



File No.: PLRZ20240220

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: Application to amend Salt Spring Island Land Use Bylaw from Residential 12 variant a
Zone to Residential 13 Zone

Applicant: Janis Gauthier

Location: 154 – 164 Kings Lane Road

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. 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.**
2. **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)**

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 permit the development of up to 50 dwelling units of affordable housing, general offices, child day care centre and reduced minimum lot size for proposed subdivision. Staff recommends that the Salt Spring Island Local Trust Committee (SS LTC) consider first and second reading of the draft bylaw (Attachment 1) and consider the application in relation to the Islands Trust Policy Statement.

BACKGROUND

This report follows the [July 10, 2025](#) meeting of the SS LTC where the following resolutions were passed (previous staff reports (including site context and photos), the draft bylaw, correspondence and referral responses) can be found on the [Salt Spring Island Current Applications webpage](#):

SS-2025-073

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 LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507 (PLRZ20250220, 154 – 164 Kings Lane Road) from Residential 12 variant A (R12 (a)) to Residential 13 (R13).

CARRIED

Staff proceeded to prepare proposed bylaw and it has been included in this staff report for consideration by the LTC.

SS-2025-074**It was MOVED and SECONDED,**

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

CARRIED

Proposed bylaw was referred to First Nations and applicable agencies as identified in [July 10 staff report](#). Responses received are further discussed in the consultation section of this staff report.

SS-2025-075**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to proceed with public notification as per Section 467 of the Local Government Act.

CARRIED

Staff proceeded with public notification in accordance with S.467 of the LGA and a notice of first reading was mailed to neighbouring property owners and tenants within 100 meters of the subject property boundaries.

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 [July 10, 2025](#) LTC Meeting for a detailed discussion of issues and opportunities associated with this application.

Consultation

In accordance with LTC resolution SS-2025-074, this application was referred to the applicable agencies as staff advised in the July 10, 2025 report. Referral was sent out July 24, 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 APC after a discussion of the application passed the following resolution:

It was MOVED and SECONDED,

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

The AAPC 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. 549 proceeds.

First Nation Referrals:

- Tsawout First Nation has requested for a 30-day extension of the referral period in order to consider the application at a meeting as they believe that the proposed amendment is likely to adversely affect their rights and title interests.
- Tsawwassen First Nation has requested copies of interim and final reports produced for the rezoning application.
- Malahat First Nation had concerns with changes regarding development permits for land especially with regards to notifying nearby Nations as Salt Spring Island generally has high potential for archaeological sites.

Governance Partners:

NSSWD recommended approval with the following conditions:

- No connection permitted to NSSWD water main except for the purposes of fire suppression.
- Backflow prevention along with a secondary meter must be installed on the fire suppression supply line.
- Fire suppression requirements must be confirmed with NSSWD staff.

Agricultural Land Commission (ALC) had some recommendations regarding setbacks and buffers with respect to ALR boundaries and recommends a 30 m buffer for residential buildings on the urban non-agricultural side of the ALR.

The CRD had comments regarding the proposed development as the subject property is currently not connected to the Ganges sewer system and will need the following before an approval can be granted:

1. A sewer capacity study to determine if the proposed development can be absorbed into the sewer system capacity.
2. Completion of “Local Services Water/Sanitary Service Application” through the CRD.
3. Completion of CRD new sewer connection process requirements through CRD.

Rationale for Recommendation

As outlined in the July 10, 2025 staff report, the proposed Land Use Bylaw amendment is generally consistent with the Islands Trust Policy Statement and as such, can be advanced. Staff therefore recommends that the LTC read Proposed Bylaw No. 549 for a first and second time.

ALTERNATIVES

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

1. Amend the Draft Bylaw No. 549

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. 549, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 5, 2025", by [list amendments...] (PLRZ20250220, 154 Kings Lane Road).*
- *That 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 time, as amended (PLRZ20250220, 154 Kings Lane Road).*
- *That 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 second time, as amended (PLRZ20250220, 154 Kings Lane 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 PLRZ20250220 for the following reasons...

NEXT STEPS

If the recommended resolutions are accepted, draft Bylaw No. 549 will be read a first and second time. The application will return to the SS LTC for their consideration for third reading and reading of the draft housing agreement, and include summaries of First Nation responses.

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

ATTACHMENTS

1. Draft Bylaw No. 549
2. Islands Trust Policy Statement Directive Policies
3. Referral Responses

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 549

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. 5, 2025”.

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

2.1 Schedule “A” – Zoning Map, is amended by changing the zoning classification for LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507 from Residential 12 variant A (R12 (a)) to Residential 13 (R13), 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.

