



**SALT SPRING ISLAND BOARD OF VARIANCE**  
**NOTICE OF HEARING**  
**PLBOV20250162**

**NOTICE** is hereby given pursuant to Section 541 of the *Local Government Act* to the persons who deem that their interest in property is affected that there will be a hearing of the Galiano Island Board of Variance at the United Church Upper Hall, 111 Hereford Ave, Salt Spring Island on **August 6, 2025 starting at 2:00 p.m.**

The Board will consider the following appeal for the subject property described as:

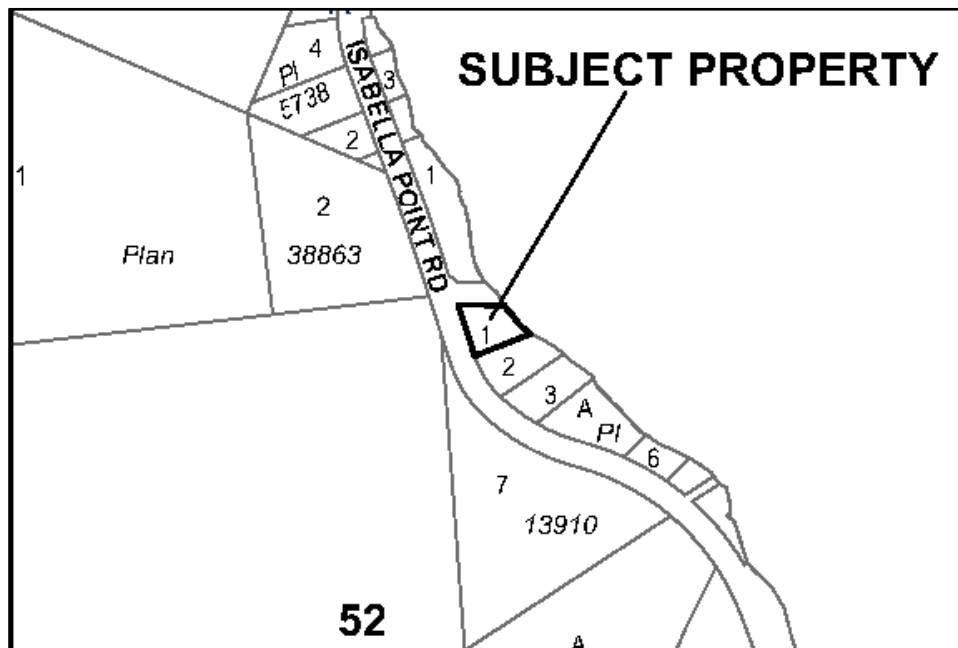
- 365 Isabella Point Road, Salt Spring Island
- PID: 002-735-971
- LOT 1, SECTION 52, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 13910
- Application PLBOV20250248

The purpose of the appeal is to vary the Salt Spring Island Land Use Bylaw No. 355, 1999 as shown on the attached schedules, and specifically to vary the following:

- 1) Subsection 4.3.1 which states that unless otherwise specified, no building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within the following setbacks from lot lines or road access easements:
  - (1) Setback from front lot line: 7.5 m,
  - (2) Setback from rear lot line: 7.5 m,
  - (3) Setback from interior side lot line: 3.0 m and
  - (4) Setback from exterior side lot line: 4.5 m,is varied, as shown in Schedule A, to permit:
  - (1) an existing accessory building 0 m away from the exterior side lot line
  - (2) an existing single-family dwelling with exterior stairs and cistern 0 m away from the exterior side lot line and 2 m away from the rear lot line
- 2) Subsection 4.4.1 which states no building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body,  
  
is varied, as shown in Schedule A, to permit an existing single-family dwelling with exterior stairs and cistern 2 m from the natural boundary of the sea.
- 3) Subsection 4.5.1 which states no sewage disposal field or septage pit may be located within 30 m of the natural boundary of the sea,  
  
is varied, as shown in Schedule B, to permit a sewage disposal field 14.32 meters from the natural boundary of the sea.
- 4) Subsection 3.11.4 All rooms in a dwelling unit are to be contiguous and accessible from within the dwelling unit; a dwelling unit may not consist of two or more separate suites of rooms joined only by unenclosed space, a passageway, a garage or by any structure that does not function as an enclosed room of the dwelling unit,  
  
is varied, as shown in Schedule C, to permit a full height basement not connected to the dwelling above as shown in building plans.

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



Any person whose property may be affected by an appeal to a Board of Variance has the right to be heard and give evidence at the hearing, or to be represented by some other person authorized by them in writing to do so.

