



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PLTUP20250097

TO: Martin Robert Ogilvie

1. This Permit applies to the land described below:

Legal Description: LOT 2, SECTION 1, RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN EPP99513

PID: 031-451-977

2. This Permit is issued to allow the following:

Commercial uses consisting of:

- a) Indoor retail sales;
- b) Indoor retail services;
- c) Offices;
- d) Food Truck;

3. This Permit is valid for a period of 60 days from the date of issuance. The uses may be carried out subject to the following conditions:

3.1 Site Layout

- 3.1.1 The buildings, landscaping, parking, and general site layout shall be in accordance with Schedules No. 1 and No.2.
- 3.1.2 If the siting of the proposed structures is amended by the owner, any change must remain in compliance with the Salt Spring Island Land Use Bylaw No. 355.

3.2 Buildings and Structures

- 3.2.1 Prior to expiry of this Permit, all buildings and structures which would not conform to the Salt Spring Island Land Use Bylaw No. 355 must be removed from the site.
- 3.2.2 The requested indoor sales/services and office spaces may only be operated in up to three (3) structures as identified on the site plan.

3.3 Hours of Operation

- 3.3.1 The uses permitted under Section 2 of this permit are restricted to the operating hours between 8:00 AM to 8:00 PM.

3.4 Recycling and Waste



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3.4.1 There shall be no exterior indication of waste, recycling or compost associated with the food and drink trailer.

3.5 Grey water and effluent

3.5.1 All grey water and effluent produced by the food and drink trailer shall be collected and stored in a holding tank and routinely disposed of in an Island Heath approved manner or at an approved sewage disposal facility as per the Sewerage System and/or Island Health regulations.

3.6 Signs

3.6.1 Any and all signs shall be in accordance with *Salt Spring Island Local Trust Committee Land Use Bylaw No. 355* and Section E.1.9 of *Salt Spring Island Official Community Plan Bylaw No. 434*.

3.7 Islands Trust staff may enter the subject property at any time during business hours to ensure compliance with the Temporary Use Permit.

All in accordance with Schedules No. 1 and No.2, attached to and forming part of this permit, as signed and dated by the Deputy Secretary of Islands Trust.

4. This Permit does not relieve the Permittee from the need to secure all other approvals necessary for the proposed uses.

**AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS ____ DAY OF ____ 2025.**

Deputy Secretary

Date Issued



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Schedule No. 1 Site Survey

SITE PLAN OF LOT 2, SECTION 1, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN EPP99513.
PID 031-451-977



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof, unless otherwise noted.

Setbacks are derived from field survey completed on January 28, 2025, and are measured from concrete piles and siding.

The civic address of the building is 116 Atkins Road, Salt Spring Island.

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

CA8813681 - COVENANT

This plan was prepared for building inspection purposes and is for the exclusive use of Martin Ogilvie.

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Mailing & delivery address:
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Salt Spring Island, BC, V8K 2T9

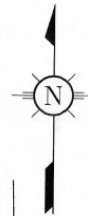
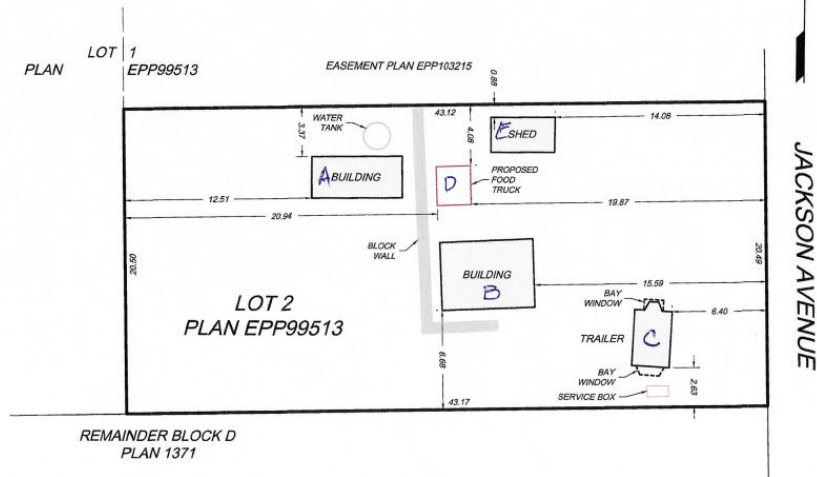
Toll Free: (877) 603 7388
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SSS@plsi.ca
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This site plan is Certified Correct in accordance with the Practice of Land Surveying as of the 28th day of January, 2025.

