



PUBLIC HEARING

Salt Spring Island Local Trust Committee

Meaden Hall

120 Blain Road, Salt Spring Island

PROPOSED BYLAW NO. 546

(Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2025)

PLRZ20240021 355 Blackburn Road

RELEVANT BACKGROUND INFORMATION REFERENCE BINDER

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- 9. PUBLIC CORRESPONDENCE - NONE**
- 10. PUBLIC HEARING SUBMISSIONS - NONE**
- 11. COMMUNITY CONSULTATION**

A community consultation was held electronically on February 10th 2026, from 6:00-7:00 PM.

Applicant attended. No members of the public joined.

- 12. PREVIOUS APPLICATIONS or OTHER INFORMATION - NONE**



Islands Trust

Public Hearing Procedure Script

Proposed Bylaws No. 546

1. OPENING THE PUBLIC HEARING

CHAIR:

The public hearing for Proposed Bylaw No. 546 (355 Blackburn Road) 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: Jamie Harris and Laura Patrick.

I would like to introduce Islands Trust Planning staff and minute taker;

- Chris Hutton, Regional Planning Manager
- Lisa Millard, Minute taker (online)

NOTE: In the event of a large turnout and potential high number of speakers:

CHAIR: *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."*

2. 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. 546 cited as "Salt Spring Island Land Use Bylaw No. 355, Amendment No. 5, 2025".***



Islands Trust

Public Hearing Procedure Script Proposed Bylaws No. 546

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.

ELECTRONIC MEETING PROCEDURE: THIS IS WHERE YOU MAY WANT TO GIVE DIRECTION ON RAISING THEIR HAND TO SPEAK ETC.

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

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. 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.”

3. PLANNER/LEGISLATIVE CLERK REVIEW



Islands Trust

Public Hearing Procedure Script Proposed Bylaws No. 546

CHAIR:

Mr. Hutton will summarize the public hearing notice, key points of the bylaw and referral agency responses.

PLANNER:

A copy of this notice was advertised in two consecutive editions of the **Gulf Islands Driftwood** on **January 28th and February 4th, 2026**. 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/>

The purpose of Proposed Bylaw No. 546, if adopted, will alter the Salt Spring Island Land Use Bylaw (LUB) to change the current zone of the subject property (355 Blackburn Road) from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)) to permit the current uses on the property in order to bring it into compliance with the LUB at the expiration of Land Use Contract Bylaw No. 195.

Proposed Bylaw Nos. 546 were referred to:

- **3** Provincial Agencies
- **3** Regional Agencies
- **4** Non-Agencies
- **13** First Nations

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

Planner to summarize referral responses.

- Cowichan Valley Regional District: Interests unaffected by Bylaw
- Thetis Island Local Trust Committee: Interest unaffected by Bylaw
- Galiano Local Trust Committee: Interests unaffected by Bylaw
- Mayne Island Local Trust Committee: Interests unaffected by Bylaw
- North Pender Local Trust Committee: Interests unaffected by Bylaw



Islands Trust

Public Hearing Procedure Script

Proposed Bylaws No. 546

- **Pauquachin First Nation:** defer to any Nation(s) whose title and governing authorities are directly affected
- **Ts'uubaa-asatx First Nation:** defer to any Nation(s) whose title and governing authorities are directly affected
- **Malahat First Nation:** does not oppose the Bylaw but ground altering activities require presence of cultural monitors due to the high potential for presence of archaeological sites in Salt Spring Island

Note the number of public submissions received. 1 as of February 11, 2026.

We have received _____ so far at _____ am, I will advise and send any others.

1. HEARING THE PUBLIC

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.)*

CHAIR:

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

(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).

PROCEDURE TO CLOSE THE PUBLIC HEARING



Public Hearing Procedure Script

Proposed Bylaws No. 546

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)*
(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.

3. CLOSING THE PUBLIC HEARING

CHAIR:

ADDITIONAL COMMENTS BY CHAIR:

Please be advised that we are now in the ‘post public hearing’ stage of the legislative review of the Proposed Bylaw [indicate which bylaw – Bylaw 546].

The Salt Spring Island Local Trust Committee can now no longer receive information pertaining to the proposed bylaws for which the public hearing has been closed. However you can still submit any outstanding questions and comments directly to staff at the Salt Spring Office.

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.

NOTE:

Revised 2026-01-27



Islands Trust

Public Hearing Procedure Script

Proposed Bylaws No. 546

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



Bylaw: SS-546

Trust Area: Salt Spring Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No.: SS-546

Application No.: PLRZ20240021

Trust Initiated: No

Proofread By:

Clerk: Yes
Planner: Yes

Technical Staff: Yes

First Reading Date: 16-Oct-2025

Bylaw Sent to Referrals: Yes
Date Proposed Bylaw to Web: 08-May-2025

Resolutions:

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

Secretary Signature Block:

Secretary's Signature: Holowaty, Britt

Date: 27-Jan-2026

File complete and ready for Public review: Yes

Public Hearings:

Location: Meaden Hall, 120 Blain Road, Salt Spring
Proofread By: Holowaty, Britt

Legal Paper: Gulf Island Driftwood
First Publish Date: 28-Jan-2026

Second Publish Date: 04-Feb-2026

Alternate Paper: Gulf Island Driftwood
First Publish Date:

Second Publish Date:

Mailout Date: 30-Jan-2026

Delivery Notices:
Date Public Hearing Held: 12-Feb-2026

Second Reading Date: 16-Oct-2025

Third Reading Date:



Salt Spring Island Local Trust Committee PUBLIC HEARING NOTICE Proposed Bylaw No. 546

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 **10:30am Thursday, February 12, 2026, Meaden Hall, 120 Blain Road, Salt Spring Island**, to hear your views regarding **Proposed Bylaw No. 546**.

The bylaw amendment proposes to alter the Salt Spring Island Land Use Bylaw (LUB) to change the current zone of the subject property (355 Blackburn Road) from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)) to permit the current uses on the property in order to bring it into compliance with the LUB at the expiration of Land Use Contract Bylaw No. 195.

The property is legally described as THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855 (PID: 013-510-827). 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 January 28, 2026 to February 12, 2026 here:

<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under **PLRZ20240021** and at the Islands Trust Salt Spring Office, 4-121 McPhillips Ave, Salt Spring Island, BC V8K 2T6 from 9 a.m. to 4:00 p.m., excluding statutory holidays.

An electronic **Community Information Meeting** will be held on Tuesday February 10, 2026 at 6 p.m. To learn more about the bylaws and to ask questions use the following meeting link:

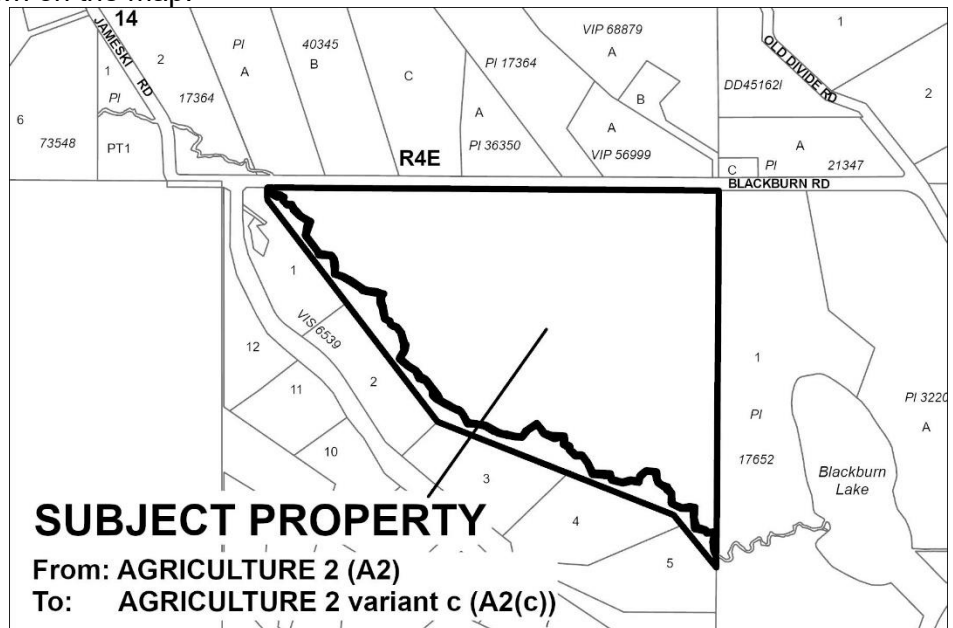
<https://islandstrust.zoom.us/j/68034076257?pwd=trB4Qysb1kTpO1NrbrAWhabBrAhFav.1>

Enquiries may be directed to Anthony Fotino, Islands Trust Planner by email afotino@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.

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., February 11, 2026 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. 546

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

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 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 Section 1.1 – Definitions is amended by adding the following new definition:

“**Artisan studio**” means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone.

“**Assembly hall**” means a use of a *building* or *structure* for the assembly, gathering, or meeting of persons for religious, charitable, philanthropic, cultural or educational purpose.

2.2 Schedule “A” – Zoning Map, is amended by changing the zoning classification for THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855 from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

2.3 Section 9.1 – Agricultural Zones, Subsection 9.1.5 is amended by inserting the following

“Zone Variation – A2 (c)

(13) Despite all other regulations of this bylaw the following additional principal uses are permitted:

- a) Artisan Studio
- b) Schools, pre-schools and *child day care* centres
- c) Religious retreat
- d) Meditation halls
- e) Assembly hall

(14) The following accessory uses are permitted:

- a) Non-commercial accessory recreational uses
- b) *Dwelling units* for resident staff

c) *Dwelling units* accessory to another permitted principal use

- (15) Surface and road drainage ditches which intercept or concentrate subsurface effluent in a surface water system which flows into Blackburn Creek or Blackburn Lake must not be permitted.

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 16th DAY OF October 2025

READ A SECOND TIME THIS 16th DAY OF October 2025

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20__

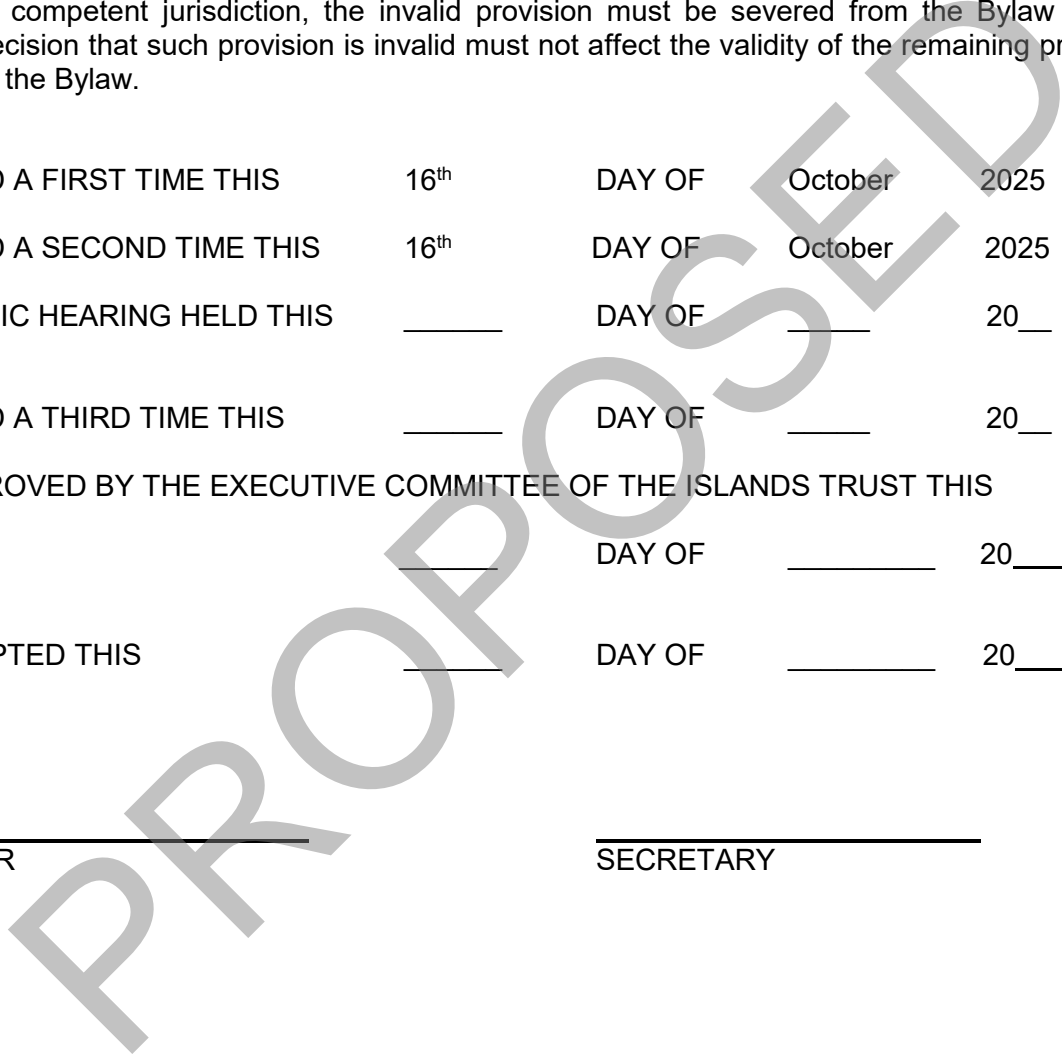
READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20__

