TIME (MINUTES)	STATIC LEVEL	READING FROM GROUND LEVEL	TAPE READING
2021-10-07 8:44	0	9.98	9.98	
2021-10-07 8:45	1	9.98	10.15	
2021-10-07 8:46	2	9.98	10.38	
2021-10-07 8:47	3	9.98	10.54	
2021-10-07 8:48	4	9.98	10.70	
2021-10-07 8:49	5	9.98	10.85	
2021-10-07 8:50	6	9.98	11.00	
2021-10-07 8:51	7	9.98	11.14	
2021-10-07 8:52	8	9.98	11.27	
2021-10-07 8:53	9	9.98	11.38	
2021-10-07 8:54	10	9.98	11.50	
2021-10-07 8:56	12	9.98	11.63	
2021-10-07 8:58	14	9.98	11.78	
2021-10-07 9:00	16	9.98	11.85	
2021-10-07 9:02	18	9.98	11.90	
2021-10-07 9:04	20	9.98	12.21	
2021-10-07 9:09	25	9.98	12.44	
2021-10-07 9:14	30	9.98	12.72	
2021-10-07 9:19	35	9.98	12.94	
2021-10-07 9:24	40	9.98	13.10	
2021-10-07 9:29	45	9.98	13.22	
2021-10-07 9:34	50	9.98	13.29	
2021-10-07 9:39	55	9.98	13.38	
2021-10-07 9:44	60	9.98	13.40	
2021-10-07 10:24	100	9.98	13.88	
2021-10-07 10:44	120	9.98	14.13	
2021-10-07 11:14	150	9.98	14.19	
2021-10-07 11:44	180	9.98	14.26	
2021-10-07 12:14	210	9.98	14.28	
2021-10-07 12:44	240	9.98	14.44	
2021-10-07 13:15	271	9.98	14.58	
2021-10-07 13:44	300	9.98	14.64	
2021-10-07 14:15	331	9.98	14.67	
2021-10-07 14:44	360	9.98	14.69	
2021-10-07 15:44	420	9.98	14.88	
2021-10-07 16:44	480	9.98	14.91	
2021-10-07 17:44	540	9.98	15.02	
2021-10-07 18:44	600	9.98	15.05	
2021-10-07 19:44	660	9.98	15.05	
2021-10-07 20:44	720	9.98	15.07	
2021-10-07 21:44	780	9.98	12.53	
2021-10-07 22:44	840	9.98	11.84	
2021-10-07 23:44	900	9.98	11.43	

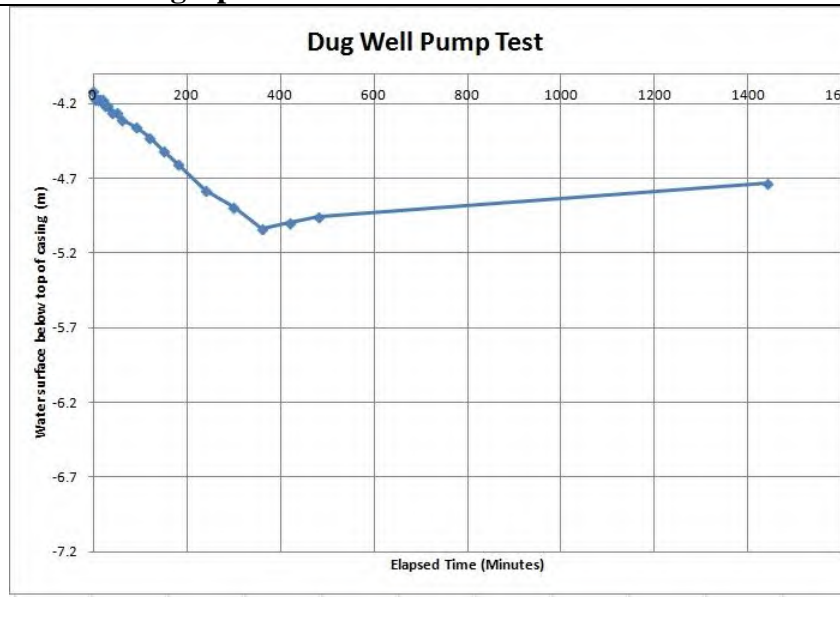


REMARKS:

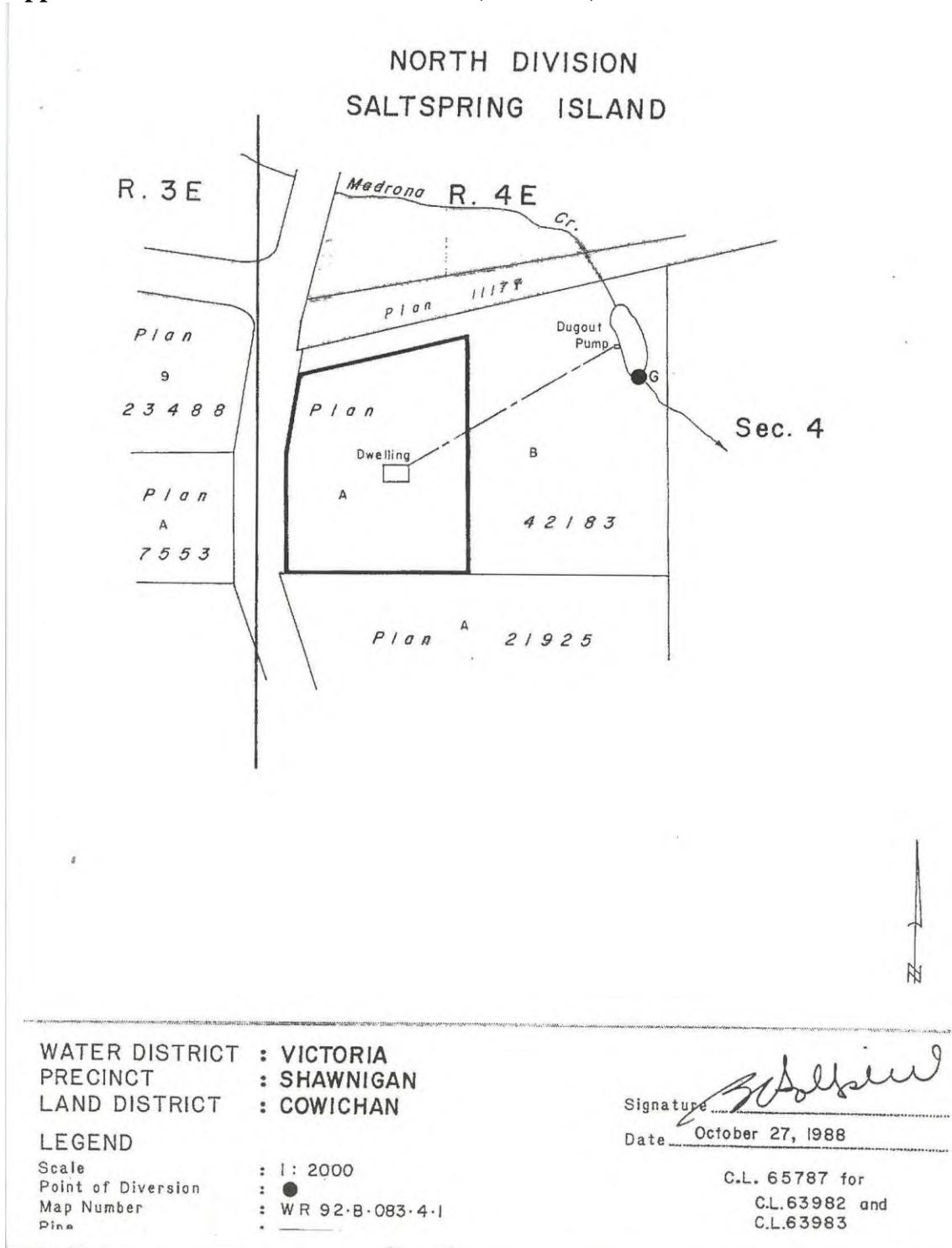
<----- START RECOVERY

Excavated Well pump test data and graph

Mid Isle Marine	
Dug Well Pump Test	
05-Jun-22	
I.D. 1.2 m	7.17 m deep
Start time 12:55	Static 4.12 m BCL
Flow 4 L/min	
Elapsed time (min)	Wat lev bel case (m)
0	-4.12
5	-4.17
8	-4.17
10	-4.17
15	-4.17
20	-4.17
25	-4.215
30	-4.215
40	-4.26
50	-4.26
60	-4.31
90	-4.36
120	-4.43
150	-4.52
180	-4.605
240	-4.78
300	-4.895
360	-5.035 shut off
420	-4.995
480	-4.96
1440	-4.73



