



File No.: SS-RZ-2019.1
X-File: SS-TUP-2018.2

DATE OF MEETING: September 11, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 2
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: OCP Amendment and Rezoning
Applicant: Nick Williams & Emily Myers
Location: 248 Upper Ganges Road

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No.1, 2025” be read a second time.
2. That the Salt Spring Island Local Trust Committee Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” be read a second time.
3. That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025”.
4. That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025”.

REPORT SUMMARY

This staff report proposes amendments to Salt Spring Island Land Use Bylaw No. 355 (LUB) and Salt Spring Island Official Community Plan Bylaw No. 434 (OCP) to make lawful the General Employment operation – boat and equipment repair and personal services – a hair salon currently operating as a home-based business. Staff recommends that the Salt Spring Island Local Trust Committee (SS LTC) consider second reading of the proposed bylaws (Attachments No. 1 & 2) and request staff to schedule a Community Information Meeting and Public Hearing for proposed Bylaw Nos. 544 & 545.

BACKGROUND

This report follows a staff report to the April 10, 2025 meeting of the LTC where the following resolutions were passed.

SS-2025-047

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” be read first time.

CARRIED

SS-2025-048

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Draft Bylaw No. 545, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” be read first time.

CARRIED

SS-2025-049

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to refer Proposed Bylaw Nos. 544 and 545 to Advisory Planning Committee, First Nations, organizations and agencies as identified in this staff report dated April 10, 2025 (SS-RZ-2019.1)

CARRIED

SS-2025-050

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 544 cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-051

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 545 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

Staff proceeded with application referral to the applicable agencies as advised in the April 10, 2025 staff report. Generally, there was no concern expressed by the agencies that the proposed bylaws were referred to. However, the APC had concerns about the impact of using water from the Madrona Creek for commercial use as the subject property has a licence to use the water up to 500 gallon per day for domestic use. Proposed bylaws and referral responses have been included in Attachments 1 and 3 respectively.

ANALYSIS**Policy/Regulatory**

The SS LTC is unfettered in its consideration of a rezoning and may choose to request more information, proceed more incrementally, or defer the application.

Islands Trust Policy Statement:

An assessment of the application relevant to the Islands Trust Policy Statement (ITPS) was undertaken following first reading of the proposed bylaws and SS LTC determined that the Proposed Bylaw Nos. 544 & 545 is not contrary to or at variance with the Islands Trust Policy Statement.

Issues and Opportunities

See staff report of [December 02, 2020](#) for detailed discussion of issues and opportunities associated with this application.

Consultation

In accordance with LTC resolution SS-2025-049, this application was referred to the applicable agencies as staff advised in the April 10, 2025 staff report. Referral was sent out March 31, 2025 and Advisory Planning Committee (APC) meeting was held on June 19, 2025 and July 24, 2025 where the application was considered.

At the July 24, 2025 APC meeting, there were concerns about the environmental impact of using water from the Madrona creek for commercial use on the property and the following resolution was passed:

It was MOVED and SECONDED,

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that the proposed Bylaws 544 and 545 proceed, subject to the following recommendation:

- That water use for the commercial purposes only come from water catchment or wells on the property.

CARRIED

Rationale for Recommendation

As outlined in the April 10, 2025 Staff Report, the proposed Land Use Bylaw amendment is generally consistent with the Islands Trust Policy Statement and as such, can be advanced. Staff therefore recommends that the LTC read Proposed Bylaw No. 544 & 545 for a second time and request staff to proceed with public hearing. Staff also recommends a Community Information Session in advance of the Public Hearing.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Amend the Proposed Bylaw No. 544

The SS LTC may wish to amend the proposed LUB amendment bylaw. If selecting this alternative, the SS LTC should describe the specific amendment. Recommended wording for resolution:

1. *That Salt Spring Island Local Trust Committee amend Bylaw No. 544, cited as ""Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025", by [list amendments...] (SS-RZ-2019.1, 248 Upper Ganges Road).*
2. *That Salt Spring Island Local Trust Committee Bylaw No. 544, cited as ""Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025", be read a second time, as amended (SS-RZ-2019.1, 248 Upper Ganges Road).*
3. *That Salt Spring Island Local Trust Committee amend Bylaw No. 545, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025", by [list amendments...] (SS-RZ-2019.1, 248 Upper Ganges Road).*

4. *That Salt Spring Island Local Trust Committee Bylaw No. 545, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025", be read a second time, as amended (SS-RZ-2019.1, 248 Upper Ganges Road).*
5. *That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 544, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025" as amended.*
6. *That the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 545, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2025" as amended.*

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny application SS-RZ-2019.1 for the following reasons...

