

From: [HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX](#)
[Britt Holowaty](#); [Nadine Mourao](#); [Jas Chonk](#); [Robert Barlow](#); ['mtippett@cvrd.bc.ca'](#); ['info@nsswaterworks.ca'](#);
['saltspring@rcmp-grc.gc.ca'](#); [FrontCounter BC WLRS:EX](#); [Patton](#); [Jenny HMA:EX](#); [Kris Nichols](#);
['jholmes@saltspringfire.com'](#); ['vancouver.island@bcassessment.ca'](#); ['gateway_office@islandhealth.ca'](#);
['realestate@crd.bc.ca'](#);
Cc: [Milad Panahifar](#); [Oluwashogo Garuba](#);
Subject: RE: Salt Spring Island Local Trust Committee Proposed Bylaw No. 553 Referral - For Response
Sent: 6/15/2026 10:37:39 AM

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brit Holowaty

Thank you for your emails of May 12, 2026, regarding Salt Spring Island Land Use Bylaws 553.

This response confirms that the Ministry's interests are unaffected.

In case it is helpful, the Ministry can confirm that the First Nations Consultative Area Database showed the following First Nations coinciding with Salt Spring Island's Land Use Bylaw area:

1. Cowichan Tribes
2. Halalt First Nation
3. Lyackson First Nation
4. Malahat First Nation
5. Pauquachin First Nation
6. Penelakut Tribe
7. Semiahmoo First Nation
8. Snuneymuxw First Nation (water only)
9. Stz'uminus First Nation
10. Ts'uubaa-asatx First Nation
11. Tsartlip First Nation
12. Tsawout First Nation
13. Tsawwassen First Nation
14. Tseycum First Nation

Sincerely,

Kelsey-Rae Russell, Senior Planner
Land Use, Planning, and Regional Impacts
Local Government Division
Ministry of Housing and Municipal Affairs

Reference: 192341

From: Britt Holowaty <bholowaty@islandstrust.bc.ca>
Sent: May 12, 2026 2:38 PM
To: Mourao, Nadine <nmourao@islandstrust.bc.ca>; Chonk, Jas ISLT:IN <jchonk@islandstrust.bc.ca>; Barlow, Robert <rbarlow@islandstrust.bc.ca>; ['mtippett@cvrd.bc.ca'](#) <[mtippett@cvrd.bc.ca](#)>; ['info@nsswaterworks.ca'](#) <[info@nsswaterworks.ca](#)>; ['saltspring@rcmp-grc.gc.ca'](#) <[saltspring@rcmp-grc.gc.ca](#)>; [FrontCounter BC WLRS:EX](#) <[FrontCounterBC@gov.bc.ca](#)>; [HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX](#) <[LGLUPRI@gov.bc.ca](#)>; [Patton](#), [Jenny HMA:EX](#) <[Jenny.Patton@gov.bc.ca](#)>; [Nichols](#), [Kris HMA:EX](#) <[Kris.Nichols@gov.bc.ca](#)>; ['jholmes@saltspringfire.com'](#) <[jholmes@saltspringfire.com](#)>; ['vancouver.island@bcassessment.ca'](#) <[vancouver.island@bcassessment.ca](#)>; ['gateway_office@islandhealth.ca'](#) <[gateway_office@islandhealth.ca](#)>; ['realestate@crd.bc.ca'](#) <[realestate@crd.bc.ca](#)>
Cc: [Panahifar](#), [Milad](#) <[mpanahifar@islandstrust.bc.ca](#)>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw No. 553 Referral - For Response

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Referrals Coordinator(s),

We are contacting your Agency in regards to a referral of Bylaw No. 553 (attached). The Salt Spring Island Local Trust Committee of the Islands Trust has received an application with the intent 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.

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

Materials related to this application are located under the Islands Trust file number for this application: SS-BL-553

In the meantime, should you have any questions or concerns regarding the proposed bylaw, please contact Planner Milad Panahifar at 250-538-5602 or by email mpanahifar@islandstrust.bc.ca, or if you wish for staff to bring forward your concern or comments to the Salt Spring Island Local Trust Committee for their consideration of next steps.

A response to the referral is respectfully requested by July 4, 2026.

Thank you for your time,

Britt Holowaty

Legislative Clerk | Deputy Secretary

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

T 250-538-5601 | islandstrust.bc.ca

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

Find out more about Salt Spring's review of the our Official Community Plan and Land Use Bylaw: <https://islandstrust.bc.ca/island-planning/salt-spring/projects/salt-spring-official-community-plan-review/>

Get the latest updates from the Salt Spring Island Local Trust Committee sent to your email: <https://islandstrust.bc.ca/subscribe/>

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, scəwəθən, səliwətaɬ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SĪÁUTW , Stz'uminus, ɬaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W̱ JOŁELP, W̱ SIKEM, Xeláitxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm First Nati' ons. 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