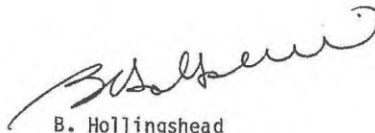
Appendix 2: Water License on Madrone (Madrona) Creek



Patrick G. Mussell of P.O. Box 718, Ganges, B.C., V0S 1E0

is hereby authorized to store, divert, and use water as follows:

- (a) The source of the water-supply is Madrona Creek and storage is in the creek.
- (b) The storage structure and the point of diversion are located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 27th May, 1985.
- (d) The purposes for which this licence is issued are storage and domestic.
- (e) The maximum quantity of water which may be stored is 0.5 acre foot and the maximum quantity of water which may be diverted for domestic purpose is 500 gallons a day.
- (f) The period of the year during which the water may be stored and used for domestic purpose is the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is Lot A, Section 4, Range 4 East, North Division, Saltspring Island, Cowichan District, Plan 42183.
- (h) The works authorized to be constructed are dugout, diversion structure, pump and pipe, which shall be located approximately as shown on the attached plan.
- (i) The construction of the said works shall be completed and the water beneficially used on or before the 31st day of December, 1991.
- (j) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.
- (k) This licence is issued in substitution in part, of Conditional Water Licences 63982 and 63983.


B. Hollingshead
Regional Water Manager

Appendix 3: Water Quality Lab Tests

1. Drilled Well

Client/Code

Streamline Plumbing
*A
1650 Fulford-Ganges Rd
Salt Spring Island, BC
V8K 2A8

Date 13Oct21 2:25p No. W164278
Source New Well
Type of Sample water
No. of Samples 1

TEL: (250) 653-2026 Comments Arrival temp.: 8.1C
streamlineplumbing@shaw.ca

Sample: Mid Isl Marine, Nick Williams, 248 Upper Ganges Rd

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 ml
			TC	T-NC	FC	F-NC	E.coli
Deep Well	13Oct21	08:45a	1400	3000	0	228	0

WATER DISTRICT SCREEN

Sample	Date	Time	Lactose	Coliforms			Total	Sulfur Reducing/		TPC*
			Fermentors	Total	Fecal	E.coli	Aeromonas	Iron Bacteria	Yeast/Fungi	
Deep Well	13Oct21	08:45a	30.0	14.0	ND	ND	ND	present/ ND	ND / ND	2384

* all counts are colony forming units per milli-litre

TC = total coliform bacteria FC = fecal coliform bacteria (aka Thermotolerant Coliforms)

NC = non-coliform bacteria ND = none detected

TPC = total plate count- spread plate method - 35C/48hr TGEA FDA/BAM 9th ed, Oct 2020

CFU = colony forming units

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020

Bergey's Manual of Systematic Bacteriology vol 1, ADAC 1984; J.Clin.Micro., J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total, Fecal Coliforms or E.coli present greater than 0 CFU/100ml (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water- water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than 200 CFU/100ml (2.0 CFU/mL):

IF the number organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

If Total Plate Count bacteria are -


A) greater than 100 CFU/mL:

high numbers of microbial organisms indicate that this water supply should be monitored on a seasonal basis.

B) greater than 500 CFU/mL:

the number of organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

- see following page for chemistry results -


W. Riggs
Sr. Microbiologist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Client/Code

Streamline Plumbing
*A
1650 Fulford-Ganges Rd
Salt Spring Island, BC
V8K 2A8

Date 130ct21 2:25p
Source New Well
Type of Sample water
No. of Samples 1

No. W164278 pg2

TEL: (250) 653-2026 Comments Arrival temp.: 8.1C
streamlineplumbing@shaw.ca

Sample: Mid Isl Marine, Nick Williams, 248 Upper Ganges Rd - Deep Well 130ct21 08:45a

ELEMENTS		SAMPLE	UNITS	Maximum Limits Permissible In Drinking Water*
1) Aluminium	Al	0.011	mg/L	no limit listed
2) Antimony	Sb	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	<0.500	ug/L	10.0 ug/L
4) Barium	Ba	0.023	mg/L	1.00 mg/L
5) Beryllium	Be	<0.003	mg/L	no limit listed
6) Boron	B	0.963	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	ug/L	5.00 ug/L
8) Calcium	Ca	121	mg/L	200 mg/L
9) Chromium	Cr	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	mg/L	1.00 mg/L
12) Gold	Au	<0.040	mg/L	no limit listed
13) Iron	Fe	0.639	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	mg/L	no limit listed
15) Lead	Pb	1.50	ug/L	5.00 ug/L
16) Magnesium	Mg	44.0	mg/L	50.0 mg/L
17) Manganese	Mn	0.174	mg/L	0.120 MAC 0.020 AO
18) Mercury	Hg	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	mg/L	no limit listed
21) Phosphorus	P	<0.010	mg/L	no limit listed
22) Potassium	K	17.0	mg/L	no limit listed
23) Scandium	Sc	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	2.71	mg/L	no limit listed
26) Silver	Ag	<0.010	mg/L	no limit listed
27) Sodium	Na	2470	mg/L	200 mg/L
28) Strontium	Sr	3.27	mg/L	no limit listed
29) Tin	Sn	<0.020	mg/L	no limit listed
30) Titanium	Ti	<0.010	mg/L	no limit listed
31) Tungsten	W	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.004	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		483	mg/L	>300 mg/L = very hard
pH		7.90	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92, & 390 Sch 120, 2001. Task Force of Canadian Council of Resource & Envir. Ministers Guidelines for Canadian Drinking Water Quality, 2019.

Comments:

Iron: high amounts of Iron can cause staining of laundry, porcelain and plumbing fixtures; can produce an undesirable taste. Essential for health.
Manganese: not considered to be toxic; high amounts of Manganese can cause staining of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.
Sodium: essential for health; usually from salt-water intrusion, water softeners & some mineral deposits.



MB LABS LTD.
ANALYTICAL & TESTING SERVICES

R. Bilodeau
P.O. BOX 2103, SIOUX, B.C. V8K 3S6

H. Hartmann

H. Hartmann
TEL: (250) 696-1334; FAX: (250) 696-1334; Email: info@mbtlabs.com

Client/Code

Streamline Plumbing
*A
1650 Fulford-Ganges Rd
Salt Spring Island, BC
V8K 2A8

Date 13Oct21 2:25p
Source New Well
Type of Sample water
No. of Samples 1

No. W164278 pg3

TEL: (250) 653-2026 Comments Arrival temp.: 8.1C
streamlineplumbing@shaw.ca

Sample: Mid Isl Marine, Nick Williams, 248 Upper Ganges Rd

SAMPLE	DATE	TIME	Alkalinity (mg/L)	NH ₃ -N (mg/L)	Cl ⁻ (mg/L)	Colour (TCU)	E.C. (mS/cm)
Deep Well	13Oct21	08:45a	165	1.52	ND	13.0	11.2
Lab Blank			ND	ND	ND	ND	ND
S ₀			0.100	0.254 ug/L	0.015	0.300	0.300
REF. VALUE			100	10.0	10.0	5.00	147
STD ± 2SD			96.5 ± 8.22	9.80 ± 1.01	10.6 ± 0.960	4.90 ± 0.520	141 ± 12.8
SAMPLE	DATE	TIME	CORROSIIVITY (1s @20C)	F ⁻ (mg/L)	S ²⁻ (ug/L)	TKN (mg/L)	NO ₃ -N (ug/L)
Deep Well	13Oct21	08:45a	0.813	1.04	ND	1.52	ND
Lab Blank				ND	ND	ND	ND
S ₀				0.007	0.007	0.012	0.160
REF. VALUE				1.00	50.0	1.00	1.00
STD ± 2SD				1.08 ± 0.079	48.9 ± 0.476	1.03 ± 0.066	1.09 ± 0.688
SAMPLE	DATE	TIME	NO ₂ -N (ug/L)	SO ₄ ²⁻ (mg/L)	T.O.C. (mg/L)	T&L (mg/L)	TDS (mg/L)
Deep Well	13Oct21	08:45a	ND	1052	9.06	0.149	6496
Lab Blank			ND	ND	ND	ND	ND
S ₀			0.300	0.075	0.300	0.040	0.010
REF. VALUE			10.0	10.0	5.00	1.00	2000
STD ± 2SD			10.6 ± 0.799	10.8 ± 0.78	5.05 ± 0.399	1.03 ± 0.066	1890 ± 170
SAMPLE	DATE	TIME	Turbidity (NTU)	UVI (%)			
Deep Well	13Oct21	08:45a	26.2	58.4			
Lab Blank			ND	ND			
S ₀			0.015	0.003			
REF. VALUE			40.0	90.0			
STD ± 2SD			40.4 ± 0.399	90.2 ± 0.200			