NEXT STEPS

If the recommended resolutions are accepted, Proposed Bylaws No. 544 and 545 will proceed to community information meeting and public hearing to be scheduled by staff. The proposed bylaws will return to the SS LTC for their consideration for third reading.

Submitted By:	Oluwashogo Garuba, Planner 2	August 19, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	September 2, 2025

ATTACHMENTS

1. Proposed Bylaw No. 544
2. Proposed Bylaw No. 545
3. Referral Responses

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 544

A BYLAW TO AMEND SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 434, 2008

The Salt Spring Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025”.

2. SCHEDULES

Salt Spring Island Official Community Plan No. 434, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008” is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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	10th	DAY OF	APRIL	2025
PUBLIC HEARING HELD 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____
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

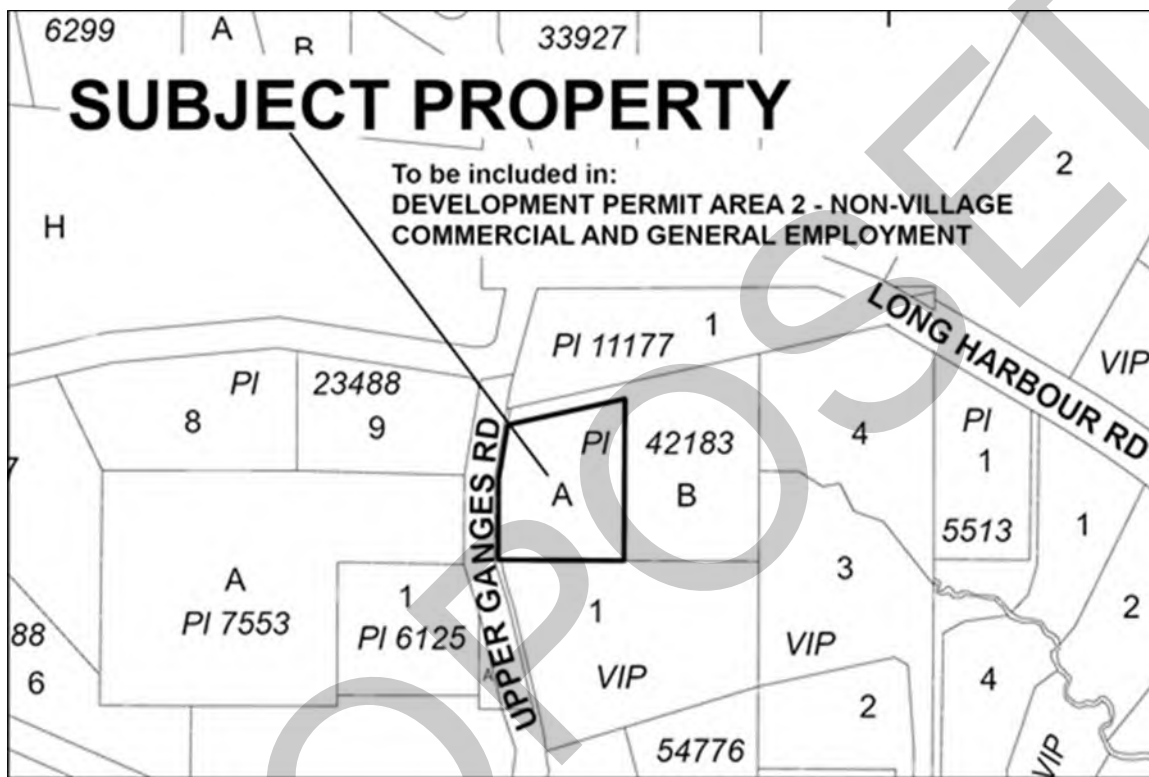
Chair

Secretary

2. Schedule "A", Volume 2 is amended as follows:

1.1 Map 19 – Development Permit Area 2 – Non-Village Commercial and General Employment is amended by including LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183, as shown on Plan No. 1 of this bylaw.

PLAN NO. 1



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 545

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 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. 3, 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 Schedule “1” – Zoning Map, is amended by changing the zoning classification of LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183 from Residential 7 (R7) to General Employment 3 variant b (GE3 (b)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” to Bylaw No. 355 as are required to effect this change.