2.2 **Section 9.9 – RESIDENTIAL ZONES**, is amended by deleting the word “and” and adding the words “and Residential 13” as follows:

The regulations in the tables in this Section apply to land in the Residential 1 (R1), Residential 2 (R2), Residential 3 (R3), Residential 4 (R4), Residential 5 (R5), Residential 6 (R6), Residential 7 (R7), Residential 8 (R8), Residential 9 (R9), Residential 10 (R10), Residential 11 (R11), Residential 12 (R12) and Residential 13 (R13) Zones as indicated by the column headings.

2.3 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.1 – Permitted Uses of Land, Buildings and Structures, is amended by inserting column R13 in the table as follows:

	R13
Principal Uses, Buildings and Structures	
<i>Single-family dwellings</i>	●
<i>Duplexes</i>	
<i>Duplexes constructed before July 31, 1990</i>	
<i>Multi-family dwellings</i>	●
Dental and medical office services for a maximum of two medical practitioners	
Elementary schools, pre-schools and <i>child day care</i> centres	
Hospitals and <i>public</i> health care facilities	

<i>Community halls</i>	
<i>Non-commercial outdoor active recreation</i>	
<i>Churches</i>	
<i>Agriculture, excluding intensive agriculture</i>	
<i>Public service uses</i>	
<i>Seniors' supportive housing complex</i>	
<i>Affordable housing dwelling units</i>	●
<i>Office</i>	●
<i>Child day care centre</i>	●
<i>Dental and medical offices</i>	●
Accessory Uses	
<i>Home-based businesses, subject to Section 3.13</i>	
<i>Seasonal cottages subject to Section 3.14</i>	
<i>Service club</i>	●

2.4 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.2 – Size, Siting and Density of Permitted Uses, Buildings and Structures is amended by inserting column R13 in the table as follows:

	R13
Lot Coverage and Floor Area	
Maximum combined per cent <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i>	33
Maximum <i>floor space ratio</i>	0.6
Maximum <i>floor area</i> of a <i>building</i> used for a <i>community hall, church, preschool, or day care centre</i> (square metres)	N/A
Maximum total <i>floor area</i> of <i>farm buildings</i> and <i>farm structures</i> (square metres)	N/A
Maximum average <i>floor area</i> of all units in a <i>seniors' supportive housing complex</i> or in any phase of a <i>seniors' housing complex</i> (square metres)	N/A
Maximum average <i>floor area</i> of all units in an <i>affordable housing</i> (square meters)	79
Maximum <i>floor area</i> of a <i>dwelling unit</i> (square metres)	N/A
Height	
Maximum <i>height</i> of a <i>dwelling unit</i> (metres)	13
Setbacks	
Minimum <i>exterior side lot line setback</i> (metres)	N/A
Minimum <i>rear lot line setback</i> (metres)	3.5
Number of Units and Minimum Site Areas	
Maximum number of <i>dwelling units</i> per ha, provided community sewage collection service is provided	N/A
Maximum number of <i>dwelling units</i> per <i>lot</i>	N/A
Maximum number of <i>dwelling units</i> per ha, provided housing agreement is provided	N/A
Minimum <i>lot area</i> required for more than one <i>dwelling unit</i> (ha) with the exception of <i>secondary suites</i> , where permitted	N/A

Minimum <i>lot area</i> required for a <i>child day care centre</i> (ha)	N/A
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2.5 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.3 – Subdivision and Servicing Requirements is amended by inserting column R13 in the table as follows:

	R13
Minimum Lot Areas and Servicing Requirements	
Minimum water service required for subdivision:	
Adequate supply of <i>potable water</i>	● ²
<i>Community water system</i>	● ²
Minimum sewage service required for subdivision:	
Individual on-site sewage treatment system per <i>lot</i>	N/A
<i>Community sewage collection system</i>	●
Minimum area of an individual lot that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual onsite sewage treatment system and an adequate supply of <i>potable water</i> (ha)	N/A
Minimum area of an individual lot that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual onsite sewage treatment system and connection to a <i>community water supply</i> (ha)	N/A
Minimum area of an individual lot that may be created through <i>subdivision</i> provided each <i>lot</i> has connection to a <i>community sewage collection system</i> and a <i>community water system</i> or adequate supply of <i>potable water</i> (ha)	0.11
Minimum average area of lots in a <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable water</i> (ha)	N/A
Minimum average area of lots in a <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and connection to a <i>community water system</i> (ha)	N/A
Minimum average area of lots in a subdivision , provided each <i>lot</i> has connection to a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	0.6

²May be adequately serviced by one or the other, or combination of both, but must be adequately serviced by at least one.