ADOPTED THIS _____ DAY OF _____ 20__

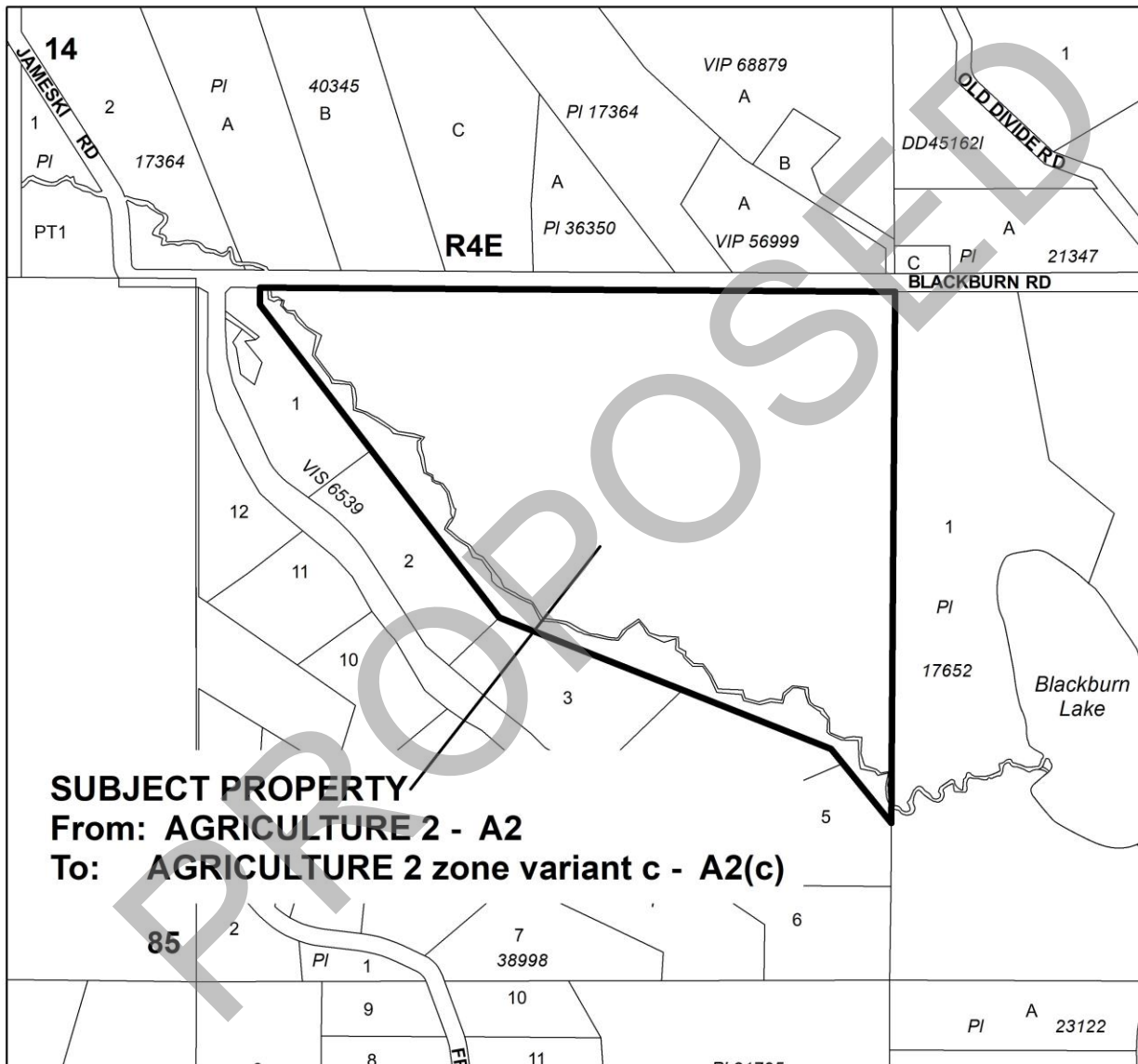
CHAIR

SECRETARY



SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 546

Plan No. 1





Islands Trust
www.islandstrust.bc.ca

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

Galiano, Mayne, North Pender,
Saturna, South Pender Islands

Salt Spring Office
1 – 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
(250) 537-9144
ssiinfo@islandstrust.bc.ca

Salt Spring Island

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

Denman, Gabriola, Gambier, Hornby,
Lasqueti, Thetis, Ballenas-
Winchelsea Islands

Land Use Application

Application Type: Check all that apply

See Associated Schedules for Information
and Application Requirements

<input checked="" type="checkbox"/> Bylaw Amendment	<input type="checkbox"/> OCP <input type="checkbox"/> Land Use / Rezoning <input type="checkbox"/> Land Use Contract	Schedule A
<input type="checkbox"/> Development Permit	<input type="checkbox"/> Renewal or Amendment	Schedule B
<input type="checkbox"/> Development Variance Permit	<input type="checkbox"/> Renewal	Schedule C
<input type="checkbox"/> Heritage Alteration Permit		Schedule D
<input type="checkbox"/> LCRB License	<input type="checkbox"/> Liquor <input type="checkbox"/> Temporary Change <input type="checkbox"/> Cannabis Retail	Schedule E
<input type="checkbox"/> Order - Board of Variance		Schedule F
<input type="checkbox"/> Siting & Use Permit		Schedule G
<input type="checkbox"/> Soil Deposit / Removal	<input type="checkbox"/> Registration <input type="checkbox"/> Permit	Schedule H
<input type="checkbox"/> Strata Conversion		Schedule I
<input type="checkbox"/> Subdivision Review	<input type="checkbox"/> Boundary Adjustment	Schedule J
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Renewal	Schedule K

Description of Subject Property:

Civic Address	PID
355 Blackburn Road Salt Spring Island	013-510-827
Legal Description	
SECTION 85 COWICHAN PART NE 1/4, PORTION SOUTH SALT SPRING, EXCEPT PLAN 3585	

Purpose of Application: Provide a brief description (attached additional pages if needed)

To transfer undeveloped allowed uses and building rights from Islands Trust Land Use Bylaw 195 into a zone variation before the Land Use Contract expires

Applicant:

<i>Name</i>	<i>Company</i>
Darryl Janyk	
<i>Mailing Address</i>	
3699 Burns Road Courtenay BC V9j 1S2	
<i>Phone</i>	<i>Email</i>
250 331-9235	DGJag@proton.me

Declaration:

As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.

Signature

Office Use Only:

Date Received	Fees Paid	Receipt No.	TAPIS No.
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Local Planning Services Application

April 2019

355 Blackburn Road Rezoning Application

SECTION 3 How the Development Application furthers Official Community Plan Goals

For 41 years Dharma Sara Satsang Society and the Salt Spring Centre of Yoga has been a community dedicated to the principles and practices of classical ashtanga yoga, including spiritual practice, selfless service, and community. We hold a strong and unified vision for progress in all key areas of endeavour, including programs, the farm and community life.

Sunday Satsang is a time for all people from the Island and beyond to gather for spiritual song, readings and meditation. Other offerings occur throughout the week.

As communal stewards of the land we continue to recognize and protect our natural environment through maintaining and restoring our organic agricultural and forest land while protecting the rural character of our community.

We have worked cooperatively with the Island Salmon Enhancement Society to enhance the quality of stream and wildlife habitat on this property.

The Centre runs it's own programs and retreats to create an environment for the attainment of peace. There are several Yoga classes for the public to attend weekly. The Centre also provides a venue for other organizations to safely conduct their own programs for well being. The Salt Spring Centre is also a space for craft fairs and community.

The Salt Spring Centre of Yoga provides meaningful living wage employment with mentorship from our elders in the farm and programs. The farm provides organic local food to the community.

The Centre provides safe, healthy housing for staff that enables young people to remain on the Island.

The Salt Spring Centre School was founded in 1983 on this land. It provides a small community based school with an aim of teaching ways to learn to live and learn in peace, through non-harming. Our mission is to offer a secure educational environment in which a child's inherent love of learning is celebrated.

ISLANDS TRUST LAND USE BYLAW 355 REZONING APPLICATION
2023/11/02

DHARMA SARA SATSANG SOCIETY
Salt Spring Centre of Yoga

355 Blackburn Road
Salt Spring Island BC

Legal Description:

The Northeast Quarter of Section 85, except Plan 35855, South Salt Spring Island, Cowichan District

An application to rezone the portion (as detailed in map 1 below) of the above parcel from A2 to CF1(e)

The purpose of the rezoning is to maintain the allowed uses and future construction allowed in the Salt Spring Island Islands Trust Land Use Contract Bylaw 195 after it expires in June 2024.

Prepared by: DSSS Rezoning Committee

contact committee chair Darryl Janyk
250 331 9235

DGJ99@proton.me

ISLANDS TRUST LAND USE BYLAW 355 REZONING APPLICATION
2023/11/02

PART 9 -ZONE REGULATIONS

9.4 COMMUNITY FACILITIES ZONES

The regulations in this Section apply to land in the Community Facilities 1 (CF1) .

9.4.1 Permitted Uses of Land, Buildings and Structures

BL490 (07/20)

In addition to the *uses* permitted in Subsection 3.1.1 of this Bylaw, the following *principal* and *accessory uses, buildings and structures* and no others are permitted in the Community Facility zones indicated.

PRINCIPLE USES, BUILDINGS AND STRUCTURES

- Public schools, pre-schools and child day care centres.*
- Libraries*
- Churches*
- Community halls*
- Public hospitals, clinics and health care facilities*
- Non-commercial active outdoor recreation*
- Non-commercial indoor recreation facilities*
- Service club buildings*
- Performing and visual art centres, including accessory sales*
- Collection of recyclable materials*

- Public service uses*

ACCESSORY USES

ISLANDS TRUST LAND USE BYLAW 355 REZONING APPLICATION
2023/11/02

Intermittent retail sales and retail services accessory to a principal use

9.4.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

(1) Subject to Part 4, *uses, buildings and structures* in the Community Facility Zones must comply with the following regulations regarding size, siting and density.

LOT COVERAGE AND FLOOR AREA

BL489 (07/20)

Maximum combined <i>lot coverage of all buildings and structures</i> (per cent)	25	25
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Despite Subsection 4.3.1, the following *lot line* setbacks apply for the specific zone indicated:

Minimum <i>rear lot line</i> setback abutting <i>commercial</i> or general employment zone (metres)	3.0	*
Minimum <i>interior side lot line</i> setback abutting non- <i>commercial</i> or non-general employment zone (metres)	7.5	7.5
Minimum <i>interior side lot line</i> setback abutting <i>commercial</i> or general employment zone (metres)	*	7.5
Minimum <i>exterior side lot line</i> setback (metres)	*	7.5

9.4.4 Exceptions in Particular Locations

ISLANDS TRUST LAND USE BYLAW 355 REZONING APPLICATION
2023/11/02

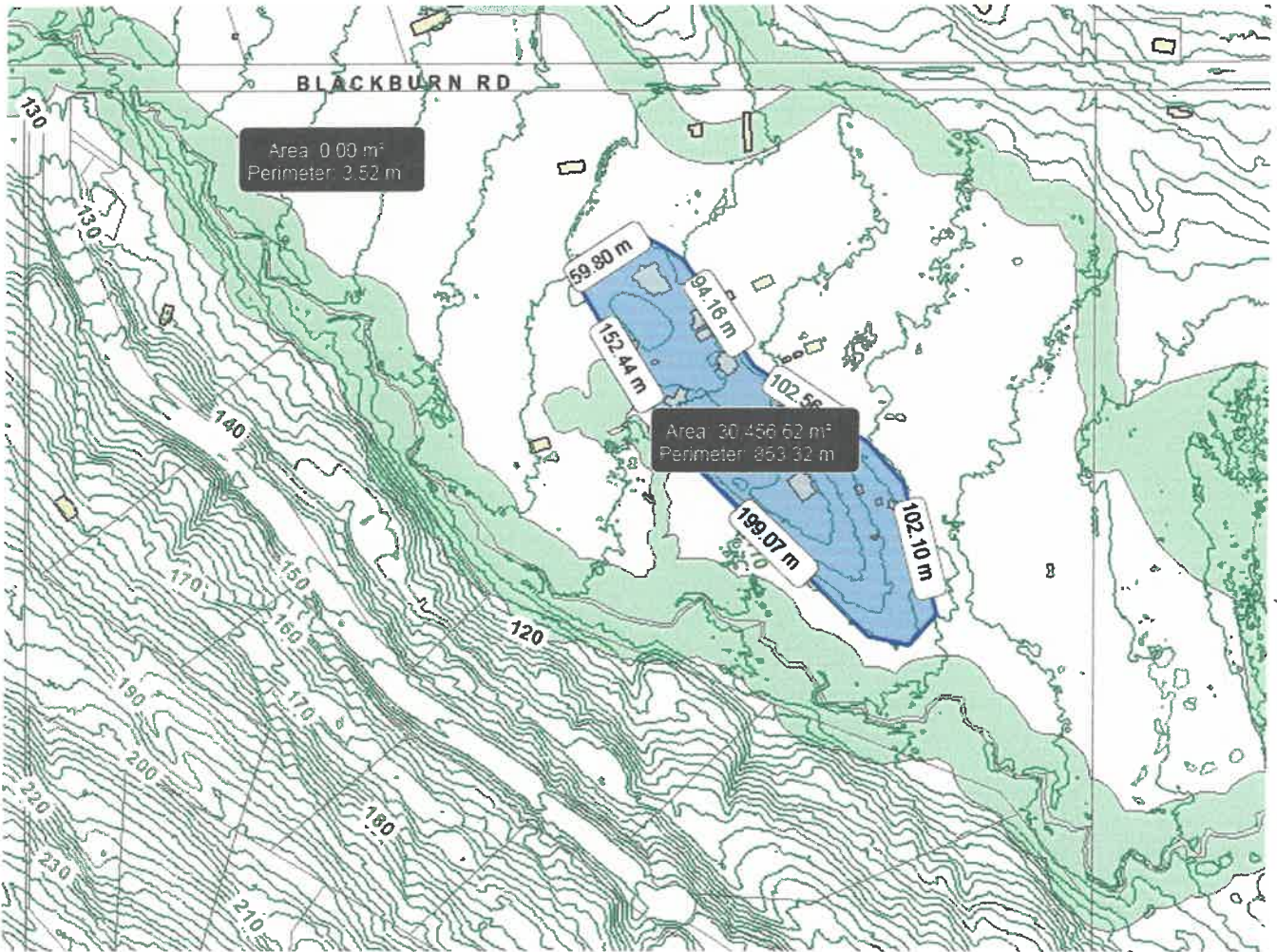
- (1) On those lands in the Community Facility zones that are identified on Schedule "A" by a letter in brackets, the following additional regulations apply:

Zone Variation – CF1 (e)

- (8) (a) Agriculture and agricultural buildings is a permitted principle use.
(b) Artist Studios
(c) guest, farm worker and staff accommodation with food preparation and dining in all residential and assembly buildings.
(d) maximum 10 agri-tourism sleeping units on entire parcel of land as per Agricultural Land Commission BC Reg. 171/2002.
(e) new building construction shall be limited to a maximum of 1400 square meters and not more than 17 bedrooms plus 10 agri-tourism sleeping units.
(f) all non farm buildings except agri-tourism cabins to be limited to the portion of the parcel within the area marked on map 1
(g) Campground permitted as an accessory use.