2.2 By adding the following within Section 9.7.5 – Exceptions in Particular Locations:

“Zone Variation – GE3(b)

(16) The following accessory use is permitted:

(a) One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).”

2.3 And by making such 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	10th	DAY OF	APRIL	2025
PUBLIC HEARING HELD 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

_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

BYLAW REFERRAL FORM RESPONSE SUMMARY

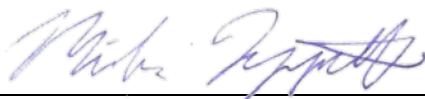
☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)


(Signature)

2025-04-15
(Date)

544 & 545
(Bylaw Number)

Manager, Community Planning Division
(Title)

Cowichan Valley Regional District
(Agency)

From: [Seabrook, Clive \(RCMP/GRC\)](#)
Sent: Tuesday, April 15, 2025 11:28 AM
To: rpingle@islandstrust.bc.ca
Cc: [Oluwashogo Garuba](#)
Subject: FW: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response
Attachments: SS-BL-544-545_ReferralFRM.pdf; SS-BL-544_2025-04-10_OCP-1stReading.pdf; SS-BL-545_2025-04-10_LUB-1stReading.pdf

Good morning Rob,

The RCMP have no issue with this change.

Sgt. Clive Seabrook
Detachment Commander
Salt Spring RCMP
401 Lower Ganges Road
Salt Spring Island – V8K 2V4
Phone: 250-537-5555
Fax: 250-537-1631

I humbly acknowledge that I live and work on the shared, traditional, unceded territories of the Coast Salish Peoples, specifically the Hul'qumi'num and SENĆOŦEN speaking peoples.

CONFIDENTIALITY NOTICE

This information is the property of the RCMP. It should not be shared or disseminated without the authority of the sender. This communication may contain privileged or confidential information. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete the message without copying or disclosing it. Third Party Rule applies.

From: Saltspring <Saltspring@rcmp-grc.gc.ca>
Sent: April 15, 2025 10:18 AM
To: Seabrook, Clive (RCMP/GRC) <Clive.Seabrook@rcmp-grc.gc.ca>; Davidson, Steven (RCMP/GRC) <steve.davidson@rcmp-grc.gc.ca>
Subject: FW: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: April 15, 2025 9:57 AM
To: 'mtippett@cprd.bc.ca' <mtippett@cprd.bc.ca>; Jas Chonk <jchonk@islandstrust.bc.ca>; Nadine Mourao <nmourao@islandstrust.bc.ca>; 'realestate@crd.bc.ca' <realestate@crd.bc.ca>;

'amanda.vanderkloof@bcas.ca' <amanda.vanderkloof@bcas.ca>;
'cathie.mcintyre@bcassessment.ca' <cathie.mcintyre@bcassessment.ca>;
'FrontCounterBC@gov.bc.ca' <FrontCounterBC@gov.bc.ca>; SaltSpring <SaltSpring@rcmp-grc.gc.ca>; 'jholmes@saltspringfire.com' <jholmes@saltspringfire.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Dear Referral Coordinators,

We are contacting you in regards to a referral of Bylaw Nos. 544 & 545 (attached), which proposes to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to legalize commercial uses previously permitted by a Temporary Use Permit and amend the OCP designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation on the property at 248 Lower Ganges Road, Salt Spring Island.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:
<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2019.1.

A reply is respectfully requested by **June 16, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

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

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

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

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the

BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁELP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəyəm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

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

Salt Spring Island Trust Area
 (Island)

J. Chonk
 (Signature)

May 26, 2025
 (Date)

544 & 545
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

Mayne Island Local Trust Committee
 (Agency)

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

Salt Spring Island Trust Area
 (Island)

J. Chonk
 (Signature)

May 30, 2025
 (Date)

544 & 545
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

North Pender Island Local Trust Committee
 (Agency)

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

Salt Spring Island Trust Area
 (Island)

J. Chonk
 (Signature)

June 3, 2025
 (Date)

544 & 545
 (Bylaw Number)

Jas Chonk, Legislative Clerk
 (Title)

Galliano Island Local Trust Committee
 (Agency)



Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 544 & 545 Date: April 15, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Nick Williams & Eric Beamish – 248 Upper Ganges Rd, SSI BC, V8K 2P8

PURPOSE OF BYLAW:

To legalize commercial uses previously permitted by a Temporary Use Permit.

