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## **SALT SPRING ISLAND TRANSPORTATION COMMISSION**

Notice of Meeting on **Monday, March 23, 2015 at 4:00 PM**

Salt Spring Island Public Library, 129 McPhillips Ave, Salt Spring Island, BC

Wayne McIntyre  
Ross Simpson

Kevin Bell  
Nigel Denyer

Robin Williams  
Rod Martens

Gregg Dow

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### **AGENDA**

- 1. Approval of Agenda**
- 2. Adoption of Minutes of February 23, 2015**
- 3. Presentations/Delegations**
  - 3.1 Community Harbour Seawalk and Bike Path-Island Trust Presentation**
  - 3.2 2015 Island Pathway Project- Jean Gelwicks and Richard Shead**
  - 3.3 Tree House Restaurant-Manson Road, Mark LeCorre**
- 4. Reports-Chair and Director**
- 5. Outstanding Business**
  - 5.1 BC Transit Monthly Review and Ridership**
  - 5.2 NGTP Rainbow Road-Lower Ganges Road Project Options-Ross Simpson**
- 6. New Business**
  - 6.1 Ministry of Transportation and Infrastructure Subdivision Application Referral – 281 Beaver Point Road**
  - 6.2 Island Trust Referral-Proposal to amend the Land Use Bylaw from In2 to In2 Variant-SS-RZ-2014.2**
  - 6.3 Ministry of Transportation – proposed 3 lot strata subdivision – 241 Fulford Ganges Road**
  - 6.4 BC Transit-Special Event Authorization April 19, 2015-Vancouver Bach Choir**
- 7. Next meeting April 27, 2015**
- 8. Adjournment**

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*To ensure quorum, advise Tracey Shaver 250 537 4448 if you cannot attend.*



**4. Reports**

**4.1. Director**

- Salt Spring Transit bus maintenance - School District No. 64 would not be prepared to have vehicles parked and service at their site, but SS Auto might. Further discussion needs to take place with SS Auto.
- Attended CRD Strategic Planning Session
- Grant in aid approved for five charging stations
- Emergency planning session held
- Solid Waste Planning session – pushing for a bridging program for recycling depot
- On Board for Coalition for Homeless
- Met with housing council for Drake Road affordable housing project who want to work with CRD to manage properties
- CRD held a Commission Orientation session on February 19, 2015

**4.2. Chair**

- Attended meetings with other Commissions and community groups and will provide details at a future meeting.

**5. Outstanding Business**

**5.1. Active Transportation Bicycle Wayfinding Pilot Project: Update**

- Kiosks nearly finished – Donald McClennan invited to future meeting to provide report.

**5.2. NGTP – Rainbow Road and Westside of Lower Ganges Road to Upper Ganges Road**

- Phase 1 - Ganges Transportation Management Plan
- Phase 2 – along Rainbow Road to Kanaka Road
- Phase 5 - Atkins to Rainbow Road Pools
- Phase 3 - intersection and improvement at Upper/Lower Ganges roads
- Phase 4 - connection pathway from Rainbow Road to intersection improvements at Upper/Lower Ganges roads
- Staff working on proposals for design/build, waiting for MoTI drainage issues to be determined, met with Windsor Plywood representative and will bring that information by end of March.
- Discussion on pathway project parameters
- Based on contingency that Rainbow Road must be started; options for project management is that Partners Creating Pathways has capacity.
- Partners Creating Pathways point of view – issue is engineering and water lines, not paving. Any drainage etc., would be from highschool to School District No. 64 plant services building. Drainage issues from Windsor Plywood to intersection of Rainbow Road and Lower Ganges Road

**6. New Business**

**6.1. BC Transit Monthly Review and Ridership**

Commission members generally agreed to defer the report to the next meeting.

**6.2. Island Trust Referral-Proposed 10 lot Bare Land Strata Subdivision, 220 Maracaibo Lane, North Salt Spring Island**

**MOVED** by Commissioner Bell, **SECONDED** by Director McIntyre,  
That the Salt Spring Island Transportation Commission has no comment on Island Trust Referral – Proposed 10 lot Bare Land Strata Subdivision, 220 Maracaibo Lane, North Salt Spring Island.

**CARRIED**

**6.3. Ministry of Transportation and Infrastructure Subdivision Application Referral – 241 Fulford-Ganges Road**

Commission members generally agreed to defer this item to the next meeting.

**6.4. 2015 Salt Spring Island Transit and Transportation Operating and Capital Budgets**

**MOVED** by Commissioner Bell, **SECONDED** by Commissioner Martens,  
That the Salt Spring Island Transportation Commission recommend that the Capital Regional District Board approve the 2015 Operating and Capital budgets for the Salt Spring Island Transit and Transportation as presented.

**CARRIED**

**7. Correspondence**

**7.1. Letter dated January 27, 2015 from J. McClean re: Bus Service Expansion**

**MOVED** by Commissioner Bell, **SECONDED** by Director McIntyre,  
That the Salt Spring Island Transportation Commission acknowledge receipt of the letter dated January 27, 2015, and thank Ms. McLean for writing to the Commission.

**CARRIED**

**8. Next Meeting March 23, 2015**

**9. Adjournment**

The meeting was adjourned at 6:14pm.

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**CHAIR**

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**SENIOR MANAGER**

**CAPITAL REGIONAL DISTRICT**

**BYLAW NO. 3438**

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**A BYLAW TO ESTABLISH A SERVICE AREA WITHIN THE  
CAPITAL REGIONAL DISTRICT FOR THE PURPOSE OF A COMMUNITY TRANSIT  
AND TRANSPORTATION SERVICE ON SALT SPRING ISLAND**

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**WHEREAS** under section 796 of the *Local Government Act* a regional district may, by bylaw, establish and operate any service the Board considers necessary or desirable for all or part of the regional district;

**AND WHEREAS** the Board of the Capital Regional District wishes to establish a service for the purpose of providing a public passenger transportation system as defined in the *British Columbia Transit Act* as a community transit service on Salt Spring Island; together with a service to address transportation needs within the Electoral Area;

**AND WHEREAS** the approval of the electors in the Participating Areas has been obtained under section 801.3 of the *Local Government Act*;

**AND WHEREAS** the approval of the Inspector of Municipalities has been obtained under section 801(1)(a) of the *Local Government Act*;

**NOW THEREFORE** the Board of the Capital Regional District in open meeting assembled enacts as follows:

**1. Services**

The services being established and to be operated are:

- (1) the Salt Spring Island Community Transit Service (the "**Transit Service**") for the purpose of providing a public passenger transportation system service on Salt Spring Island; and
- (2) the Salt Spring Island Community Transportation Service (the "**Transportation Service**") for the purpose of providing transportation, including , without limitation:
  - (a) transportation studies;
  - (b) construction, installation, maintenance and regulation of sidewalks and bicycle paths;

- (c) construction, maintenance and regulation of parking spaces, areas and facilities;
- (d) implementing and providing transportation demand management programs; and
- (e) construction and maintenance of pedestrian safety and traffic calming facilities.

**2. Service Area Boundaries**

The boundaries of each of :

- (a) the Transit Service area;
- (b) the Transportation Service area

are the boundaries of the Salt Spring Island Electoral Area (the "**Service Area**").

**3. Participating Areas**

The Electoral Area of Salt Spring Island is the participating area for each of

- (a) the Transit Service; and
- (b) the Transportation Service.

**4. Cost Recovery**

As provided in section 803 of the *Local Government Act*, the annual cost of providing each of the Transit Service and the Transportation Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 4.3 of Part 24 of the *Local Government Act*;
- (b) fees and charges imposed under section 363 of the *Local Government Act*;
- (c) revenues raised by other means authorized by the *Local Government Act* or another Act;
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

**5. Maximum Requisition**

(1) In accordance with section 800.1(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned for the cost of the Transit Service is the greater of:

- (a) seventy one thousand, seven hundred and fifty (\$71,750.00) dollars; or

(b) an amount equal to the amount that could be raised by a property value tax rate of \$0.026 per one thousand (\$1,000.00) dollars applied to the net taxable value of land and improvements in the Service Area.

(2) In accordance with section 800.1(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned for the cost of the Transportation Service is the greater of:

(a) forty thousand (\$40,000.00) dollars; or

(b) an amount equal to the amount that could be raised by a property value tax rate of \$0.014 per one thousand (\$1,000.00) dollars applied to the net taxable value of land and improvements in the Service Area.

## 6. Citation

This Bylaw may be cited as the "Salt Spring Island Community Transit and Transportation Service Establishment Bylaw No. 1, 2007".

READ A FIRST TIME THIS	9 <sup>th</sup>	day of	May	2007
READ A SECOND TIME THIS	9 <sup>th</sup>	day of	May	2007
READ A THIRD TIME THIS	9 <sup>th</sup>	day of	May	2007
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	24 <sup>th</sup>	day of	May	2007
RECEIVED THE ASSENT OF THE ELECTORS THIS	10 <sup>th</sup>	day of	July	2007
ADOPTED THIS	11 <sup>th</sup>	day of	July	2007

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS 16<sup>th</sup> day of July 2007