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_____

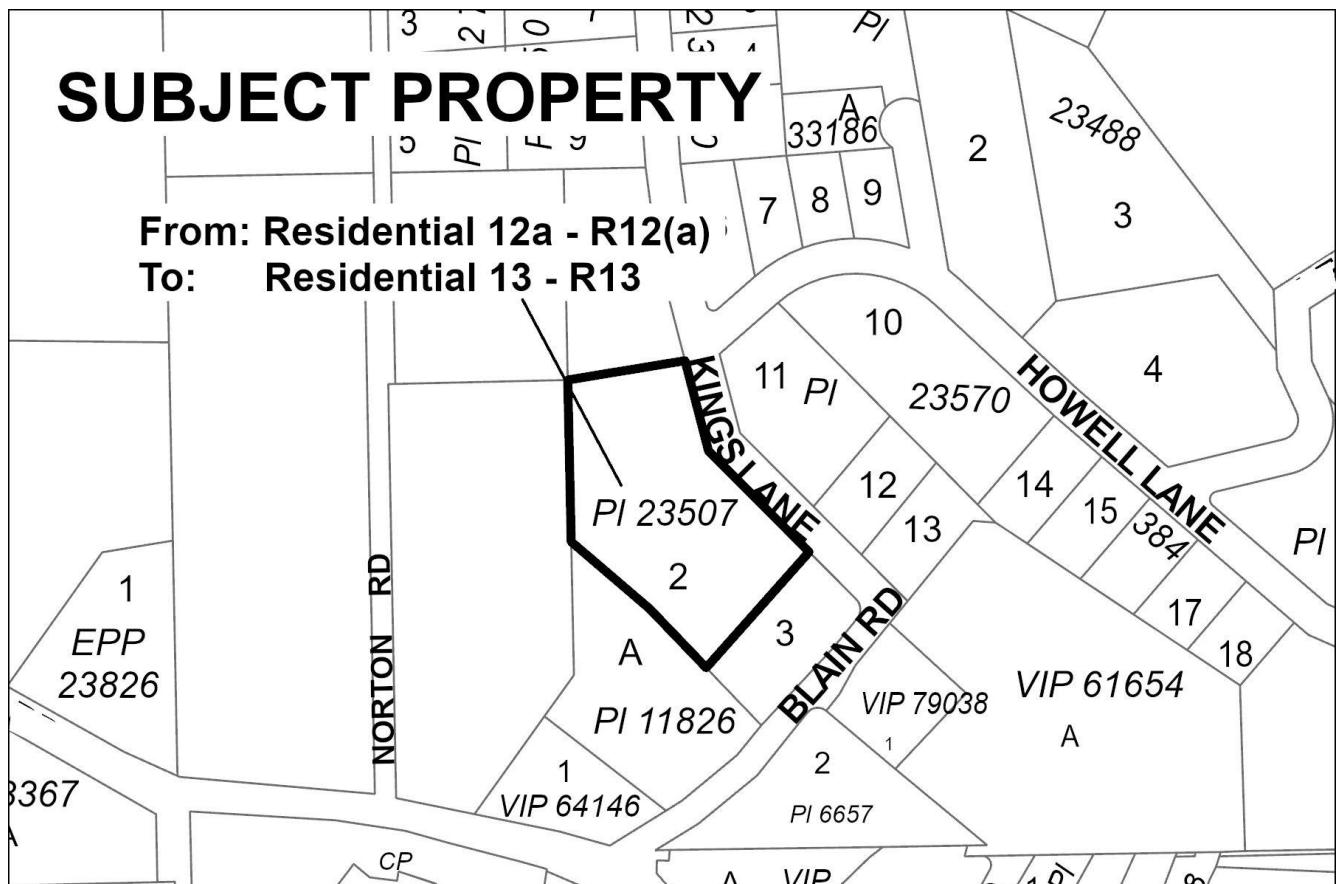
ADOPTED THIS _____ DAY OF _____ 20_____

CHAIR

SECRETARY

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 549**

Plan No. 1





ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: PLRZ20250220 | Bylaw No: 549
154Kings Lane Road (PID: 003-106-756)

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
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	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.
✓	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.
✓	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.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	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.
N/A	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.
✓	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>



Islands Trust

BYLAW REFERRAL FORM

Attachment 3
Salt Spring
Ph: (250) 537-9144
ssiinfo@islandtrust.bc.ca
www.islandtrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 549 **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:

Janis Gauthier

PURPOSE OF BYLAW:

To change subject property zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision.