SD = standard deviation; REF VALUE = primary or secondary reference material
STD = secondary standard calibrated to primary standard reference material
S₀ = standard deviation at zero analyte concentration; method detection limit
is generally considered to be 3x S₀ value
ND = none detected n/a = not applicable



R. Bilodeau
Analytical Chemist
ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 3S6

H. Hartmann
Sr. Analytical Chemist

TEL: (250) 656-1334 EMAIL: info@mblabs.com

2. Water Quality Lab Tests: Shallow Excavated Well and Madrona Creek Storage

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

TEL: 250 931-4020
midislemarine@shaw.ca

Date 26Apr22 3:21p No. W167736
Source Well
Type of Sample water
No. of Samples 2

Comments Arrival temp.: 10.0C
Pd B1066

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 ml
			TC	T-NC	FC	F-NC	E.coli
1 Water Storage	26Apr22		600	7400	20	16	0
2 Shallow Well	26Apr22		0	38	0	0	0

WATER DISTRICT SCREEN

Sample	Date	Time	Lactose	Coliforms			Total	Sulfur Reducing/			TPC†
			Fermentors	Total	Fecal	E.coli	Aeromonas	Iron Bacteria	Yeast/Fungi		
1 Water Storage	26Apr22		74.0	6.00	0.20	ND	ND	present/	ND	ND / ND	912
2 Shallow Well	26Apr22		0.38	ND	ND	ND	ND	ND / ND	ND	ND / ND	152

* all counts are colony forming units per milli-litre

TC = total coliform bacteria FC = fecal coliform bacteria (aka Thermotolerant Coliforms)

NC = non-coliform bacteria ND = none detected

TPC = total plate count- spread plate method - 35C/48hr TGEA FDA/BAM 9th ed, Oct 2020

CFU = colony forming units

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020

Bergey's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro., J.Intern.Systm.Bact.

Comments:

For Interpretation of Results:

Total, Fecal Coliforms or E.coli present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water- water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than 200 CFU/100mL (2.0 CFU/mL):

IF the number organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

If Total Plate Count bacteria are -

A) greater than 100 CFU/mL:

high numbers of microbial organisms indicate that this water supply should be monitored on a seasonal basis.

B) greater than 500 CFU/mL:

the number of organisms present exceed recommended guidelines for drinking water; treatment is strongly recommended.

- see following page for chemistry results -



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W. Riggs
Sr. Microbiologist

MB LABORATORIES LTD.

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

Date 26Apr22 3:21p
Source Well
Type of Sample water
No. of Samples 2

No. W167736 pg2

TEL: 250 931-4020
midislemarine@shaw.ca

Comments Arrival temp.: 10.0C
Pd B1066

Samples: 1) Water Storage 26Apr22 2) Shallow Well 26Apr22

ELEMENTS		1	2	UNITS	Maximum Limits Permissible In Drinking Water*
SAMPLE	SAMPLE				
1) Aluminium	Al	0.182	0.144	mg/L	no limit listed
2) Antimony	Sb	<0.500	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	<0.500	<0.500	ug/L	10.0 ug/L
4) Barium	Ba	0.013	0.016	mg/L	2.00 mg/L
5) Beryllium	Be	<0.003	<0.003	mg/L	no limit listed
6) Boron	B	0.581	0.551	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	<0.010	ug/L	7.00 ug/L
8) Calcium	Ca	17.1	29.4	mg/L	200 mg/L
9) Chromium	Cr	<0.003	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	0.078	mg/L	1.00 mg/L
12) Gold	Au	<0.040	<0.040	mg/L	no limit listed
13) Iron	Fe	0.467	0.169	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	<0.020	mg/L	no limit listed
15) Lead	Pb	<0.500	1.49	ug/L	5.00 ug/L
16) Magnesium	Mg	3.92	3.99	mg/L	50.0 mg/L
17) Manganese	Mn	0.035	0.069	mg/L	0.120 MAC 0.020 AD
18) Mercury	Hg	<0.010	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	<0.004	mg/L	no limit listed
21) Phosphorus	P	0.048	<0.010	mg/L	no limit listed
22) Potassium	K	1.07	0.700	mg/L	no limit listed
23) Scandium	Sc	<0.050	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	3.10	7.74	mg/L	no limit listed
26) Silver	Ag	<0.010	<0.010	mg/L	no limit listed
27) Sodium	Na	14.3	8.51	mg/L	200 mg/L
28) Strontium	Sr	0.110	0.140	mg/L	no limit listed
29) Tin	Sn	<0.020	<0.020	mg/L	no limit listed
30) Titanium	Ti	<0.010	<0.010	mg/L	no limit listed
31) Tungsten	W	<0.050	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.002	0.160	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		58.8	89.8	mg/L	0-75 mg/L = soft
pH		7.48	6.81	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92, & 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist



ANALYTICAL & TESTING SERVICES P.O. BOX 2103, SIDNEY, B.C. V8L 1Y0

MB LABORATORIES LTD.

TEL: (250) 656-1334 EMAIL: info@mblabs.com

Mid Isle Marine
Potable Water Assessment

Gooding Hydrology
dgooding@saltspring.com

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

TEL: 250 931-4020
midislemarine@shaw.ca

Date 26Apr22 3:21p No. W167736 pg3
Source Well
Type of Sample water
No. of Samples 2

Comments Arrival temp.: 10.0C
Pd B1066

Samples: 1) Water Storage 26Apr22 2) Shallow Well 26Apr22

Comments:

Iron: high amounts of Iron can cause staining of laundry, porcelain and plumbing fixtures; can produce an undesirable taste. Essential for health.

Manganese: not considered to be toxic; high amounts of Manganese can cause staining of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.

pH: extremes in pH can lead to corrosion (too low <6.5) or incrustation (too high >8.5) of pipes & plumbing fixtures. Water with low pH allows metals to dissolve into water; water with high pH reduces disinfection efficacy, increases THM & scale formations.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist



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Mid Isle Marine
Potable Water Assessment

Gooding Hydrology
dgooding@saltspring.com

Client/Code

Mid Isle Marine
Nick Williams
248 Upper Ganges Rd
SSI, BC

Date 26Apr22 3:21p
Source Well
Type of Sample water
No. of Samples 2

No. W167736 pg4

TEL: 250 931-4020
midislemarine@shaw.ca

Comments Arrival temp.: 10.0C
Pd B1066

SAMPLE	DATE	TIME	Alkalinity (mg/L)	NH ₃ -N (ug/L)	Cl ⁻ (mg/L)	Colour (TCU)	E.C. (uS/cm)
Water Storage	26Apr22		70.0	29.1	15.8	30.8	186
Shallow Well	26Apr22		100	ND	14.6	6.87	226
Lab Blank			ND	ND	ND	ND	ND
S _a			0.100	0.254	0.015	0.300	0.300
REF. VALUE			200	100	100	5.00	147
STD ± 2SD			191 ± 15.6	97.8 ± 7.66	109 ± 8.87	4.99 ± 0.043	142 ± 11.9

SAMPLE	DATE	TIME	CORROSIVITY (Is @20C)	F ⁻ (mg/L)	SO ₄ ²⁻ (mg/L)	TKN (mg/L)	NO ₃ -N (ug/L)
Water Storage	26Apr22		-0.829	0.103	ND	0.601	16.0
Shallow Well	26Apr22		-1.11	0.069	ND	0.113	146
Lab Blank				ND	ND	ND	ND
S _a				0.007	0.007	0.012	0.160
REF. VALUE				1.00	50.0	1.00	100
STD ± 2SD				1.01 ± 0.082	48.0 ± 4.33	1.09 ± 0.080	104 ± 8.09