Salt Spring Island Community Transit  
 Monthly Revenue Report



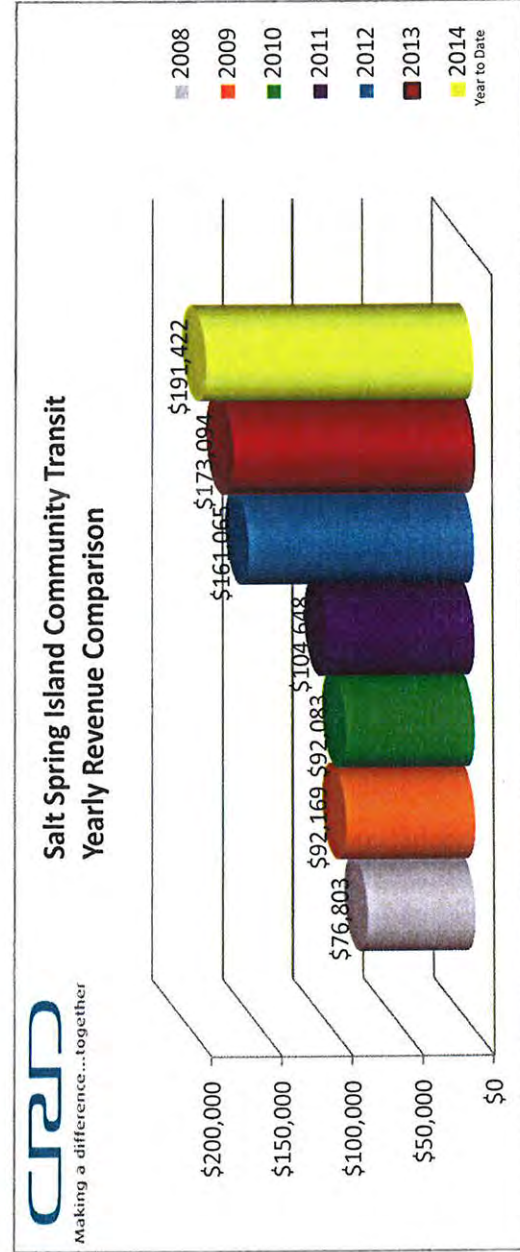
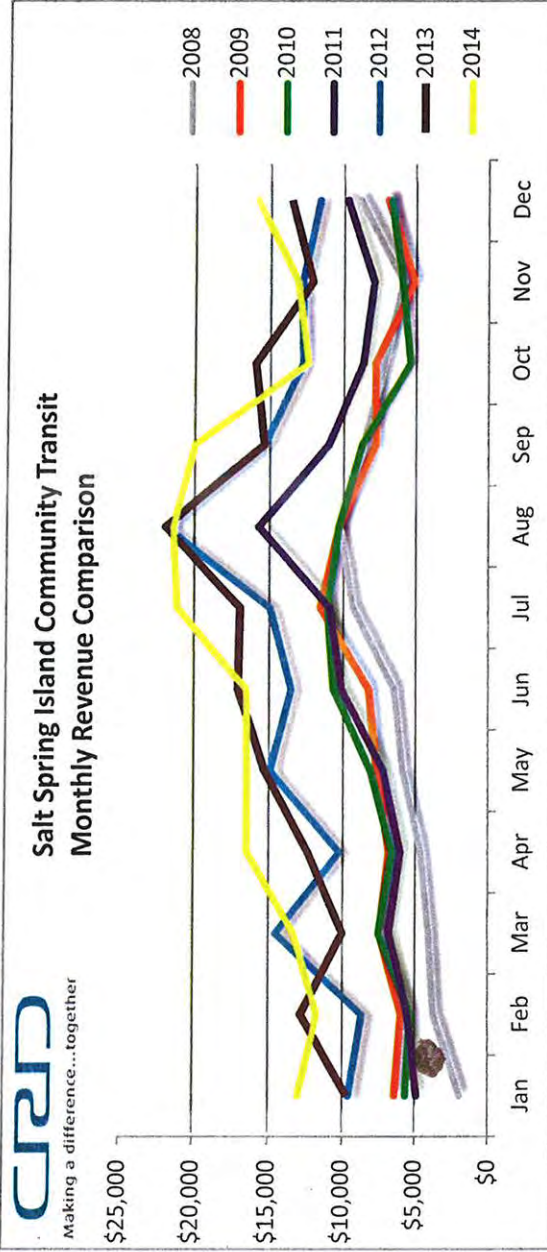
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	Jan-2014	Feb-2014	Mar-2014	Apr-2014	May-2014	Jun-2014	Jul-2014	Aug-2014	Sep-2014	Oct-2014	Nov-2014	Dec-2014	Total YTD
<b>Total Vendor Sales</b>													
Monthly Passes - Adult	\$ 350	\$ 450	\$ 350	\$ 550	\$ 450	\$ 550	\$ 500	\$ 550	\$ 550	\$ 650	\$ 700	\$ 750	\$ 6,500
- Concession	400	320	360	360	280	280	400	320	400	280	320	240	3,960
Day Passes	20	30	35	5	130	345	100	210	145	25	25	-	1,070
Ticket Sheets *	2,167	1,681	3,362	2,450	2,066	2,390	2,025	2,167	2,795	2,572	2,612	1,559	27,864
<b>Prepaid Fare Tickets</b>													
Collected from fareboxes *	2,462	1,897	2,052	2,014	2,783	2,363	2,945	2,297	2,455	2,781	2,072	2,099	28,220
<b>Farebox Cash Proceeds</b>													
	8,033	7,530	8,531	11,798	11,012	11,165	15,298	14,241	14,496	8,714	8,250	9,163	128,230
<b>BC Bus Pass Program Grant</b>													
	1,731	1,507	2,013	1,708	1,778	1,812	1,902	3,799	1,807		1,786	3,599	23,442
<b>Monthly Revenue</b>	<b>\$ 12,995</b>	<b>\$ 11,734</b>	<b>\$ 13,341</b>	<b>\$ 16,435</b>	<b>\$ 16,433</b>	<b>\$ 16,515</b>	<b>\$ 21,145</b>	<b>\$ 21,417</b>	<b>\$ 19,953</b>	<b>\$ 12,450</b>	<b>\$ 13,153</b>	<b>\$ 15,851</b>	<b>\$ 191,422</b>
<b>Cumulative Totals</b>													
YTD Revenue	12,995	24,729	38,070	54,505	70,938	87,453	108,598	130,015	149,968	162,418	175,571	191,422	
Unearned Revenue *	(295)	(511)	819	1,256	538	565	(356)	(486)	(146)	(356)	185	(356)	
Less 2% Commission	(59)	(108)	(191)	(258)	(317)	(388)	(448)	(513)	(593)	(664)	(737)	(788)	
Other Adjustments	-	20	-	-	50	50	-	-	-	-	-	-	
<b>Reconciliation to GL</b>	<b>12,642</b>	<b>24,130</b>	<b>38,698</b>	<b>55,502</b>	<b>71,209</b>	<b>87,680</b>	<b>107,794</b>	<b>129,016</b>	<b>149,228</b>	<b>161,399</b>	<b>175,018</b>	<b>190,278</b>	

\* Unearned Revenue is the difference between Prepaid Fare Tickets sold and Prepaid Fare Tickets used by riders (collected from fareboxes)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Revenue Comparisons</b>													
2013 Monthly Revenue	9,687	12,821	10,005	12,384	15,284	17,046	16,926	21,918	15,366	15,962	12,136	13,560	173,094
2012 Monthly Revenue	9,578	8,662	14,540	10,240	14,945	21,766	7,030	21,926	15,374	12,785	12,868	11,650	161,365
2011 Monthly Revenue	4,899	5,540	6,822	6,043	7,221	10,116	10,954	15,731	11,024	8,650	7,912	9,737	104,648
2010 Monthly Revenue	5,640	5,344	7,523	6,646	8,103	10,651	11,070	10,318	8,719	5,387	5,957	6,724	92,083
2009 Monthly Revenue	6,424	5,993	7,480	6,829	7,678	8,246	11,571	10,284	7,781	7,812	5,131	6,939	92,169
2008 Monthly Revenue	1,942	3,734	4,074	4,635	5,871	6,493	9,318	10,228	8,612	7,192	5,895	8,810	76,803







# Presentation February 2015

## NGTP Rainbow Road

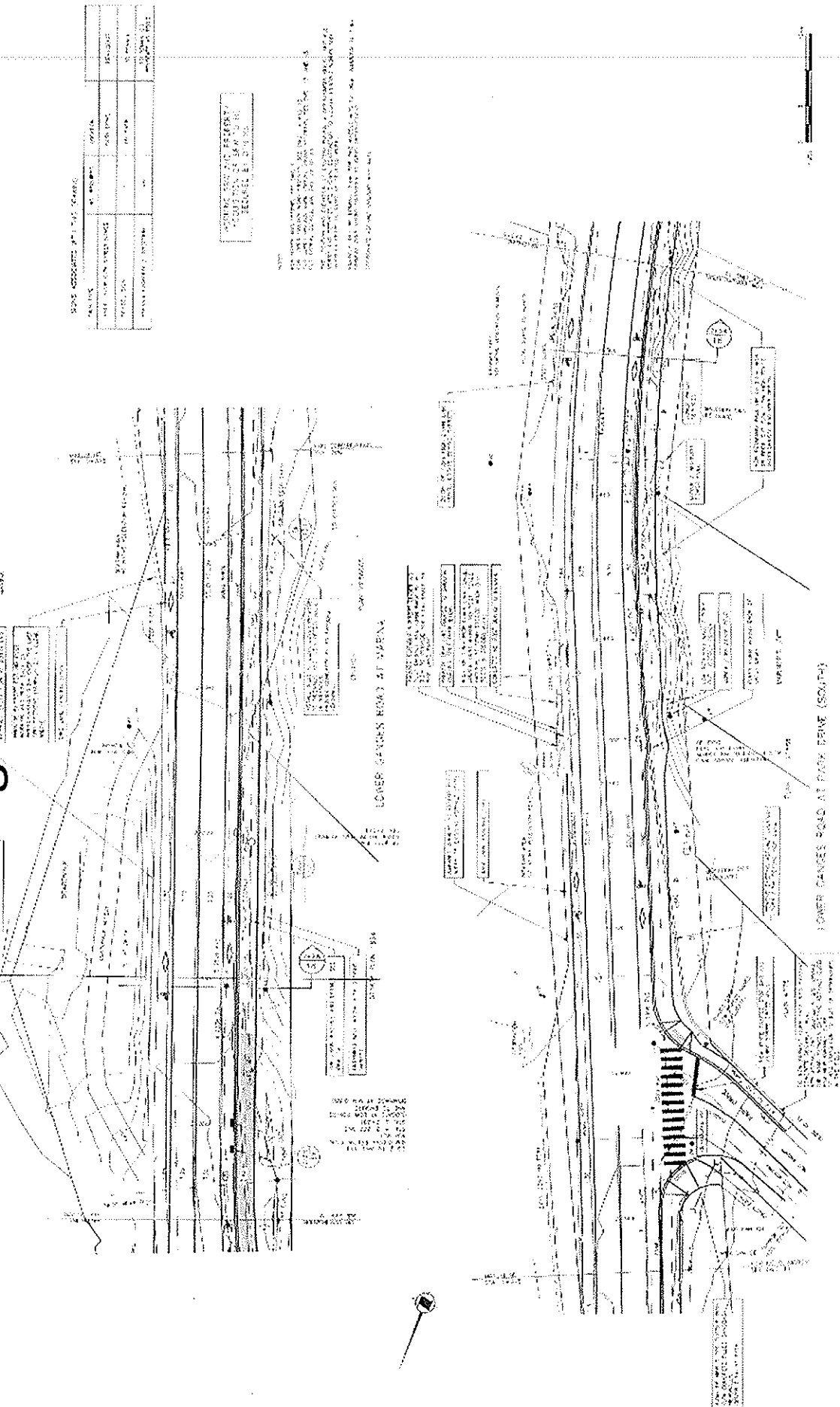
North Ganges  
Transport Plan  
Lower Ganges Road  
Project Options

Salt Spring Island  
Transportation  
Commission



Alt	Description	Estimated Cost \$	Advantages	Disadvantages
DM	<b>Do Minimum Solution West Side sidewalk (Earth)</b>	50,000	Do Minimum solution and lowest cost. Would provide drop curbs at Park Drive for mobility scooters and minimal low cost realignment of ditches to provide minimal width earth paths.	Minimum standard scheme providing low level of service. May not be acceptable to MOT. Does not link with the all-purpose separated path to the West, (on the North side of LGR). Mobility scooters would need to use the existing wide shoulder in the LGR (GVM section).
1A	<b>West Side Sidewalk (AC) Low Cost Option</b>	300,000	Low cost option scheme, (accepting lower width standards) in a few limited sections and using volunteers and local contractors could reduce the cost of scheme to \$250,000. Minimal improvements on East side.	Does not meet full target standards of 2.4m two direction mobility scooter facility. Only provides minimum service improvements on land side. Mobility scooters would need to use the existing wide shoulder in the LGR/UGR intersection section. Outside professional supervision not envisaged.
1B	<b>West Side Sidewalk (AC)</b>	650,000	Some displacement of business facilities on East side. Avoids complications at Rainbow road intersection and at Rotary Park. (Compares with JE Anderson scheme costs for this section)	Requires some rock removal and geotechnical analysis. Does not link with the all-purpose separated path to the West, (on the North side of LGR). Mobility scooters would need to use the existing wide shoulder in the LGR (GVM section). May not need outside professional supervision.
2A	<b>Harbour Sidewalk (AC)</b> Roundabout to Rotary Marine Park. Includes RW(East) <b>Sidewalk replacing Cycle Lane East (Harbour Side) and some retaining wall sections.</b>	900,000	Provides attractive walk views of the harbour. Appears to be the cheapest full standard option assuming retaining walls sections can be built at low cost. Would link to existing all-purpose road in the Lower Ganges Road	<b>Eliminates cycle lane on East side.</b> The construction of a curb and sidewalk would eliminate many parking spaces and displace many informal commercial users of the existing MOT ROW. The cost is over <b>three</b> times as expensive as the low cost alternative ( <b>Min</b> ) on the West side of the road. Design and supervision would need to be carried out by outside professional engineers.
2B	<b>As above High Estimate</b>	1,200,000	<b>As above.</b> But would link to existing all-purpose road path (North) in the Lower Ganges Road	Needs expensive retaining wall sections at LGR/UGR intersection. Cost <b>four</b> times as expensive as the low cost alternative ( <b>Min</b> ) on the West side of the road. Design and supervision would need to be carried out by outside professional engineers.
3	<b>West Sidewalk and Harbour side path and 2 Cycle Lanes</b>	1,500,000 to 2,000,000	Provides the highest standard of service including a view of the harbour on East side. Two cycle lanes and a pathway and sidewalk included for pedestrians and scooters.	Cost very high. Land acquisition requirements extensive. Costs of high retaining walls on harbour side sections are very rough estimates.