GENERAL LOCATION:

154 Kings Lane Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha (3.55 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper (GVU)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandtrust.bc.ca/island-planning/salt-spring/current-applications/> under PLRZ20250220 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
Ministry of Agriculture
BC Assessment Authority
Ministry of Transportation & Infrastructure
Front Counter BC

Regional Agencies

CRD – All Referrals
CRD – SSI Building Inspection
CRD – Ganges Sewer Commission
Vancouver Island Health Authority
SSI Advisory Planning Commission
SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
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

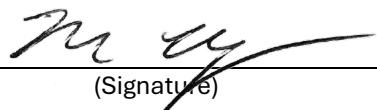
Approval Not Recommended Due to Reason Outlined Below

NSSWD Comments:

- No connection permitted to NSSWD water main except for the purposes of fire suppression.
- Backflow prevention along with a secondary meter must be installed on the fire suppressions supply line.
- Fire suppression requirements must be confirmed with NSSWD staff.

Salt Spring Island Trust Area

(Island)



(Signature)

September 22, 2025

(Date)

549

(Bylaw Number)

Chief Administrative Officer

(Title)

North Salt Spring Waterworks 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)



(Signature)

2025-07-31

(Date)

549

(Bylaw Number)

Manager, Community Planning Division

(Title)

Cowichan Valley Regional District

(Agency)



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 549 **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:

Janis Gauthier

PURPOSE OF BYLAW:

To change subject property zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision.

GENERAL LOCATION:

154 Kings Lane Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha (3.55 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper (GVU)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandtrust.bc.ca/island-planning/salt-spring/current-applications/> under PLRZ20250220 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
Ministry of Agriculture
BC Assessment Authority
Ministry of Transportation & Infrastructure
Front Counter BC

Regional Agencies

CRD – All Referrals
CRD – SSI Building Inspection
CRD – Ganges Sewer Commission
Vancouver Island Health Authority
SSI Advisory Planning Commission
SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
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

The Thetis Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 549 proceed for the following reasons:

- Support Salt Spring Island LTC's desire for more affordable housing.

Salt Spring Island Trust Area
(Island)

Nadine Mourao

(Signature)

549

(Bylaw Number)

Legislative Clerk / Deputy Secretary
(Title)

September 3, 2025
(Date)

Thetis Island Local Trust Committee
(Agency)

From: eDAS@gov.bc.ca
Sent: Thursday, September 4, 2025 8:47 AM
To: Rob Pingle
Subject: Applicant Notification - File #2025-03490 (Task Id: 27296960)
Attachments: Referral.pdf

Date: 2025-Sep-04 Hello, The Ministry of Transportation and Transit Approval Application 2025-03490 is available for the next step and your action. You can access the file at

<https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ApprovalApplication&PosseObjectId=27192993&PossePane=Tasks> If you have any questions please feel free to contact me. Sincerely, Tara Breysen Development Officer 778-974-2630
tara.breysen@gov.bc.ca



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 549 **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:

Janis Gauthier

PURPOSE OF BYLAW:

To change subject property zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision.

GENERAL LOCATION:

154 Kings Lane Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha (3.55 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper (GVU)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandtrust.bc.ca/island-planning/salt-spring/current-applications/> under PLRZ20250220 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
Ministry of Agriculture
BC Assessment Authority
Ministry of Transportation & Infrastructure
Front Counter BC

Regional Agencies

CRD – All Referrals
CRD – SSI Building Inspection
CRD – Ganges Sewer Commission
Vancouver Island Health Authority
SSI Advisory Planning Commission
SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
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

Roads and intersections are adequate for this proposal. All Ministry Specs will be required for any road works.

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)

Tara Breyzen

(Signature)

September 4, 2026

(Date)

549

(Bylaw Number)

Development Services Officer
(Title)

Ministry of Transportation and Transit
(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)

549

(Bylaw Number)

Jas Chonk, Legislative Clerk
(Title)

Galiano Island Local Trust Committee
(Agency)

From: Cranch, Jana [ISLH] <Jana.Cranch@islandhealth.ca>
Sent: Thursday, September 18, 2025 4:40 PM
To: Rob Pingle
Cc: Dhaul, Manpreet (Reet) [ISLH]
Subject: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - For Response
Attachments: SS-BL-549_2025-07-24_ReferralForm - Island Health Response.pdf

Hello Rob,

Please see attached completed referral form and accompanying comments below:

Sewage

- It is our understanding that the parcel will be connected to the community sewage system (CRD Ganges) and therefore we have no objection to the reduced minimum lot sizes.