Jordan Litke

Jordan Elliot Litke, BCLS 905

Jordan Litke N4UKQ9
2025.02.03 15:27:38
-08'00'



JACKSON AVENUE

Date: 2025-02-03
File: 0708-05
Drawing: 0708-05_SITE.dwg
Layout: B-Landscape



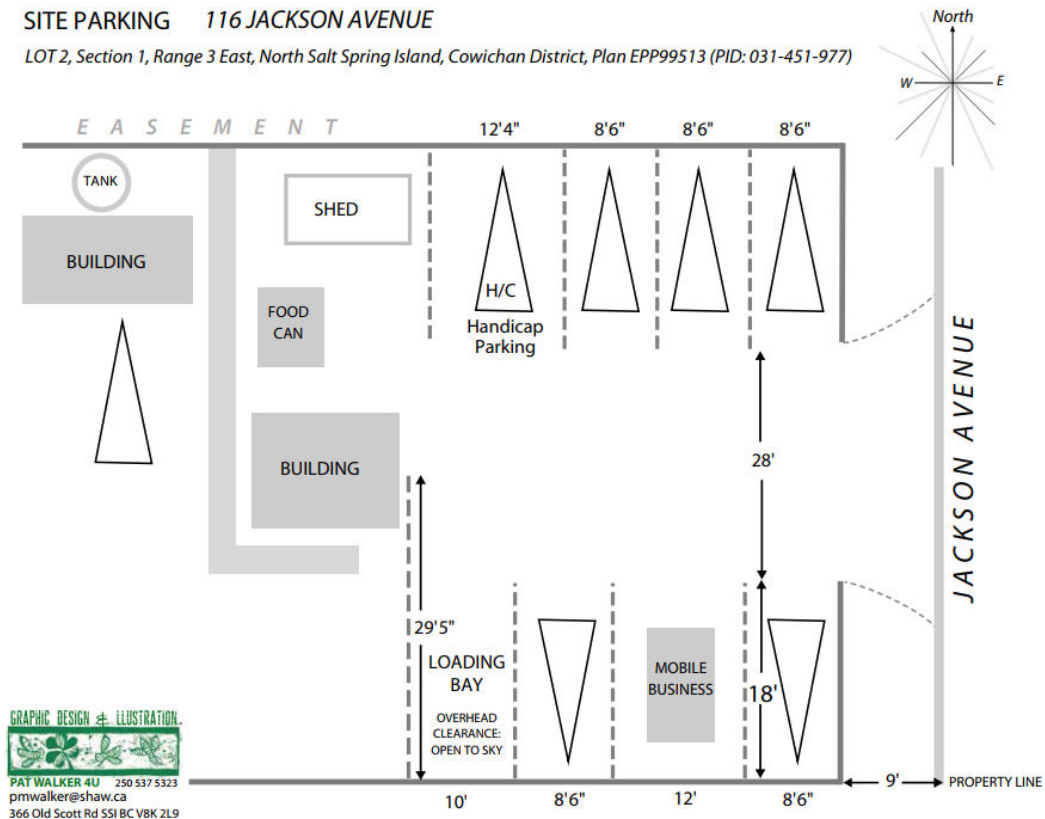
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Schedule No. 2 Site Parking

SITE PARKING 116 JACKSON AVENUE

LOT 2, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan EPP99513 (PID: 031-451-977)



GRAPHIC DESIGN & ILLUSTRATION
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Date: Friday, April 11 2025