ISLANDS TRUST LAND USE BYLAW 355 REZONING APPLICATION
2023/11/02

MAP 1





Islands Trust
www.islandstrust.bc.ca

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

Galiano, Mayne, North Pender,
Saturna, South Pender Islands

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

Salt Spring Island

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

Denman, Gabriola, Gambier, Hornby,
Lasqueti, Thetis, Ballenas-
Winchelsea Islands

Land Use Application

Application Type: Check all that apply

See Associated Schedules for Information and Application Requirements

<input checked="" type="checkbox"/> Bylaw Amendment	<input type="checkbox"/> OCP	<input checked="" type="checkbox"/> Land Use / Rezoning	<input type="checkbox"/> Land Use Contract	Schedule A
<input type="checkbox"/> Development Permit	<input type="checkbox"/> Renewal or Amendment			Schedule B
<input type="checkbox"/> Development Variance Permit	<input type="checkbox"/> Renewal			Schedule C
<input type="checkbox"/> Heritage Alteration Permit				Schedule D
<input type="checkbox"/> LCRB License	<input type="checkbox"/> Liquor	<input type="checkbox"/> Temporary Change	<input type="checkbox"/> Cannabis Retail	Schedule E
<input type="checkbox"/> Order - Board of Variance				Schedule F
<input type="checkbox"/> Siting & Use Permit				Schedule G
<input type="checkbox"/> Soil Deposit / Removal	<input type="checkbox"/> Registration	<input type="checkbox"/> Permit		Schedule H
<input type="checkbox"/> Strata Conversion				Schedule I
<input type="checkbox"/> Subdivision Review	<input type="checkbox"/> Boundary Adjustment			Schedule J
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Renewal			Schedule K

Description of Subject Property:

Civic Address	PID
355 Blackburn Road Salt Spring Island	013-510-827
Legal Description	
Section 85 COWICHAN PART NE 1/4, PORTION SOUTH SALT SPRING ISLAND, EXCEPT PLAN 3585	

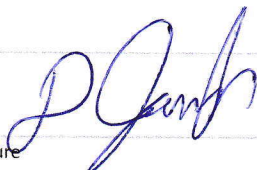
Purpose of Application: Provide a brief description (attached additional pages if needed)

Applicant:

Name	Company
Darryl janyk	
Mailing Address	
3699 Burns Road Courtenay BC V9J 1S2	
Phone	Email
250 331-9235	DGJag@proton.me

Declaration:

As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.


Signature

Office Use Only:

Date Received	Fees Paid	Receipt No.	TAPIS No.

www.islandstrust.bc.ca

Land Use Application

Salt Spring Office
1 – 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
(250) 537-9144
ssiinfo@islandstrust.bc.ca
Salt Spring Island

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Darryl Janyk
Print Name (Complete if applicant is not the owner(s))
... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

list of directors

Name: Dharma Sara Satsang Society

Mailing Address: 355 Blackburn Road V8K 2B8

Phone: 778-828-2290

email: clare@saltspringcentre.ca

signature:  _____

Print Name: Clare Cullen

Date: Nov 6, 2023

www.islandstrust.bc.ca

Land Use Application

Salt Spring Office
1 – 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
(250) 537-9144
ssiinfo@islandstrust.bc.ca
Salt Spring Island

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Darryl Janyk
Print Name (Complete if applicant is not the owner(s))
... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

list of directors

Name: Dharma Sara Satsang Society |

Mailing Address: 355 Blackburn Road V8K 2B8

Phone: 604 279-5465

email: kalpana@saltspringcentre.com

signature: aTabachnick

Print Name: Andrea Tabachnick

Date: November 6, 2023

www.islandstrust.bc.ca

Land Use Application

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

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint

Darryl Janyk

Print Name (Complete if applicant is not the owner(s))

... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

list of directors

Name: Dhama Sara Satsang Society

Mailing Address: 355 Blackburn Road V8K 2B8

Phone: 905-931-9642

email: padna@saltspringcentre.com

signature: Diana Bridges

Print Name: Diana Bridges

Date: Nov. 6, 2023

www.islandstrust.bc.ca

Land Use Application

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

Owner Authorization:

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Darryl Janyk
Print Name (Complete if applicant is not the owner(s))
... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

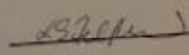
list of directors

Name: Dharma Sara Satsang Society

Mailing Address: 355 Blackburn Road V8K 2B8

Phone: 250-537-9596

email: sharada@saltspringcentre.com

signature: 

Print Name: LINDA FILKOSW

Date: Nov. 7, 2013



Victoria Office
200-1627 Fort Street
Victoria, BC V8R 1H8
Telephone: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
**North Pender, South Pender,
Galiano, Mayne, Saturna**

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

Northern Office
700 North Road
Gabriola Island BC V0R 1X3
Telephone: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
**Gambier, Lasqueti, Hornby,
Denman, Gabriola, Thetis,
Ballenas-Winchelsea**

Development Application Fee Sponsorship Application Form

*Under Islands Trust Policy 4.1.xiii, Trust Council Executive Committee may sponsor development application fees. When applying for sponsorship, please submit this form, or the details in a letter, **with your development application**. Applicants are encouraged to file this form with or after their development application.*

To be eligible for Executive Committee Sponsorship:

- ✓ The applicant is a non-profit agency or organization seeking to establish, expand or modify a facility for the benefit of the community at large and consistent with goals in the Official Community Plan (OCP).
- ✓ The applicant is an established or establishing institution supported by taxpayers that is seeking to establish, expand or modify a community facility. (Potential sponsorship of up to one half of the costs of the application)
- ✓ The applicant seeks to implement specific objectives of an OCP with broad community benefits.

The following are NOT eligible for Executive Committee Sponsorship:

- ✗ The applicant is a registered for-profit corporation under the Corporations Act.
- ✗ The applicant is a non-profit agency or organization seeking to establish, expand or modify a facility that would not benefit the community at large.
- ✗ An applicant claims that he or she cannot afford the cost of the application, and the application would not otherwise qualify for sponsorship or initiation.
- ✗ ALR and Subdivision referral application fees are not eligible.

SECTION 1: APPLICANT INFORMATION

(Please print or type all sections)

Organization Name: Dharma Sara Satsang Society

Primary Contact: Darryl Janyk

Address: 3699 Burns Road Courtenay BC V9J 1S2

Telephone: 250 331-9235 E-mail: DGJag@proton.me

Charitable Status Number (If applicable): _____

Organization Mandate (Attach bylaws, constitution or cite organization website): _____
<https://saltspringcentre.com/about-us/dharma-sara-satsang-society/>

Board Members (Name, Position): Clare Cullen president Andrea Kalpana Tabachnick vice president
Carolyn McBain treasurer Sharada Filkow secretary Sienna Hamilton member at large Diana Padma Bridges member at large

SECTION 2: DEVELOPMENT APPLICATION INFORMATION

Check development application where fee refund is requested:

- Official Community Plan
- Zoning Bylaw Amendment
- Development Permit

- Development Variance Permit
- Temporary Use Permit
- Other: _____

Development Application Submitted? Yes No

Application #: _____

Development Application Fees Paid (Amount): _____ Receipt #: _____

SECTION 3

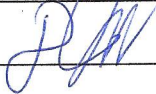
Objective of Development Application: To transfer undeveloped allowed uses and building rights from Islands Trust Land Use Bylaw 195 into a zone variation before the Land Use Contract expires

Describe how the Development Application furthers official community plan goals: see attached page

SECTION 4

I/we declare that all of the above statements and the information contained in the material submitted in support of the application are to the best of my/our knowledge true and correct.

Printed Name: Darryl Janyk

Signature: 

Date: January 16, 2024

Contact Information (e-mail and/or phone): DGJag@proton.me

INFORMATION TO BE COMPLETED BY ISLANDS TRUST

Date of Executive Committee Consideration: _____ Decision: _____

Financial Details: _____

Fee Refunded: _____

Organization Charitable Status Number: _____

LTC Notified (Date): _____

Applicant Notified (Date): _____

Site Disclosure Statement

All fields marked with a red asterisk (*) are mandatory.

Has the site been used for any industrial or commercial uses described in SCHEDULE 2 of the Contaminated Sites Regulation? *

Yes
 No

If you answered NO to the question above, the form is not submitted to the ministry. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records.

If you answered YES to the question above, you must complete this form if no exemptions apply.

Exemptions

Do any of the exemptions from submitting a site disclosure statement apply? (see the CONTAMINATED SITES REGULATION, Part 2, Division 3) *

Yes
 No

If YES, indicate which exemption applies. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records. *

Select one

Description

Include additional information as needed

Section I - CONTACT INFORMATION

A: SITE OWNER(S) OR OPERATOR(S)

Last name *

First name *

Company, if applicable

Address *

City *

Province *

Country *

Postal code *

Phone number *

Email *

B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (leave blank if same as above)

Agent authorized to complete form on behalf of the owner or operator

Last name

JANYK

First name

DARRYL

Company, if applicable

C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT

Last name *

JANYK

First name *

DARRYL

Company, if applicable

Address *

3699 BURM ROAD

City *

COURTENAY

Province *

BC

Country *

CANADA

Postal code *

V9J 1S2

Phone number *

250 331-9235

Email *

D6J09@proton.me

Section II - SITE INFORMATION

Coordinates for the centre of the site:

Latitude

Degrees *

48.824499

Minutes *

Seconds *

Longitude

Degrees *

-123.491729

Minutes *

Seconds *

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission *

Land ownership *

- Legally titled, registered property
 Untitled Crown land

For legally titled, registered property

Site address or nearest street name/intersection if no address is assigned *

355 BLACK BURN ROAD

City *

SALT SPRING ISLAND

Postal code *

V8K 2B3

PID *

0-1-3 - 510 - 827

Land description *

SECTION 85 CONICAN PART NE 1/4, PORTION SOUTH
SALT SPRING ISLAND, EXCEPT PLAN 3T8

For untitled Crown land

PIN *

Land description *

And if available: Crown land file numbers

Section III - SPECIFIED INDUSTRIAL OR COMMERCIAL USES

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation SCHEDULE 2 which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description *

Select all that apply, choose "none" if no Schedule 2 uses apply.

