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SALT SPRING ISLAND TRANSPORTATION COMMISSION

Notice of Meeting on **Tuesday, May 24, 2016 at 4:30 PM**

Salt Spring Public Library Meeting Room, 129 McPhillips Ave, Salt Spring Island, BC V8K 2T5

Wayne McIntyre
Ross Simpson

Nigel Denyer
Seth Wright

Robin Williams
Rod Martens

Gregg Dow
Scott Simmons

(r) Regrets

AGENDA

1. **Approval of Agenda**
2. **Adoption of Minutes of April 25, 2016**
3. **Presentations/Delegations**
 - 3.1 **Transition Salt Spring Video**
4. **Reports-Chair and Director**
5. **Outstanding Business**
 - 5.1 **Harbour Authority Salt Spring Island, follow up from the delegation at April 25 meeting**
 - 5.2 **Islands Trust Bylaw Amendment 491-"Salt Spring Island Use Bylaw, 1999, Amendment No. 2, 2016" to rezone four properties abutting a proposed Ganges Harbour Boardwalk**
 - 5.3 **Speed Limits**
 - 5.4
6. **New Business**
 - 6.1
 - 6.2
 - 6.3
7. **Next Meeting: Monday, June 27, 2016, Portlock Park Meeting Room**
8. **Adjournment**

Correspondence for information:

To ensure a quorum, please contact Tracey Shaver if you are not able to attend



Making a difference...together

**Minutes of the Regular Meeting of the Salt Spring Island Transportation Commission
Held April 25, 2016, Portlock Park Portable Meeting Room, 145 Vesuvius Bay Road,
Salt Spring Island, BC**

DRAFT

Present: **Director:** Darryl Martin, Alternate Electoral Area Director
Commission Members: Robin Williams, Scott Simmons, Gregg Dow, Seth Wright, Rod Martens, Nigel Denyer, Ross Simpson (4:40 pm)
Staff: Karla Campbell, Senior Manager, Salt Spring Island Electoral Area, Keith Wahlstrom, Manager, Salt Spring Island Engineering

Chair Williams called the meeting to order at 4:00 pm, and reported recently that he and the elected members of local government for Salt Spring Island, Wayne McIntyre, Peter Grove, and Georg Grams, and Economic Development Commission Chair Darryl Martin met with representatives of the Federal Department of Fisheries and Oceans (DFO) to discuss the situation with the Harbour Authority (HASSI). At this meeting it was made very clear by DFO that the structural and representative issues regarding HASSI are a local community issue, not one for the federal government.

Bylaw 3438 the Salt Spring Island Transportation Commission's (SSITC) founding bylaw states the SSITC was created *"for the purpose of providing transportation including without limitation"* within the electoral area.

As the federal government is of the position this is a local issue the Chair is of the opinion the SSITC is the correct local body to receive delegations on the HASSI issue from the community at large. Also that the SSITC has the opportunity to reject SSITC's authority on the issue. It was agreed unanimously that this be considered by the following motion to place the HASSI issue on the agenda for discussion.

1. Approval of Agenda

MOVED by Commissioner Dow, **SECONDED** by Director McIntyre,
That the Salt Spring Island Transportation Commission agenda of April 25, 2016 be approved with the addition of item 3.4 Kathy Scarfo, Chair of the Harbour Authority Salt Spring Island, and item 5.0 Transportation Issues Report prepared by Commissioner Simpson.

CARRIED

2. Adoption of Minutes of February 22, 2016

MOVED by Commissioner Dow, **SECONDED** by Commissioner Martens,
That the Salt Spring Island Transportation Commission minutes of February, 2016 be approved.

CARRIED

3. Presentations/Delegations

**3.1 Myrna Moore BC Transit Re: 2016-2017 Annual Operating Agreement (AOA) and
Proposed Three Year Expansion Plan**

BC Transit presented the AOA noting the agreement reflects the four new Salt Spring Island Arboc gasoline powered buses and includes an increase for fuel. The proposed three year expansion was discussed with questions pertaining to the number of stops the new buses can make due to the bus ramps.