# Base Drawing from JE Anderson













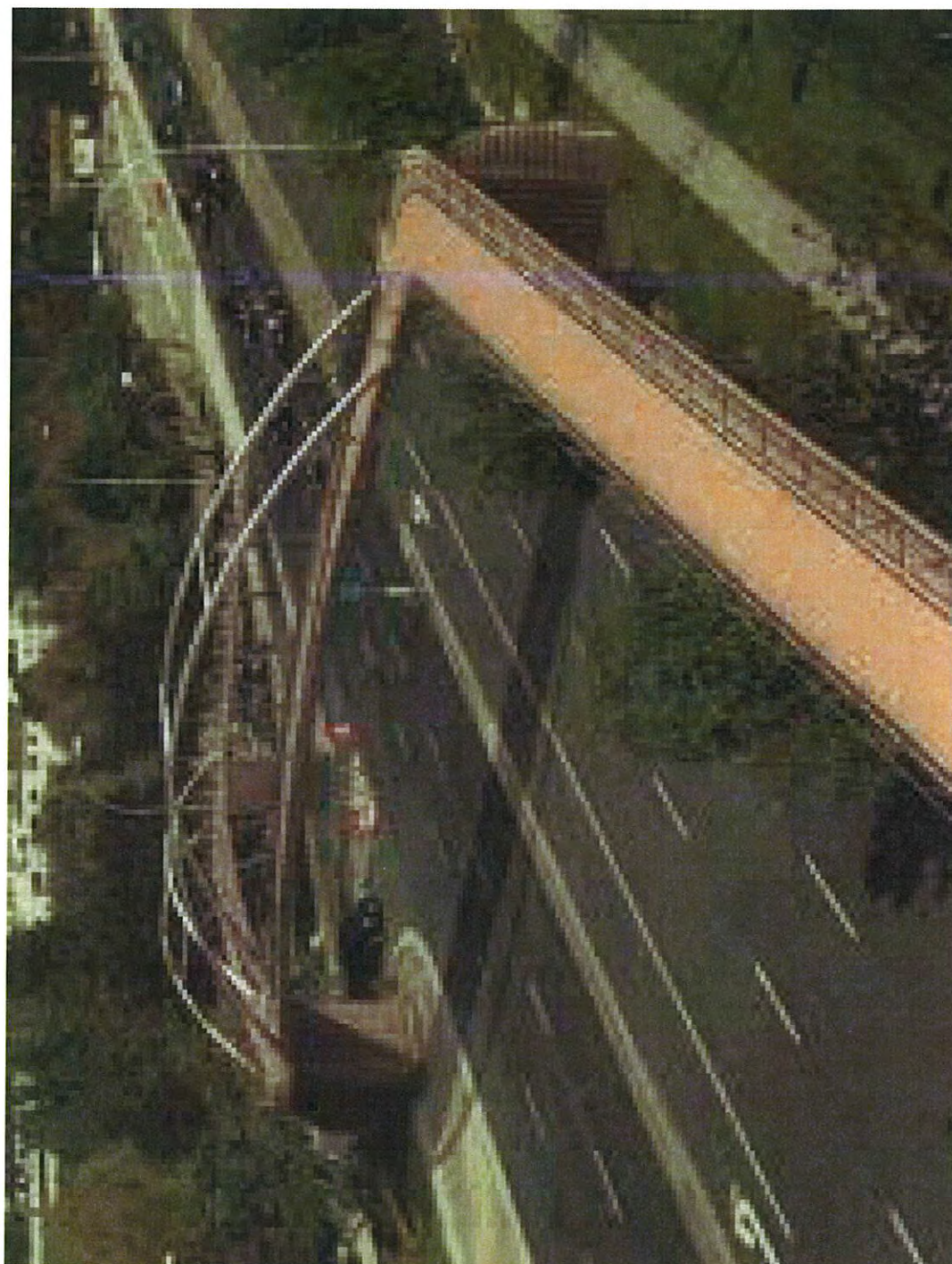














BRITISH  
COLUMBIA

Ministry of Transportation  
and Infrastructure

# PRELIMINARY SUBDIVISION APPLICATION

**Submit this application to the Ministry of Transportation and Infrastructure District Office in your area.**

## A. PROPOSAL

*This is an application for preliminary layout approval for all properties involved*

Applicant File Number		Ministry File Number <b>2015-00389</b>	
Subdivision Type	<input checked="" type="checkbox"/> Conventional (fee simple) Subdivision		<input type="checkbox"/> Bare Land Strata
	<input type="checkbox"/> Other (Specify)		No. of Lots Including remainder <b>three</b>
Full Legal Description(s) per State of Title Certificate(s)	Lot 3, Sections 12, 13 and 14, Range 2, South Salt Spring Island, Cowichan District, Plan 48720 PID 014-212-129		
Full Civic Address	231 Beaver Point, Salt Spring Island, B.B. V8K 1Y8		
Property Location	3 Kilometres <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West from <u>Fulford Harbor Local Gov't Islands Trust</u>		
	Access Road Beaver Point Road		Property Zoning Rural
	Existing Land Use Residential/farm		Intended Land Use Residential/farm
	Surrounding Land Use	North Residential	South Residential
Proposed Sewage Disposal	<input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Community System	<input type="checkbox"/> Other (specify)
Proposed Water Supply	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Community System (name of existing system)	
	<input type="checkbox"/> Water Licenses (License #)		<input type="checkbox"/> Other (specify)

## B. APPLICATION INFORMATION Incomplete applications will not be accepted

Required items include:

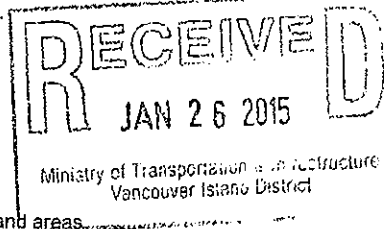
- ☒ Subdivision application form.
- ☒ The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance. (see page 2)
- ☒ An authorization letter from the owner(s) if someone else is applying on the owner's behalf. (Permission to Act as an Agent H1275)
- ☒ A copy of BC Assessment Authority Property Assessment Notice showing property tax classification.
- ☒ All new lots MAY require a sewage report—please contact your local Transportation office for clarification.
- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked.
- ☒ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office.
- ☒ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed.
- ☒ Original copy and a .PDF file of a scaleable sketch plan of proposed layout with metric dimensions.

Properly engineered drawings will be required for final approval. The sketch must contain:

- ☐ the date it was drawn
- ☐ the scale
- ☐ north arrow
- ☐ legal description of the property being subdivided, and its adjacent properties
- ☐ outline of the subdivision in heavy black line
- ☐ all proposed lots, remainders, parks, rights-of-way, easements and roads showing metric dimensions and areas
- ☐ any existing property lines or roads proposed to be removed, closed or relocated
- ☐ all steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
- ☐ location of existing buildings and structures, wells and sewage disposal fields on the property, as well as adjacent properties within 30 m of property boundaries
- ☐ location of any onsite water sources to be developed (wells, surface)
- ☐ approximate location of all existing and proposed utility services
- ☐ existing access roads and other roads and trails on the property (state names of roads)
- ☐ location of all water courses (seasonal or otherwise) and water bodies

### Include these items as well, where applicable

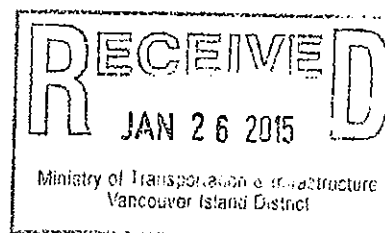
- ☐ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
- ☐ One copy of any test required by the Regional Health Authority.
- ☐ A Development Permit and plan where applicable.



C. SUBDIVISION APPLICATION FEES		Make cheques payable to the Minister of Finance	PAYABLE UPON (see below)
1. Preliminary Subdivision Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application
2. Final Conventional Plan Exam	\$50.00	Per examination	Final Subdivision Plan Submission
	\$100.00	Per lot, including remainders, on the final plan	
3. Final Strata Plan Examination	\$100.00	Per examination	
	\$100.00	Per lot, including remainders, on the final plan	
4. Other Strata Fees	\$100.00	To examine Form P for any phased development	Application
	\$100.00	Approval (Form Q) for each phase of a phased building strata plan	Application for phase approval

*Note: These fees may change without notice or amendment on this form. There may be other provincial and local government fees associated with your subdivision. To find out more, contact the local government in which the land is located, or contact the Islands Trust if located on the Gulf Islands.*

**D. FURTHER INFORMATION AND COMMENTS** (Attach a separate sheet if more space is required)



**E. OWNER(S)/APPLICANT INFORMATION**

Property Owner(s) Full Name(s) <b>Patrick William and Brenda Colleen Akerman</b>		Home Telephone <b>250-653-4352</b>
Address <b>231 Beaver Point Road, Salt Spring Island, B.C. V8K 1Y8</b>		Business Telephone <b>250-537-6070</b>
E-Mail <b>patrickakerman@telus.net</b>		Fax <b>250-653-9424</b>
Agent Full Name <b>Patrick William Akerman</b>		Home Telephone <b>250-653-4352</b>
Address <b>231 Beaver Point Road, Salt Spring Island, B.C. V8k 1Y8</b>		Business Telephone <b>250-537-6070</b>
E-Mail <b>patrickakerman@telus.net</b>		Fax <b>250-653-9424</b>

I certify that all the information about and on all plans and other attachments is true, correct and complete.

I understand that this submission constitutes a preliminary application only.

No approvals are implied prior to receipt of written preliminary approval from the Ministry of Transportation and Infrastructure.

Applicant/Agent Signature

Date (yyyy/mm/dd)

*[Signature]*

2015/01/22

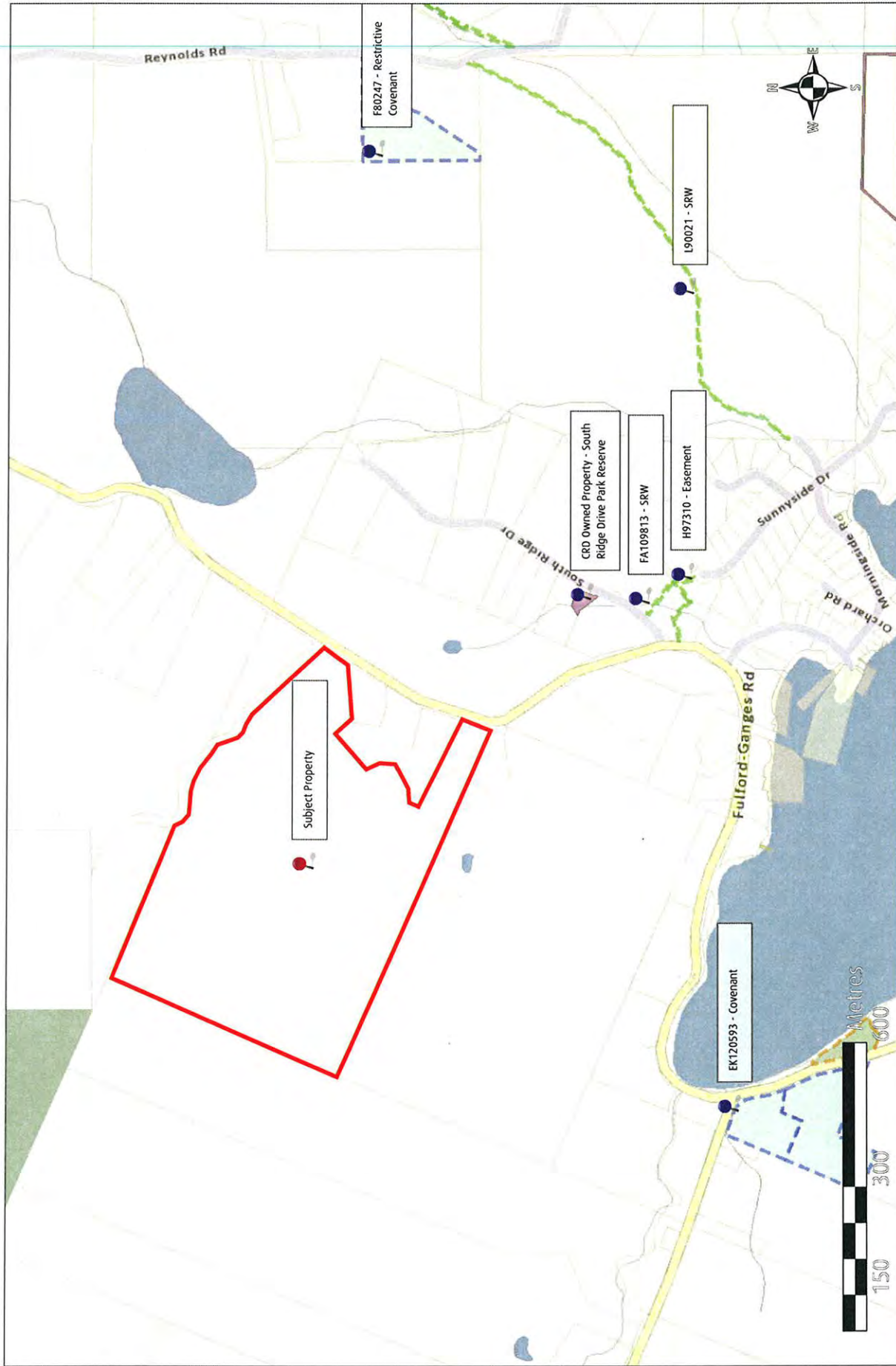
**COLLECTION INFORMATION**

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

**The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.**

**Further information can be found at <http://www.gov.bc.ca/citz/lao/foi/submit/general/>**





## Important

This map is for general information purposes only. The Capital Regional District does not warrant the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or any information derived from the map and the map may be changed by the CRD at any time.

