



Islands Trust

Salt Spring Island Local Trust Committee

NOTICE OF FIRST READING

Draft Bylaw No. 542

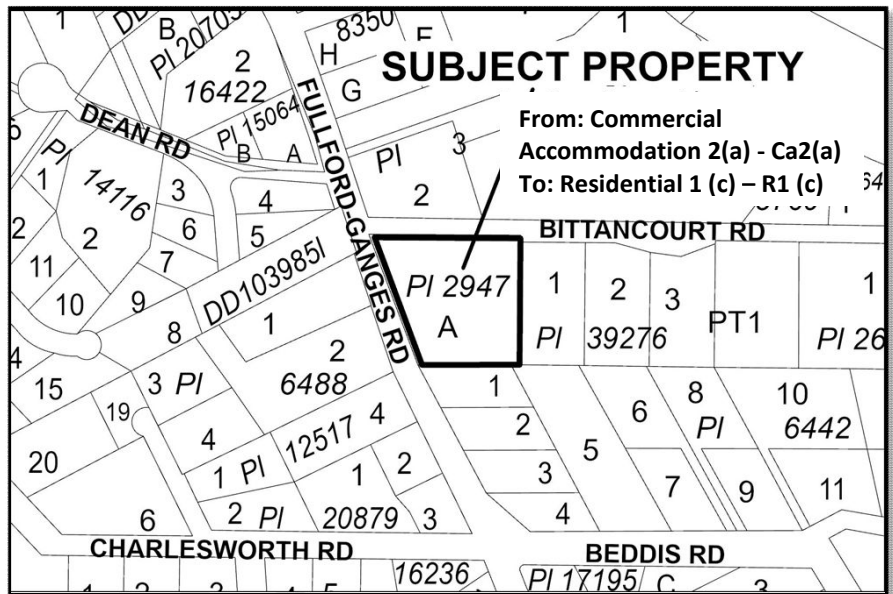
Land Use Bylaw Amendment to Allow for Multi Family Dwellings

NOTICE is hereby given pursuant to Section 467 of the *Local Government Act*, that the Salt Spring Island Local Trust Committee will consider first reading of Draft Bylaw No. 542, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2025” at its Regular Meeting scheduled at 9:30 a.m., Thursday, February 13, 2025, at the Salt Spring Legion, Meaden Hall, 120 Blain Road, Salt Spring Island.

Draft Bylaw No. 542 will, if adopted, amend the current Salt Spring Island Land Use Bylaw No. 355 by changing the zoning at **101 Bittancourt Road, Salt Spring Island** from Commercial Accommodation 2 (a) (CA2(a)) to Residential 1 (c) (R1(c)) for the purpose of creating multi-family dwellings on the property. If approved, the amendments to the R1 zoning regulations will eliminate the loading space requirement for multi-family dwellings, reduce the number of parking spaces required for individuals with disabilities from two to one, and decrease the setback from the front lot line from 7.5 meters to 5.0 meters.

The property is legally described as LOT A, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 2947, EXCEPT PART IN PLAN 42952 (PID: 003-734-706). The general location of the subject property is shown on the following map:

The Local Trust Committee is not holding a Public Hearing for this Bylaw under the authority of Section 464(3) of the *Local Government Act* that states a local government must not hold a Public Hearing on a draft Bylaw if an Official Community Plan (OCP) is in effect for the subject area, the draft bylaw is consistent with the OCP and the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development.



A copy of the draft bylaw may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, and on the Islands Trust website <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/>, commencing February 3, 2025 and continuing up to and including February 12, 2025.

Enquiries or Written Comments may be directed to Milad Panahifar, Islands Trust Planner by email mpanahifar@islandstrust.bc.ca, or phone at 250-537-9144. For toll-free access, request a transfer to the above telephone number via Service BC: in Vancouver at 604-660-2421 and elsewhere in BC at 1-800-663-7867. Written submissions must be received via email to ssiinfo@islandstrust.bc.ca or mail 4 – 121 McPhillips Ave Salt Spring Island, BC V8K 2T6, no later than **4:00 p.m. Wednesday, February 12, 2025**.

Written comments made in response to this notice will also be available for public review.

Rob Pingle, Deputy Secretary

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SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 542

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 1999

The Salt Spring Island Local Trust Committee, being the 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. 1, 2025”.

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 Zoning Map, is amended by changing the zoning classification for Lot A, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2947, Except Part In Plan 42952, from Commercial Accommodation 2 (a) (CA2(a)) to Residential 1(c) (R1(c)), 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 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.4 - “Exceptions in Particular Locations” is amended by adding a new R1(c) zone variation as follows:

“Zone Variation – R1(c)”

(15) Despite section 4.3.1 no building or structure except a fence, pump house, public utility structure or underground utility may be constructed within the following setbacks:

(a) 5.0 m minimum setback from a front lot line.

(16) Despite section 7.6.1 off-street loading spaces are not required.

(17) Despite Section 7.1 – Requirements for Parking and Loading Spaces - Subsection 7.1.1 - off-street parking spaces must be provided and maintained for automobiles and bicycles according to the following table:

Land Use	Number of Automobile Parking Spaces Required	Number of Automobile Parking Spaces that must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
Multi-family dwelling, except	1.25 per unit	1	1 per unit without a

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for seniors' housing facilities Mobile home Parks			garage plus a 6-space rack
Senior dwelling units	0.5 per unit	1 per 10 units	1 per 15 units without garages
Dwelling units designed to be used by a disabled person	1.25 per unit plus one per non-resident employee (or full-time equivalent)	1 per unit	1 per 15 units

- (18) Despite subsection 9.9.2 – Size, Siting and Density of Permitted Uses, Buildings and Structures, the maximum number of *dwelling units* is 18.
- (19) Despite Section 3.13 – Home-Based Businesses, Subsection 3.13.6 – bed and breakfast operations, boarding housings, and repair of automobiles are not permitted.

2.3 And by making such consequential numbering alterations to effect these changes.

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____

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

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SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 542

Plan No. 1