Section IV - ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site. *

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

If not applicable, type N/A

Section V - DECLARATIONS

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- | | | |
|--|--|---|
| <input type="checkbox"/> Under order | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> CCAA proceedings |
| <input type="checkbox"/> BIA proceedings | <input type="checkbox"/> Decommissioning | <input type="checkbox"/> Ceasing operations |

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



Sign above

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

First and last name

DARRYL JANYK

- Owner
 Operator

Date signed

2024 / 05 / 20

APPROVING AUTHORITY CONTACT INFORMATION

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name

Agency

Address

Phone number

Email

Reason for submission (Please check one or more of the following):

Building permit

for an activity that will likely disturb soil

Subdivision

Zoning

Development permit

for an activity that will likely disturb soil

Date received by approving authority



Date submitted to registrar



355 Blackburn Road

24.7 m

129.2 m

16

105

1

22 m

15.4 m

2 m

14 m

6

3

27.8 m

35.2 m

13 m

14.6 m

3.5 m

7.3 m

28 m

7 m

6 m

13 m

25 m

120

61.2 m

13

143

144

148

355

155

Blackburn Lake Nature Reserve

265

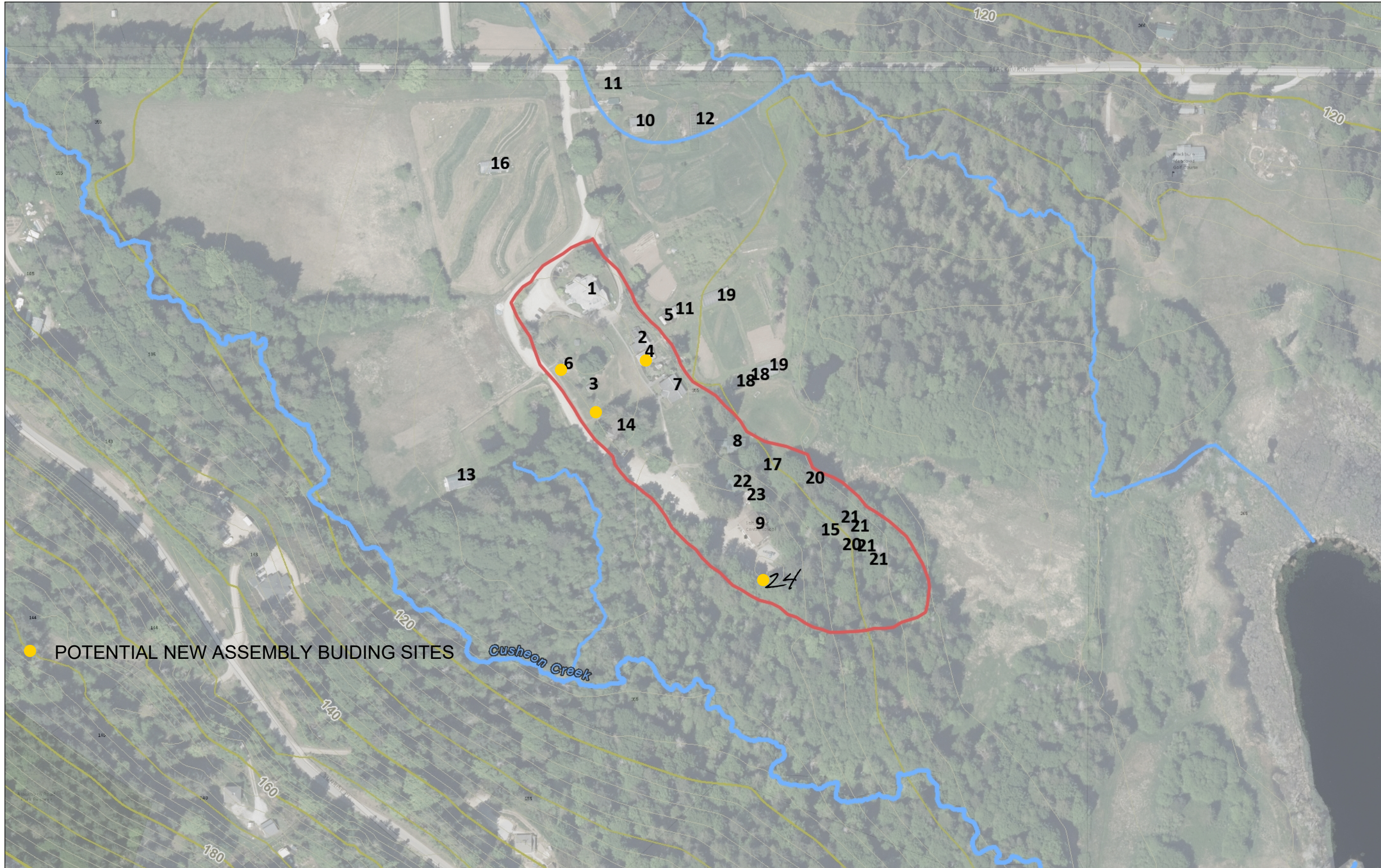
1002

Blackburn Road Park Reserve

Blackburn Lake

SUNRISE PI

Salt Spring Centre School



Legend

- Watercourses Primary 20,00C
- Watercourses Secondary 20,0
- Watercourses Tertiary 20,00C
- River
- Shoreline 1.6m
- 1m**
- Hundred
- Twenty
- Ten
- Five
- Metre
- Bathymetry**
- 2
- 5
- 10
- 20
- 30
- 50
- 100
- 200

● POTENTIAL NEW ASSEMBLY BUIDING SITES

1:2,500



127.0 0 63.50 127.0 Meters

Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes

**355 Blackburn Road
Existing Uses and Buildings**

- 1) Program Building: Assembly use, overnight accommodation, studio, education and health program facilities, banquet room, kitchen and dining room, office.
- 2) Tool shed, Staff Kitchen and coffee shop
- 3) Pump house
- 4) Greenhouse
- 5) Sauna
- 6) Fitness Yurt: fitness and health
- 7) Garden House: staff and farm worker building.
- 8) Director's Home: residence
- 9) School Buildings: school up to 60 students, assembly use, resident staff or program participant accommodation and farm use.
- 10) Greenhouse / Cabin
- 11) Tool shed
- 12) Greenhouse
- 13) Greenhouse
- 14) Sage House: staff housing
- 15) Cabin
- 16) Greenhouse
- 17) Cabin
- 18) Tool Sheds
- 19) Greenhouse
- 20) Shower house
- 21) Cabins
- 22) Workshop
- 23) Storage Shed
- 24) School Picnic Shelter

355 Blackburn Road Adjacent Properties Uses

Residential

318 Blackburn Road

Rural Watershed 1

500 Blackburn Road

340 Blackburn Road

328 Blackburn Road

300 Blackburn Road

266 Blackburn Road

105 Sunrise Place

143 Sunrise Place

155 Sunrise Place

177 sunrise Place

181 Sunrise Place

Salt Spring Island Conservancy

265 Blackburn Road

Solid Waste Transfer Station

360 Blackburn Road

TITLE SEARCH PRINT

File Reference: HARD.M/BLACKBUR

2023-11-10, 09:51:31

Requestor: Sarah Nugent

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

FA147583

K71166

Application Received

2006-12-20

Application Entered

2007-01-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DHARMA SARA SATSANG SOCIETY, INC.NO. 11634
355 BLACKBURN ROAD
SALT SPRING ISLAND, BC
V8K 2B8**Taxation Authority**

Capital Assessment Area

Description of Land

Parcel Identifier:

013-510-827

Legal Description:

THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT
EXCEPT THAT PART IN PLAN 35855**Legal Notations**THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY AGRICULTURAL LAND
COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 4,
DEPOSITED 11/07/1974THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE DF EF72464**Charges, Liens and Interests**

Nature:

LAND USE CONTRACT

Registration Number:

H608

Registration Date and Time:

1978-12-12 14:39

Registered Owner:

SALT SPRING ISLAND TRUST COMMITTEE

Remarks:

INTER ALIA, MUNICIPAL ACT, SECTION 702 A, FOR
CONDITIONS SEE DD H608 AND J102134

FILE SEARCH PRINT

2023-11-10, 09:51:31

File Reference: HARD.M/BLACKBUR

Requestor: Sarah Nugent

Nature:	COVENANT
Registration Number:	K55201
Registration Date and Time:	1981-05-28 13:27
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	PART

Nature:	COVENANT
Registration Number:	K55202
Registration Date and Time:	1981-05-28 13:27
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

Nature:	MORTGAGE
Registration Number:	CA9010642
Registration Date and Time:	2021-05-17 08:15
Registered Owner:	FIRST WEST CREDIT UNION

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA9010643
Registration Date and Time:	2021-05-17 08:15
Registered Owner:	FIRST WEST CREDIT UNION

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

(d)
K 55201

LAND TITLE ACT
FORM 17
(Section 220)
APPLICATION

NATURE OF INTEREST: Charge
NATURE OF CHARGE: Restrictive Covenant
TRUE VALUE: Nominal
APPLICANT: Delia Patricia Wilson
Vice President
Kenton Enterprises Ltd.,
P.O. Box 662
Ganges, B.C.
VOS 1EO Telephone: 537-9515

Delia Patricia Wilson
Signature of Applicant

THIS AGREEMENT made the 6 day of May, 1981.

BETWEEN: Kenton Enterprises Ltd., 3rd Floor, 736 Broughton Street, Victoria,
B.C., a company duly incorporated under the laws of the Province of
British Columbia.
(hereinafter called the Grantor)

OF THE FIRST PART

AND: HER MAJESTY, THE QUEEN, IN RIGHT of the Province of British Columbia,
as represented by the Minister of Transportation and Highways, Parliament
Buildings, in the City of Victoria in the Province of British Columbia,
(hereinafter called the Grantee)

OF THE SECOND PART

WHEREAS the Grantor is the Registered Owner of all those certain
parcels or tracts of land lying, being and situate in the Gulf Islands Assessment
District, and the Salt Spring Island Fire Protection District, in the Province
of British Columbia, and more particularly known and described as:

Remainder of N.E. 1/4 of Section 85, South Salt Spring Island,
Cowichan District,
(Hereinafter called "the lands")

FORM 17
MEMORANDUM OF REGISTRATION
Registered on application received
on the day and time written hereon
.....2/

Page (2) two ✓

AND WHEREAS the Grantee, as a condition to granting approval to a Reference Plan of " the lands ", which said plan was completed by Phillip Steven Swift, B.C.L.S., on the 6th day of May, 1981, (a copy of Plan being annexed hereto) has requested the Grantor to enter into a Restrictive Covenant on the terms and conditions hereinafter contained, pursuant to Section 215 of the LAND TITLES ACT.

NOW THEREFORE WITNESSETH that in consideration of the premises herein and the sum of one dollar (\$1.00) of lawful money of Canada now paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, the Grantors hereto covenant and agree as follows:

- 1) That he will not build, construct or place, or suffer to be built, constructed or placed, any building, improvement or other structure on that portion of said Plan of Reference shown outlined in red on the print attached hereto, without the prior written consent of the Regional Supervisor of the Fish and Wildlife Branch of the Ministry of Environment for the Province of British Columbia.
- 2) That he will not fill over, disturb, remove or interfere with or suffer to be filled over, disturbed, removed or interfered with any of the vegetation or plant life or any septic tank or sewage disposal field within that portion of said Plan of Reference shown outlined in red on the print attached hereto, without the prior written consent of the Regional Supervisor of the Fish and Wildlife Branch of the Ministry of the Environment for the Province of British Columbia.

Wherever the singular or masculine are used throughout this Agreement, the same shall be construed as meaning the plural or the feminine, or body corporate or politic where the context or the parties hereto so require.

This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Grantors have executed these presents the day and year first above written.

The Corporate Seal of the Grantor was hereunto affixed in the presence of:

Delia Patricia Wilson
Delia Patricia Wilson - Vice President

C/S

" This is the instrument creating the condition or covenant entered into under Section 215 of the Land Title Act by the registered owners referred to herein and shown on the print of the plan annexed hereto and initialled by me"

David A. Ram
APPROVING OFFICER
Ministry of Transportation and
Highways

5582

FORM NO. LTA 3

LAND TITLE ACT
Form 6
(Section 46)

55201

PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 6th day of May, 1981,
at the City of Victoria, in British Columbia,

(*whose identity has been proved by the evidence on oath of DELIA PARRICIA WILSON
who is) personally known to me, appeared before me and acknowledged to me that he/she is the authorized
signatory of KENTON ENTERPRISES LTD.
and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the
instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, (and that the
corporation existed at the date the instrument was executed by the corporation.)

IN TESTIMONY of which I set my hand and seal of office,

at the City of Victoria
this 6th day of May, 1981.

†

GEORGE D. WALTON
Notary and Solicitor, Notary Public

*Where the person making the acknowledgment is personally known to the officer, taking the words in brackets.
†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162(5) not to call
for further evidence of the existence of the corporation.

‡Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia. 581

K55201

INFORMATION

FILE DOCUMENT PAGE _____

NOT AVAILABLE AT TIME OF FILMING.

DOES NOT EXIST.

OVERSIZE PLAN POOR QUALITY
NOT SUITABLE FOR FILMING, REFER TO: VAULT CLERK

THE FOLLOWING DOCUMENT IS OF POOR QUALITY,
ALSO RETAINED IN HARD COPY, REFER TO: _____



PROVINCE OF B.C.

DO NOT PHOTOCOPY/USE BLACK PEN.

LAND TITLE ACT
FORM 17
APPLICATION

K 55202

NATURE OF INTEREST:	Charge
NATURE OF CHARGE:	Restrictive Covenant
TRUE VALUE:	Nominal
APPLICANT:	Delia Patricia Wilson Vice President Kenton Enterprises Ltd. P.O. Box 662 Ganges, B.C. VOS 1E0 Telephone: 537-9515

Delia Patricia Wilson
Signature of Applicant

THIS AGREEMENT made the 6th day of May, 1981.

BETWEEN: Kenton Enterprises Ltd., 3rd Floor, 736 Broughton Street, Victoria,
B.C.; a company duly incorporated under the laws of the Province of
British Columbia.
(hereinafter called the Grantor)

OF THE FIRST PART

AND: HER MAJESTY, THE QUEEN, IN RIGHT of the Province of British Columbia,
as represented by the Minister of Transportation and Highways, Parliament
Buildings, in the City of Victoria in the Province of British Columbia,
(hereinafter called the Grantee)

OF THE SECOND PART

WHEREAS the Grantor is the Registered Owner of all those certain
parcels or tracts of land lying, being and situate in the Gulf Islands Assessment
District, and the Salt Spring Island Fire Protection District, in the Province
of British Columbia, and more particularly known and described as:

Remainder of N.E. 1/4 of Section 85, South Salt Spring Island,
Cowichan District,
(Hereinafter called "the lands")

1981-05-28
(Section 31)/2
MEMORANDUM OF REGISTRATION
Registered on application received
on the day and date written herein
R. F. THOMPSON, Registrar of the
VICTORIA LAND TITLE OFFICE

FORM NO. LTA-1

LAND TITLE ACT
Form 6
(Section 46)

3

55202

PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 6th day of May, 19 81,
at the City of Victoria, in British Columbia,

(*whose identity has been proved by the evidence on oath of *DELIA PATRICIA WILSON*

who is) personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of *KENTON ENTERPRISES LTD* and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

IN TESTIMONY of which I set my hand and seal of office,

at the City of Victoria

this 6th day of May, 19 81.