Printed Tue, Feb 24, 2015

## CRD Interests

### 281 Beaver Point Rd - Proposed Subdivision

Intramap 2.0

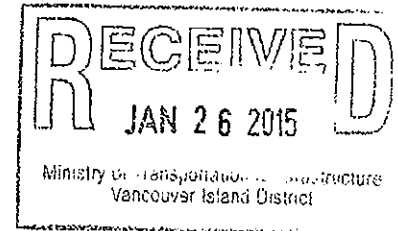
Capital Regional District  
gis@crd.bc.ca  
http://www.crd.bc.ca

CRD  
Capital Regional District

**TITLE SEARCH PRINT**

2015-01-22, 09:56:01

Requestor: Patrick Akerman

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Title Issued Under** SECTION 189 LAND TITLE ACT**Land Title District**  
Land Title Office VICTORIA  
VICTORIA**Title Number**  
From Title Number EX114835  
ED27532**Application Received** 2005-09-09**Application Entered** 2005-09-12**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: PATRICK WILLIAM AKERMAN, BUSINESSMAN  
BRENDA COLLEEN AKERMAN, HOMEMAKER  
231 BEAVER POINT ROAD  
SALT SPRING ISLAND, BC  
V8K 1Y8  
AS JOINT TENANTS**Taxation Authority** CAPITAL ASSESSMENT AREA**Description of Land**  
Parcel Identifier: 014-212-129  
Legal Description:  
LOT 3, SECTIONS 12, 13 AND 14, RANGE 2, SOUTH SALT SPRING ISLAND, COWICHAN  
DISTRICT, PLAN 48720 EXCEPT THAT PART IN PLAN VIP79536**Legal Notations**  
HERETO IS ANNEXED EASEMENT EC64756 OVER PART OF LOT 1, PLAN 48720**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	EC59859
Registration Date and Time:	1989-06-27 09:20
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	PURSUANT TO SECTION 215 LAND TITLE ACT

**TITLE SEARCH PRINT**

2015-01-22, 09:56:01

Requestor: Patrick Akerman

Nature: STATUTORY RIGHT OF WAY  
Registration Number: EX69999  
Registration Date and Time: 2005-06-13 10:58  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

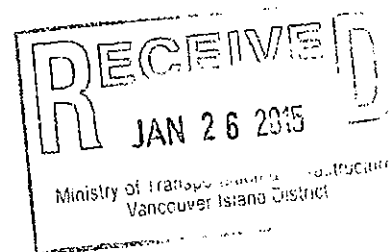
Nature: STATUTORY RIGHT OF WAY  
Registration Number: EX70000  
Registration Date and Time: 2005-06-13 10:58  
Registered Owner: TELUS COMMUNICATIONS INC.  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: EX114837  
Registration Date and Time: 2005-09-09 10:26  
Registered Owner: SALT SPRING ISLAND LOCAL TRUST COMMITTEE

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE







  
**JEA** J.E. ANDERSON & ASSOCIATES  
 SURVEYORS AND ENGINEERS  
 # 203 - 177 WELD ST., PO BOX 247  
 PAROISSVILLE, B.C. V0P 2G4  
 TEL 248-2750 janderson@janderson.com

PROPOSED SUBDIVISION OF PART  
 OF LOT 3, SECTIONS 12, 13 & 14,  
 RANGE 2, SOUTH SALTSPRING ISLAND,  
 COMCHIAN DISTRICT, PLAN 48720  
 P/O 014-212-129

PREPARED FOR  
**PAT & BRENDA AKERMAN**

OUR FILE : 80834-1-A REVISION : A

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 No person may copy, reproduce, transmit or alter this document  
 in whole or in part without the consent of the signatory.  
 This Plan has been prepared in accordance with the Professional Reference  
 Manual and is Certified Correct on the 10th Day of February, 2015.



This document is not valid unless originally signed and sealed.

ELEVATIONS ARE TO AN ASSUMED DATUM

LEGAL NOTATIONS:  
 ANNEXED EASEMENT - E08475M OVER PART LOT 1, PLAN 48720  
 COVENANT - E039456 - PROVINCE OF B.C.  
 S.E.R. - E169999 - BC HYDRO  
 S.E.R. - E100000 - TELUS COMMUNICATIONS  
 DIVIDANT - E201407 - S.S. LOCAL TRUST COMMITTEE

All Dimensions are in Metres and decimal thereof  
 0 10 20 40 60 80 100  
 The intended Scale of this Plan is 1:1000  
 when posted on a 560 mm x 864 mm (22" x 34") sheet.

LOCATION OF WELLS AND SEPTIC FIELDS HAVE BEEN PROVIDED BY  
 THE OWNER, BUT HAVE NOT BEEN CORROBORATED BY FIELD SURVEY.  
 THIS PLAN HAS BEEN PREPARED FOR AN APPLICATION FOR  
 SUBDIVISION ONLY. IT IS NOT TO BE INTERPRETED THAT FINAL  
 APPROVALS HAVE OR WILL BE GRANTED BY APPROVAL AGENCIES.







## Appendix A: Application for Subdivision

<b>Owner Information</b>	Name Of Owner: (Please Print) <u>Patrick William and Brenda Colleen Aikema</u>		Phone: # <u>4352</u> <u>250653-922</u>
	Mailing Address: <u>231 Beaver Pt Rd Salt Spring Island BC V8K 1V8</u>		
<b>Applicant Information</b> (if different from above)	Name Of Applicant (Surveyor/Agent) As Above: <input checked="" type="checkbox"/> or:		Phone: #
	Mailing Address:		
<b>Property Information</b>	Legal Description Of Property: <u>Lot 3, Sections 12, 13 and 14, Range 2, South Salt Spring Island</u> <u>Cowichan District, Plan 48720 PID 014-212-129.</u>		
	Street Address/General Location: <u>231 Beaver Pt Rd SSC BC V8K 1V8</u>		
<b>Site Information</b>	A plot plan and site assessment information form must be submitted with this application. Are all existing dwellings and sewage disposal systems indicated on the subdivision plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
<b>Number of Proposed Lots</b>	Number of lots proposed (including the remainder): <u>Three.</u>		
<b>Water Information</b>	Proposed domestic water supply: <input checked="" type="checkbox"/> Individual wells <input type="checkbox"/> Connection to an existing community water system. Name of system: _____ <input type="checkbox"/> Water system to be constructed, if yes, contact Regional Public Health Engineer for more information <input type="checkbox"/> Other (explain): _____		
<b>Zoning</b>	Zoning classification: <u>A</u> Number of dwellings permitted per lot: <u>1</u> Other development permitted: _____ Is a zoning change proposed: <u>NO</u>		
<b>Restrictive Covenants</b>	Are there any restrictive covenants/easements on any of the proposed lots, which could affect the design or location of a sewerage system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain: _____		
<b>Signature</b>	The information on this application and other information provided by me in support of this application is accurate and true to the best of my knowledge. <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant or Agent <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <u>Patrick W Aikema</u>            Signature         </div> <div style="text-align: center;"> <u>Patrick Aikema</u>            Print Name         </div> <div style="text-align: center;"> <u>2015/01/22</u>            Date         </div> </div>		

• Attach the Site Assessment Information (Appendix B) to this application.  
 • See Section C (pages 7-8) for a list of site assessment requirements. Incomplete applications will not be processed.

RECEIVED

JAN 26 2015

Ministry of Transportation & Infrastructure  
 Vancouver Island District

## Appendix B: Site Assessment

### Site Assessment Information

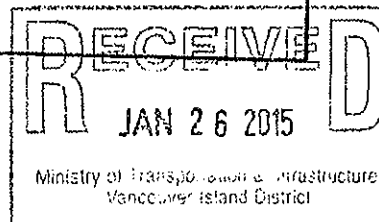
Site Information	Lot Number C		Lot Number D		EHO use only (Plan Check)
Lot Size	1.24 ha.		.78 ha.		
Lot Slope					
Lot Dimension					
<b>COVENANT INFO</b>	<b>PRIMARY</b>	<b>RESERVE</b>	<b>PRIMARY</b>	<b>RESERVE</b>	
Slope Within Covenant Area (%)					
Covenant Area m <sup>2</sup>					
Covenant Dimensions					
<b>DEPTH OF NATIVE MINERAL SOIL</b>	<b>PRIMARY</b>	<b>RESERVE</b>	<b>PRIMARY</b>	<b>RESERVE</b>	
Test Hole #1	4 plus feet	4 plus feet	4 plus feet	4 plus feet	
#2	4 plus feet	4 plus feet	4 plus feet	4 plus feet	
<b>PERCOLATION TEST RESULTS</b>	<b>PRIMARY</b>	<b>RESERVE</b>	<b>PRIMARY</b>	<b>RESERVE</b>	
Test Hole #1	5 min 30 sec	6 min	5 min	5 min 40 sec	

Date(s) of Observations/Tests: January 18, 2015

Test Performed by: Patrick AKERMAN

Signature of Applicant or Agent or Qualified Professional: Patrick W. Akerman

Date: 2015/01/22







Intramap 2.0  
Capital Regional District  
gis@crd.bc.ca  
<http://www.crd.bc.ca>



## 231 Beaver Point Road

Subdivision

### Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of the information shown on this map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed Mon, Mar 16, 2015





# STAFF REPORT

**Date:** February 18, 2015      **File No:** SS-RZ-2014.2

**To:** Salt Spring Island Local Trust Committee, for the meeting of February 27, 2015  
**From:** Jason Youmans, Planner 1, Local Planning Services

**Re: Proposal to amend the Land Use Bylaw from In2 to In2 variant**

**Owner:** Lynne Denton and Mark Hughes  
**Applicant:** Salt Spring Island Agricultural Alliance  
**Location:** 1447/1449 Fulford-Ganges Road  
**Legal:** Lot 2, Section 78, South Salt Spring Island, Cowichan District, Plan 29468

**Preliminary Report:**



**Interim Report:**



**Final Report:**



## THE PROPOSAL:

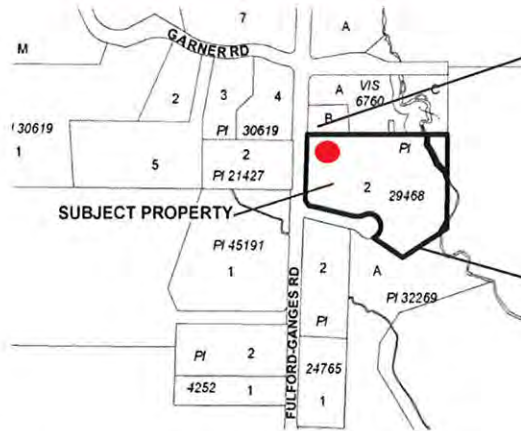
The Salt Spring Island Agricultural Alliance, on behalf of the property owners of 1447 Fulford Ganges Road, propose to amend the Land Use Bylaw zoning from Industrial 2 (In2) to an In2 variant that permits an abattoir as a permanent use on the site. The proposal submitted by the applicant does not entail any new construction at this time, but rather would make permanent a use currently allowed on the site under a Temporary Use Permit. The purpose of this staff report is to seek Local Trust Committee (LTC) direction to staff to draft an amendment to the Land Use Bylaw.

