



# BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area Bylaw No.: 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://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> under PLR20250220 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

Salt Spring Island Trust Area

(Island)

549

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)