George D. Walton
GEORGE D. WALTON
Barrister and Solicitor, Notary Public

*Where the person making the acknowledgment is personally known to the officer, the words in brackets may be added, if the applicant wishes the registrar to exercise his/her powers under section 46(5) not to call for further evidence of the existence of the corporation.
†Write name and qualifications under section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.

K55202

INFORMATION

FILE DOCUMENT PAGE _____

NOT AVAILABLE AT TIME OF FILMING.

DOES NOT EXIST.

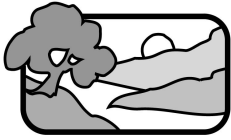
OVERSIZE PLAN POOR QUALITY
NOT SUITABLE FOR FILMING, REFER TO: VAULT CLERK

THE FOLLOWING DOCUMENT IS OF POOR QUALITY,
ALSO RETAINED IN HARD COPY, REFER TO: _____



PROVINCE OF B.C.

DO NOT PHOTOCOPY/USE BLACK PEN.



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.: 546 Date: July 24, 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:

Darryl Janyk

PURPOSE OF BYLAW:

Land Use Bylaw amendment to bring existing use into compliance at the expiration of existing Land Use Contract Bylaw 195

GENERAL LOCATION:

355 Blackburn Road, Salt Spring Island

LEGAL DESCRIPTION:

THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855

SIZE OF PROPERTY AFFECTED:

26.8 ha (66.23 ac)

ALR STATUS:

ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Watershed Agriculture (WA)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLR20240021 the application number for this rezoning bylaw

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
- Penelakut Tribe
- Stz'uminus First Nation
- Malahat First Nation
- Pauquachin First Nation
- Semiahmoo First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- Ts'uubaa-Asatx (Lake Cowichan) First Nation

Salt Spring Island Coast Salish Society

Provincial Agencies

- Agricultural Land Commission
- BC Assessment Authority
- Front Counter BC

Regional Agencies

- CRD – All Referrals
- SSI Advisory Planning Commission
- SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

- BC Ambulance Service
- RCMP
- SSI Fire-Rescue

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

Please note: items in **BLUE** are mandatory in each bylaw referral.

Items in **GREEN** are in relation to OCP policy B.4.4.2.4:

The Local Trust Committee will continue to ask emergency response organizations to comment on emergency access and safety issues when the Committee is considering rezoning applications and applications for development permits or subdivision.

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)

546
(Bylaw Number)

(Title)

(Agency)

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 546

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

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 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 Section 1.1 – Definitions is amended by adding the following new definition:

“**Artisan studio**” means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone.

“**Assembly hall**” means a use of a *building* or *structure* for the assembly, gathering, or meeting of persons for religious, charitable, philanthropic, cultural or educational purpose.

2.2 Schedule “A” – Zoning Map, is amended by changing the zoning classification for THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855 from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

2.3 Section 9.1 – Agricultural Zones, Subsection 9.1.5 is amended by inserting the following “**Zone Variation – A2 (c)**”

(13) Despite all other regulations of this bylaw the following additional principal uses are permitted:

- a) Artisan Studio
- b) Schools, pre-schools and *child day care* centres
- c) Religious retreat
- d) Meditation halls
- e) Assembly hall

(14) The following accessory uses are permitted:

- a) Non-commercial accessory recreational uses
- b) *Dwelling units* for resident staff
- c) *Dwelling units* accessory to another permitted principal use

- (15) Surface and road drainage ditches which intercept or concentrate subsurface effluent in a surface water system which flows into Blackburn Creek or Blackburn Lake must not be permitted.

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____

[public hearing date should be consistent with chronology and can be after first or second reading; If two public hearings, only indicate the date of the last one]

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____

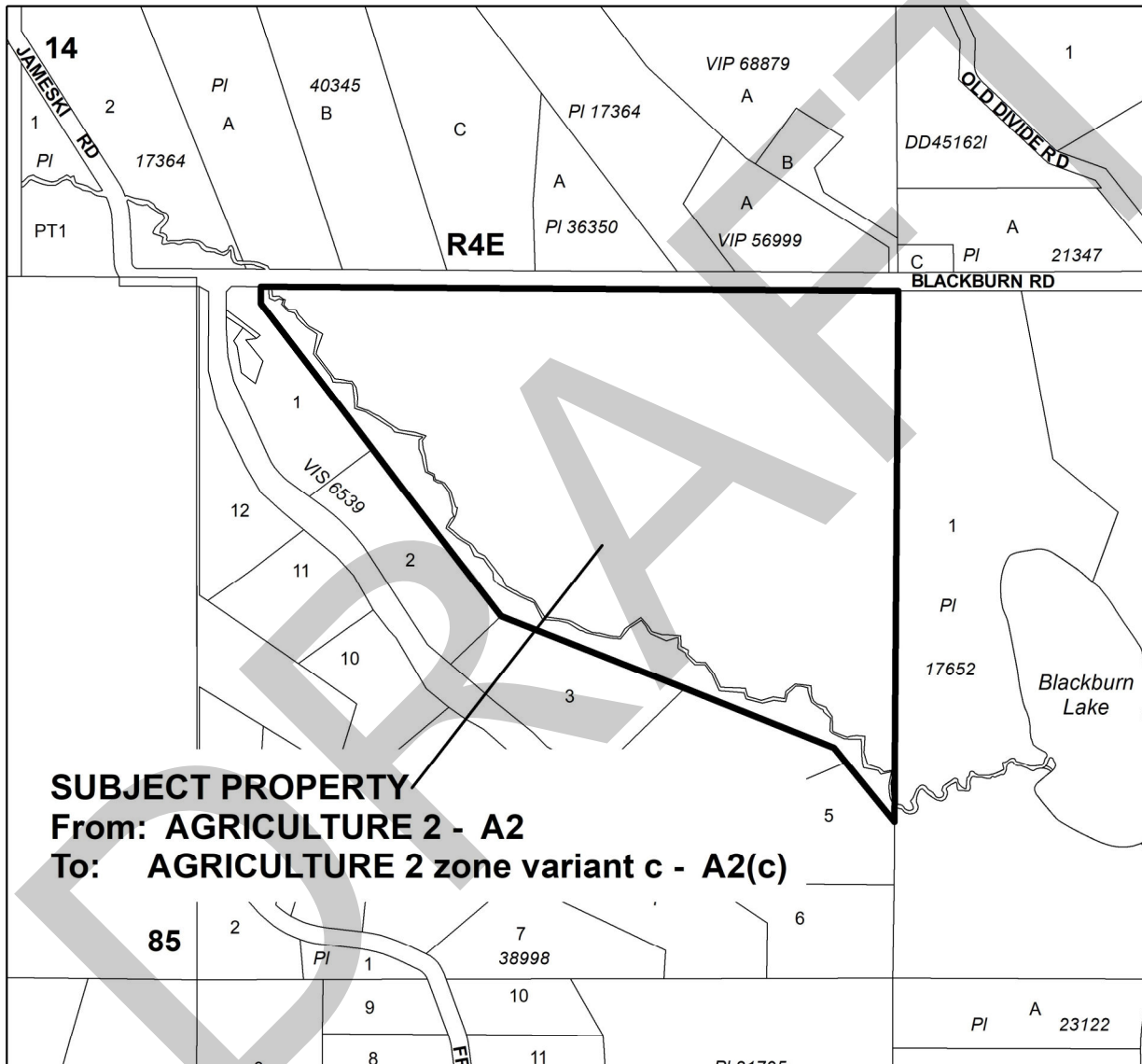
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 546

Plan No. 1



BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

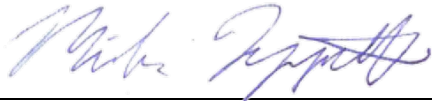
Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area

(Island)



(Signature)

2025-07-31

(Date)

546

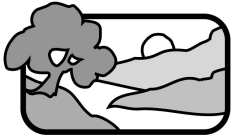
(Bylaw Number)

Manager, Community Planning Division

(Title)

Cowichan Valley Regional District

(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.: 546 Date: July 24, 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:

Darryl Janyk

PURPOSE OF BYLAW:

Land Use Bylaw amendment to bring existing use into compliance at the expiration of existing Land Use Contract Bylaw 195

GENERAL LOCATION:

355 Blackburn Road, Salt Spring Island

LEGAL DESCRIPTION:

THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855

SIZE OF PROPERTY AFFECTED:

26.8 ha (66.23 ac)

ALR STATUS:

ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Watershed Agriculture (WA)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLR20240021 the application number for this rezoning bylaw

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
- Penelakut Tribe
- Stz'uminus First Nation
- Malahat First Nation
- Pauquachin First Nation
- Semiahmoo First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- Ts'uubaa-Asatx (Lake Cowichan) First Nation

Salt Spring Island Coast Salish Society

Provincial Agencies

- Agricultural Land Commission
- BC Assessment Authority
- Front Counter BC

Regional Agencies

- CRD – All Referrals
- SSI Advisory Planning Commission
- SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

- BC Ambulance Service
- RCMP
- SSI Fire-Rescue

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

Please note: items in BLUE are mandatory in each bylaw referral.

Items in GREEN are in relation to OCP policy B.4.4.2.4:

The Local Trust Committee will continue to ask emergency response organizations to comment on emergency access and safety issues when the Committee is considering rezoning applications and applications for development permits or subdivision.

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 Hourao

(Signature)

September 2, 2025
(Date)

546

(Bylaw Number)

Legislative Clerk / Deputy Secretary

(Title)

Thetis 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)

September 9, 2025

(Date)

546

(Bylaw Number)

Jas Chonk, Legislative Clerk

(Title)

Galiano 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)

September 29, 2025
(Date)

546
(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)

October 3, 2025
(Date)

546
(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

North Pender Island Local Trust Committee
(Agency)



Pauquachin First Nation

24-Jul-2025 10:57 PDT

Islands Trust

Attn: Rob Pingle

Proposed Decision: Defer to Coast Salish

Project Name: Salt Spring Land Use Bylaw Amendment 546

Date Received: 23-Jul-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Salt Spring Land Use Bylaw Amendment 546

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily 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.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. 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

25-Jul-2025 10:25 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Land Use Bylaw Amendment 546
Date Received: 23-Jul-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: Matthew Perkins <matthew.perkins@malahatnation.com>
Sent: Tuesday, September 23, 2025 1:38 PM
To: Rob Pingle
Subject: Malahat Nation Response to Bylaw No.546
Attachments: R25121 Malahat Nation Response Bylaw No 546.pdf

Good Afternoon Rob,

Attached is Malahat Nation's Response to the proposed bylaw No 546 on 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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Malahat Nation

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

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

info@malahatnation.com | www.malahatnation.com

September 23, 2025

Malahat Referral No: R25121

Rob Pingle
Legislative Clerk
Islands Trust Saltspring Island
Via email: rpingle@islandstrust.bc.ca

RE: Malahat Nation Response to the Proposed Bylaw No 546 (Salt Spring Island)

Dear Rob Pingle,

Thank you for your consultation request dated July 23rd, 2025, regarding the Proposed Bylaw No. 546 amendments on Saltspring Island, located in Malahat Nation's traditional territory.

Malahat Nation does not oppose the bylaw amendment especially because there is no land use change to the ALR lands. It should be mentioned that the Gulf Islands, including Saltspring Island, are considered a high potential for archaeological sites therefore if there is any ground disturbing work that needs to take place cultural monitors need to be present.

Thank you for your time and consideration.

Sincerely,

Matthew Perkins
Referrals Coordinator
Malahat Nation



DATE OF MEETING: May 8, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, A/Planner 2
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Land Use Bylaw amendment to bring existing use into compliance at the expiration of existing Land Use Contract Bylaw 195
Applicant: Daryl Janyk
Location: 355 Blackburn Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240021.
2. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855, from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)).

REPORT SUMMARY

The purpose of this report is to present the Salt Spring Island Local Trust Committee (SS LTC) with a preliminary staff report which introduces the proposed amendments to the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB), to permit the current uses on the subject property and bring it into compliance with the LUB at the expiration of the existing Land Use Contract (LUC) Bylaw No. 195.

This staff report examines relevant policies (Salt Spring Island Official Community Plan Bylaw (OCP) No. 434 and the Islands Trust Policy Statement (ITPS)), evaluates the proposed rezoning in consideration of these policies, and provides recommendations on how to proceed with the application. The application as submitted would amend the LUB by rezoning the subject property from **Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c))**. Staff recommends the LTC request draft amendments to the LUB be prepared for consideration. This recommendation is supported as:

- The rezoning will bring the subject property into compliance with Salt Spring Island Land Use regulations;
- The current use of the property has been ongoing for over forty (40) years and no negative impact has been reported or observed.