## SITE CONTEXT:

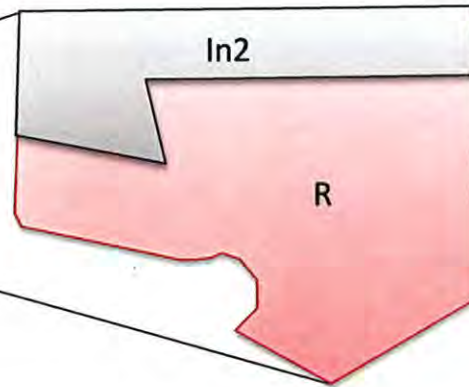
The subject property is located at 1447/1449 Fulford-Ganges Road, south of Garner Road. Under Salt Spring Island Land Use Bylaw No. 355, the subject property is split-zoned Rural (R) and Industrial 2 (In2). A current Temporary Use Permit applies to a 0.24 hectare (0.6 acre) portion in the northwest corner of the 3.3 hectare (8.2 acre) parcel, which is located wholly within the In2 designation.



Figure 1: Approximate location of subject lot



**Figure 2: Location of subject property with approximate location of abattoir facility (indicated by red dot)**



**Figure 3: Zoning of subject property**

Uses and structures on the R-zoned portion of the lot include a dwelling and farm buildings. The In2-zoned portion of the lot is largely forested with the exception of the 0.24 hectare portion which houses the mobile abattoir and storage of fencing and construction materials.

The site of the existing mobile abattoir is largely screened from Fulford-Ganges Road by a landscape berm and vegetative screening.

The mobile abattoir facility currently on the site consists of:

- 1) Covered livestock holding pens on an asphalt pad
- 2) Processing unit: A 34' long and 13'6" high trailer where livestock are eviscerated and hung. An adjacent roofed area houses the stunning, slaughter, skinning and plucking operations.
- 3) Hanging cooler: modular building where carcasses are held before cutting
- 4) Cut and wrap facility: Modular building where carcasses are cut and wrapped to customer specification. This structure also contains an office, washroom, and walk-in freezer.
- 5) Staff room: Housed in a small mobile trailer next to the processing unit.

In its rezoning application, the applicants do not propose any uses on the site additional to those permitted under existing zoning and the current temporary use permit. They have not expressed an interest in on-site retail sales or other farm-related light industry.

The adjacent property to the north is also zoned In2 and hosts Mid-Island Marine and Star Barks. The adjacent property to the east is forested and zoned Agricultural 1 (A1) and is in the Agricultural Land Reserve. On the south, adjacent properties are zoned Agricultural 1 and Rural (R). Opposite Fulford-Ganges Road, the properties are zoned Rural (R).

The abattoir, as well as all other structures and uses on the lot, draw water from a well on the property. A new septic disposal field capable of handling the abattoir's waste was installed in 2012 under a development variance permit granted by LTC.





Figure 4: Orthophoto of neighbourhood with zoning (subject property highlighted in yellow)



Figure 5: Subject site, view looking northwest



Figure 6: Subject site, view looking southwest





**Figure 7: Subject site, view looking east**



**Figure 8: Subject site, view from Fulford-Ganges Road**

#### **PLANNING HISTORY:**

In recent history, the Salt Spring Local Trust Committee has issued the following permits for the subject site:

##### **Temporary Use Permits:**

- SS-TUP-2011.1 – To permit mobile abattoir
- SS-TUP-2014.1 – Renewal of TUP to permit mobile abattoir

##### **Development Variance Permits:**

- SS-DVP-2011.3 – To locate a septic field within 60 metres of ponds that connect to Fulford Creek which in turn flows into Ford Lake.

#### **CURRENT PLANNING STATUS OF SUBJECT LANDS:**

**Trust Policy Statement:** Should LTC resolve to proceed with the application, staff will follow up with a report analysing compliance with the Policy Statement and the Directives Only Checklist in accordance with Section 1.9 “Policy Statement Implementation” of the Islands Trust Policy Manual.

#### **Official Community Plan Bylaw No. 434**

##### **Volume 1 - Land Use and Servicing Policies:**

The subject parcel is designated “Rural Neighbourhoods” under OCP Bylaw No. 434. Adjacent designations are Rural Neighbourhoods (RL) and Agriculture (A). Please see Appendix 1 for a complete list of applicable OCP policies and staff comments.

Below is a brief discussion of the objectives and policies most relevant to the application:

The relevant objectives for the Rural Neighbourhoods designation are as follows:

B.2.5.1.1 To continue to provide adequate land zoned for medium density residential use and other traditional and compatible rural land uses.

The relevant policies for the Rural Neighbourhoods designation are as follows:

B.2.5.2.2 Zones within the Rural Neighbourhoods Designation will continue to allow medium density residential development and the other rural uses allowed by existing zoning. Existing commercial and industrial zones will remain, but exceptionally large new commercial or industrial developments should not be allowed in this Designation.

**Additional Relevant OCP Objectives and Policies:**

While the subject lot is not within the agricultural land use designation, there are several agricultural objectives and policies that appear to strongly support the subject application. Among those are the following:

**B.6 Resource Land Use Objectives and Policies**

**B.6.1 Objectives**

B.6.1.1 To recognize and retain traditional resource-based livelihoods such as agriculture, forestry, and fishing. To maintain and protect their land bases, support sustainable management practices, and to develop zoning that accommodates supportive land uses. To resist pressures to manage agriculture, forestry and fishing for reasons that are primarily aesthetic.

B.6.1.2 To maximize the local economic benefits of industries that consume island resources by providing for value-added processing of island resource products.

**B.6.2 Agriculture Land Uses**

**B.6.2.1 Objectives**

B.6.2.1.1 To support farming as a social, cultural, and economic priority, and an ecologically responsible land use on Salt Spring Island.

B.6.2.1.2 To maintain and protect the long-term potential for farming and agro-forestry on Salt Spring Island; to preserve agricultural land and necessary water supplies.

**B.6.2.2 Policies**

B.6.2.2.6 The Local Trust Committee will not make changes to local bylaws to prohibit or restrict farming in the Agricultural Land Reserve or in areas where farming is now allowed, or that are obstacles to the creation of local abattoirs, cold storage facilities, or other facilities that would improve local food security.

B.6.2.2.21 The Local Trust Committee will consider impacts on local food security when making land use decisions.

**Volume 2 - Development Permit Area Policies**

**Development Permit Area 2**

Under OCP Bylaw No. 434, the subject property is located in Development Permit Area (DPA) 2: Non-Village Commercial and Industrial. The objectives of this DPA are to ensure commercial and industrial businesses are compatible with surrounding land uses, to guide design of those businesses, and to limit impacts on agricultural lands.

As no new development is proposed under this rezoning application, no development permit under DPA 2 is required. Future development on the site may require a Development Permit under DPA 2.

#### **Development Permit Area 4**

Under OCP Bylaw No. 434, the subject lot is located in Development Permit Area 4 for the protection of Lakes, Streams and Wetlands. No new development is proposed within the DPA, and the existing mobile abattoir is sited well outside of the 10 metre DPA.

Future development on the site may require a Development Permit under DPA 4.

#### **LAND USE BYLAW NO. 355:**

##### **Current zoning**

The property is split-zoned Rural (R) and Industrial 2 (In2). The proposed new use will be located on the Industrial portion of the property. The In2 zone permits five principal uses:

- *Storage, with the exception of outdoor storage of derelict vehicles and equipment, commercially licensed trucks, bulk fuel products, or waste materials*
- *Indoor service and repairs to vehicles, equipment, machinery and boats*
- *Collection of recyclable materials, excluding outdoor sorting and storage*
- *Public service uses*
- *Automobile and equipment parking*

Also permitted in the In2 zone are the following accessory uses:

- *Retail sales accessory to a permitted principal use*
- *One dwelling unit accessory to industrial use*

The use being requested is an agricultural/industrial use that would not currently be permitted in any zone on Salt Spring Island. The use would, however, be permitted under the definition of "farm operation" in a zone with *Agriculture* as a permitted principal use *if* the products being processed by the abattoir were sourced from the same subject property.

Siting: The general provisions for maximum height of a building apply (7.6m). The setback from lot lines from Sections 4.3.1 and 9.2.2 apply as follows:

- |   |  |
|---|--|
| (1) front lot line: 7.5 m                                     | (3a) interior side (where lot abuts industrial zone): 3 m    |
| (2) rear lot line (where lot abuts industrial zone): 3 m      | (3) interior side (where lot abuts non-industrial zone): 6 m |
| (2a) rear lot line (where lot abuts non-industrial zone): 6 m | (4) Exterior side lot line: 7.5 m                            |

Under its Temporary Use Permit the abattoir currently abides by more stringent setbacks than those required in the zone, with buildings and structures located 15 metres from the nearest lot lines.

LUB Section 4.3.6, however, requires a 30 metre lot line setback for *confined livestock areas* used, or intended to be used, for more than 4500 kg of livestock, poultry, or farmed game. The applicants have not indicated an intention to have more than 4500 kg of confined livestock on site.

**Density:**

The maximum combined lot coverage of all buildings and structures in the In2 zoned portion of the lot is 75 percent. The maximum combined lot coverage of all buildings and structures in the R zoned portion of the lot is 33 percent. Under the bylaw, paving is not considered a structure (Paving is described as “any graded, hardened, and relatively impervious surface covered with materials comprised of asphalt, concrete, masonry, crushed gravel or combinations of them”).

**Parking:**

Industrial uses require one parking space per employee. The abattoir currently employs 2 full-time employees and 3 to 4 part-time employees. The applicants foresee a potential doubling of the workforce if the abattoir should expand into beef and pork processing. The site does not contain dedicated parking spaces, but the cleared, gravel area where the abattoir sits has sufficient area to accommodate anticipated parking requirements.

**ISLANDS TRUST FUND:**

There are no adjacent or nearby Islands Trust Fund properties.

**REGIONAL CONSERVATION PLAN:**

According to the 2011-2015 Islands Trust Fund Regional Conservation Plan’s Estimated Importance of Habitat Composition (Map 14), this area is considered to have lower relative importance. The plan is available here: [http://www.islandstrustfund.bc.ca/media/9359/regional\\_conservation\\_plan.pdf](http://www.islandstrustfund.bc.ca/media/9359/regional_conservation_plan.pdf).

**SENSITIVE ECOSYSTEMS:**

The riparian area adjacent Fulford Creek, which runs through the lot, is considered to be a sensitive wetland ecosystem.

**HAZARD AREAS:**

The subject property is considered to have moderately low intrinsic groundwater susceptibility, and low steep slope hazard.

**ARCHAEOLOGICAL SITES:**

The subject property contains no known Archaeological sites, and is not an area of known high Archaeological potential.

**COVENANTS/NOTATIONS:**

The Certificate of Title for the subject property indicates no covenants or easements on the subject property.

**BYLAW ENFORCEMENT:**

None on file.

**CLIMATE CHANGE ADAPTATION AND MITIGATION**

The Salt Spring Island Community Energy Strategy includes food as a key source of greenhouse gas (GHG) emissions. While the Energy Strategy states that animal products have a larger GHG intensity than plant-based foods, the Strategy provides a target to replace 10% of Salt Spring Island's imported food products with local products. The abattoir operations are considered a significant means to achieving this strategy.