3.2 Bill Cote- Salt Spring Harbour

Mr. Cote introduced himself as member of the Harbour Authority Salt Spring Island, a fish harvester, yachtsman, and boat charter operator. Would like to see smooth operations of the Salt Spring Island harbours. Does not want to see division in the community between HASSI and the Tree House. Would like community input on HASSI operations.

3.3 Darryl Martin, Chair SSI Community Economic Development Commission, Re: Harbour Authority Salt Spring Island

Provided a brief overview of his understanding of the issue between HASSI and the Tree House. Harbours are key to the community therefore encourages CRD to continued securing the Manson Road and infill access. Alternate Director, Darryl Martin attending on behalf of Wayne McIntyre.

Relayed issue with Harbour Authority Salt Spring (HASSI). DFO made it clear they are the government body of the Salt Spring Island harbours and grant a lease to HASSI to operate and manage. The Area Director has been involved in ongoing meetings with DFO to come up with agreement of DFO removing obstruction of the licence of occupation, add representation to HASSI Board, provide information on HASSI operation, and obtain a copy of the lease between HASSI and DFO.

3.4 Kathy Scarfo and Per Svendsen, Harbour Authority Salt Spring Island, re: Tree House

A dispute arose in 2014 and issue of property boundaries. Issue of jurisdiction yet to be clarified. HASSI has requested a working group be formed to deal with the issues. Expressed how frustrated DFO is with the CRD . Proposed a solution to the issue with the Tree House by way of an agreement in principle for a licence to operate during the summer. HASSI is working with the Salt Spring Island Fire Improvement District on elements of a fire plan for Kanaka dock.

4. Reports-Chair and Director

5. Outstanding Business

5.0 Report from Commissioner Simpson, re: Incorporation Transportation Issues

MOVED by Commissioner Simpson, **SECONDED** by Alternate Director Martin,

That the Salt Spring Island Transportation Commission received the report prepared by Commissioner Simpson entitled "Incorporation Transportation Issues" and that the report be referred to the Salt Spring Island Incorporation Study Committee for their consideration.

CARRIED

5.1 Speed Limits

It was generally agreed that the discussion around speed limits be deferred to the next meeting for further discussion.

5.2 Parking

Chair Williams indicated that preliminary discussions were held with Mouat's on possible parking solutions and signage.

5.3 Bus Shelters

No discussion arose concerning bus shelters

6. New Business

6.1 SSI Transit Reserves-Summary Schedule 2016-2020 Financial Plan

Presented as information.

**6.2 Memorandum dated April 21, 2016 re: 2016-2017 Annual Operating Agreement
Proposed Three Year Expansion Plan**

MOVED by Commissioner Simmons, **SECONDED** by Commissioner Dow,

That the Salt Spring Island Transportation Commission recommends to the Electoral Area Services Committee and Capital Regional District Board that the 2016 to 2017 Annual Operating Agreement for SSI Transit service be approved

CARRIED

6.3 Development Permit Application for 111 Rainbow Road-SS-DP-2015.11

MOVED by Commissioner Dow, **SECONDED** by Commissioner Simpson,

That the Salt Spring Island Transportation Commission supports the development permit application by Martin Ogilvie (SS-DP-2015.11) for the construction of new mixed use building at 111 Rainbow Road and that the applicant contribute \$4,900 to the sidewalk gifting fund towards completing the sidewalk from 111 Rainbow Road to Jackson Ave.

CARRIED

**6.4 Memorandum dated April 4, 2016 re: Islands Trust Bylaw Referral-SS-RZ-2013.6-
Fulford Ganges Road**

MOVED by Commissioner Simpson, **SECONDED** by Commissioner Dow,

That the Salt Spring Island Transportation Commission amend the January 25, 2016 motion pertaining to the Island Trust Referral SS-RZ-2013.6 Fulford Ganges Road as follows:

That the Salt Spring Island Transportation Commission supports the Island's Trust application by Dave McKerral for Island Marine Construction Services (SS-RZ-2013.6) to amend the land use bylaw to shoreline 2 (S2) and support the Island's Trust Official Community Plan objective (B.5.3.2.16) by providing a 2 metre Statutory Right of Way in favour of the Capital Regional District adjacent to the subject property starting from the Southeast corner north to around the Fulford-Ganges Road Beaver Point intersection and tapered as outlined on the attached drawing.