GENERAL LOCATION:

248 Upper Ganges Road, SSI

LEGAL DESCRIPTION:

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

SIZE OF PROPERTY AFFECTED:

0.8 ha (1.98 ac)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood Designation (RN)

OTHER INFORMATION:

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

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: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-Asatx First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

CRD – All Referrals

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Fire-Rescue
Salt Spring Island Coast Salish Society

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

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

Salt Spring Island Trust Area
 (Island)

Nadine Howes

(Signature)

June 3, 2025

(Date)

544 & 545

(Bylaw Number)

Legislative Clerk / Deputy Secretary

(Title)

Thetis Local Trust Committee

(Agency)

From: Referrals <Referrals@Lyackson.bc.ca>
Sent: Tuesday, April 15, 2025 11:22 AM
To: Rob Pingle
Subject: Automatic reply: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Thank you for your email to Lyackson First Nation.

Please note that the Referrals Inbox will NOT be monitored between April 14th - April 22nd due to holidays.

Lyackson receives a high volume of emails; including referrals, invitations, and requests for consultation; and you may not receive a response within your requested time frame. A lack of response does not imply that Lyackson First Nation is in agreement or supportive of your request.

This auto-response email does not constitute a formal response from Lyackson First Nation, nor does your email constitute consultation. The Crown is legally obligated to consult and accommodate First Nations on decisions that could impact their Indigenous Interests.

Should your request require a response from Lyackson we expect you to provide adequate time for a response, and to make every effort to engage in a thorough debrief of the issue and/or application with Lyackson First Nation.

Huy ch q'u,
Referrals, Lyackson First Nation

From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Tuesday, April 15, 2025 12:11 PM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Subject: [Snuneymuxw Connect] Referral Submission Received - SS-BL-544-545 - Rezoning of 248 Upper Ganges Road

Snuneymuxw Connect

Snuneymuxw Referrals Office

Thank you for the referral and documentation. On April 1st, 2021, Snuneymuxw First Nation implemented a right-recognition approach to administering requests for Snuneymuxw's comments and/or free, prior, and informed consent for various activities within Snuneymuxw territory.

Once we have reviewed the submitted referral package and ensured that it is complete, we will confirm the beginning of our 90-day review period by sending you a Letter of Receipt. Depending on the type, complexity, and administrative requirements of the referral, SFN may adjust this timeframe.

If you have any questions regarding the referral process, Snuneymuxw Connect, or general inquiries, please contact landsclerk@snuneymuxw.ca.

Hay ch q'a,

Submission Details

Engagement

REFERRAL ID

213

PROJECT NAME

Rezoning of 248 Upper Ganges Road

ISSUING AGENCY FILE NUMBER(S)

[Snuneymuxw Connect] Referral Submission Received - SS-BL-544-545 - Rezoning of 248 Upper Ganges Road

SS-BL-544-545

APPLICANT

Rob Pingle (Islands Trust)

PROPONENT

Nick Williams

GOVERNMENT STATUTE(S)

Bylaw

PROJECT LOCATION

248 Upper Ganges Road, Salt Spring Island BC

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN
DISTRICT, PLAN 42183

AREA (HA)

0.8

RELATED TO EXISTING REFERRAL

no

PROJECT DESCRIPTION

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

TIMEFRAME UNITS

indefinitely

[SS-BL-544-545_ReferralFRM.pdf](#)

[SS-BL-544_2025-04-10_OCP-1stReading.pdf](#)

[SS-BL-545_2025-04-10_LUB-1stReading.pdf](#)

[View Submission](#)



16-Apr-2025 09:30 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Island Bylaws 544 & 545
Date Received: 15-Apr-2025
Pauquachin First Nation's Consultation Spectrum Assessment: Level 3

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Pauquachin First Nation's core title area. Pauquachin First Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Pauquachin First Nation. Level 3 identifies that Pauquachin First Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

16-Apr-2025 09:13 PDT

Islands Trust
Attn: Rob Pingle

Project Name: Salt Spring Island Bylaws 544 & 545
Date Received: 15-Apr-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.



From: Snuneymuxw Connect <do-not-reply@snuneymuxwconnect.com>
Sent: Friday, April 25, 2025 1:31 AM
To: Rob Pingle <rpingle@islandstrust.bc.ca>
Subject: [Snuneymuxw Connect] 2 Updates

Snuneymuxw Connect

1 comment on things you're watching

New Comment

Taylor Charette posted a comment

Good morning,

Thank you for the referral details and application information.

Snuneymuxw First Nation defers comment on the above-mentioned referral.

Snuneymuxw's deferral is only applicable to initial notification and non-transferrable.