BACKGROUND

The 26.8 ha (66.23 ac) property is located on Blackburn Road on North East end of Salt Spring Island, zoned Agriculture 2 (A2) is currently occupied by a program building, pump house, Greenhouse, sauna, fitness Yurt, garden house, Single family dwelling – Director’s residence, school building, cabins, tool shed, agritourism cabin, workshop, storage shed, shower house and school picnic shelter.

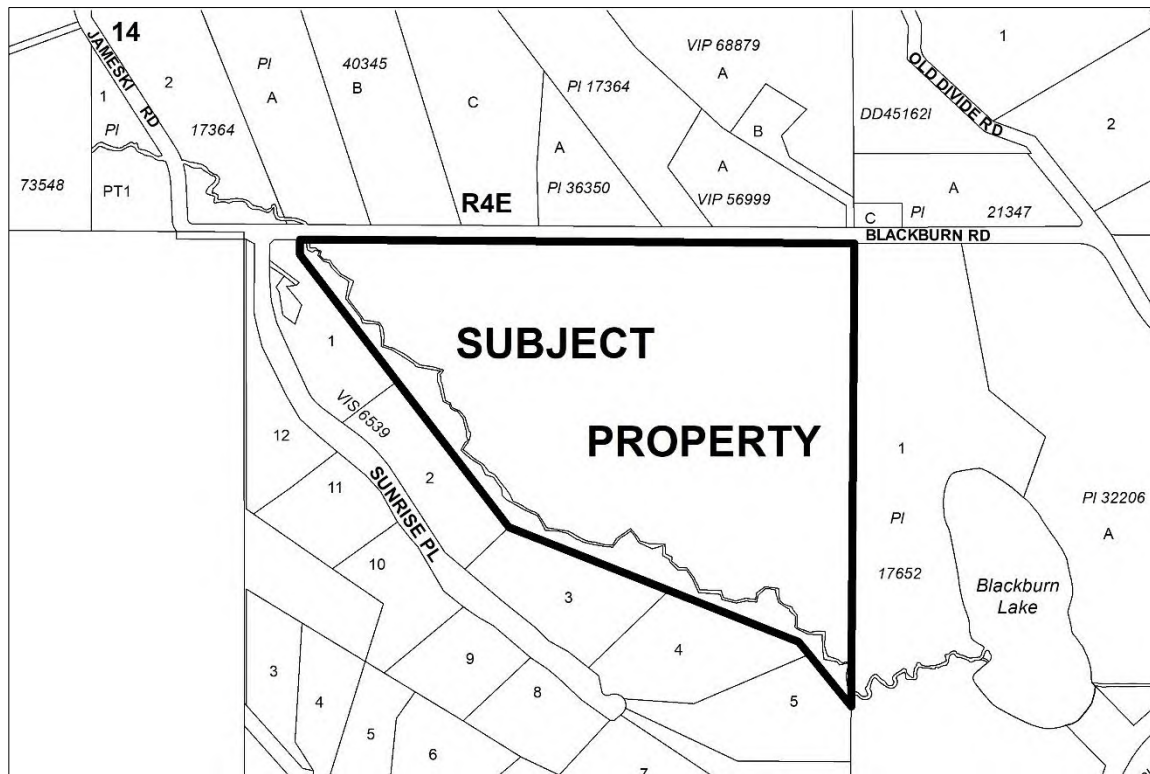


Figure 1: Subject Property Map

The subject property had a land use contract, which permitted some uses in addition to those permitted in the Agriculture 2 (A2) zone. However, this Land Use Contract Bylaw 195 (LUC), adopted in 1988 expired June 2024 (along with all other land use contracts in the province, following a legislative change that phased them out at that time), thereby making the current uses legal non-conforming. Subject property therefore has become subject to the zoning bylaw according to Section 547 (2) of the *Local Government Act*.

In order to bring the current uses into compliance, the applicant has applied for an amendment to change the current zone to a new zone A2 variant c A2(c).

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement

Relevant policies of the Islands Trust Policy Statement (ITPS) relating to this rezoning and OCP amendment proposal are:

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.*

Planner Comments: The subject property has Development Permit Area 4 – lakes, streams and wetlands and Development Permit Area 7 – riparian areas located on it, therefore the proposed rezoning needs to ensure that there is no further loss or degradation of watercourses, wetlands and riparian zones located within and close to the subject property. The use shall be considered to determine if there is any anticipated negative impact on water quality in Blackburn Creek and Blackburn Lake. The current use of the property which is being sought to be brought into compliance with the LUB has been ongoing for over forty (40) years and has not been found to be non-compliant with this policy. Therefore, the proposed rezoning is not anticipated to bring about further degradation or loss to the watercourses, wetlands and riparian areas especially Blackburn Creek and Blackburn Lake, therefore in compliance with this policy directive.

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.*

Planner Comments: The subject property is within the Agricultural Land Reserve (ALR) and therefore subject to Agricultural Land Commission (ALC) use regulations and also must ensure that the proposed use is not detrimental to agricultural uses in the surrounding agricultural areas. The use of the property for which a rezoning is being requested has not been identified as having any detrimental effect on agricultural land use in the areas and therefore supported by this policy directive.

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.*

Planner Comments: Due to the subject property being located close to Blackburn Lake and Blackburn Creek, the LTC needs to consider this policy directive in ensuring that water use on the subject property is not detrimental to in-stream uses. This bylaw amendment is supported by this policy directive as no direct detrimental impact to the nearby waterbodies has been attributed to the subject property in over forty (40) years of use.

If LTC decides to proceed with drafting bylaws, the ITPS policy checklist will be presented to LTC for review and consideration in a future staff report if at such time draft bylaws are presented for first and second reading.

Official Community Plan:

The subject property is currently designated as Watershed Agriculture in the Salt Spring Island Official Community Plan (OCP) Bylaw No 434, 2008. Staff have evaluated the application against relevant policies contained in the OCP and note several policies that relate to the proposed rezoning, but have not noted any inconsistency with the OCP at this time.

Applicable OCP policies relevant to Watershed-Agriculture

B.6.2.2.4 *Zoning within the Agriculture and Watershed-Agriculture Designations will continue to allow the land uses, structures and densities allowed by existing zoning and subdivision bylaws. Where existing zoning allows general employment and commercial uses, these will remain as permitted uses unless the property owner applies for a zoning change.*

Planner Comments: The above policy supports land uses, structures and densities permitted by existing zoning bylaws. The existing land uses and structures on subject property were permitted by the LUC Bylaw No 195 up until its expiration in 2024. The proposed bylaw amendment to bring this existing land use and structures into compliance is therefore supported by this policy.

B.6.2.2.10 *The Local Trust Committee could consider changing zoning to permit the following land uses, where permitted by the Agricultural Land Reserve Act or regulations, on individual properties in the Agriculture Designation: small-scale processing and sales of island-grown forest products; farming schools; farm-based tourist accommodation; waste management facilities. Such uses should only be allowed where farming capability is minimal and the planned use would not interfere with land productivity. Preference should be given to proposals that would improve the viability of an existing farm operation.*

Planner Comments: This policy supports the proposed bylaw amendment as the existing uses on the subject property have been permitted by the ALC, therefore, this application is supported by this policy.

B.6.2.2.17 *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.*

Planner Comments: This application is not in conflict with this policy as the use has not been found to bring about a reduction in the availability of water for farming and therefore it is not anticipated that this zoning change will cause a reduction in water availability for farming activities.

B.6.2.2.19 *When it considers rezoning applications for land that borders or drains into agricultural land, the Local Trust Committee will ensure that zoning changes are not made in a way that would have a negative effect on farming. For example, the Committee could require that a vegetation buffer be maintained on land that is being rezoned next to farm land, if the proposed use could result in conflicts with a farming operation. The Committee should also ensure that a zoning change would not result in detrimental changes to natural drainage or pollution of water supplies. The Agricultural Advisory Committee will be asked for advice about rezoning applications on land that borders or drains into agricultural land.*

Planner Comments: Although the subject property borders an agricultural land, its current use has not been found to have any negative effect on farming, therefore, the above policy supports the application for a zoning amendment of the subject property.

Development Permit Areas

The subject property is within these Development Permit Areas (DPA): DPA 4 – Lakes, Streams and Wetlands and DPA 7 – Riparian Areas. No development is proposed at this time, and no permit is required for existing development.

Should the application proceed, a checklist for compliance with the applicable OCP Policies would be presented to LTC for review and consideration. As proposed, the summary overview of the proposed plans aligns largely with this subsection.

Land Use Bylaw:

The subject property is zoned as Agriculture 2 (A2) in the LUB. The following are the uses permitted in A2 zone according to the LUB:

- 1) Agriculture, farm buildings, and structures;
- 2) Single-family dwellings (1);
- 3) Home based businesses; and

- 4) Commercial guest accommodations in a campground on agricultural land classified as a farm under the assessment act.

Despite the existing zoning regulations, the subject property had a LUC Bylaw that outlined land use regulations specifically to the subject property up until June 2024 when it was terminated. The following uses were permitted in the Land Use Contract, which expired June 2024:

- a) Educational and religious programs and assembly dealing with physical, spiritual and mental health and the creative arts;
- b) Agriculture and Silviculture;
- c) Artist and Artisan Studios;
- d) Staff Housing;
- e) Provision of food and lodging for residents, staff, and for participants in programs allowed in (a) above; and
- f) Accessory recreational use (not commercial or entrepreneurial, and in facilities costing no more than \$5,000.00).

Further, permitted buildings include:

- a) Program Buildings used to provide overnight accommodation for program participants, assembly, studio, education and health program facilities, and a banquet room and kitchen;
- b) School building used to provide kindergarten; elementary school; assembly use; resident, staff or program participant accommodation; and farm use;
- c) Fitness Buildings used for the provision of facilities for the promotion of overall health;
- d) Resident and Staff buildings used for the housing of residents and staff employed on the land
- e) Seminar Participant Building used for the accommodation of persons registered in programs or educational activities conducted on the land; and
- f) Buildings for farm use.

These uses are in addition to the following set of uses established within the A2 zoning:

- 1) Agriculture, farm buildings, and structures;
- 2) Single-family dwellings (1);
- 3) Home based businesses; and

Commercial guest accommodations in a campground on agricultural land classified as a farm under the assessment act. Upon termination of the subject property has become subject to the LUB, therefore in order to bring the current uses into compliance, the applicant has decided to apply for a zoning bylaw amendment.

Islands Trust Conservancy:

In accordance with Islands Trust Conservancy Board Policy 3.3.1, the Islands trust Conservancy (ITC) does not have covenants on the subject property or adjacent properties, therefore the application has no considerations for the ITC. However, the subject property is within the Medium relative value area for important natural areas and therefore has medium considerations for regional conservation according to the Islands Trust Regional Conservation Plan 2018 - 2027.

Agricultural Land Reserve (ALR)

The property is located within the Agricultural Land Reserve (ALR) and therefore all non-farm uses are subject to permission from the Agricultural Land Commission (ALC). If the non-farm use is permitted by the ALC and consistent with the LUB, it may be permitted. The ALC issued a letter (see Attachment 3) indicating the Commission's permission for certain uses on the subject property. These uses include: school facility, exercise room, program building, staff residence, director's residence and studios. These are in addition to the uses permitted in the Agricultural 2 (A2) Zone. Although the ALC has permitted the current uses, the subject property is subject to the other applicable regulations and bylaws including the *Local Government Act* and LUB.

Consultation

Provided that further policy analysis confirms no inconsistency with the OCP, a public hearing may not be required for this application, in accordance with Section 464 (3) of the *Local Government Act*.

Agencies

Should the application proceed, staff have identified the following agencies for bylaw referral. LTC may direct staff to include additional agencies for referral:

- Capital Regional District, Building Inspections
- Agricultural Land Commission,
- Agricultural Advisory Commission
- Advisory Planning Commission

First Nations

Desktop review indicates that there are areas of known archaeological potential within the subject property. Staff has directed the applicant to submit an Archaeological Information Request form prior to the commencement of any development activity on the subject property. In the event that archaeological features or materials are found, either intact or disturbed on the subject property, work should stop immediately and the BC Archaeological Branch should be contacted at 250-953-3334 or archaeology@ov.bc.ca. The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Staff have identified the following First Nations for early engagement and referral:

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

If the LTC decides to proceed, staff would notify these First Nations and request for their input on the proposed rezoning application.

Rationale for Recommendation

The recommendations on page 1 are supported as:

- The proposed rezoning will bring the current use of the subject property into compliance with the LUB;
- The application appears to be consistent with the OCP policies and objectives.

ALTERNATIVES

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

1. Request further information

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

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

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 proceed no further with PLRZ20240021...

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or OCP process, etc.

Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee hold application PLRZ20240021 in abeyance [list reason].

NEXT STEPS

If the LTC supports proceeding, amending bylaws would be drafted and brought back for considerations for First reading, referrals and public notification.