CARRIED,

With Commissioner Denyer opposed

6.5 Islands Trust Bylaw Amendment 491-"Salt Spring Island Use Bylaw, 1999, Amendment No. 2, 2016" to rezone four properties abutting a proposed Ganges Harbour Boardwalk

MOVED by Commissioner Dow, **SECONDED** by Commissioner Wright,

That the Islands Trust Bylaw Amendment 491-"Salt Spring Island Use Bylaw, 1999, Amendment No. 2, 2016" to rezone four properties abutting a proposed Ganges Harbour Boardwalk be deferred to the next meeting.

CARRIED

7. Next Meeting:

Tuesday, May 24, 2016, at the Salt Spring Island Public Library at 4:30 PM.

8. Adjournment

The meeting was adjourned at 6:35 pm.

CHAIR

SENIOR MANAGER



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area Bylaw No.: 491 Date: April 6, 2016

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days, by May 6, 2016. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held in the summer of 2016.

APPLICANTS NAME / ADDRESS:

Salt Spring Island Local Trust Committee, Islands Trust, 1-500 Lower Ganges Road, Salt Spring Island, BC, V8K 2N8

PURPOSE OF BYLAW:

To rezone four properties abutting a proposed Ganges Harbour Boardwalk.

GENERAL LOCATION:

Ganges Harbour, Salt Spring Island

LEGAL DESCRIPTION:

- (a) Lot A, Section 1, Ranges 3 and 4 East, North Salt Spring Island, and of District Lot 2066 Cowichan District, Plan VIP83860 and a portion of the Shoreline (PID 027-249-794, 145 Lower Ganges Road)
(b) Lot 1 Sec. 1, Ranges 3 and 4, North Salt Spring Island, Cowichan District, Plan 49983 and a portion of Shoreline (PID 017-088-364, Lower Ganges Road)
(c) Lot A, Section 2, Range 4 East, North Salt Spring Island and District Lot 689, Cowichan District, Plan VIP 65932 (PID 023-882-921, 151 Lower Ganges Road)
(d) Lot 3, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP 59755 and a portion of the Shoreline (PID 018-951-775).

SIZE OF PROPERTIES AFFECTED:

- (a) 0.02 hectares
(b) 14.86 square metres
(c) 0.1 hectares
(d) 3.97 hectares,

ALR STATUS:

None

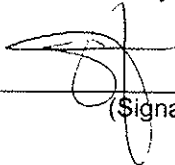
OFFICIAL COMMUNITY PLAN DESIGNATION:

- Ganges Village Core
- Shoreline Development

OTHER INFORMATION:

To amend Salt Spring Island Land Use Bylaw No. 355 to provide for a new, mixed use, yet primarily commercial zoning to accommodate four properties abutting or fronting the proposed "Ganges Harbour Walk" in Ganges on Salt Spring Island. See attached staff report and proposed bylaw at first reading for further details.

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: Stefan Cermak

Title: Regional Planning Manager, Salt Spring
Island Planning Team

This referral has been sent to the following agencies:

Federal Agencies

Fisheries & Oceans, Canada – Habitat & Enhancement
Transport Canada Programs

Regional Agencies

CRD – All Referrals & K. Campbell
CRD – SSI Economic Development Commission
CRD – SSI Parks and Recreation
CRD – SSI Senior Manager
CRD – SSI Building Inspection
CRD – SSI Director
CRD – SSI Transportation Commission
CRD – Environmental Eng. Division
CRD – Housing Secretariat
CRD – Parks & Community Services
CRD – Ganges Water & Sewer Commission
CRD – SSI Liquid Waste Disposal Local Service Commission
CRD – SGI Small Craft Harbours Commission