SAMPLE	DATE	TIME	NO ₂ -N (ug/L)	SO ₄ ²⁻ (mg/L)	T.O.C. (mg/L)	T&L (mg/L)	TDS (mg/L)
Water Storage	26Apr22		ND	10.9	11.5	1.04	108
Shallow Well	26Apr22		2.60	10.5	5.27	0.133	131
Lab Blank			ND	ND	ND	ND	ND
S _a			0.300	0.075	0.300	0.070	0.010
REF. VALUE			10.0	100	5.00	1.00	200
STD ± 2SD			10.4 ± 0.780	108 ± 7.99	4.78 ± 0.390	1.04 ± 0.088	198 ± 16.6

...contin\



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File No.: SS-RZ-2019.1
X-File: SS-TUP-2018.2

DATE OF MEETING: September 11, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 2
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: OCP Amendment and Rezoning
Applicant: Nick Williams & Emily Myers
Location: 248 Upper Ganges Road

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No.1, 2025” be read a second time.
2. That the Salt Spring Island Local Trust Committee Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” be read a second time.
3. That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025”.
4. That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025”.

REPORT SUMMARY

This staff report proposes amendments to Salt Spring Island Land Use Bylaw No. 355 (LUB) and Salt Spring Island Official Community Plan Bylaw No. 434 (OCP) to make lawful the General Employment operation – boat and equipment repair and personal services – a hair salon currently operating as a home-based business. Staff recommends that the Salt Spring Island Local Trust Committee (SS LTC) consider second reading of the proposed bylaws (Attachments No. 1 & 2) and request staff to schedule a Community Information Meeting and Public Hearing for proposed Bylaw Nos. 544 & 545.

BACKGROUND

This report follows a staff report to the April 10, 2025 meeting of the LTC where the following resolutions were passed.

SS-2025-047

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” be read first time.

CARRIED

SS-2025-048

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Draft Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” be read first time.

CARRIED

SS-2025-049

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Proposed Bylaw Nos. 544 and 545 to Advisory Planning Committee, First Nations, organizations and agencies as identified in this staff report dated April 10, 2025 (SS-RZ-2019.1)

CARRIED

SS-2025-050

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 544 cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-051

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 545 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

Staff proceeded with application referral to the applicable agencies as advised in the April 10, 2025 staff report. Generally, there was no concern expressed by the agencies that the proposed bylaws were referred to. However, the APC had concerns about the impact of using water from the Madrona Creek for commercial use as the subject property has a licence to use the water up to 500 gallon per day for domestic use. Proposed bylaws and referral responses have been included in Attachments 1 and 3 respectively.

ANALYSIS**Policy/Regulatory**

The SS 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 application relevant to the Islands Trust Policy Statement (ITPS) was undertaken following first reading of the proposed bylaws and SS LTC determined that the Proposed Bylaw Nos. 544 & 545 is not contrary to or at variance with the Islands Trust Policy Statement.

Issues and Opportunities

See staff report of [December 02, 2020](#) for detailed discussion of issues and opportunities associated with this application.

Consultation

In accordance with LTC resolution SS-2025-049, this application was referred to the applicable agencies as staff advised in the April 10, 2025 staff report. Referral was sent out March 31, 2025 and Advisory Planning Committee (APC) meeting was held on June 19, 2025 and July 24, 2025 where the application was considered.

At the July 24, 2025 APC meeting, there were concerns about the environmental impact of using water from the Madrona creek for commercial use on the property and the following resolution was passed:

It was MOVED and SECONDED,

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that the proposed Bylaws 544 and 545 proceed, subject to the following recommendation:

- That water use for the commercial purposes only come from water catchment or wells on the property.

CARRIED

Rationale for Recommendation

As outlined in the April 10, 2025 Staff Report, the proposed Land Use Bylaw amendment is generally consistent with the Islands Trust Policy Statement and as such, can be advanced. Staff therefore recommends that the LTC read Proposed Bylaw No. 544 & 545 for a second time and request staff to proceed with public hearing. Staff also recommends a Community Information Session in advance of the Public Hearing.

ALTERNATIVES

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

1. Amend the Proposed Bylaw No. 544

The SS LTC may wish to amend the proposed LUB amendment bylaw. If selecting this alternative, the SS LTC should describe the specific amendment. Recommended wording for resolution:

1. *That Salt Spring Island Local Trust Committee amend Bylaw No. 544, cited as ""Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025", by [list amendments...] (SS-RZ-2019.1, 248 Upper Ganges Road).*
2. *That Salt Spring Island Local Trust Committee Bylaw No. 544, cited as ""Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025", be read a second time, as amended (SS-RZ-2019.1, 248 Upper Ganges Road).*
3. *That Salt Spring Island Local Trust Committee amend Bylaw No. 545, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025", by [list amendments...] (SS-RZ-2019.1, 248 Upper Ganges Road).*

4. *That Salt Spring Island Local Trust Committee Bylaw No. 545, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025", be read a second time, as amended (SS-RZ-2019.1, 248 Upper Ganges Road).*
5. *That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 544, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025" as amended.*
6. *That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 545, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025" as amended.*

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 SS-RZ-2019.1 for the following reasons...

NEXT STEPS

If the recommended resolutions are accepted, Proposed Bylaws No. 544 and 545 will proceed to community information meeting and public hearing to be scheduled by staff. The proposed bylaws will return to the SS LTC for their consideration for third reading.

Submitted By:	Oluwashogo Garuba, Planner 2	August 19, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	September 2, 2025

ATTACHMENTS

1. Proposed Bylaw No. 544
2. Proposed Bylaw No. 545
3. Referral Responses

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 544

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

The Salt Spring Island Local Trust Committee enacts in open meeting assembled 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. 1, 2025”.

2. SCHEDULES

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

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	10th	DAY OF	APRIL	2025
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____
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

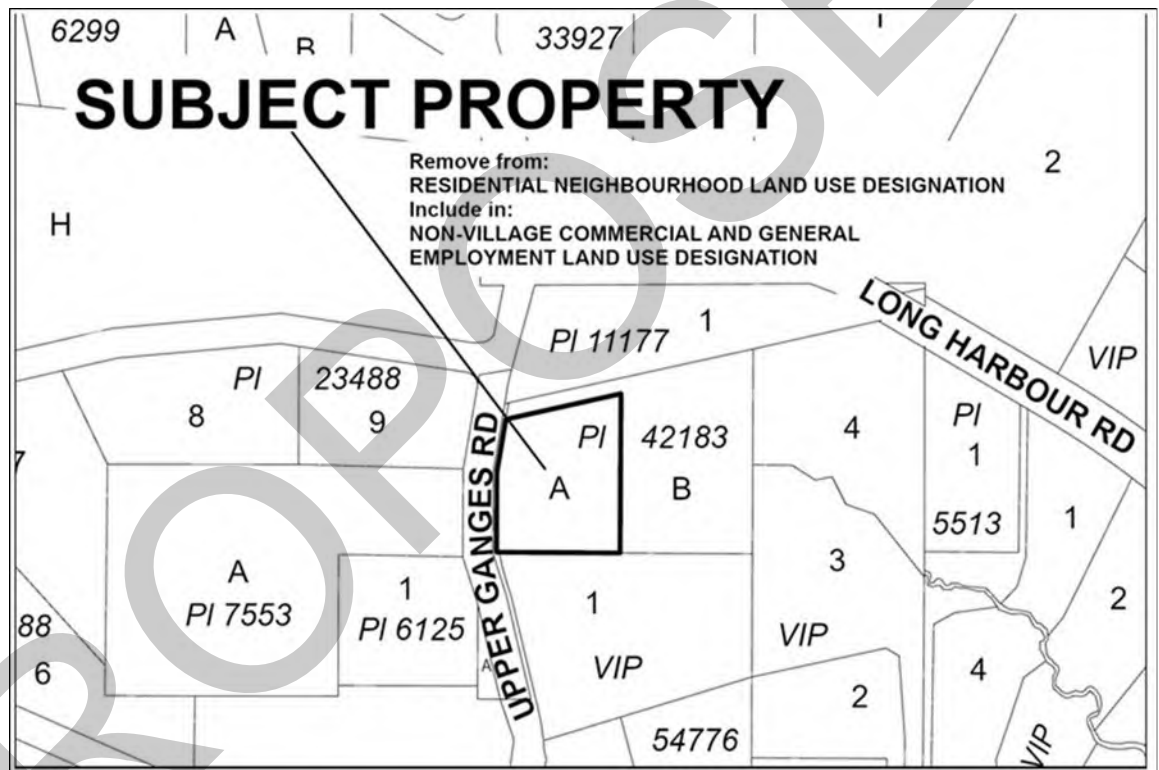
Chair

Secretary

SCHEDULE 1

1. Schedule “A”, Volume 2 is amended as follows:
 - 1.1 Map 1 – Plan Area with Land and Shoreline Use Designation is amended by including LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183, in the Non-Village Commercial and General Employment Land Use Designation as shown on Plan No. 1 of this bylaw.