Submitted By:	Oluwashogo Garuba, A/Planner 2	April 24, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	April 25, 2025

ATTACHMENTS

1. Site Context
2. Applicant's Letter of Rationale
3. ALC Letter

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855
PID	013-510-827
Civic Address	355 Blackburn Road, SSI
Lot Size	26.8 ha (66.23 ac)

LAND USE

Current Land Use	Agriculture 2 (A2)
Surrounding Land Use	Rural (R), Rural Watershed 1 (RW1)

HISTORICAL ACTIVITY

File No.	Purpose
SS-ALR-1989.9	ALC permission for use supported by LUB
SS-BP-2006.43	No information available
SS-BP-2018.89	To build picnic shelter

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw #434, 2008 - Watershed Agriculture Development Permit Areas: DPA 4 – Lakes, Streams and Wetlands DPA 7 – Riparian Areas
--------------------------------------	---

Land Use Bylaw	Salt Spring Island Land Use Bylaw #355, 1999 – Agriculture 2 (A2)
Other Regulations	Agricultural Land Reserve Use Regulations
Covenants	Land Use Contract: H608 (Expired June 2024) Covenant: K55201 Covenant: K55202
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has relative medium value considerations for the Regional Conservation Plan.
Species at Risk	Western painted turtle
Sensitive Ecosystems	None currently mapped
Hazard Areas	Steep slopes mapping indicates medium to low hazard at the subject property
Archaeological Sites	Desktop review indicates known areas of archaeological potential on subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A

355 Blackburn Road Rezoning Application**SECTION 3 How the Development Application furthers Official Community Plan Goals**

For 41 years Dharma Sara Satsang Society and the Salt Spring Centre of Yoga has been a community dedicated to the principles and practices of classical ashtanga yoga, including spiritual practice, selfless service, and community. We hold a strong and unified vision for progress in all key areas of endeavour, including programs, the farm and community life.

Sunday Satsang is a time for all people from the Island and beyond to gather for spiritual song, readings and meditation. Other offerings occur throughout the week.

As communal stewards of the land we continue to recognize and protect our natural environment through maintaining and restoring our organic agricultural and forest land while protecting the rural character of our community.

We have worked cooperatively with the Island Salmon Enhancement Society to enhance the quality of stream and wildlife habitat on this property.

The Centre runs it's own programs and retreats to create an environment for the attainment of peace. There are several Yoga classes for the public to attend weekly. The Centre also provides a venue for other organizations to safely conduct their own programs for well being. The Salt Spring Centre is also a space for craft fairs and community.

The Salt Spring Centre of Yoga provides meaningful living wage employment with mentorship from our elders in the farm and programs. The farm provides organic local food to the community.

The Centre provides safe, healthy housing for staff that enables young people to remain on the Island.

The Salt Spring Centre School was founded in 1983 on this land. It provides a small community based school with an aim of teaching ways to learn to live and learn in peace, through non-harming. Our mission is to offer a secure educational environment in which a child's inherent love of learning is celebrated.

**British Columbia
Agricultural
Land Commission**

September 29, 1989

ATTACHMENT 3

Telephone: (604) 660-7000
Fax: (604) 660-7033

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

Reply to attention of
Shirley Brightman

Sidney Filkow
Box 1371, Ganges
Salt Spring Island, B.C.
VOS 1EO

Dharma Sara Satsang Society
Box 1133
355 Blackburn Road
Salt Spring Island, B.C.
VOS 1EO

Dear Mr. Filkow:

Re: Application #21-C-23775 I.T.

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as the Northeast 1/4 Section 85 except Plan 5855, South Salt Spring Island.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #914/89 has agreed that the Dharma Sara Satsang Society be allowed to:

1. Finish and convert the existing 35' x 60' agricultural storage and repair shop into a school facility capable of accommodating up to a maximum of sixty students.
2. Expand the existing 400 square foot exercise room to include a sauna, jacuzzi, change rooms and additional exercise areas.
3. Renovate the Manor House to include a program area, upgraded dining and kitchen facilities and rooms for overnight guest accommodation. In recognition of the long term plans of the Society, the Commission has agreed to allow the construction of up to 6 additional rooms for overnight guest accommodation.
4. Convert the existing 15' x 45' farm machinery storage building into three bedrooms with common room and bathroom for staff and/or farmhand use. In recognition of the long term plans of the Society, the Commission has agreed to the construction of up to 5 additional bedrooms for staff. This staff housing should preferably be dormitory style.
5. Retain the 14' x 70' mobile home which serves as the Director's home.

....2

Page 2

6. construct up to four small studios of approximately 15 by 20 feet each for painting, drawing, pottery etc. subject to the confinement of the above described uses within the +3.24 hectares (8 acres) area which was specifically approved by the Commission under Resolution #11306/79. The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

Before your development can proceed, other requirements such as public road dedications, highway access permits, sewage disposal permits, etc. may be necessary and we urge you to check with the responsible authorities.

Please quote Application #21-C-23775 I.T. in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION


PER: R. P. Murdoch, General Manager

SB/lv

cc: Islands Trust (#ALR.09.1989)
Approving Officer, Hwys - Victoria
B.C. Assessment Authority - Victoria
Mr. Mark Raetzen



DATE OF MEETING: October 16, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 2
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Land Use Bylaw amendment to bring existing use into compliance at the expiration of existing Land Use Contract Bylaw 195
Applicant: Darryl Janyk
Location: 355 Blackburn Road, SSI

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee Bylaw No 546 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025”, be read a first time (PLRZ20240021, 355 Blackburn Road).
2. That the Salt Spring Island Local Trust Committee Bylaw No 546 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025”, be read a second time (PLRZ20240021, 355 Blackburn Road).
3. That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No 546, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025”.

REPORT SUMMARY

This staff report presents a bylaw to amend Salt Spring Island Land Use Bylaw No. 355 (LUB) to permit the current uses on the subject property and bring it into compliance with the LUB at the expiration of Land Use Contract (LUC) Bylaw No. 195. Staff recommends that the Salt Spring Local Trust Committee (LTC) consider reading the draft bylaw a first and second time, request that staff proceed with scheduling a community information meeting and public hearing, and consider the application in relation to the Islands Trust Policy Statement (ITPS).

BACKGROUND

This report follows the preliminary staff report presented to the LTC on May 8, 2025, where the following resolutions were passed (previous staff report including site context and photos, correspondence and referral responses can be found on the [Salt Spring Island Current Applications webpage](#)):

SS-2025-060

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240021.

CARRIED

SS-2025-061

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone THE NORTH EAST ¼ OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855, from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)).

CARRIED

Staff proceeded with processing application PLRZ20240021 as directed by the LTC, draft bylaws were prepared and sent to the applicable agencies as advised in May 8, 2025 staff report. The proposed bylaw and referral responses have been included in Attachments 1 and 2 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 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, would be presented to LTC for review and consideration in a future staff report if at such time draft bylaws are presented for third reading.

Issues and Opportunities

See staff report considered at the [May 8, 2025](#) LTC meeting for a detailed discussion of issues and opportunities associated with this application.

Consultation

In accordance with LTC resolution SS-2025-061, this application was referred to the applicable agencies as advised in the May 8, 2025 staff report. Referral was sent out July 23, 2025, and Advisory Planning Committee (APC) and Agricultural Advisory Planning Committee (AAPC) meeting was held on September 25, 2025 where the application was considered.

The AAPC after a discussion of the application passed the following resolution:

It was MOVED and SECONDED,

That the Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 546 proceeds with support for the following reasons:

- Occupants’ excellent record of land stewardship.

CARRIED

The APC after a discussion of the application which included the history of the property passed the following resolution:

It was MOVED and SECONDED,

That the Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 546 proceeds.

CARRIED

Tsawout First Nation has requested a 30-day extension of the referral period in order to consider the application at a meeting with leadership as they believe that the proposed amendment is likely to adversely affect their rights and title interests. In a recent meeting, staff advised that they intend to articulate these concerns in a referral response.

Responding First Nations have primarily advised that these lands do not lie in their core territory and that they thus defer to other Nations in whose core territory the lands are located. The Tsawout First Nation is one such nation and LTC may want to consider that awaiting the response of Tsawout First Nation is a way to not only respect the Tsawout's request, but that of responding First Nations as well.

Rationale for Recommendation

As outlined in the May 8, 2025 Staff Report, the proposed Land Use Bylaw amendment is generally consistent with the Islands Trust Policy Statement and as such, can be tabled. However, the granted referral extension at this time would be disingenuous if the timeline for referral response is restrained. I therefore recommends that the LTC read Draft Bylaw No. 546 for a first and 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 Draft Bylaw No. 546

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:

1. *That Salt Spring Island Local Trust Committee amend Bylaw No. 546, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025", by [list amendments...]* (PLRZ20240021, 355 Blackburn Road).
2. *That Salt Spring Island Local Trust Committee Bylaw No. 546, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025", be read a first time, as amended* (PLRZ20240021, 355 Blackburn Road).
3. *That Salt Spring Island Local Trust Committee Bylaw No. 546, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025", be read a second time, as amended* (PLRZ20240021, 355 Blackburn Road).
4. *That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No 546, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 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 PLRZ20240021 for the following reasons...

3. Advance the application to public hearing

Presented for analysis purposes at this time, the LTC may consider advancing this application with the understanding that Tsawout First Nation may or may not provide comment before the bylaws can advance to third reading. Staff do not recommend this option as Tsawout First Nation staff have advised that they do have concerns and intend to articulate them:

1. *That the Salt Spring Island Local Trust Committee Bylaw No 546 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025”, be read a first time (PLRZ20240021, 355 Blackburn Road).*
2. *That the Salt Spring Island Local Trust Committee Bylaw No 546 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025”, be read a second time (PLRZ20240021, 355 Blackburn Road).*
3. *That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No 546, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025”.*

NEXT STEPS

If the recommended resolutions are accepted, draft bylaw No. 543 will be read a first and second time. The application will return to the SS LTC for consideration of second reading following receipt of final referral comments.

Submitted By:	Oluwashogo Garuba, Planner 2	October 1, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	October 10, 2025

ATTACHMENTS

1. Draft Bylaw No. 546
2. Referral Responses

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 546**

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

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 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 Section 1.1 – Definitions is amended by adding the following new definition:

“**Artisan studio**” means the use of premises for the production, and optional display and sale of, arts and crafts made from materials such as metal, wood, textile, glass, or stone.

“**Assembly hall**” means a use of a *building* or *structure* for the assembly, gathering, or meeting of persons for religious, charitable, philanthropic, cultural or educational purpose.

2.2 Schedule “A” – Zoning Map, is amended by changing the zoning classification for THE NORTH EAST 1/4 OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855 from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

2.3 Section 9.1 – Agricultural Zones, Subsection 9.1.5 is amended by inserting the following “**Zone Variation – A2 (c)**”

(13) Despite all other regulations of this bylaw the following additional principal uses are permitted:

- a) Artisan Studio
- b) Schools, pre-schools and *child day care* centres
- c) Religious retreat
- d) Meditation halls
- e) Assembly hall

(14) The following accessory uses are permitted:

- a) Non-commercial accessory recreational uses
- b) *Dwelling units* for resident staff
- c) *Dwelling units* accessory to another permitted principal use

- (15) Surface and road drainage ditches which intercept or concentrate subsurface effluent in a surface water system which flows into Blackburn Creek or Blackburn Lake must not be permitted.

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____

[public hearing date should be consistent with chronology and can be after first or second reading; If two public hearings, only indicate the date of the last one]

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____

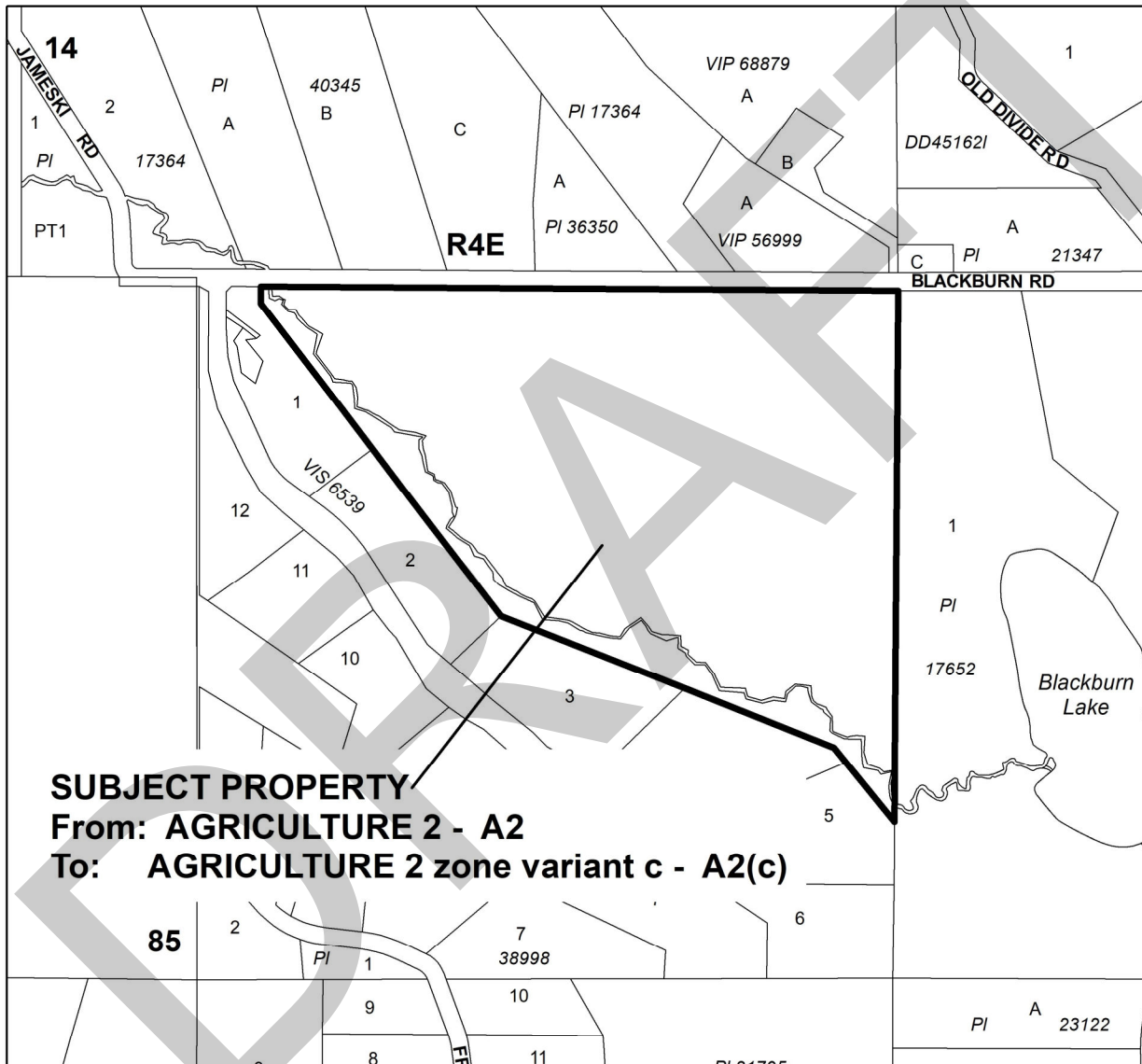
ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 546