PLEASE TURN OVER →

Provincial Agencies

BC Assessment Authority
Ministry of Community, Sport & Cultural Development
Ministry of Transportation & Infrastructure
Ministry of Natural Resource Operations – Archaeology Branch
Ministry of Forest Lands & Natural Resource Operations
(Environment)
Ministry of Forest Lands & Natural Resource Operations
- Front Counter BC
Ministry of Jobs, Tourism & Skills
Ministry of Transportation and Infrastructure

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
RCMP
School District 64
SSI Chamber of Commerce
SSI Fire-Rescue
SSI Harbour Authority
SSI Salmon Enhancement 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

First Nations

Te'Mexw Treaty Association
Hul'qumi'num Treaty Group (for information only)
Pauquachin First Nation
Malahat First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut First Nation
Semiahmoo First Nation

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)

491

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)

STAFF REPORT

March 1 2016

File No.: 6500-20
Ganges Village Area - Boardwalk

To: Salt Spring Island Local Trust Committee
For the meeting of March 10, 2016

From: Beverly Suderman and Chris Hall, Consultants, Island Planning Services

Re: Draft Zoning for properties fronting Ganges Boardwalk

PURPOSE

This report provides the Local Trust Committee (LTC) with a draft bylaw for properties abutting the proposed Ganges Harbour Boardwalk. The draft bylaw is based on the LTC's direction at its Feb. 11th 2016 meeting and the consultants report dated Feb 2, 2016.

BACKGROUND

IPS Island Planning Services has been retained to continue the work set out in the Boardwalk Project Charter (January 2015). This report builds on three previous reports on the topic.

The first, dated May 7, 2015, provided a breakdown of the seven properties fronting the proposed boardwalk, detailing zoning, site conditions and potential uses. Appendix 1 and 2 of this first report contains a comprehensive review of OCP and Zoning provisions applicable to the area.

The second report, dated August 24, 2015, described a scope of work for an appraisal to be undertaken to determine the value of the boardwalk as a community amenity.

The last report dated Feb. 2, 2016 outlined land use considerations and options for zoning and land use amendments, DP provisions, and process recommendations. It also reflects the community consultations, which took place on January 27 and 30, 2016.

At its Feb 11, 2016 meeting, the LTC adopted the following motion:

"THAT the Salt Spring Island Local Trust Committee request staff (consultant) to prepare draft bylaws for the Ganges Boardwalk Completion project in accordance with the recommendations contained in the staff report dated February 2, 2016."

DRAFT BYLAW CONSIDERATIONS

The following principles were outlined in the prior report to the LTC as a guide in creating a new zone:

- Seek a standard approach for all four properties;
- Ensure compliance with OCP policies;
- Respect the interests of both the community and landowners;
- Provide a basis for fuller discussion with parties involved to enable the boardwalk project to proceed in a timely fashion

Proposed Uses

Accordingly, the proposed land use bylaw provide for a new, mixed use, yet primarily commercial zoning to accommodate the four properties abutting or fronting the proposed "Ganges Harbour Walk". The new zone provides for a range of uses that reflect some of the current uses, requested uses, and others that would be complimentary to the proposed walkway. The number of uses permitted is broader than the current individual zones while also reducing unnecessary regulation (i.e. constrictions for commercial accommodation unit sizes).

It is anticipated that the construction of the Harbour Walk will reinvigorate this portion of the Ganges Village. Others uses that are more compatible with the waterfront location and pedestrian access will replace some of the historic uses. To that end the focus is on Commercial and limit Residential, Industrial, and Commercial Accommodation uses above commercial uses. The subject properties will be able to take advantage of commercial uses that are already widely available along the existing walkway in the Village core. These include: general retail sales and services, indoor production and sale of crafts, artwork, and jewellery¹, restaurants, and options for multifamily housing.

Inserted into the Commercial Zone category are some of the uses in the Commercial Accommodation and Industrial zones that reflect the maritime uses currently in place and expected to continue. It is also proposed that the current shoreline zoning adjacent the Gulf Georgia lot (the Fishery) be amended to commercial moorage (Shoreline 1) in line with its current uses.

Overall, the zone provides for a wide range of uses, and eliminates some of the current challenges with existing zonings, both of which are consistent with OCP policy B.5.1.2.2:

Zoning in Village Designations will continue to allow the mix of commercial, institutional, cultural and multi-family land uses that are currently allowed. Commercial zoning should be simplified with fewer zones and a broader range of uses allowed in each. The maximum residential density allowed on any single property will remain at 37 units per ha.