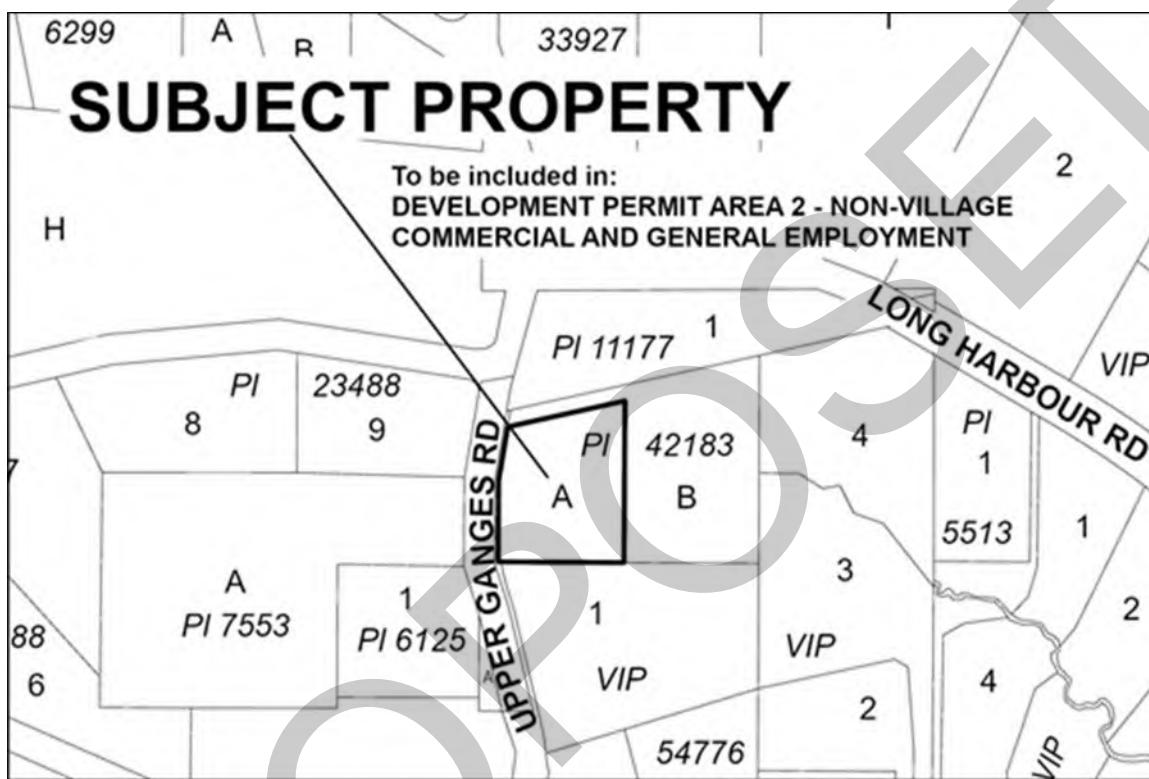
PLAN NO 1



2. Schedule "A", Volume 2 is amended as follows:

1.1 Map 19 – Development Permit Area 2 – Non-Village Commercial and General Employment is amended by including LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183, as shown on Plan No. 1 of this bylaw.

PLAN NO. 1



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 545

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

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. 3, 2025”.

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

2.1 Schedule “1” – Zoning Map, is amended by changing the zoning classification of LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183 from Residential 7 (R7) to General Employment 3 variant b (GE3 (b)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 355 as are required to effect this change.

2.2 By adding the following within Section 9.7.5 – Exceptions in Particular Locations:

“Zone Variation – GE3(b)

(16) The following accessory use is permitted:

(a) One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).”

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

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	10th	DAY OF	APRIL	2025
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

_____ DAY OF _____ 20____

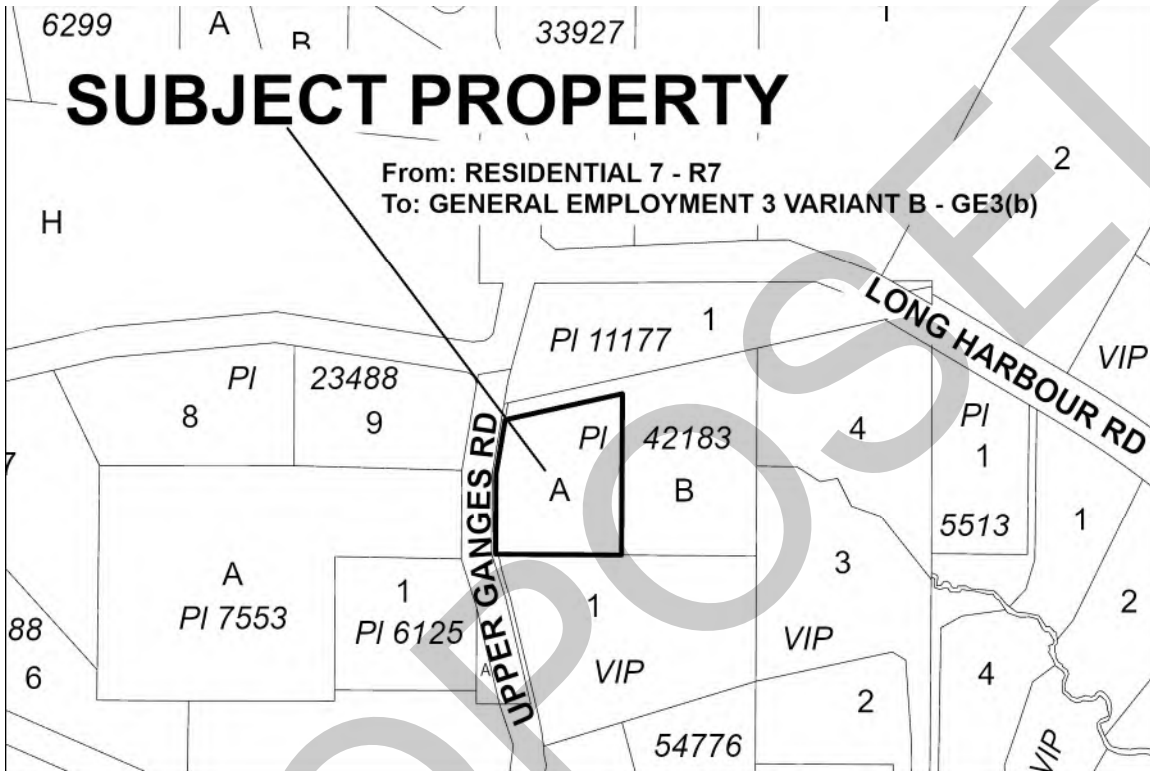
ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 545

Plan No. 1



BYLAW REFERRAL FORM RESPONSE SUMMARY

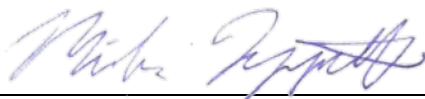
☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)


(Signature)

2025-04-15
(Date)

544 & 545
(Bylaw Number)

Manager, Community Planning Division
(Title)

Cowichan Valley Regional District
(Agency)

From: [Seabrook, Clive \(RCMP/GRC\)](#)
Sent: Tuesday, April 15, 2025 11:28 AM
To: rpingle@islandstrust.bc.ca
Cc: [Oluwashogo Garuba](#)
Subject: FW: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response
Attachments: SS-BL-544-545_ReferralFRM.pdf; SS-BL-544_2025-04-10_OCP-1stReading.pdf; SS-BL-545_2025-04-10_LUB-1stReading.pdf

Good morning Rob,

The RCMP have no issue with this change.