Snuneymuxw's deferral does not mean that there are no potential impacts to

Snuneymuxw's Aboriginal and Treaty rights and title, or contributions to cumulative

effects, from this referral. Nor does Snuneymuxw's deferral define or derogate from

Snuneymuxw's Aboriginal and Treaty rights and title. Snuneymuxw reserves the right

to review this deferral if new information arises.

Please feel free to contact our Referrals Clerk by email at landsclerk@snuneymuxw.ca

if you have any questions.

Hay ch q'a,

Taylor Charette

PROJECT NAME

Rezoning of 248 Upper Ganges Road

ISSUING AGENCY FILE NUMBER(S)

SS-BL-544-545

REFERRAL ID

213

[View this Submission](#)

1 referral's status was changed

Referral Deferred

Taylor Charette changed the status of SS-BL-544-545 - Rezoning of 248 Upper Ganges Road to Deferred

ISSUING AGENCY FILE NUMBER(S)

SS-BL-544-545

ID

213

PROJECT NAME

Rezoning of 248 Upper Ganges Road

PROPONENT

[Nick Williams](#)

RECEIVED BY SNUNEYMUXW REFERRALS OFFICE

2025-04-15

STATUS

Deferred to

PRELIMINARY TECHNICAL REVIEW DUE

Deferred; no Snuneymuxw Referrals Office review.

[View this Referral](#)

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Friday, June 6, 2025 4:07 PM
To: Rob Pingle
Subject: Re: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Hi Rob,

Thank you for the email.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə

Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



From: Rob Pingle <rpingle@islandstrust.bc.ca>
Sent: Tuesday, April 15, 2025 12:46 PM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>; Tia Williams <twilliams@tsawwassenfirstnation.com>; TFN Policy <policy@tsawwassenfirstnation.com>
Cc: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>; Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

Some people who received this message don't often get email from rpingle@islandstrust.bc.ca. [Learn why this is important](#)

Dear Chief and Council,

We are contacting you in regards to a referral of Bylaw Nos. 544 & 545 (attached), which proposes to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to

Re: Salt Spring Island Local Trust Committee Proposed Bylaw Nos 544 & 545 Referral - For Response

legalize commercial uses previously permitted by a Temporary Use Permit and amend the OCP designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation on the property at 248 Lower Ganges Road, Salt Spring Island. Our planner is available to discuss this referral with you if you would like to ensure that your Nation's concerns or comments are considered by our elected officials.

Staff reports and other materials related to the proposed bylaw can be viewed on our website at:

<https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2019.1.

A reply is respectfully requested by **June 16, 2025**.

Should you have any questions, or require further information on the Proposed Bylaw, please contact

Islands Trust Planner Oluwashogo Garuba at (250) 538-5603 or

ogaruba@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Referral responses should be addressed to myself at rpingle@islandstrust.bc.ca.

Thank you for your time and attention to this referral,

Rob Pingle

Legislative Clerk | Deputy Secretary

Islands Trust | Salt Spring Island

Phone: 250-538-5600 | www.islandstrust.bc.ca

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

The new Islands Trust office at 121 McPhillips Avenue, Salt Spring Island is not open to the public at this time. Staff will continue to provide services by phone and e-mail until the new office space opens

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

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwáθən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉŁP, WSIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.



Malahat Nation

110 Thunder Road | Mill Bay, BC | V0R 2P4

Tel: (250) 743-3231 | Fax: (250) 743-3251

info@malahatnation.com | www.malahatnation.com

June 13, 2025

Malahat Referral No: R25059

Rob Pingle
Legislative Clerk
Islands Trust Saltspring Island
Via email: rpingle@islandtrust.bc.ca

RE: Malahat Nation Response to Bylaw Nos. 544 & 545 to Amend the OCP (Salt Spring Island)

Dear Rob Pingle,

Thank you for your consultation request dated April 15th, 2025, regarding Bylaw Nos. 544 & 545 to amend the Official Community Plan (OCP) on Saltspring Island, located in Malahat Nation's traditional territory.

The Gulf Islands including Saltspring Island are considered a high potential for archaeological sites. With the amendment of the OCP, Malahat Nation is concerned with changes regarding development permits for land especially with notifying nearby Nations. The notification to Nations still needs to be in place **even in areas that are developed** due to historical oversight of First Nations presence.

Thank you for your time and consideration.

Sincerely,

Matthew Perkins
Referrals Coordinator
Malahat Nation