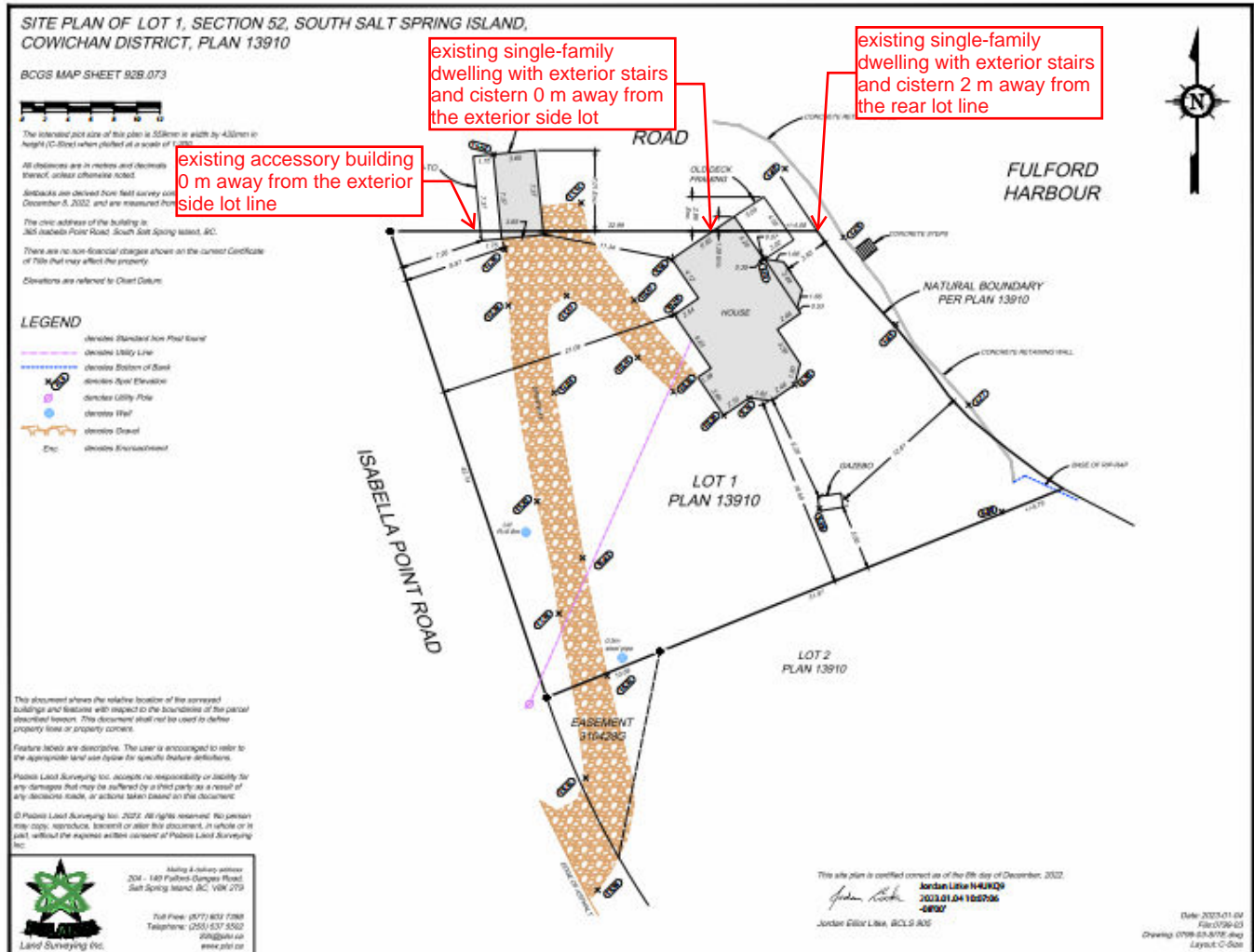
Written submissions may be delivered as follows:

1. To the Secretary to the Salt Spring Island Board of Variance, at the office of Islands Trust 4 - 121 McPhillips Ave, Salt Spring Island, BC, V8K 2T6, or by email to [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca), before **4:30 p.m. Monday, August 4, 2025**.
2. After **4:30 p.m. Monday, August 4, 2025** by attending the hearing on **August 6, 2025** and making a representation to the Salt Spring Island Board of Variance.

Enquiries or questions should be directed to: Rob Pingle, Planning Technician at (250) 537-9144, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 604-660-2421 and elsewhere in BC 1-800-663-7867; or by email to: [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca).

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review. A copy of the notice and additional information can also be viewed on the Islands Trust webpage [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) by following the links to the Salt Spring Island LTC applications webpage.

Rob Pingle  
 Secretary to the Salt Spring Island Board of Variance







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**Schedule C**  
**Building Plan**