Sgt. Clive Seabrook
Detachment Commander
Salt Spring RCMP
401 Lower Ganges Road
Salt Spring Island – V8K 2V4
Phone: 250-537-5555
Fax: 250-537-1631

I humbly acknowledge that I live and work on the shared, traditional, unceded territories of the Coast Salish Peoples, specifically the Hul'qumi'num and SENĆOŦEN speaking peoples.

CONFIDENTIALITY NOTICE

This information is the property of the RCMP. It should not be shared or disseminated without the authority of the sender. This communication may contain privileged or confidential information. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete the message without copying or disclosing it. Third Party Rule applies.

From: Saltspring <Saltspring@rcmp-grc.gc.ca>
Sent: April 15, 2025 10:18 AM
To: Seabrook, Clive (RCMP/GRC) <Clive.Seabrook@rcmp-grc.gc.ca>; Davidson, Steven (RCMP/GRC) <steve.davidson@rcmp-grc.gc.ca>
Subject: FW: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: April 15, 2025 9:57 AM
To: 'mtippett@cprd.bc.ca' <mtippett@cprd.bc.ca>; Jas Chonk <jchonk@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>; 'realestate@crd.bc.ca' <realestate@crd.bc.ca>;

'amanda.vanderkloof@bcas.ca' <amanda.vanderkloof@bcas.ca>;
'cathie.mcintyre@bcassessment.ca' <cathie.mcintyre@bcassessment.ca>;
'FrontCounterBC@gov.bc.ca' <FrontCounterBC@gov.bc.ca>; SaltSpring <SaltSpring@rcmp-grc.gc.ca>; 'jholmes@saltspringfire.com' <jholmes@saltspringfire.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw Nos. 544 & 545 (attached), which proposes to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to legalize commercial uses previously permitted by a Temporary Use Permit and amend the OCP designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation on the property at 248 Lower Ganges Road, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:
<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2019.1.

A reply is respectfully requested by **June 16, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the

BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEt, Qualicum, scəwəθən, səlilwətəʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOtEtP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
 (Island)

J. Chonk
 (Signature)

May 26, 2025
 (Date)

544 & 545
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

Mayne Island Local Trust Committee
 (Agency)

BYLAW REFERRAL FORM
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
 (Island)

J. Chonk
 (Signature)

May 30, 2025
 (Date)

544 & 545
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

North Pender Island Local Trust Committee
 (Agency)

BYLAW REFERRAL FORM
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
 (Island)

J. Chonk
 (Signature)

June 3, 2025
 (Date)

544 & 545
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

Galliano Island Local Trust Committee
 (Agency)



Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 544 & 545 Date: April 15, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Nick Williams & Eric Beamish – 248 Upper Ganges Rd, SSI BC, V8K 2P8

PURPOSE OF BYLAW:

To legalize commercial uses previously permitted by a Temporary Use Permit.

GENERAL LOCATION:

248 Upper Ganges Road, SSI

LEGAL DESCRIPTION:

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

SIZE OF PROPERTY AFFECTED:

0.8 ha (1.98 ac)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood Designation (RN)

OTHER INFORMATION:

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-Asatx First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

CRD – All Referrals

Non-Agency Referrals

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

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

BYLAW REFERRAL FORM
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
 (Island)

Nadine Howrao

(Signature)

June 3, 2025

(Date)

544 & 545

(Bylaw Number)

Legislative Clerk / Deputy Secretary

(Title)

Thetis Local Trust Committee

(Agency)

From: Referrals <Referrals@Lyackson.bc.ca>
Sent: Tuesday, April 15, 2025 11:22 AM
To: Rob Pingle
Subject: Automatic reply: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Thank you for your email to Lyackson First Nation.

Please note that the Referrals Inbox will NOT be monitored between April 14th - April 22nd due to holidays.

Lyackson receives a high volume of emails; including referrals, invitations, and requests for consultation; and you may not receive a response within your requested time frame. A lack of response does not imply that Lyackson First Nation is in agreement or supportive of your request.

This auto-response email does not constitute a formal response from Lyackson First Nation, nor does your email constitute consultation. The Crown is legally obligated to consult and accommodate First Nations on decisions that could impact their Indigenous Interests.

Should your request require a response from Lyackson we expect you to provide adequate time for a response, and to make every effort to engage in a thorough debrief of the issue and/or application with Lyackson First Nation.

Huy ch q'u,
Referrals, Lyackson First Nation

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Tuesday, April 15, 2025 12:11 PM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Subject: [Snuneymuxw Connect] Referral Submission Received - SS-BL-544-545 - Rezoning of 248 Upper Ganges Road

Snuneymuxw Connect

Snuneymuxw Referrals Office

Thank you for the referral and documentation. On April 1st, 2021, Snuneymuxw First Nation implemented a right-recognition approach to administering requests for Snuneymuxw's comments and/or free, prior, and informed consent for various activities within Snuneymuxw territory.

Once we have reviewed the submitted referral package and ensured that it is complete, we will confirm the beginning of our 90-day review period by sending you a Letter of Receipt. Depending on the type, complexity, and administrative requirements of the referral, SFN may adjust this timeframe.

If you have any questions regarding the referral process, Snuneymuxw Connect, or general inquiries, please contact landsclerk@snuneymuxw.ca.

Hay ch q'a,

Submission Details

Engagement

REFERRAL ID

213

PROJECT NAME

Rezoning of 248 Upper Ganges Road

ISSUING AGENCY FILE NUMBER(S)

[Snuneymuxw Connect] Referral Submission Received - SS-BL-544-545 - Rezoning of 248 Upper Ganges Road

SS-BL-544-545

APPLICANT

Rob Pingle (Islands Trust)

PROPONENT

Nick Williams

GOVERNMENT STATUTE(S)

Bylaw

PROJECT LOCATION

248 Upper Ganges Road, Salt Spring Island BC

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

AREA (HA)

0.8

RELATED TO EXISTING REFERRAL

no

PROJECT DESCRIPTION

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

TIMEFRAME UNITS

indefinitely

[SS-BL-544-545_ReferralFRM.pdf](#)

[SS-BL-544_2025-04-10_OCP-1stReading.pdf](#)

[SS-BL-545_2025-04-10_LUB-1stReading.pdf](#)

[View Submission](#)



16-Apr-2025 09:30 PDT

Islands Trust

Attn: Rob Pingle

Project Name: Salt Spring Island Bylaws 544 & 545

Date Received: 15-Apr-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 3

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

16-Apr-2025 09:13 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Island Bylaws 544 & 545
Date Received: 15-Apr-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.



From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Friday, April 25, 2025 1:31 AM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Subject: [Snuneymuxw Connect] 2 Updates

Snuneymuxw Connect

1 comment on things you're watching

New Comment

Taylor Charette posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to

Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative

effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from

Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right

to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at landsclerk@snuneymuxw.ca

if you have any questions.

Hay ch q'a,

Taylor Charette

PROJECT NAME

Rezoning of 248 Upper Ganges Road

ISSUING AGENCY FILE NUMBER(S)

SS-BL-544-545

REFERRAL ID

213

[View this Submission](#)

1 referral's status was changed

Referral Deferred

Taylor Charette changed the status of SS-BL-544-545 - Rezoning of 248 Upper Ganges Road to Deferred

ISSUING AGENCY FILE NUMBER(S)

SS-BL-544-545

ID

213

PROJECT NAME

Rezoning of 248 Upper Ganges Road

PROPONENT

[Nick Williams](#)

RECEIVED BY SNUNEYMUXW REFERRALS OFFICE

2025-04-15

STATUS

Deferred to

PRELIMINARY TECHNICAL REVIEW DUE

Deferred; no Snuneymuxw Referrals Office review.