Plan No. 1



BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

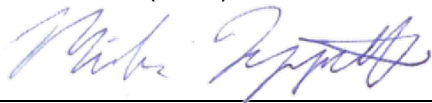
Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area

(Island)



(Signature)

2025-07-31

(Date)

546

(Bylaw Number)

Manager, Community Planning Division

(Title)

Cowichan Valley Regional District

(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)

Nadine Mourao

(Signature)

September 2, 2025
(Date)

546

(Bylaw Number)

Legislative Clerk / Deputy Secretary

Thetis Island Local Area Trust Committee

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)

September 9, 2025
(Date)

546
(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

Galiano Island Local Trust Committee
(Agency)



Pauquachin First Nation

24-Jul-2025 10:57 PDT

Islands Trust
Attn: Rob Pingle

Proposed Decision: Defer to Coast Salish
Project Name: Salt Spring Land Use Bylaw Amendment 546
Date Received: 23-Jul-2025
Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Salt Spring Land Use Bylaw Amendment 546

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily 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.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. 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

25-Jul-2025 10:25 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Land Use Bylaw Amendment 546
Date Received: 23-Jul-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 Nuuchahnulth 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 Nuuchahnulth 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.

SS-2025-055

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. 541 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024" (200 Collins Road) is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-56

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 541 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024", be read a first time (PLRZ20240145, 200 Collins Road).

CARRIED

SS-2025-57

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 541 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024", be read a second time (PLRZ20240145, 200 Collins Road).

CARRIED

SS-2025-058

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 541 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024", be read a third time (PLRZ20240145, 200 Collins Road).

CARRIED

SS-2025-059

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 541, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

14.3 PLRZ20240021 - D.Janyk - 355 Blackburn Road, Salt Spring Island

The Planner summarized the staff report and highlighted the following:

- The application seeks to amend the Land Use Bylaw to permit the current uses on the subject property and bring it into compliance with the Land Use Bylaw at the expiration of the existing Land Use Contract Bylaw No. 195; and
- Following the expiration of the Land Use Contract, and in order to bring the current uses into compliance, an amendment to change the current zone to a new zone is required.

The Trustees had no comments or questions for the Planner or applicant.

SS-2025-060

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240021.

CARRIED

SS-2025-061

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone THE NORTH EAST ¼ OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855, from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)).

CARRIED

14.4 Galiano Island Local Trust Committee Draft Bylaw No 291 Referral

SS-2025-062

It was MOVED and SECONDED

that Salt Spring Island Local Trust Committee interests are unaffected by Galiano Island Local Trust Committee Bylaw No. 291.

CARRIED

14.5 Galiano Island Local Trust Committee Draft Bylaw Nos 296 & 297 Referral

SS-2025-063

It was MOVED and SECONDED

That Salt Spring Island Local Trust Committee interests are unaffected by Galiano Island Local Trust Committee Bylaw Nos. 296 and 297.

CARRIED

The meeting was recessed for a break at 1:55 p.m. and reconvened at 2:05 p.m.

15. LOCAL TRUST COMMITTEE PROJECTS - None

16. NEW BUSINESS

16.1 Salt Spring Island Annual Report

Discussion ensued and it was noted that previously requested amendments to the text had been completed.

SS-2025-064

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

17. REPORTS

17.1 Policy and Standing Resolutions List

Received for information.



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, September 25, 2025

Location: Centre Building, Mouats Board Room
118 Fulford-Ganges Rd, 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
Kalyaan Selvakumar, Planning Team Assistant
Britt Holowaty, Legislative Clerk (Recorder)

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

2.1 Draft Minutes of the July 24, 2025 APC Meeting

By general consent, the minutes of the July 24, 2025 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 PLRZ20250220 – 154 Kings Lane, SSI

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred

application PLRZ20250220 to the Salt Spring Island Agricultural Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a discussion about the history of the property

It was MOVED and SECONDED,

That the Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 549 proceeds.

CARRIED

3.2 PLRZ20250021 – 355 Blackburn Road, SSI

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application PLRZ20250021 to the Salt Spring Island Agricultural Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a discussion about the history of the property

It was MOVED and SECONDED,

That the Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 546 proceeds.

CARRIED

4. OTHER BUSINESS - None

5. ADJOURNMENT

By general consent the meeting adjourned at 3:40 p.m.

Jean Brouard, Chair

CERTIFIED CORRECT:

Britt Holowaty, Recorder



Salt Spring Island Agricultural Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, September 25, 2025

Location: United Church, Upper Hall Meeting Room
111 Hereford Avenue, Salt Spring Island

Members Present: Bree Eagle, Chair
Conrad Pillon, Vice Chair
Scott Royal, Commissioner
Kees Ruurs, Commissioner

Regrets: Ken Byron, Commissioner

Staff Present: Oluwashogo Garuba, Planner
Rob Pingle, Planning Technician (Recorder)
Britt Holowaty, Legislative Clerk
Kalyaan Selvakumar, Planning Team Assistant

Others Present: Ron Stepaniuk, Applicant
Janis Gauthier, Applicant
Harry Barnes, Applicant
Mark Classen, Applicant

These minutes follow the order of the agenda although the sequence may have varied.

Chair Eagle called the meeting to order at 1:02 p.m. and called for introductions and introductions were carried out.

1. AGENDA

1.1 Approval of Agenda

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the June 19, 2025 AAPC Meeting

By general consent, the minutes of the November 30, 2023 Meeting Salt Spring Island Agricultural Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 PLALR20250198 - 820 Mount Maxwell Road, SSI

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred

application PLALR20240198 to the Salt Spring Island Agricultural Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a discussion about the ALR permissions allowed on the property

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommends that Salt Spring Island Local Trust Committee forward application PLALR20250198 to the Agricultural Land Commission with support for the following reasons:

- no farm land is being removed
- supports farm worker dwellings.

CARRIED

3.2 PLRZ20250220 – 154 Kings Lane, SSI

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application PLRZ20250220 to the Salt Spring Island Agricultural Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- it was noted that the property already was rezoned for a similar density
- creating a shared garden space for the tenants would be appreciated

It was MOVED and SECONDED,

That the Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 549 proceeds.

CARRIED

3.3 PLRZ20250021 – 355 Blackburn Road, SSI

Planner Garuba advised that the Salt Spring Island Local Trust Committee referred application PLRZ20250021 to the Salt Spring Island Agricultural Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a discussion about the history of the property
- It was noted the owners are taking good care of the watershed and expanding

It was MOVED and SECONDED,

That the Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 546 proceeds with support for the following reasons:

- Occupants' excellent record of land stewardship.

CARRIED

4. OTHER BUSINESS - NONE

5. ADJOURNMENT

By general consent the meeting adjourned at 1:24 p.m.

Bree Eagle, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder

DRAFT

In order to adhere to the scheduled times for the public hearings item 13.1 was heard following item 8.3 and item 13.2 was heard following item 8.4

14. APPLICATIONS AND REFERRALS

14.1 PLRZ20250220 - J. Gauthier - 154 Kings Lane, SSI

The Planner summarized the staff report and noted that Tsawout First Nation has indicated it would like to provide comment on the application, and a referral response will ideally come in November.

Discussion ensued and the following comments were made:

- In response to a question from a Trustee, the Planner confirmed that the letter received requesting wording clarification in the bylaw will be reviewed by staff and brought back at third reading
- A Trustee acknowledged receipt of new correspondence pertaining to water and the watershed
- In response to a question from the applicant, the Planner noted that a housing agreement can be made before adoption of the bylaw, and the housing agreement can remain a condition up to the adoption of the bylaw
- A Trustee recommended that projects should be prioritized for connection to the water service.

SS-2025-119

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. 549 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 5, 2025" (154 Kings Lane Road) is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-120

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No. 549 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 5, 2025", be read a first and second time (PLRZ20250220, 154 Kings Lane Road)

CARRIED

14.2 PLRZ20240021 - D. Janyk - 355 Blackburn Road

The Planner summarized the staff report and noted Tsawout First Nation has indicated it would like to provide comment on the application.

SS-2025-121

that the Salt Spring Island Local Trust Committee Bylaw No 546 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025", be read a first time (PLRZ20240021, 355 Blackburn Road).

CARRIED

SS-2025-122

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee Bylaw No 546 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025," be read a second time (PLRZ20240021, 355 Blackburn Road).

CARRIED

A Trustee commented that invitations to community information meetings should be sent to Trustees and posted to the Islands Trust website.

SS-2025-123

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests staff to schedule a Community Information Meeting and Public Hearing for Bylaw No 546, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 4, 2025".

CARRIED

14.3 PLALR20250198 - R. Stepaniuk - 820 Mount Maxwell Road, SSI

The Planner reviewed the staff report. A Trustee commented on a need to explicitly state support for reasons recommended by the Agricultural Advisory Planning Commission.

SS-2025-124

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests staff to forward application PLALR20250198 to the Agricultural Land Commission with support for the following reasons: no farmland is being removed and supports farm worker dwellings.

CARRIED

The meeting break was held at 12:44 and reconvened at 12:54 p.m.

15. LOCAL TRUST COMMITTEE PROJECTS - None

16. NEW BUSINESS

16.1 Follow up on Visit with Minister Boyle, Housing and Municipal Affairs

Comments were made that Minister Boyle had asked questions related to data and there is opportunity to continue dialogue that may result in better chances to get funding for housing projects. A Trustee suggested the Local Trust Committee prepare a letter to thank Minister Boyle for visiting and ask what kind of data and collection methodology would be useful to support the Ministry.

SS-2025-125

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests a letter from the Chair of Trust Council thanking the Minister of Housing and Municipal Affairs for her visit to Salt Spring Island and seeking to work with the Ministry on housing needs data.

CARRIED

Trustee Harris Opposed

From: michael mccormick [REDACTED]
Sent: Monday, February 9, 2026 10:22 AM
To: Jamie Harris; Laura Patrick; Timothy Peterson; SSInfo; Executive Admin; Oluwashogo Garuba
Subject: Concern Regarding Process and Lack of Promised Public Engagement – Zoning Amendment (Application No. PLRZ20240021)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Trustees and Staff,

Hello,

On behalf of the **Beddis & Cusheon Area Residents Association (BACARA)**, we are writing to express concern regarding the process being followed for the proposed zoning amendment affecting the Yoga Centre Lands (**Application No. PLRZ20240021**).

BACARA is a volunteer community association representing residents in the Beddis Beach and Cusheon Lake areas. Our role is to support community well-being, environmental stewardship, and constructive engagement between residents and public agencies.

BACARA understood from phone conversations and email correspondence that this application would proceed to an **information meeting and a public hearing**, providing an opportunity for residents and interested parties to learn about the proposal and offer input. However, we now understand that the application is scheduled for **third reading at the February 12 Local Trust Committee meeting**, without either of those engagement steps having occurred.

This is concerning. The absence of public feedback on this application should not be interpreted as a lack of interest or concern. Rather, it reflects the fact that **the promised opportunity for public information and input did not occur**.

The lands in question are of high community sensitivity, given their location within the Cusheon Lake watershed, their proximity to protected natural areas, and their relevance to local residents, community organizations, and service providers. As such, BACARA believes that transparent public engagement is not only appropriate, but necessary.

We are also concerned that neither **BACARA** nor the **Beddis Water Service Commission**—an elected public body with statutory responsibility for drinking water supply—were consulted by Islands Trust staff during the processing of this application. This lack of consultation represents a significant procedural gap, particularly given the sensitivity of the lands involved. It is further exacerbated by the decision to advance the application to third reading without the previously indicated information meeting, effectively denying affected community bodies and residents the opportunity to raise concerns, seek clarification, or provide informed input before a key decision point.

BACARA respectfully requests that the Local Trust Committee **pause further readings of Application No. PLRZ20240021** until:

- The previously indicated **information meeting** is held;
- The community has a clear opportunity to understand the proposal and its implications; and

- Public input can be meaningfully received and considered.

Providing this opportunity will strengthen trust in the process, reduce conflict, and support better long-term outcomes for both the applicant and the broader community.

Thank you for your attention to this matter and for your ongoing stewardship of these lands.

Sincerely,

Michael T. McCormick

On behalf of the

Beddis & Cusheon Area Residents Association (BACARA)