Drinking Water

- It is our understanding that due to the moratorium on connections to the NSSWD water system, water would be supplied by two wells on the property. Note that any water supply system serving more than 1 single family residence (refer to latest version of the [Drinking Water Officers' Guide - Province of British Columbia](#) pg. 10 for definition of 'single family residence') is required to obtain necessary approvals/permits and meet the requirement for a drinking water system under the *Drinking Water Protection Act* (DWPA) and Section 8 of the *Health Hazards Regulation* which specifies minimum distances that wells must be from possible sources of contamination.
- Note: There is an existing water system with approval under the DWPA located at 154 Kings Lane.

Healthy Built Environment

- The proposal is aligned with healthy built environment principles through supplying affordable housing units to meet range of needs and with the location situated with nearby access to services, amenities, grocery store, and public transit.
- At the development phase, consider opportunities
 - o To improve linkages to nearby destinations (eg. transit stops, grocery stores, parks, schools) with safe, accessible, separated pathways and ensure safe crossings to support active modes of travel. Prioritizing safe and accessible active and public transportation routes are critical to improving equity and access to key destinations and daily needs for those who may not own vehicles or be able to drive and rely of these modes of travel.
 - o To incorporate climate-resilient design features into building and site that promote and protect health. These features should support indoor thermal comfort and safety, maintain safe indoor air quality, and integrate natural

elements to enhance well-being.

Childcare

- It is noted that the zoning change would allow for a child daycare centre. Note that childcare facilities must meet the requirements of the *Community Care and Assisted Living Act* and *Childcare Licensing Regulations*.

Please let me know if you have any questions about the comments above. For any questions regarding on-site sewage or drinking water requirements, please reach out to Reet Dhaul (cc'd) – Environmental Health Officer for this area.

Kind Regards,

Jana Cranch, Environmental Public Health Consultant
Healthy Built Environments | Healthy Environments
tel: 250.507.3067 email: jana.cranch@islandhealth.ca



I respectfully acknowledge that the lands on which I live and work are the unceded territories of the Lək̊wəŋən (Songhees and Xwsepsum Nations) and WSÁNEĆ Peoples.

This e-mail and attachments are only for the use of the intended recipient and must not be distributed, disclosed, used or copied by or to anyone else. This e-mail and any attachments may be confidential, privileged or subject to the provisions of the Freedom of Information and Protection of Privacy Act. If you receive this in error, please contact me immediately and delete all copies of this e-mail and any attachments.

From: Rob Pingle <rpingle@islandstrust.bc.ca>

Sent: Wednesday, July 23, 2025 4:05 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>; 'cathie.mcintyre@bcassessment.ca' <cathie.mcintyre@bcassessment.ca>; 'FrontCounterBC@gov.bc.ca' <FrontCounterBC@gov.bc.ca>; 'saltspring@rcmp-grc.gc.ca' <saltspring@rcmp-grc.gc.ca>; 'jholmes@saltspringfire.com' <jholmes@saltspringfire.com>; 'alc.referrals@gov.bc.ca' <alc.referrals@gov.bc.ca>; 'Reed.Bailey@gov.bc.ca' <Reed.Bailey@gov.bc.ca>; 'Jeffrey.Weightman@gov.bc.ca' <Jeffrey.Weightman@gov.bc.ca>; HBE (Healthy Built Environment) [ISLH] <HBE@islandhealth.ca>

Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>

Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - For Response

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw No. 549 (attached), which proposes to amend the Land Use Bylaw to change the zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision of the property at 154 Kings Lane, 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 PLRZ20250220.

A reply is respectfully requested by **September 23, 2025**.

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

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

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

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

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

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

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

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOḰEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXET, Qualicum, sc̓áwəθən, səlilwətət, SEMYOME, shíshálh, S̕kwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xelálxw, Xwémalhkwu, Xwsepsum, and xʷmaθkʷayəm 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.



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 549 **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:

Janis Gauthier

PURPOSE OF BYLAW:

To change subject property zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision.