[View this Referral](#)

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Friday, June 6, 2025 4:07 PM
To: Rob Pingle
Subject: Re: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Hi Rob,

Thank you for the email.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə

Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Tuesday, April 15, 2025 12:46 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>; Tia Williams <twilliams@tsawwassenfirstnation.com>; TFN Policy <policy@tsawwassenfirstnation.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>; Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Some people who received this message don't often get email from rpingle@islandstrust.bc.ca. [Learn why this is important](#)

Dear Chief and Council,

We are contacting you in regards to a referral of Bylaw Nos. 544 & 545 (attached), which proposes to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to

Re: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

legalize commercial uses previously permitted by a Temporary Use Permit and amend the OCP designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation on the property at 248 Lower Ganges Road, Salt Spring Island. Our planner is available to discuss this referral with you if you would like to ensure that your Nation's concerns or comments are considered by our elected officials.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:

<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2019.1.

A reply is respectfully requested by **June 16, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact

Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or

ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwáθən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉŁP, WSIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



Malahat Nation

110 Thunder Road | Mill Bay, BC | V0R 2P4

Tel: (250) 743-3231 | Fax: (250) 743-3251

info@malahatnation.com | www.malahatnation.com

June 13, 2025

Malahat Referral No: R25059

Rob Pingle

Legislative Clerk

Islands Trust Saltspring Island

Via email: rpingle@islandtrust.bc.ca

RE: Malahat Nation Response to Bylaw Nos. 544 & 545 to Amend the OCP (Salt Spring Island)

Dear Rob Pingle,

Thank you for your consultation request dated April 15th, 2025, regarding Bylaw Nos. 544 & 545 to amend the Official Community Plan (OCP) on Saltspring Island, located in Malahat Nation's traditional territory.

The Gulf Islands including Saltspring Island are considered a high potential for archaeological sites. With the amendment of the OCP, Malahat Nation is concerned with changes regarding development permits for land especially with notifying nearby Nations. The notification to Nations still needs to be in place **even in areas that are developed** due to historical oversight of First Nations presence.

Thank you for your time and consideration.

Sincerely,

Matthew Perkins

Referrals Coordinator

Malahat Nation

7.5 G. Clayton to L. Patrick Dated November 24, 2020 – Concerning Renaming a Lake

The correspondence was received.

SS-2020-181

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to report back regarding the correspondence received from G. Clayton dated November 24, 2020.

CARRIED

8. DELEGATIONS - None

9. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 10:23 a.m.

A member of the public expressed concerns regarding Bylaw No. 471 – Temporary Use Permits for Residential Uses including that the bylaw is not a meaningful or practical solution to affordable housing and requested the Local Trust Committee to proceed no further with the bylaw.

A member of the public expressed support for the Ganges Village Planning project. The member of the public expressed concerns regarding the notice for public participation on the Ganges Village Planning Task Force and noted the importance of stakeholder participation. The member of the public requested the deadline for applications be extended to February 15, 2021 and that a skills matrix be used for composition of the task force.

A member of the public expressed support for naming a lake commonly known as Rosemurgy's Dam as noted in correspondence item 7.5.

10. APPLICATIONS AND REFERRALS

10.1 SS-RZ-2019.1 - N. Williams and E. Myers - 248 Upper Ganges Road, SSI

Planner Gordon presented a staff report dated December 2, 2020 regarding a rezoning application to permit the continuance of a General Employment operation primarily engaged in boat and equipment repair, as well as continuation of personal services (a hair salon) that currently operates as a home based business.

Applicants Nick Williams and Emily Myers spoke to the application.

SS-2020-182

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following:

- a. A report from a Professional Engineer providing a water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
- b. A report from a Professional Engineer providing a statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply source.
- c. A report from a Professional Engineer demonstrating a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805-18 capable of supplying potable water of an amount sufficient for all proposed General Employment uses.
- d. A report from a Professional Engineer commenting on compliance with, and implementation of all recommendations of the attached storm water management plan (2015). The updated report should include any further action necessary to address the possibility of hazardous material spill.
- e. An Assessment Report, completed by a Professional Engineer or Geoscientist, which identifies following aspects of the existing dug well:
 - i. Vulnerability to surface contamination;
 - ii. Distance and interference to other wells, surrounding land uses and waste water disposal fields;
 - iii. Potential impacts to groundwater;
 - iv. Sustainability on a year round basis;
 - v. Any other relevant information as determined by the professional (248 Upper Ganges Road).

CARRIED

SS-2020-183

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 to add Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to Map 19 – Development Permit Area 2 – Non-Village Commercial and Industrial and to change the Designation from Residential Neighbourhoods to General Employment and Commercial Services (248 Upper Ganges Road).

CARRIED

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:

- a. Boat building, servicing and repairs;
- b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
- c. One accessory dwelling and one home based business accessory to the dwelling unit.

SS-2020-184

It was MOVED and SECONDED,

That item c be amended as follows: Replace "One accessory dwelling and one home based business accessory to the dwelling unit" with "One accessory dwelling and personal services business accessory to the dwelling unit" (248 Upper Ganges Road).

CARRIED

The question was called on the amended motion.

SS-2020-185

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses:

- a. Boat building, servicing and repairs;
- b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles;
- c. One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).

CARRIED

10.2 SS-SUB-2019.3 - M. & J. Lucich - 143 Jennifer Way, SSI

Planner Mayes presented a staff report dated November 20, 2020 regarding a Water Treatment and Section 514 Use Covenant as conditions of subdivision.

Applicants Mark Lucich and Julia Lucich spoke to the application.

SS-2020-186

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept, in principal, a covenant under Section 219 of the Land Title Act requiring treatment of water from the registered owner of Lot A, Section 3, Range 5 East, North Salt Spring Island, Cowichan District, Plan 31729 and designate any member of the Local Trust Committee to sign the covenant (SS-SUB-2019.3, 143 Jennifer Way).

CARRIED

The agenda was re-ordered and Item 16 was heard following Item 13.

The meeting was recessed for a break at 10:45 a.m. and reconvened at 12:00 p.m.

14. APPLICATIONS AND REFERRALS

14.1 PLDVP20240244 - J. Oppmann - 321 Fernwood Road, SSI

The Planner summarized the staff report and highlighted the following:

- The application seeks a retroactive variance on the minimum setback requirement of the rear lot line from 7.5 metres to 1.3 metres;
- The structures located within the rear lot line setback area include a restaurant building with living quarters on the top floor and accessory buildings include a walk-in cooler, pizza oven, and storage container; and
- Statutory notice of the proposed variance was mailed to all owners and tenants within 100 metres of the subject property and no correspondence was received.

The applicant was in attendance.

There were no questions for the Planner or the applicant.

SS-2025-046

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development variance Permit PLDVP20240244.

CARRIED

14.2 SS-RZ-2019.1 - N. Williams & E. Myers - 248 Upper Ganges Road, SSI

The Planner summarized the staff report and highlighted the following:

- The application seeks amendments to the Official Community Plan and Land Use Bylaw to rezone the property to the General Employment Zone to permit the operation of building, servicing, repairing, rental, sales and service of equipment, machinery, boats and vehicles; and
- The applicant has provided the relevant assessment reports required to address water quality and quantity issues previously identified.

Discussion ensued and the following comments were noted:

- The business initially operated on a temporary use permit, and
- Following First Reading the application will be sent out for referrals, followed by a Public Hearing which will enable community input and discussion.

SS-2025-047

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025" be read a first time.

CARRIED

SS-2025-048

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Draft Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2025” be read a first time.

CARRIED

SS-2025-049

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Proposed Bylaw No’s. 544 and 545 to Advisory Planning Committee, First Nations, organizations, and agencies as identified in this staff report dated April 10, 2025 (SS-RZ-2019.1).

CARRIED

SS-2025-050

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 544 cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-051

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 545 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS - None

16. NEW BUSINESS

16.1 Salt Spring Island Annual Report

The Request for Decision asks the Local Trust Committee to review the draft section of the annual report for approval or amendments in preparation of final approval by Trust Council.

Amendments requested include the following:

- Revise the first priority to read: “Address housing security through a review and update of the Salt Spring Island Official...”
- Revise the first project listed by adding in brackets a reference to the project being funded by a UBCM grant.
- Fix the second sentence in the second to last paragraph as the Tsawout First Nation invited Salt Spring Local Trust Committee to a meal to discuss topics of mutual interest.



