

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: Application to amend Salt Spring Island Land Use Bylaw from Rural Zone to Rural Variant f (f) Zone
Applicant: Jordan Litke
Location: 200 Collins Road, SSI

RECOMMENDATION

1. 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.
2. 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).
3. 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).
4. 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).
5. 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.

REPORT SUMMARY

This staff report proposes amendments to Salt Spring Island Land Use Bylaw No. 355 (LUB) to vary the zoning of the subject property to allow one single family dwelling and one full time rental cottage. Staff recommends that the Salt Spring Island Local Trust Committee (SS LTC) consider first and second reading of the draft bylaw (Appendix No. 1) and consider the application in relation to the Island Trust Policy Statement.

BACKGROUND

This report follows the November 14, 2024 meeting of the SS LTC where the following resolutions were passed (previous staff reports (including site context and photos), the proposed bylaw, correspondence and referral responses) can be found on the [Salt Spring Island Current Applications webpage](#):

SS-2024-119

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240145.

CARRIED

SS-2024-120

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 Section 3, Range 2 West, North Salt Spring Island, Cowichan District, Except Part In Plan 3955, from Rural (R) zone to a Rural (f) (R (f)) zone permitting a Full time rental cottage with floor area up to 90m².

CARRIED

SS-2024-121

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to refer to and seek input from the Islands Trust Conservancy Board and other applicable agencies and First Nations that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999.

CARRIED

SS-2024-122

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with public notification for application PLRZ20240145 as per section 467 of the Local Government Act.

CARRIED

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 can be found in Attachment 2.

Issues and Opportunities

See staff report considered at the [November 14, 2024](#) LTC Meeting for a detailed discussion of issues and opportunities associated with this application.

Consultation

In accordance with [Section 499\(3\)](#) of the *Local Government Act* and Section 8 of the [Salt Spring Island Development Procedures Bylaw No. 304](#), statutory notice of the proposed rezoning was mailed to all owners and tenants in occupation of properties within 100 metres (328.08 feet) of the subject property's boundaries on April 23rd 2025. The notification period will end on May 7th, 2025. No correspondence has been received at time of submission of this report. Staff will verbally indicate if any correspondence has been received subsequent to submission of this report at the SS LTC meeting.

Statutory Requirements

In accordance with regular statutory requirements, a public hearing is not required for this application.

In accordance with LTC resolutions SS-2024-121, the application was referred to the following agencies:

First Nations

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

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

Capital Regional District
CRD – SSI Building Inspection
Islands Trust – Islands Trust Conservancy

Non-Agency Referrals

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

Through the referral process, no concerns have been indicated by the agencies included.

Rationale for Recommendation

As outlined in the November 14, 2024 Staff Report, the proposed Land Use Bylaw amendment is generally consistent with the Islands Trust Policy Statement and as such, can be advanced. Staff therefore recommends that the LTC read Proposed Bylaw No. 541 for a first and second time.

ALTERNATIVES

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

1. Amend the Draft Bylaw No. 541

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:

- *That Salt Spring Island Local Trust Committee amend Bylaw No. 541, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024", by [list amendments...] (PLRZ20240145, 200 Collins Road).*

- 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 read a first time, as amended (PLRZ20240145, 200 Collins Road).
- 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 read a second time, as amended (PLRZ20240145, 200 Collins Road).

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 PLRZ20240145 for the following reasons...

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 place application PLRZ20240145 in abeyance until the conclusion of the Salt Spring Island OCP/LUB update project...

NEXT STEPS

If the recommended resolutions are accepted, draft Bylaw No. 541 will be read three times and referred to the executive committee.

Submitted By:	Oluwashogo Garuba, A/Planner 2	April 15, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	April 30, 2025

ATTACHMENTS

1. Draft Bylaw No. 541
2. Islands Trust Policy Statement Directive Policies
3. Referral Responses

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 541

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2024”.