GENERAL LOCATION:

154 Kings Lane Road, Salt Spring Island

LEGAL DESCRIPTION:

LOT 2, SECTION 4, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha (3.55 ac)

ALR STATUS:

NOT IN ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper (GVU)

OTHER INFORMATION:

Staff reports and other information is available at <https://islandtrust.bc.ca/island-planning/salt-spring/current-applications/> under PLRZ20250220 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

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Ministry of Agriculture
BC Assessment Authority
Ministry of Transportation & Infrastructure
Front Counter BC

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CRD – SSI Building Inspection
CRD – Ganges Sewer Commission
Vancouver Island Health Authority
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Non-Agency Referrals

BC Ambulance Service
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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

Please see comments in email dated 18-Sept-2025

Salt Spring Island Trust Area
(Island)



(Signature)

18 Sept. 2025

(Date)

549

(Bylaw Number)

Environmental Public Health Consultant
(Title)

Island Health

(Agency)

From: Cranch, Jana [ISLH] <Jana.Cranch@islandhealth.ca>
Sent: Monday, September 22, 2025 9:14 AM
To: Oluwashogo Garuba
Subject: RE: Clarification on Re-referral Requirement for Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - 154 Kings Lane Road, SSI

Hello Oluwashogo,

Thank-you for providing this update and the amended draft bylaw. A re-referral of the application is not needed, recognizing the amended draft bylaw provides additional clarification and assurance with respect to servicing requirements for subdivision (for specified minimum lot size) with connection to a community sewer system and connection to either a community water system or adequate supply of potable water.

Best,

Jana Cranch, Environmental Public Health Consultant
Healthy Built Environments | Healthy Environments
tel: 250.507.3067 email: jana.cranch@islandhealth.ca



I respectfully acknowledge that the lands on which I live and work are the unceded territories of the Lək̊ʷəŋən (Songhees and Xwsepsum Nations) and WSÁNEĆ Peoples.

This e-mail and attachments are only for the use of the intended recipient and must not be distributed, disclosed, used or copied by or to anyone else. This e-mail and any attachments may be confidential, privileged or subject to the provisions of the Freedom of Information and Protection of Privacy Act. If you receive this in error, please contact me immediately and delete all copies of this e-mail and any attachments.

From: Oluwashogo Garuba <ogaruba@islandtrust.bc.ca>
Sent: Friday, September 19, 2025 4:30 PM
To: Cranch, Jana [ISLH] <Jana.Cranch@islandhealth.ca>
Subject: Clarification on Re-referral Requirement for Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - 154 Kings Lane Road, SSI

Hello Jana,

I hope this message finds you well.

The Salt Spring Island Local Trust Committee previously referred a bylaw amendment application to you for your review. The application pertains to a proposed zoning amendment to permit the development of up to 50 dwelling units of affordable housing, general office use, a day care centre, and a reduced minimum lot size to facilitate potential subdivision at the property located on 154 Kings Lane Road.

RE: Clarification on Re-referral Requirement for Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - 154 Kings Lane Road, SSI

Since the initial referral, the draft bylaw has been amended to more accurately reflect the zoning amendment being requested by the property owners.

Specifically, the amendment now clarifies the servicing requirements for subdivision within the Residential 13 zone. The updated subsection areas have been highlighted in the attached document.

I am seeking clarification from you as to whether this amendment constitutes a significant change that would require a re-referral of the application for your further review and comment. Please let me know whether you consider this change to require a re-referral, or if the amendment is minor enough that further review is not necessary at this time.

Thank you for your time and assistance.

Please don't hesitate to contact me if you require any additional information.

Kind regards,

Oluwashogo Garuba (she, her, hers)

Planner 2

Islands Trust

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

T 250-538-5603 | 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 to in-person service. 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.

Protecting islands in the Salish Sea

I am humbly thankful to live and work in the treaty lands and territories of the BOḰEĆEN, K’ómoks, Lək “ənən, Lyackson, MÁLEXEL, Qualicum, Quw’utsun Tribes, scəwádən məsteyəxʷ, Scia’new, səl̓ilwətaʔɬ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune’luxutth, STÁUTW, Stz’uminus, ɬaʔəmen, toq qaymixʷ, Ts’uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱JOŁEŁP, W̱SIKEM, Xeláltxw, Xwémalhkwuʔop qaymixʷ, and xʷməθkʷəy̓əm.



September 24, 2025

Rob Pingle
Legislative Clerk
Islands Trust – Salt Spring Island

Sent by email

Dear Rob:

Re: Bylaw 549 – Rezoning at 154 Kings Lane Road (PID: 003-106-756) – The Subject Property

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on Bylaw 549 that proposes to rezone the Subject Property from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices and a child day care centre. From an agricultural planning perspective, Ministry staff offer the following comments:

Setbacks and Buffers:

With respect to setbacks and buffers, the Ministry has published the "[Guide to Edge Planning](#)" (the 'Guide') which is a comprehensive document that promotes compatibility along the agricultural-urban edge. The Guide recommends that the minimum setback for residential buildings is 30 metres on the urban, non-agricultural side of the Agricultural Land Reserve (ALR) boundary. Within that 30 metre setback, the 15 metres immediately adjacent to the ALR boundary should be dedicated to a vegetated buffer. For commercial buildings, the Guide recommends a 15 metre setback from the ALR boundary and a 8 metre vegetated buffer.