Siting Provisions

The bylaw also amends Section 9.2.2 dealing with *Size, Siting and Density of Permitted Uses, Buildings and Structures*. Two subsections have been added. The first provided that offices, multifamily units and commercial guest accommodation be situated above the ground level. This is common in commercial mixed-use areas to ensure an active and interesting frontage while preserving privacy for those living and working but not needing high public visibility. The second subsection is an existing provision in the CA1 zone and is carried over into the new C7 zone to maintain continuity for marina activities.

One of the challenges in drafting the bylaw has been establishing appropriate setbacks given the wide range of uses. A 10m rear-yard setback has been proposed which is consistent with other waterfront zones. It is expected, however, that in some situations this setback may be excessive particularly for commercial uses that will want some semi-public space directly onto the boardwalk (i.e. restaurant patios, outside retail displays). It is proposed that the Development Permit and Development Variance Permit is the best way of addressing this matter if and when it arises.

Subdivision and Servicing Requirements

It is not expected that any of the properties will be subdivided into smaller parcel, but to ensure consistency in the regulations, the C7 zone has been added with similar standards in other commercial zones.

¹ The bylaw creates a new use and definition for "creative industries". This use arises out of the work currently being undertaken on redrafting the Industrial and C6 sections of the Land Use Bylaw. It was felt appropriate to introduce into this draft bylaw since the use is one that is anticipated in the area.

ADOPTION PROCESS

One of the primary reasons for creating this new zone is to enable a dialogue with the affected property owners and to obtain the approvals necessary to construct the boardwalk. Accordingly, the following process considerations are recommended:

- Give first reading only to the proposed bylaw to enable adequate time for referral and full review (by landowners in particular) to ensure clarity as to bylaw provisions and conditions precedent to adoption,
- Make any bylaw adjustments arising from consultations, and move to second reading, ideally, with reports on archeological and ecological matters in hand prior to public hearing,
- Public hearing and decision on 3rd reading, and finally,
- Withhold final adoption until appropriate agreements are in place regarding riparian consent, provision of statutory rights of way and other considerations such as financial contributions to enable the boardwalk project to proceed.

RECOMMENDATIONS

1. THAT Salt Spring Island Local Trust Committee Bylaw 491, cited as "Saltspring Island Land Use Bylaw, 1999, Amendment No. 2, 2016", be read a first time.
2. THAT the Salt Spring Island Local Trust Committee confirm that it has reviewed the Islands Trust Policy Statement Directive Only Checklist and determines that Bylaw 491, cited as "Saltspring Island Land Use Bylaw, 1999, Amendment No. 2, 2016", is not contrary to or at variance with the Islands Trust Policy Statement.
3. THAT the Salt Spring Island Local Trust Committee directs staff to refer Bylaw No. 491 to First Nations, government referral agencies, and the Advisory Planning Commission.

Prepared and Submitted by:
Chris Hall

March 2 2016

Date

Concurred in by:

Date

Attachments:

A1- Draft Bylaw 491

A2 - Islands Trust Policy Statement Directive Only Checklist

T:\LTCS\SSILTC\AGENDA\2016\2016 SSILTC Regular and Special Meeting Agenda Packages\03 - March 10, 2016\Agenda Package\8.2 - 4020 - Ganges Boardwalk - Staff Report.docx

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 491

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, 2016".

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 Section 1.1 Definitions, Sub-Section 1.1.1 is amended by adding the following new definition:

"Creative industry" means music, art and craft studios, picture framing, schools (commercial, art, vocational), and small-scale research facilities.