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

2.1 Schedule “A” – Zoning Map, is amended by changing the zoning classification for LOT 3 SECTION 3 RANGE 2 WEST NORTH SALT SPRING COWICHAN DISTRICT PLAN EPP100050 from Rural (R) to Rural variant f (R (f)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

3. 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____

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____

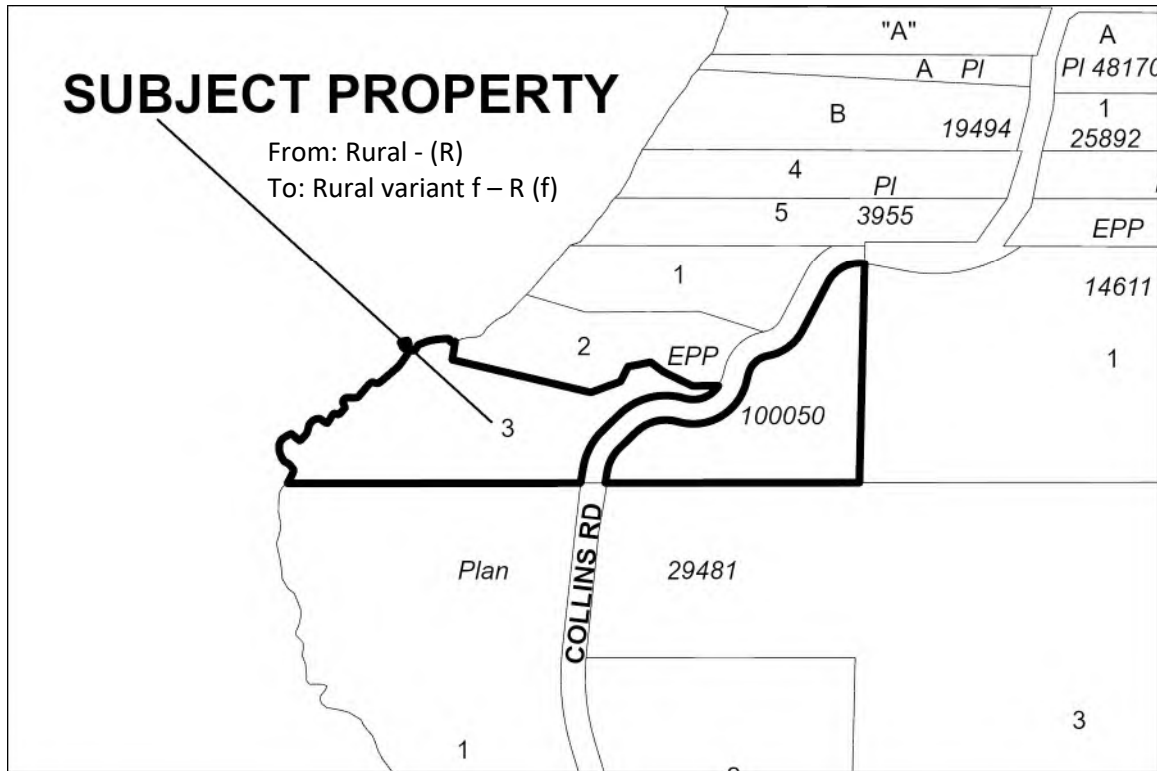
ADOPTED THIS _____ DAY OF _____ 20____

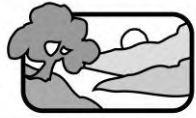
Chair

Secretary

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 541

Plan No. 1





ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: PLRZ20240145 | Bylaw No: 541
200 Collins Road (PID: 031-498-400)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation

	4.4	Freshwater Resources
✓	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation

N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

From: Mike Tippett <Mike.Tippett@cprd.bc.ca>
Sent: Friday, January 17, 2025 10:26 AM
To: Rob Pingle
Cc: EAD; Ann Kjerulf
Subject: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response
Attachments: 2025-01-16 SS BL-541_ReferralResp.pdf; 2025-01-16 SS-BL-541_ReferralForm.pdf

Dear Rob,

Thank you for referring this Islands Trust land use application to the CVRD.

