



Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Ave
Salt Spring Island, BC V8K2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 553 Date: April 09, 2026

You are requested to comment on the attached Bylaw for potential effect on your First Nation/Agency's interests. We would appreciate your response by July 4, 2026. If no response is received within that time, it will be assumed that your First Nation/Agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Martin Ogilvie

PURPOSE OF BYLAW:

To change the subject property zoning from split-zone [Residential 6](#) and [Residential 6\(b\)](#) to a Commercial zone variant that permits the proposed commercial uses (As listed on the bylaw) and reduces the required lot line setback.

GENERAL LOCATION:

116 Jackson Avenue, Salt Spring Island (PID: 031-451-977)

LEGAL DESCRIPTION:

LOT 2 SECTION 1 RANGE 3 EAST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN EPP99513

SIZE OF PROPERTY AFFECTED:

0.08 hectares (0.209 acres)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

[Ganges Village Core Area](#) (GVC)

OTHER INFORMATION:

The applicant previously obtained a Temporary Use Permit that allowed the proposed uses on the property for a period of three years. The owner is now seeking permanent zoning to provide greater certainty for tenants and to ensure the continued operation of these uses in compliance with the Land Use Bylaw.

Currently, the R6 and R6(b) zones permit single-family dwellings, duplexes, and funeral homes. The proposed new zone would additionally permit the following uses, buildings, and structures:

- Indoor retail sales and rentals
- Indoor retail services, excluding Laundromats
- Outdoor retail sales of nursery plants and home gardening supplies
- Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day
- Offices
- Bank or Credit Union
- Restaurants
- Day care centres for children, seniors, or people with special needs

Additionally, a Development Variance Permit (DVP) was previously issued to reduce setbacks for specific structures on the subject property. The current proposal seeks to permanently reduce the required setbacks from lot lines as follows:

- (1) Front lot line setback: from 7.5 m (24.6 ft) to 4.5 m (14.8 ft)
- (2) Rear lot line setback: from 7.5 m (24.6 ft) to 3.0 m (9.8 ft)
- (3) Interior side lot line setback: from 3.0 m (9.8 ft) to 1.5 m (4.9 ft)

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: Milad Panahifar

Title: Planner 1

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
St'zuminus First Nation
Tsartlip First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC
Ministry of Municipal Affairs

Regional Agencies

Capital Regional District
CRD – All Referrals & SSI Senior Manager
CRD – SSI Building Inspection
SS LTC – Advisory Planning Commission

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

Islands Trust – Accessibility Committee
Vancouver Island Health Authority

Non-Agency Referrals

RCMP
SSI Fire-Rescue
Salt Spring Island Coast Salish Society
North Salt Spring Waterworks District

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

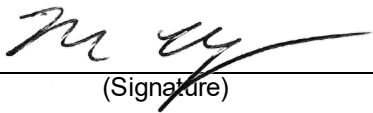
Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

No concerns at this time.

Salt Spring Island Trust Area
(Island)


(Signature)

May 13, 2026
(Date)

553
(Bylaw Number)

Mark Boysen, CAO
(Print Name & Title)

North Salt Spring Waterworks District
(First Nation/Agency)

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 553

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. 2, 2026”.

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 1 RANGE 3 EAST NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN EPP99513, from Residential 6 (R6) and Residential 6(b) (R6(b)) to Commercial 3(a) (C3(a)) 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 9.2 – COMMERCIAL ZONES**, Subsection 9.2.4 – “Exceptions in Particular Locations” is amended by adding a new C3(a) zone variation as follows:

“Zone Variation C3 (a)”

(11) In addition to the regulations of subsection 9.2.1, on lands zoned C3(a), the following additional principal uses are permitted:

- (a) Single-family dwellings
- (b) Duplexes.
- (c) Funeral homes
- (d) Outdoor retail sales of nursery plants and home gardening supplies
- (e) Offices
- (f) Bank or Credit Union
- (g) Day care centres for children, seniors, or people with special needs

(12) Despite Subsection 4.3.1, no building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within the following setbacks from lot lines or road access easements:

- (a) Setback from front lot line: 4.5 m
- (b) Setback from rear lot line: 3.0 m
- (c) Setback from interior side lot line: 1.5 m

And by making consequential numbering alterations 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____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

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

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

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

ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 553**

Plan No. 1