#### **RIPARIAN AREA REGULATION**

Fulford Creek has been identified as fish habitat under the British Columbia Riparian Areas Regulation. The subject property underwent a riparian area assessment in 2011 as part of its TUP process at that time. As the proposed rezoning does not entail any new development, provided the existing development on the property and its ongoing use is consistent with the recommendations of the 2011 RAR report, then there is no need for a new RAR report at this time. The 2011 RAR report established a 15 metre Streamside Protection and Enhancement Area adjacent to the dug ponds on the property as well as other protective measures that were to be implemented during construction of the mobile abattoir.

#### **WATER SERVICING**

The abattoir and other structures and uses on the lot draw water from a well on the property. A new septic disposal field capable of safely handling the abattoir's waste was installed in 2012 under a development variance permit granted by LTC.

#### **AGRICULTURAL LAND RESERVE**

The subject property is located adjacent to the Agricultural Land Reserve (ALR). However, the proposed use is currently separated from this ALR land by at least 100 metres of vegetated area, as well as Fulford Creek. As no new development is proposed as part of this rezoning at the current time, staff do not anticipate any impacts on adjacent agricultural land.

#### **COMMUNITY INFORMATION MEETING(S):**

The Agricultural Alliance hosted a community information meeting on Friday, October 17, 2014 to discuss its impending application to rezone the subject property. The meeting was attended by abattoir neighbours, members of the Agricultural Alliance board, and an Islands Trust planner. The Islands Trust planner in attendance reported that the tone of the meeting was supportive of the abattoir's operations.

At this time staff do not have a recommendation on whether a further CIM is warranted for this application prior to public hearing.

#### **RESULTS OF CIRCULATION:**

No referrals to public agencies or notification of neighbours has been conducted. Pending first reading of a draft bylaw, staff would begin the process in accordance with standard procedures.

#### **PLANNING ANALYSIS:**

Staff have identified the following issues which may be addressed or expanded at the time of bylaw drafting and through notification and referrals to public agencies and neighbours.

- **Scale of Development** – The new In2 variant proposed by this application will replace the existing In2 zoned portion of the lot (since Land Use Bylaw No. 355 discourages the creation of split-zoned lots).

Therefore, an abattoir will become a permitted use across the whole In2 variant zoned portion of the site. LTC may consider what, if any, land use controls it recommends for the site to control for the scale of the abattoir operation now and into the future if it is to remain compatible with adjacent industrial, agricultural, and rural residential uses in the Rural Neighbourhoods land use designation.

Under its current Temporary Use Permit the abattoir abides by a 15 metre lot line setback for its buildings and structures, which constrains where the abattoir may be located. LTC may consider other siting and size limitations it deems appropriate, including floor area or storey or height limits.

- **Neighbourhood/Community Impacts** – The current temporary use permit requires the maintenance or enhancement of a vegetative buffer along the front property line of the site. LTC may consider whether other measures might also be recommended to limit neighbourhood impacts such as vegetation along the side lot line, or noise mitigation steps. Land Use Bylaw No. 355 requires a 30 metre setback from lot lines for confined livestock areas enclosing more than 4500 kg of livestock. Therefore, if the abattoir intends to keep more than 4500 kg of livestock on site at any one time it would likely require a variance to this regulation, presumably predicated on satisfactory mitigation measures.

Should LTC wish to refer the application to the Advisory Planning Commission, staff would seek their expertise on potential community impacts.

- **Agricultural Impacts** – Should the LTC wish to refer the application to the Agricultural Advisory Planning Commission, staff would seek their expertise on potential agricultural impacts.
- **Transportation/Traffic Impacts** – To date, the applicants state that the mobile abattoir generates approximately six additional vehicles per slaughter day plus two staff vehicles. Increased services may generate increased staff and client traffic and LTC must consider whether this is appropriate for the location. OCP Map 4 identifies Fulford-Ganges Road as a pedestrian and bicycle route, and OCP Map 5 identifies it as a public transit route. LTC may wish to consider if pedestrian/bicycle/transit objectives can be achieved through the proposed rezoning.
- **Servicing** – LTC may wish to request professional reports on the water, septic, and waste disposal infrastructure to support a permanent abattoir facility.
- **Climate change impacts** – Because no new structures are proposed under this zoning application, staff do not expect any significant climate change impacts. Increasing the scale of the abattoir operation will increase vehicle traffic to the site, but decrease traffic off Island. The site is accessible by public transit.

#### **STAFF COMMENTS:**

**Official Community Plan policy/ Trust Policy Statement compliance:** Among the objectives of the Rural Neighbourhoods (RL) land use designation is the permitted siting of “traditional and compatible rural land uses” in medium density residential neighbourhoods. Staff consider an abattoir to be sufficiently “traditional” in a neighbourhood where agriculture is a permitted primary use that this rezoning proposal is consistent with the lot’s land use designation and has merit for consideration.

Furthermore, an abattoir is identified in the Salt Spring Area Farm Plan as an unmet need that would strengthen the local farming community. Current zoning on the Island, however, would not permit one to operate outside of a Temporary Use Permit.

Outstanding questions related to the application include:

- Should the scale of the proposed use be limited?
- How should the site be maintained to ensure compatibility with the neighbourhood?
- Does LTC advise professional reports to assess water and waste disposal infrastructure on site?
- Are any traffic mitigation measures required?

Staff recommend that the application be referred to the Salt Spring Island Advisory Planning Commission, the Salt Spring Island Agricultural Advisory Planning Commission, and the Capital Regional District Transportation Commission, and the Ministry of Transportation and Infrastructure to identify any other pertinent questions.

With LTC direction, staff would prepare a draft bylaw report for consideration in accordance with recommendations received from local advisory commissions and informal staff discussions with impacted public agencies.

#### **RECOMMENDATIONS:**

**THAT** the Salt Spring Island Local Trust Committee **REFER** the application SS-RZ-2014.2 to the Advisory Planning Commission, the Agricultural Advisory Planning Commission and the Capital Regional District Transportation Commission and the Ministry of Transportation and Infrastructure (Agricultural Alliance, 1447 Fulford-Ganges Road).

**THAT** the Salt Spring Island Local Trust Committee **DIRECT** staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355 to rezone Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4561 from Industrial 2 (In2) to an Industrial 2 (In2) variant (Agricultural Alliance, 1447 Fulford-Ganges Road).

Respectfully submitted by:

---

Jason Youmans, Planner 1

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Date

Concurred by:

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Leah Hartley, Regional Planning Manager

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Date

**Appendix 1:** Related OCP policies and staff comment

**Appendix 2:** Site plan submitted by applicant

**Appendix 3:** Elevation plan submitted by applicant



## Appendix 1: Related OCP policies and staff comments

Rural Neighbourhoods Policies		Application compliant?	Staff comments
<b>B.2.5.2.2</b>	Zones within the Rural Neighbourhoods Designation will continue to allow medium density residential development and the other rural uses allowed by existing zoning. Existing commercial and industrial zones will remain, but exceptionally large new commercial or industrial developments should not be allowed in this Designation.	Yes	The proposed abattoir use is not considered a "large new industrial development."
Agricultural Policies			
<b>B.6.2.2.6</b>	The Local Trust Committee will not make changes to local bylaws to prohibit or restrict farming in the Agricultural Land Reserve or in areas where farming is now allowed, or that are obstacles to the creation of local abattoirs, cold storage facilities, or other facilities that would improve local food security.	Yes	The proposed abattoir use could be seen to encourage farming and help contribute to improving local food security.
<b>B.6.2.2.7</b>	On the advice of the Agricultural Advisory Committee, the Local Trust Committee should continue to support local farming by: <ul style="list-style-type: none"> <li>i. supporting all efforts to ensure a viable local livestock industry</li> </ul>	Yes	The proposed abattoir use could be seen to support the local livestock industry.
<b>B.6.2.2.16</b>	When it considers rezoning applications that are not related to farming, the Local Trust Committee will ensure the availability	TBD	The proposed abattoir use is not anticipated to impact the water supply to adjacent agricultural lots. LTC may



<p>of water for farming would not be reduced because of a zoning change. If a rezoning application would result in an increase in water use, the Local Trust Committee will ask the Agricultural Advisory Committee for advice about the potential impacts on farming</p>	<p>request confirmation if required.</p>
<p><b>B.6.2.2.18</b> When it considers rezoning applications for land that borders or drains into agricultural land, the Local Trust Committee will ensure that zoning changes are not made in a way that would have a negative effect on farming. For example, the Committee could require that a vegetation buffer be maintained on land that is being rezoned next to farm land, if the proposed use could result in conflicts with a farming operation. The Committee should also ensure that a zoning change would not result in detrimental changes to natural drainage or pollution of water supplies. The Agricultural Advisory Committee will be asked for advice about rezoning applications on land that borders or drains into agricultural land.</p>	<p>Yes</p> <p>The present abattoir site is separated from agricultural land by approximately 100 forested metres and Fulford Creek.</p>
<p><b>B.6.2.2.20</b> The Local Trust Committee will use the Development Permit process to ensure that development in higher density areas such as commercial, industrial and multifamily zones remains buffered from agricultural areas, is designed to reduce conflicts with agriculture, and does not result in detrimental impacts due to water pollution or changes in the drainage regime</p>	<p>N/A</p> <p>As no new construction is currently anticipated, the proposed abattoir use is not expected to require a development permit.</p>
<p><b>B.6.2.2.21</b> The Local Trust Committee will consider impacts on local food security when making land use decisions</p>	<p>Yes</p> <p>The proposed abattoir use is directly related to food security.</p>

<b>B.6.2.2.28</b>	The Local Trust Committee will encourage and support efforts by others to promote and sustain local food security	Yes	The subject rezoning application is being brought forward by the Salt Spring Island Agricultural Alliance.
<b>B.6.2.2.31</b>	The Local Trust Committee will support the implementation of the Area Farm Plan by the Salt Spring Island Agricultural Alliance	Yes	An abattoir is among the supportive infrastructure called for in the Salt Spring Island Area Farm Plan.
<b>Industrial Policies</b>			
<b>B.3.3.2.1</b>	Specific industrial uses will also continue to be allowed in the Industrial and Commercial Service Zones that currently exist in other Designations	Yes	Existing industrial uses will remain in the zone on the subject lot.
<b>B.3.3.2.4</b>	The Local Trust Committee should not make zoning changes that would result in a net loss of developable industrial land on Salt Spring Island	Yes	The proposed rezoning will not result in a net loss of developable industrial land. Use of the site as an abattoir, however, will limit opportunities on the site for other permitted industrial uses.
<b>Transportation Policies</b>			
<b>C.2.2.2.11</b>	The Development Permit process will continue to include objectives and guidelines to encourage new commercial, industrial, and multi-family developments to support pedestrian and bicyclist use. Development permit guidelines should include construction of safe pedestrian walkways to the nearest main road or pathway in consultation with the	N/A	As no new construction is currently anticipated, the proposed abattoir use is not expected to require a development permit.



Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission.

<b>C.2.2.2.11</b>	When considering rezoning applications, the Local Trust Committee should ensure that the proposed zoning change supports the development of non-automotive transportation and public transit services.	TBD	Client visits to the abattoir by necessity occur with private vehicles. Beyond its location on the transit route, staff as yet unsure how non-automotive transportation and transit use can be supported through this application.
<b>C.2.2.2.13</b>	The LTC will support the continued development of interconnected pedestrian pathways and trail networks.	TBD	Staff are yet unsure if and how this application can support the Island's pathway and trail network.