As noted on one of the two attachments to this email, the CVRD's interests are unaffected by proposed Salt Spring Island Local Trust Committee Bylaw 541, which would change the subject property zoning from Rural to Rural variant F to permit 1 dwelling and 1 full time rental cottage located at 200 Collins Road, Salt Spring Island.

Best regards,

Mike Tippett MRM, RPP, MCIP

Manager, Community Planning Division
 Land Use Services Department
 Cowichan Valley Regional District
 175 Ingram Street
 Duncan BC V9L 1N8
 Telephone (direct) 250.710.2928

From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Thursday, January 16, 2025 1:52 PM
To: Mike Tippett <Mike.Tippett@cprd.bc.ca>; Jas Chonk <jchonk@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>; 'realestate@crd.bc.ca' <realestate@crd.bc.ca>; 'amanda.vanderkloof@bcas.ca' <amanda.vanderkloof@bcas.ca>; 'saltspring@rcmp-grc.gc.ca' <saltspring@rcmp-grc.gc.ca>; 'jholmes@saltspringfire.com' <jholmes@saltspringfire.com>; 'FrontCounterBC@gov.bc.ca' <FrontCounterBC@gov.bc.ca>; Corlynn Strachan <cstrachan@islandstrust.bc.ca>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw No. 541 (attached), which proposes to amend the Land Use Bylaw to permit one (1) dwelling and one (1) full time rental cottage on the property at

RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

200 Collins Road, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as PLRZ20240145.

A reply is respectfully requested by **March 17, 2025** to ensure that your concerns or comments are considered by our elected officials.

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

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

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust

4 – 121 McPhillips Avenue | Salt Spring Island BC V8K 2T6

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

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

The Salt Spring Island Islands Trust office at 500 Lower Ganges Rd is now closed. Islands Trust staff will continue to provide services by phone and e-mail until the new office space at 121 McPhillips Avenue opens. During the in-person office closure period, enquiries can be submitted by email at ssiinfo@islandstrust.bc.ca, or call 250.537.9144.

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

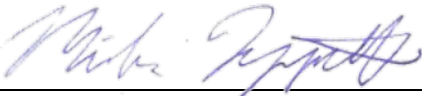
I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səliwətəʔ, SEMYOME, shíshálh, Sḱwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṪÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLEŁP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and x"məθk"əyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM
 RESPONSE SUMMARY

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

Salt Spring Island Trust Area

 (Island)



 (Signature)

January 16, 2025

 (Date)

541

 (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)

J. Chonk
 (Signature)

January 27, 2025
 (Date)

541
 (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)

January 31, 2025
(Date)

541
(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

North Pender Island Local Trust Committee
(Agency)

BYLAW REFERRAL FORM
 RESPONSE SUMMARY

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

Salt Spring Island Trust Area

(Island)

Nadine Mourao

(Signature)

February 21, 2025

(Date)

541

(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)

February 11, 2025
 (Date)

541
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

Gallano Island Local Trust Committee
 (Agency)

From: Jemma Green
Sent: Tuesday, March 25, 2025 4:54 PM
To: Rob Pingle
Cc: Corlynn Strachan
Subject: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral

Dear Rob,

The Islands Trust Conservancy Board considered this referral at their meeting on March 18. Their response is that the Islands Trust Conservancy's interests are unaffected by Bylaw No. 541.

Please let us know if you require anything further.