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, June 19, 2025

Location: United Church, Upper Hall Meeting Room
111 Hereford Avenue, Salt Spring Island

Members Present: Jean Brouard, Chair
Elaine M. Buck McCann, Vice Chair
Tim Hiltz, Commissioner
Anne Gunn, Commissioner
Dolores Bender-Graves, Commissioner
Osman Phillips, Commissioner

Regrets: Leigh Large, Commissioner
Gabriel Wiebe, Commissioner
Stanley Shapiro, Commissioner

Staff Present: Oluwashogo Garuba, Planner
Rob Pingle, Planning Technician (Recorder)
Kalyaan Selvakumar, Planning Team Assistant

Others Present: Laura Patrick, Local Trustee
Dan Ovington, CRD Salt Spring Senior Manager
Kate William, CRD
Justin Byron, CRD Parks Maintenance Supervisor
A member of the public

These minutes follow the order of the agenda although the sequence may have varied.

Planning Technician Pingle called the meeting to order at 1:05 p.m. and called for introductions and introductions were carried out.

1. ELECTION OF THE CHAIR AND VICE CHAIR

Planning Technician Pingle announced the election procedures and called for nominations for Chair. Commissioner Brouard was nominated and accepted the nomination. Planning Technician Pingle called three times for further nominations. Hearing none, nominations were declared closed and Commissioner Brouard was elected Chair by acclamation.

Planning Technician Pingle called for nominations for Vice-Chair. Commissioner McCann was nominated and accepted the nomination. Planning Technician Pingle called three times for further nominations. Hearing none, nominations were declared closed and Commissioner McCann was elected Vice-Chair by acclamation.

2. AGENDA

2.1 Approval of Agenda

By general consent the agenda was adopted.

3. MINUTES OF PREVIOUS MEETING

3.1 Draft Minutes of the January 20, 2025 APC Meeting

By general consent, the minutes of the January 20, 2025 Salt Spring Island Advisory Planning Commission meeting were adopted.

4. BUSINESS ITEMS

4.1 PLRZ20240188 - 210 & 220 Kanaka Road, Salt Spring Island

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application PLRZ20240188 to the Salt Spring Island Advisory Planning Commission for its review and comment.

The applicant spoke to the proposed use of the property and how it aligns with the historic use of the property.

In discussion the following items were noted:

- There was a question regarding the precedent that could be set by this decision
- There was a discussion about the potential for housing on the property
- There was a discussion about security lighting and storm water drainage on the property
- There was a discussion about the potential for a land swap so that the housing may continue on the property
- There was a question about the landscaping potential to buffer the use from the neighbours
- There was a question about the setbacks proposed for the property
- There was discussion about areas of the nearby community that has housing potential

It was MOVED and SECONDED,

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 543 proceed, subject to the following recommendations:

- Design requirements are added to ensure minimal impact of lighting and provide vegetation screening.
- The Official Community Plan is updated to guide future public work uses outside of residential neighbourhoods.

CARRIED

4.2 SS-RZ-2019.1 - 248 Upper Ganges Road, Salt Spring Island

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application SS-RZ-2019.1 to the Salt Spring Island Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a question regarding the timing of the Temporary Use Permit and the Rezoning application
- There was a discussion about the quality and quantity of water available on the property and the state of Madrona creek
- There was a discussion about the impact on the neighbourhood.

The Advisory Planning Commission requested staff to coordinate a site visit with the applicant and qualified professional in attendance.

A decision regarding this application will be deferred to after the site visit.

5. OTHER BUSINESS - None

6. ADJOURNMENT

By general consent the meeting adjourned at 3:14 p.m.

Jean Brouard, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, July 24, 2025

Location: United Church, Upper Hall Meeting Room
111 Hereford Avenue, Salt Spring Island

Members Present: Jean Brouard, Chair
Elaine M. Buck McCann, Vice Chair
Anne Gunn, Commissioner
Dolores Bender-Graves, Commissioner
Osman Phillips, Commissioner
Leigh Large, Commissioner
Gabriel Wiebe, Commissioner

Regrets: Tim Hiltz, Commissioner
Stanley Shapiro, Commissioner

Staff Present: Oluwashogo Garuba, Planner
Rob Pingle, Planning Technician (Recorder)
Kalyaan Selvakumar, Planning Team Assistant

Others Present: Nick Williams, Applicant

These minutes follow the order of the agenda although the sequence may have varied.

Chair Brouard called the meeting to order at 3:02 p.m.

1. AGENDA

1.1 Approval of Agenda

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

3.1 Draft Minutes of the June 19, 2025 APC Meeting

By general consent, the minutes of the June 19, 2025 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 SS-RZ-2019.1 - 248 Upper Ganges Road, Salt Spring Island

Chair Brouard spoke to the discussion at the last meeting and noted the site visit to the property earlier in the day.

In discussion the following items were noted:

- There was discussion regarding the water use on the property
- It was suggested that the recommendation include a condition of relinquishing the water license to the creek
- It was noted that the license did not allow for water use for commercial use at this time
- There was discussion regarding the parking area to have permeable surfaces
- It was noted that the substrate is clay that does not support that style of surface

It was MOVED and SECONDED,

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that the proposed Bylaw No's. 544 and 545 proceed, subject to the following recommendation:

- That water use for the commercial purposes only come from water catchment or wells on the property.

CARRIED

4. OTHER BUSINESS - None

5. ADJOURNMENT

By general consent the meeting adjourned at 3:40 p.m.

Jean Brouard, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder

- Local Trust Committee support for Non-Adhering Residential Use is required before the Agricultural Land Reserve can approve or deny the application.

The Local Trust Committee had no questions for the Planner.

SS-2025-095

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee refer application PLALR20250198 to the Agricultural Advisory Planning Commission for comment on whether or not the proposed non-farm use is consistent with Salt Spring Island Official Community Plan No. 434 policies B.2.2.4, B.2.2.5, B.2.2.8 and B.2.2.16; and objectives B.6.2.1.1 and B.6.2.1.4.

CARRIED

14.5 PLDP20250223 - L. Large - 378 Lower Ganges Rd, SSI

The Planner summarized the staff report and highlighted the following:

- The application seeks consideration of a 246 square meter expansion to the Canada Post facility, 76 square meter expansion to the liquor storage area and additional 25 square meter upper level located within an existing commercial development located in Development Permit Area 1 (DPA 1);
- The subject property is part of the Country Grocer commercial complex with a total floor area of 557 square meters to be added;
- The proposal is generally consistent with the applicable DPA 1 guidelines; and
- The applicant has proposed 180 parking spaces based on calculating lower demand for parking for storage and office areas and existing policies and objectives for development encourage walkability; however, the Local Trust Committee will need to determine if the applicant's interpretation of the parking calculation is acceptable.

The applicant was in attendance.

A Trustee noted that any future expansion activity may not be supported by the community at this location due to the property size and parking needs.

SS-2025-096

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit PLDP20250223.

CARRIED

14.6 SS-RZ-2019.1 - N. Williams - 248 Upper Ganges Rd, SSI

The Planner summarized the staff report and highlighted the following:

- The application seeks to make lawful a boat and equipment repair and hair salon operating as a home-based business;
- The Local Trust Committee previously provided first reading of the proposed Official Community Plan and Land Use Bylaw amendments regarding this application;

- It is recommended that the proposed bylaws proceed to second reading and a Community Information Meeting and Public Hearing be scheduled; and
- The subject property has a licence to use water from Madrona Creek up to 500 gallons per day for domestic use.

The applicant was in attendance.

Discussion ensued and the following comments and clarifications were noted:

- A public hearing is required for an amendment to the Official Community Plan; and
- A Trustee stated preference that a public hearing be separate from a regular meeting in which a third reading is considered and the Regional Planner noted that while possible it is important to note the Local Trust Committee can no longer hear information regarding the application following public hearing, a delay creates potential for exposure, and there is a notice period in which members of the public can submit written submissions in advance.

SS-2025-097

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No.1, 2025” be read a second time.

CARRIED

SS-2025-098

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” be read a second time.

CARRIED

SS-2025-099

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025”.

CARRIED

SS-2025-100

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025”.

CARRIED

14.7 PLRZ20250220 - J. Gauthier - 154 Kings Lane, SSI

The Planner summarized the staff report and highlighted the following: