

From: Milad Panahifar
Sent: Monday, July 27, 2026 1:07 PM
To: 'Bel Manson'
Subject: RE: SSI BL Amendment 553

Hi Bel,

I hope this message finds you well.

I am writing to follow up on the referral we sent regarding the rezoning application for 116 Jackson Avenue, Salt Spring Island. We recognize that reviewing referral materials requires careful consideration, and we appreciate the time and attention you are giving to this application.

I wanted to inquire whether you have had an opportunity to review the referral materials and whether a formal response may be available at your convenience. If a response is received in the near future, staff will endeavor to include it in the report prepared for consideration by the Local Trust Committee at its next meeting. However, we understand that your review process follows its own timelines, and we appreciate any response you are able to provide.

For your convenience, background information on the application is available on the Islands Trust current applications webpage:

<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/>

Thank you for your time and consideration. We look forward to working with you on recommendations to further refine the bylaw so that Islands Trust can have a stronger foundation from which to deepen its cooperation with Indigenous Governing Bodies on planning and land use management decisions that affect the islands and waters of the Salish Sea.

Kind regards,

Milad Panahifar

Planner 1

Islands Trust

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

T 250-538-5602 | islandstrust.bc.ca

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

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use approval, or certification of bylaw compliance.

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/>

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

I am humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək'wəjən, Lyackson, MÁLEXEł, Qualicum, Quw'utsun Tribes, scəwəθən məsteyəxʷ, Scia'new, səłilwətaʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SṪÁUTW, Stz'uminus, łaʔəmen, toq qaymíxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkww/ʔop qaymíxʷ, and xʷməθkʷəy̓əm.

From: Bel Manson <bmanson@stautw.ca>
Sent: Wednesday, June 24, 2026 11:38 AM
To: Milad Panahifar <mpanahifar@islandstrust.bc.ca>
Subject: RE: SSI BL Amendment 553

Good day, Milad.

I met with my director yesterday and we are wanting to investigate the possibility of being a signatory for a S.219 covenant on this site. I am aware that this is site specific zoning, and that you stated, "The application before the Local Trust Committee is a rezoning application that would permit certain existing and proposed uses on the property. The rezoning itself does not authorize construction, site alteration, or ground-disturbing activities," however, we would be concerned with the businesses that occupy the space may use this approval as a way to increase the size of their current structures, or add in services, which would be ground disturbing, even if minimal.

I would like to hear your feedback on this and I can take that back to my manager.

Thank you for being open and available for discussion.

Bel Manson (they/them)
Land's Referral Coordinator

From: Milad Panahifar <mpanahifar@islandstrust.bc.ca>
Sent: June 17, 2026 11:23 AM
To: Bel Manson <bmanson@stautw.ca>
Subject: RE: SSI BL Amendment 553

Hi Bel,

The exact date the small businesses began operating on the property is unclear; however, the first Temporary Use Permit authorizing the use was issued on May 24, 2024. It is therefore reasonable to assume operations likely commenced sometime after that date.

Please do not hesitate to contact me if you have any questions or would like any additional information.

Best regards,

Milad Panahifar

Planner 1

Islands Trust | 250-538-5602

From: Bel Manson <bmanson@stautw.ca>
Sent: Wednesday, June 17, 2026 10:45 AM
To: Milad Panahifar <mpanahifar@islandstrust.bc.ca>
Subject: RE: SSI BL Amendment 553

This is very helpful, thank you. Can you tell me when those small businesses were put on the property?

Bel Manson (they/them)
Land's Referral Coordinator

From: Milad Panahifar <mpanahifar@islandstrust.bc.ca>
Sent: June 17, 2026 10:01 AM
To: Bel Manson <bmanson@stautw.ca>
Subject: RE: SSI BL Amendment 553

Hello Bel,

Thank you for your comments and for taking the time to review the rezoning application.

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We appreciate the concerns raised regarding the potential for archaeological resources within the area. Currently, no archaeological assessments have been completed in association with this application outside a review of existing available records. The application before the Local Trust Committee is a rezoning application that would permit certain existing and proposed uses on the property. The rezoning itself does not authorize construction, site alteration, or ground-disturbing activities. The subject property has been previously developed and contains existing buildings and site improvements. While the Islands Trust's mapping resources did not identify archaeological potential on the property during the review of previous applications, we recognize that archaeological and cultural values may exist beyond what is reflected in available mapping and records.

Should future development, construction, or site alteration be proposed, those activities may require additional approvals and review processes which is when archeological concerns are best addressed. Any future applications would be evaluated on their own merits, including consideration of archaeological and cultural heritage interests and any applicable provincial requirements. The intent of the current rezoning application is primarily to permit a range of uses on the property, including uses that may be accommodated within existing buildings. Several of the proposed uses are intended to provide flexibility for the future use of existing structures and are not associated with immediate development plans. For reference, I have attached maps, photos and drawings showing the subject property and a site plan identifying the existing structures on the site.

We appreciate receiving your comments and will ensure that the Local Trust Committee is made aware of any concerns raised by your Nation as part of its consideration of this application.

Please do not hesitate to contact me if you have any questions or would like any additional information.

Best regards,

Milad Panahifar

Planner 1

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From: Bel Manson <bmanson@stautw.ca>
Sent: Thursday, June 11, 2026 1:58 PM
To: Milad Panahifar <mpanahifar@islandstrust.bc.ca>
Subject: SSI BL Amendment 553

Good day, Milad. I am looking to get some more information on this application. It seems like quite the jump to go from residential to commercial zoning, and in looking at the property, I don't see any of these uses on that plot of land. Assuming, of course, I am looking at the correct one. Do you have a shape (.kml) file I can use for reference? I called it up on Google earth and the location that it gave me seems different than the one on the plan you sent.

Here is a formal response for now, and I am hoping to draft something more thorough once I hear back.

Thank you.

Bel Manson (They/Them) / Referrals Coordinator

[TFN2024_Consultation-Protocol-Policy-May-1-2024-Approved.pdf](#)



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