As described in the Guide, the setbacks to buildings from the ALR boundary help create separation between agriculture and urban uses as well as decreasing the impact of farming activities on the occupants of buildings located outside of the ALR. Similarly, vegetated buffers play a critical role at mitigating potential land use conflicts between rural residents and farmers.

Likely because this is only a rezoning referral, Ministry staff note that an actual site plan depicting where future residential and commercial uses will be situated on the Subject Property did not accompany the application. In viewing the Subject Property on Google Earth however, it appears that the above noted setback distances for commercial and residential buildings could be accommodated given the dimensions of the Subject Property.

Existing Vegetation: In viewing the Subject Property on Google Earth, it appears that there are many trees on the portion of the Subject Property that is immediately adjacent to the ALR boundary to the west. As per recommendations in the Guide, for the benefit of both the current owner/prospective future farmer of adjacent ALR properties and the future inhabitants of the homes on the Subject Property, Ministry staff recommend that the existing trees are retained as part of the vegetated buffer and that any additional plantings are planted in concert with the retained trees.

Ultimately, Ministry staff encourage Islands Trust to require the above noted 30 metre setback of all residential buildings (15 metres for commercial buildings) from the ALR boundary and a 15 metre vegetated buffer within the setback area (8 metres for commercial buildings).

Buffer Design: The Guide contains detailed information on how to design a robust vegetated buffer through a Buffer Design Plan which should show:

- Existing and proposed grades;
- Extent of the buffer;
- Constructed barriers;
- Location, spacing, size and quantity of proposed and existing trees and shrubs; and
- List of the tree and shrub species to be planted.

Final Comment on Buffers: Within the context of the ever evolving nature of the agricultural sector, the importance of robust vegetated buffers between properties in the ALR and adjacent residential properties cannot be overstated. For instance, while the adjacent ALR property to the west appears to be predominately forested, the opportunity exists for this property to be developed into a working farm that may be associated with nuisance complaints from residents living in farming area such as an intensive livestock or tree fruit operation. Robust buffers between properties in the ALR and adjacent residential/commercial properties are extremely effective at preventing potential nuisance complaints from residents living in farming areas.

Proposed Rezoning:

Be advised that Ministry staff have no comment with respect to rezoning the Subject Property from Residential 12 variant A (R12(a)) to Residential 13 to permit the proposed residential/commercial development.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

Reed Bailey

Reed Bailey
Team Lead – Land Use Planning
778-698-3455
Reed.Bailey@gov.bc.ca

Cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca

Referral Title/No.: PLRZ20250220; 154 Kings Lane Rd

To: Islands Trust

Date: 26/09/2025

	Comments
Corporate Services <i>Legislative Services Information Services Legal and Risk Management First Nations Relations Real Estate & Facilities Management</i>	Choose an item. NA
Electoral Area Services <i>Water Wastewater Services Operations Southern Gulf Islands Administration Salt Spring Island Administration Juan de Fuca Administration Building Inspection</i>	Choose an item. 154 Kings lane is currently not connected to the Ganges sewer system. The following will need to be completed for approval to proceed: <ul style="list-style-type: none"> • A sewer capacity study will need to be executed to determine the additional load of 50 units, general offices, medical center, child day care center, etc. can be absorbed into the sewer system capacity. <ul style="list-style-type: none"> ○ Sewer capacity study costs are born by the applicant ○ Results must be attained and approved by CRD before approval is finalized • Completion of "LOCAL SERVICES WATER/SANITARY SERVICE APPLICATION" form through the CRD • Completion of "CRD NEW SEWER CONNECTION PROCESS REQUIREMENTS" through CRD Application fees and deposits paid
Executive Services <i>People Safety and Culture Corporate Communications and Engagement Corporate Initiatives and Administration</i>	Choose an item. NA
Finance & Technology <i>Arts and Culture Financial Services Corporate Finance Technology and Digital Transformation</i>	Choose an item. NA
Housing, Planning & Protective Services <i>Regional Planning and Transportation Health and Capital Planning Strategies Regional Housing Protective Services</i>	Choose an item. NA
Infrastructure and Water Services <i>Watershed Protection Infrastructure and Water Services Business Support Services Water Infrastructure Operations Infrastructure Planning and Engineering Wastewater Infrastructure Operations Corporate Capital Project Delivery Services Corporate Asset and Maintenance</i>	Choose an item. Choose an item. NA
Parks, Recreation & Environmental Services <i>Environmental Innovation Environmental Protection Environmental Resource Management Panorama Recreation Regional Parks SEAPARC</i>	Choose an item. NA

From: Referrals <referrals@malahatnation.com>
Sent: Thursday, July 24, 2025 1:05 PM
To: Rob Pingle
Subject: Automatic reply: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - For Response

Thank you for your submission to Malahat Nations Lands and Environment Department. Malahat Nation Lands and Environment Department and Referrals Team work to protect and restore Malahat Nation's Rights, Title and Interests within its traditional territory. Malahat Nation reserves the right to assess submissions and notifications as necessary based on the assessment criteria.