**Private Surface Water and Groundwater Supplies Policies**

<b>C.3.3.2.2</b>	When considering rezoning applications, the Local Trust Committee should consider the impacts of the proposed new use on existing wells, springs or other water supplies. If the proposed use is expected to need more water than the uses already allowed on the property, then the committee should ask for evidence that wells or other water supplies in the neighbourhood would not be depleted. The Committee should also consider whether water use would affect agricultural activities or deplete any springs necessary to maintain fish habitat. Should a zoning change be proposed where groundwater supplies are not adequate, the applicant would be encouraged to find other means of supplying water. Rainwater catchment or a water conservation program could be considered.	TBD	Increased abattoir use will result in increased water use. Applicants have provided preliminary water use information for the existing abattoir operation. LTC may request greater clarity on this matter.
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**Climate Change Policies**

<b>A.6.2.2</b>	The LTC will consider the energy efficiency attributes and climate change adaptation and mitigation impacts in all rezoning applications that propose an increase in density or significant change of use.	N/A	The proposed abattoir is not considered a significant change of use.
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**Waste Management Policies**

<b>C.4.2.2.8</b>	The LTC should not make zoning changes that would result in a type of waste entering either an on-site disposal system or a community sewer system that could degrade downstream treatment processes... Rezoning applications for non-residential uses should be referred to the Capital Regional District for advice on this topic.	Yes	The septic system installed in 2012 was purpose built to accommodate the mobile abattoir currently on site. Staff will seek details from applicant about nature of the system.
------------------	--	-----	--

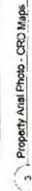
<b>C.4.2.3.1</b>	When the LTC receives rezoning applications for land without community sewer service, it should ask for evidence that the expected amount of sewage can be treated on site and effluent disposed of on-site without it reaching the surface of the land, discharging into a body of water, or contaminating a supply of potable water.	TBD	Staff to seek confirmation that the existing septic system on site has sufficient capacity to handle projected wastes from abattoir uses. The existing septic field was installed in 2012 and was built to serve the current abattoir.
------------------	--	-----	--



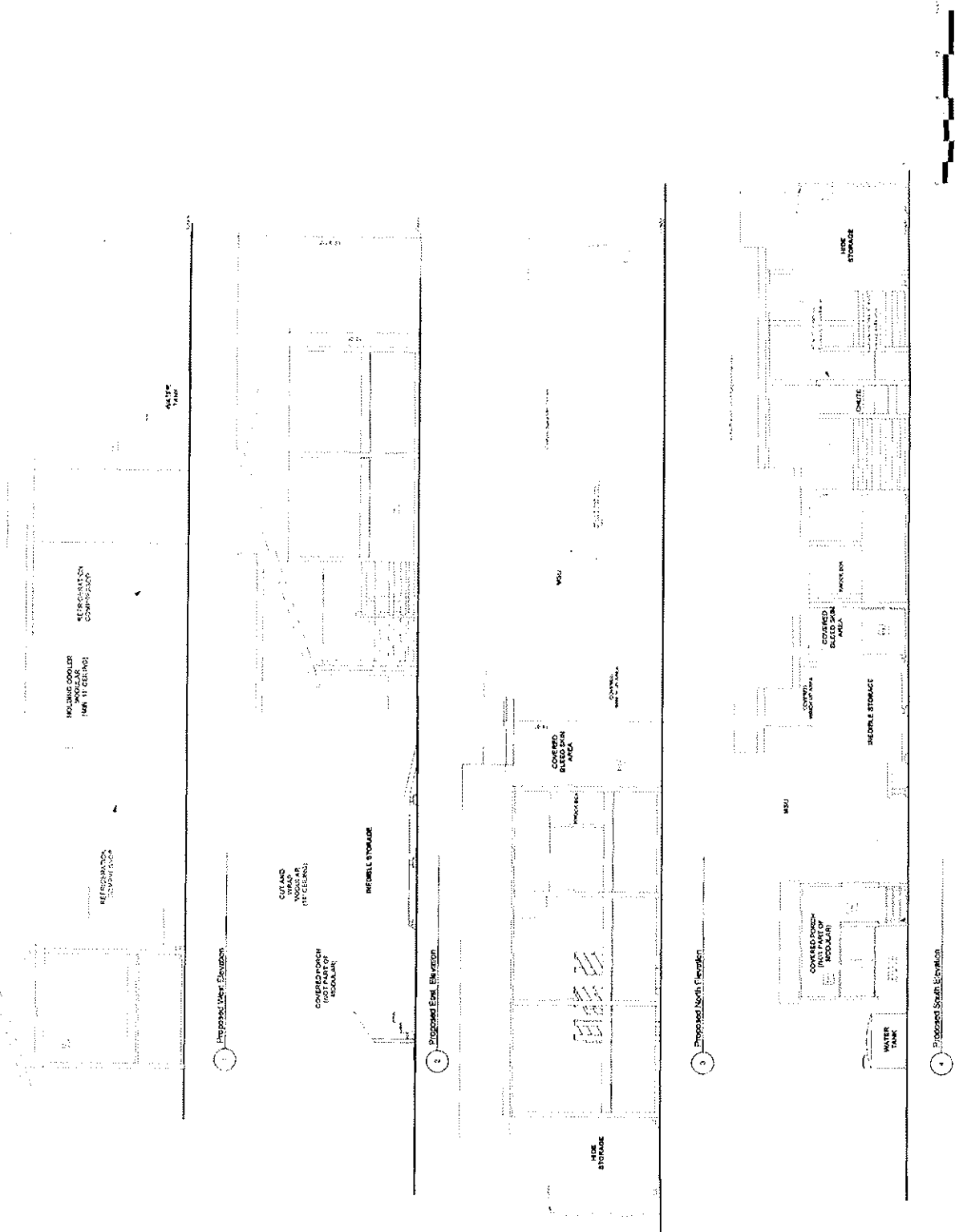
1447 Fulford Ganges Road  
Salt Spring Island, British Columbia

451 Beaver Point Road  
Salem Oregon 97301 B.C. VAN ZIJ  
(503) 653-4073 (250) 653-8283 FAX  
100-144-2100 INTERNET

date:	Jan. 2012	Scale:	As Shown
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Site Plan - SSI Abattoir  
Scale: 1"=50' (North at 2 o'clock)







Islands Trust

# PRELIMINARY REFERRAL

1-500 Lower Ganges Road  
Salt Spring Island, BC BC V8K 2N8  
Ph: (250) 537-9144  
Fax: (250) 537-9116  
ssiinfo@islandstrust.bc.ca  
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Application No.: SS-RZ-2014.2 Date: March 13, 2015

You are requested to comment on the attached referral for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**APPLICANTS NAME / ADDRESS:**

Salt Spring Island Agricultural Alliance

**PURPOSE OF BYLAW:**

To rezone a portion of the subject property from Industrial 2 to an Industrial 2 variant that would permit an abattoir as a primary use on the site. A temporary mobile abattoir has operated on the site since 2012 under a Temporary Use Permit and the applicants are seeking to secure their long term use of the property for this purpose. No new construction is proposed at the present time.

**GENERAL LOCATION:**

1447/1449 Fulford-Ganges Road, Salt Spring Island

**LEGAL DESCRIPTION:**

Lot 2, Section 78, South Salt Spring Island, Cowichan District, Plan 29468

**SIZE OF PROPERTY AFFECTED:**

3.3 hectares (although the portion proposed for rezoning is approximately 1.1 hectares)

**ALR STATUS:**

No (adjacent)

**OFFICIAL COMMUNITY PLAN DESIGNATION:**

Rural Neighbourhoods

**OTHER INFORMATION:**

Please see attached staff report

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 a Bylaw.

\_\_\_\_\_  
(Signature)

Name: Jason Youmans

Title: Planner 1

This referral has been sent to the following agencies:

**Federal Agencies**

**Provincial Agencies**

Ministry of Transportation & Infrastructure

**Non-Agency Referrals**

**Regional Agencies**

Capital Regional District (Salt Spring Island Transportation Commission)

**Adjacent Local Trust Committees and Municipalities**

**First Nations**

PLEASE TURN OVER →

# PRELIMINARY 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)

\_\_\_\_\_  
483  
(Bylaw Number)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Agency)



BRITISH  
COLUMBIA

Ministry of Transportation  
and Infrastructure

## Application Summary

### eDAS File Number: 2015-00342

### Subdivision Application:

Subdivision Type: Bare Land Strata  
Selected Office: Saanich Area Office  
Applicant File Number:

No. of Lots: 3

#### Land Use:

Local Government: Islands Trust  
Property Zoning: c4  
Existing Land Use: professional office

Intended Land Use: professional office

#### Surrounding Land Use:

North:  
residential  
South:  
industrial  
East:  
residential  
West:  
residential

#### Services:

Proposed Sewage Disposal: Community System (if other)  
Proposed Water Supply: Community System (if other)

### Location:

Order Location

---

Legal Description: Lot 1, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan 10572

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Property Address: 241 Fulford Ganges Road SE, Ganges

---

### Subdivision Application Details:

#### Required items include:

- ☐ An authorization letter from the owner if someone else, such as an agent, is applying on the owner's behalf
- ☐ Original plus five copies of a scaleable sketch plan of proposed layout.  
The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road.  
Properly engineered drawings will be required for final approval. The sketch should contain:
  - ☐ The date it was drawn
  - ☐ The scale
  - ☐ North arrow
  - ☐ Legal description of the property being subdivided, and its adjacent properties
  - ☐ Outline of the subdivision in red or heavy black line
  - ☐ All proposed lots, remainders, parks, rights of way, easements and roads showing dimensions and areas
  - ☐ Any existing property lines or roads proposed to be removed, closed or relocated
  - ☐ All steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
  - ☐ Location of existing buildings and structures on the property and adjacent properties within 30m of property boundaries
  - ☐ Location of any onsite water sources to be developed
  - ☐ Approximate location of all existing and proposed utility services
  - ☐ Existing access roads and other roads and trails on the property (state names of roads)
  - ☐ Site locations of the soil inspection test holes and the percolation tests on each parcel
  - ☐ Approximate extent of area available for sewage disposal surrounding the test holes
  - ☐ Location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries
- ☐ One copy of the current State of Title Certificate so that property encumbrances can be checked

## Application Summary

### eDAS File Number: 2015-00342

- ☐ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office
  - ☐ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed
- Include these items as well, where applicable***
- ☐ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
  - ☐ One copy of any test required by the Regional Health Authority
  - ☐ A Development Permit and plan where applicable.
  - ☐ A copy of BC Assessment Authority Tax Notice showing property tax classification.

#### Attachments:

Filename	File Description	Classification
Env-mgt-act-signed.pdf	waiver	Application
title-P43786.pdf	title	Legal Document
wmpla.-jan2215.pdf	drawing	Design Drawing
assessment notice.pdf	Assessment	Legal Document
CA3552042.pdf	easement	Legal Document

#### Subdivision Application Project Details:

**Project Description:** Bare Land Strata creating three lots.

**Other Information:** The property is not within the Ganges Sewage District. We will be applying to be included so please forward the application to the sewage authority