Thank you,

Jemma Green, MSc

Covenant Management and Outreach Specialist

Islands Trust Conservancy

200-1627 Fort Street | Victoria BC V8R 1H8

Office 250-405-5182 | Cell 250-812-4680 | islandstrust.bc.ca/conservancy

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

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Protecting islands in the Salish Sea

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

From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Monday, January 20, 2025 10:06 AM
To: Corlynn Strachan <cstrachan@islandstrust.bc.ca>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>; Jemma Green <jgreen@islandstrust.bc.ca>
Subject: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral

Hi Corlynn,
That timing is completely acceptable.
Thanks, Rob

Rob Pingle
Legislative Clerk | Deputy Secretary
Islands Trust | Salt Spring Island
250-538-5600

From: Corlynn Strachan <cstrachan@islandstrust.bc.ca>
Sent: Friday, January 17, 2025 4:37 PM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>; Jemma Green <jgreen@islandstrust.bc.ca>
Subject: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

Hi Rob,

This rezoning application directly affects an ITC Covenant; therefore, it must be referred to the ITCB for comment. The item has missed the deadline for the next ITC Board meeting happening next Tuesday, January 21st. This means the referral would need to go to our Board at the next ITC Board meeting on March 18, 2025.

ITC Staff have asked for an extension on the comment deadline until March 19, 2025 to allow for ITCB to consider this referral at their next meeting. Is this possible?

Kind regards,

Corlynn Strachan (she, her, hers)
Administrative Assistant
Islands Trust Conservancy
T 250-405-5186 | islandstrust.bc.ca/conservancy
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421
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significant region in the Salish Sea.

From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Thursday, January 16, 2025 1:52 PM
To: 'mtippett@cvrd.bc.ca' <mtippett@cvrd.bc.ca>; Jas Chonk <jchonk@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>; 'realestate@crd.bc.ca' <realestate@crd.bc.ca>; 'amanda.vanderkloof@bcas.ca' <amanda.vanderkloof@bcas.ca>; 'saltspring@rcmp-grc.gc.ca' <saltspring@rcmp-grc.gc.ca>; 'jholmes@saltspringfire.com' <jholmes@saltspringfire.com>; 'FrontCounterBC@gov.bc.ca' <FrontCounterBC@gov.bc.ca>; Corlynn Strachan <cstrachan@islandstrust.bc.ca>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw No. 541 (attached), which proposes to amend the Land Use Bylaw to permit one (1) dwelling and one (1) full time rental cottage on the property at 200 Collins Road, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as PLRZ20240145.

A reply is respectfully requested by **March 17, 2025** to ensure that your concerns or comments are considered by our elected officials.

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

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

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust

4 – 121 McPhillips Avenue | Salt Spring Island BC V8K 2T6

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

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

The Salt Spring Island Islands Trust office at 500 Lower Ganges Rd is now closed. Islands Trust staff will continue to provide services by phone and e-mail until the new office space at 121 McPhillips Avenue opens. During the in-person office closure period, enquiries can be submitted by email at ssiinfo@islandstrust.bc.ca, or call 250.537.9144.

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

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BŌKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilwətaʔ, SEMYOME, shíshálh, Sḵwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SḶÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱JOŁEŁP, W̱SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



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

21-Jan-2025 15:37 PST

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring LTC Proposed Bylaw No 541 Referral
Date Received: 17-Jan-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

Ts'uubaa-asatx First Nation generally has no concerns with the site specific zoning amendment, to your 1999 Land Use Bylaw, for the subject property.

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: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Thursday, February 13, 2025 3:02 PM
To: Rob Pingle
Cc: Sheila Williams; Kelly Scott
Subject: Re: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

Hi Rob,

Thank you for the email.

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

hay čx^w qə

Thank you

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



From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Thursday, January 16, 2025 3:11 PM
To: Tia Williams <twilliams@tsawwassenfirstnation.com>; TFN Policy <policy@tsawwassenfirstnation.com>; TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>; Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

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

Dear Chief and Council,

Re: Salt Spring Island Local Trust Committee Proposed Bylaw No 541 Referral - For Response

We are contacting you in regards to a referral of Bylaw No. 541 (attached), which proposes to amend the Land Use Bylaw to permit one (1) dwelling and one (1) full time rental cottage on the property at 200 Collins Road, Salt Spring Island. Our planner is available to discuss this referral with you if you would like to ensure that your Nation's concerns or comments are considered by our elected officials.

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Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust

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