Please ensure your referral submission includes all relevant information (e.g. letters, spatial data, maps, images, research, reports and other pertinent documentation) for review and consideration. Note: The inability to provide supporting materials can delay response time.

The receipt of this email does not imply consultation, nor consent from the Malahat Nation. Additionally, a non-response from Malahat Nation does not constitute a decision. All referrals require a minimum of a **45-day review and assessment period**. You will be contacted when your submission has been reviewed.

Thank you

Malahat Referrals Team



Pauquachin First Nation

25-Jul-2025 14:31 PDT

Islands Trust
Attn: Rob Pingle

Proposed Decision: Defer to Coast Salish

Project Name: Salt Spring Land Use Bylaw Amendment No 549

Date Received: 24-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 No 549

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 11:44 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Land Use Bylaw Amendment No 549
Date Received: 24-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: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Tuesday, August 19, 2025 3:26 PM
To: Rob Pingle
Cc: Sheila Williams; Kelly Scott
Subject: Re: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - 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 čxʷ 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, July 24, 2025 1:25 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: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - For Response

Hello,

My apologies I forgot to add the attachments to my previous email.

Take care, Rob

Rob Pingle
Legislative Clerk | Deputy Secretary
Islands Trust | Salt Spring Island

Re: Salt Spring Island Local Trust Committee Proposed Bylaw No 549 - For Response

250-538-5600

From: Rob Pingle
Sent: Thursday, July 24, 2025 1:23 PM
To: 'twilliams@tsawwassenfirstnation.com' <twilliams@tsawwassenfirstnation.com>;
'policy@tsawwassenfirstnation.com' <policy@tsawwassenfirstnation.com>;
'referrals@tsawwassenfirstnation.com' <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 549 - For Response

Dear Chief and Council,

We are contacting you in regards to a referral of Bylaw No. 549 (attached), which proposes to amend the Land Use Bylaw to change the zoning from Residential 12 variant A (R12(a)) to Residential 13 to permit the development of 50 units of affordable housing, general offices, child day care centre and reduced minimum lot size for potential subdivision of the property at 154 Kings Lane, Salt Spring Island. Our planner is available to discuss this referral with you if you would like to ensure that your Nation's concerns or comments are considered by our elected officials.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as PLRZ20250220.

A reply is respectfully requested by **September 23, 2025**.

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

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca. Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary
Islands Trust | Salt Spring Island
Phone: 250-538-5600 | www.islandstrust.bc.ca
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

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

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

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOḰEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXET, Qualicum, scəwáθən, səlilwətaɬ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ɬaɬəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁETP, WSIKEM, 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.

From: Matthew Perkins <matthew.perkins@malahatnation.com>
Sent: Tuesday, September 23, 2025 2:16 PM
To: Rob Pingle
Subject: Malahat Nation's Response Bylaw No 549
Attachments: R25123 Malahat Nation Response Bylaw No 549.pdf

Good Afternoon Rob,

Attached is Malahat Nation's response to Bylaw No 549.

Huy ch q'u for the ongoing consultation,



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
Malahat info@malahatnation.com | www.malahatnation.com

September 23, 2025

Malahat Referral No: R25123

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

RE: Malahat Nation Response to the Proposed Bylaw No 549 (Salt Spring Island)

Dear Rob Pingle,

Thank you for your consultation request dated July 24th, 2025, regarding the Proposed Bylaw No. 549 amendments on Saltspring Island, located in Malahat Nation's traditional territory.

The Gulf Islands including Saltspring Island are considered a high potential for archaeological sites. With the amendment of Bylaw No. 549, Malahat Nation is concerned with changes regarding development permits for land especially with notifying nearby Nations. The notification to Nations still needs to be in place even in areas that are developed due to **historical oversight of First Nations presence**. Cultural monitors still need to be present with any ground disturbing activities.

Thank you for your time and consideration.

Sincerely,

Matthew Perkins
Referrals Coordinator
Malahat Nation