#### Subdivision Application Parties:

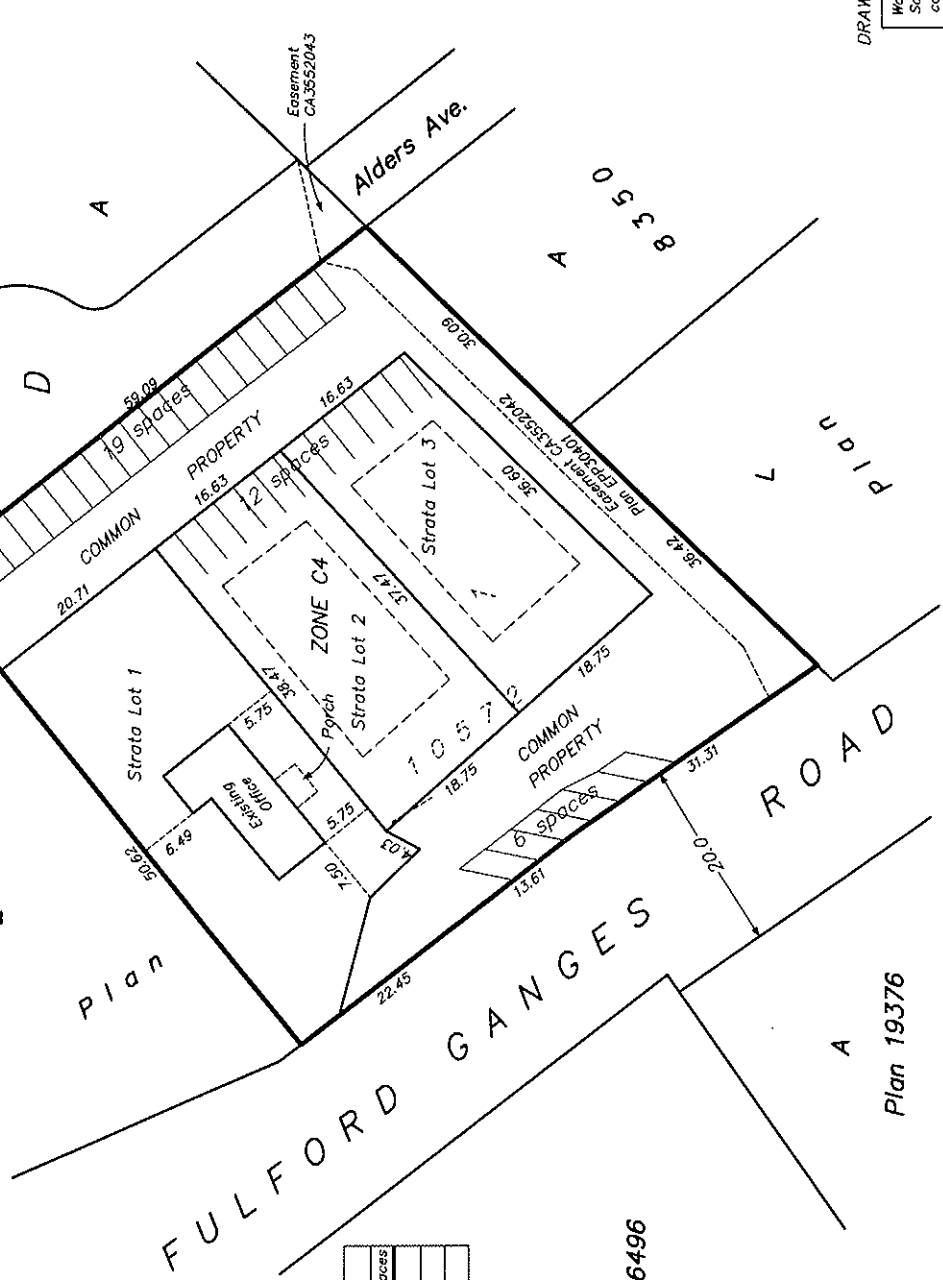
Type	Name/Company	Address	Role
Applicant	Wolfe-Milner, Brian - Wolfe-Milner Land Surveying	241 Fulford Ganges Road , Salt Spring Island, British Columbia V8K 2K7	

**PROPOSED BARE LAND STRATA SUBDIVISION OF LOT 1,  
SECTION 20, RANGE 4 EAST, NORTH SALT SPRING  
ISLAND, COWICHAN DISTRICT, PLAN 10572.**



The intended plot size of this plan is 432 mm in width by 280 mm in height (B size) when plotted at a scale of 1:500

TABLE OF AREAS AND PARKING REQUIREMENT		
Lot	Lot area (sq. m.)	Parking spaces
Strata Lot 1	977 m <sup>2</sup>	12
Strata Lot 2	671 m <sup>2</sup>	9
Strata Lot 3	653 m <sup>2</sup>	9



**TITLE SEARCH PRINT**

2014-12-01, 10:28:32

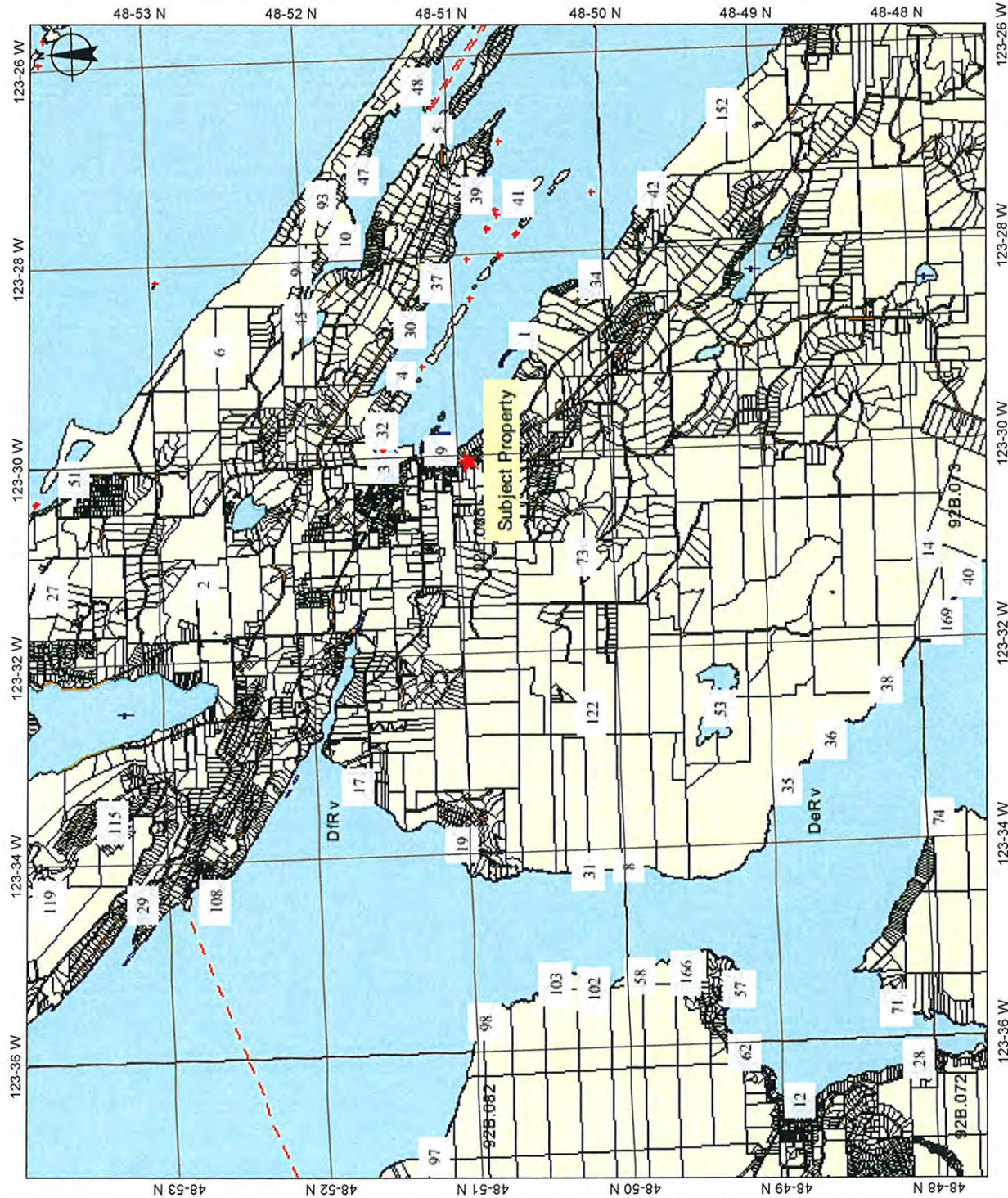
Requestor: Brian Wolfe-Milner

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	P43786
From Title Number	D47642
<b>Application Received</b>	1985-05-27
<b>Application Entered</b>	1985-06-06
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	BRIAN GEORGE WOLFE-MILNER, B.C. LAND SURVEYOR FIONA CAROLINE WOLFE-MILNER, HOMEMAKER 241 FULFORD-GANGES ROAD SALT SPRING ISLAND, BC V8K 2K7 AS JOINT TENANTS
<b>Taxation Authority</b>	CAPITAL ASSESSMENT AREA NORTH SALT SPRING WATERWORKS DISTRICT
<b>Description of Land</b>	
Parcel Identifier:	001-721-551
Legal Description:	LOT 1, SECTION 20, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 10572
<b>Legal Notations</b>	
	HERETO IS ANNEXED EASEMENT CA3552043 OVER PART OF LOT D PLAN VIP85665 AS SHOWN ON PLAN EPP30401
<b>Charges, Liens and Interests</b>	
Nature:	EASEMENT
Registration Number:	CA3552042
Registration Date and Time:	2014-01-16 16:57
Remarks:	APPURTENANT TO LOTS A,B & C PLAN VIP85665 SHOWN ON PLAN EPP30401
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE



# Overview Map



## Legend

- Archaeology Site Labels
- Historic Places
- Provincial Cadastral (IC)
- Borden Grid
- BCGS 20K GridClass
- Transportation - Points (1:20K)
  - Helipad
  - Water - Points (1:20K)
  - Rapids
  - Dam
  - Flooded Land - Inundated
  - Marsh
  - Swamp
  - Sand/Gravel Bar
  - Flow Arrow
  - Arrowhead
  - Island - Deline
  - Island - Position Approximate
  - Water Level
  - Skidhole
- Transportation - Lines (1:20K)
  - Airfield
  - Airport
  - Airport Abandoned
  - Ferry Route
  - Road (Gravel Undivided) - 1 Lane
  - Road (Gravel Undivided) - 2 Lanes
  - Road (Gravel Undivided) - UIC - 1 Lane
  - Road (Gravel Undivided) - UIC - 2 Lanes
  - Road (Paved Divided) - Not Elevated - 1 Lane Each Way
  - Road (Paved Divided) - Not Elevated - 2 Lanes Each Way
  - Road (Paved Divided) - UIC - Not Elevated - 1 Lane Each Way
  - Road (Paved Divided) - Not Elevated - 1 Lane
  - Road (Paved Undivided) - Not Elevated - 2 Lanes
  - Road (Paved Undivided) - UIC - Not Elevated - 4 Lanes
  - Road (Paved Undivided) - UIC - Not Elevated - 4 Lanes
  - Road (Unimproved)
  - Cut (Roadway)
  - Embankment/Fill (Roadway)
  - Trail
  - Bridge - Foot
  - Bridge - Trestle
  - Tunnel
  - Bridge
  - Rail Line (Double Track)
  - Rail Line (Multiple Track)

0 1000 2000 m.

Scale: 1:72,761

Printed On: 3-Feb-2015 12:16:28 PM

Datum/Projection: NAD83, Albers Equal Area Conic

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## Karla Campbell

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**From:** Moore, Myrna <Myrna\_Moore@BCTransit.Com>  
**Sent:** Friday, March 13, 2015 3:34 PM  
**To:** Karla Campbell; Robin Williams  
**Subject:** FW: SS Transit lease for ArtSpring

Hello Karla and Robin,

Please see Ineke's email below regarding a request for Special Group Trip for the Vancouver Bach Choir to be transported between Fulford and ArtSpring on April 19<sup>th</sup>. Ineke has received approval from the Commission in the past to provide this special group trip, subject to vehicle availability.

Could you please advise on behalf of the Commission if this trip could be provided again, subject to vehicle availability.

Thank you and have a good weekend.  
Myrna

**Myrna Moore**  
Senior Regional Transit Manager,  
Vancouver Island Coastal  
Municipal Systems  
Phone: (250) 995-5612  
[Myrna\\_Moore@bctransit.com](mailto:Myrna_Moore@bctransit.com)



---

**From:** [sstransit@telus.net](mailto:sstransit@telus.net) [<mailto:sstransit@telus.net>]  
**Sent:** Friday, March 13, 2015 1:05 PM  
**To:** Moore, Myrna  
**Cc:**  
**Subject:** FW: SS Transit lease for ArtSpring

Hi, Myrna,

Can we have authorization for this event, please? We have done this twice before.

Donald, We might have to do it with only one bus.

Thank you.

Ineke de Jong  
SaltSpring Island Transit  
System Operator  
250-537-6758

**From:** [Donald McLennan](#)  
**Sent:** Thursday, March 12, 2015 1:17 PM  
**To:** [Ineke de Jong](#)  
**Cc:** [Cicela Mansson](#)  
**Subject:** SS Transit lease for ArtSpring

Hi Ineke

On Sunday April 19th, ArtSpring will have 42 people from the Vancouver Back Choir to transport from Fulford to ArtSpring for their 2:30 concert. Then back to Fulford later in the afternoon probably to catch the 5.50 ferry.

Would you be able to supply two buses for this event?

Cheers.

Donald

Donald McLennan, President  
Island Arts Centre Society

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