2.2 Section 9.2.1 - Permitted Uses of Land, Buildings and Structures, Section 9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures, and Section 9.2.3 Subdivision and Servicing Requirements are deleted in their entirety and replaced with the following:

9.2.1 Permitted Uses of Land, Buildings and Structures

	C1	C2	C3	C4	C5	C6	C7
Principal Uses, Buildings and Structures							
<i>Indoor retail sales</i> and rentals	♦	♦	♦				♦
<i>Indoor retail services</i> , excluding Laundromats	♦	♦	♦	♦			
Laundromats	♦						
<i>Outdoor retail sales</i> of nursery plants and home gardening supplies	♦	♦					♦
<i>Indoor production</i> of food and drink items, clothing, crafts, artwork, jewellery and similar items for <i>retail</i> or <i>wholesale sales</i> , provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day	♦	♦	♦				♦
Offices	♦	♦		♦			♦
Banks and credit unions	♦	♦					
<i>Indoor commercial recreation</i> and amusement facilities	♦	♦			♦		♦

Restaurants	♦	♦	♦				♦
Churches	♦	♦					
Libraries	♦	♦					
Offices for use by <i>building</i> construction professionals and trades	♦	♦				♦	
Automobile service stations			♦				
Automobile rentals with a maximum of five vehicles stored on-site	♦	♦	♦			♦	♦
Veterinarian clinics and animal hospitals	♦	♦					
Indoor commercial and vocational schools	♦	♦					
Daycare centres for children, <i>seniors</i> , or people with special needs	♦	♦					
Funeral homes						♦	
Multifamily dwelling units		♦					♦
Commercial guest accommodation in hotels or guesthouses.		♦					♦
Retail sales of <i>building</i> supplies, appliances and furniture						♦	
Light industry						♦	♦
Wholesale sales						♦	
Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials						♦	
Boat building, servicing and repairs						♦	♦
Service, repairs and sales of vehicles and equipment.						♦	
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	♦		♦		♦	♦	
Public service uses	♦	♦	♦	♦	♦	♦	♦
Neighbourhood or <i>marine pub</i> , accessory to a <i>marina</i>							♦
Marina and <i>marina services</i>							♦
Marina administration and services, including washrooms, showers and laundry facilities							♦
Marine fuelling stations							♦
Marine related retail stores and offices							♦
Boat rentals and docks							♦
Marine equipment rentals, excluding <i>personal watercraft</i>							♦
Creative Industry							♦
Accessory Uses							
Indoor retail sales accessory to another permitted use						♦	
Dwelling units accessory to a commercial use	♦	♦	♦	♦	♦	♦	
Restaurant accessory to another permitted use					♦		
Home-based businesses accessory to residential use		♦					♦

9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) The following uses identified in Section 9.2.1 are not permitted on the ground level in the C7 Zone only: *Offices, Multifamily Dwelling units, Commercial guest accommodation.*
- (2) *Building setbacks from the natural boundary of the sea do not apply to buildings or structures used for boat building, boat repairs, boat rental and marina administration and services.*
- (3) Subject to Articles 1 and 2 above, and Part 4 – General Regulations (Siting), *Commercial Zones* must comply with the following regulations regarding size, siting and density:

	C1	C2	C3	C4	C5	C6	C7
Lot Coverage and Floor Area							
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (percent)	75	75	33	33	33	75	33
Minimum size of a <i>dwelling unit</i> (square metres).	N/A	30	N/A	N/A	N/A	N/A	N/A
Number of Units							
Maximum number of <i>multi-family dwelling units</i> per hectare	N/A	37	N/A	N/A	N/A	N/A	37
Maximum number of <i>commercial guest accommodation units</i> per <i>lot, operation or site</i>	N/A	50	N/A	N/A	N/A	N/A	50
Setbacks and Siting							
Despite Subsection 4.3.1, the following <i>lot line setbacks</i> apply in the specific zone indicated:							
Minimum <i>Front lot line setback</i> (metres)	0.0	4.5	*	*	*	*	0.0
Minimum <i>Rear lot line setback</i> abutting non-commercial or non-industrial zone (metres)	6.1	*	*	*	*	6.1	10
Minimum <i>Rear lot line setback</i> abutting a commercial or industrial zone (metres)	0.0	*	*	*	*	6.1	10
Minimum <i>Interior side lot line setback</i> abutting non-commercial or non-industrial zone (metres)	6.1	*	*	*	*	6.1	*
Minimum <i>Interior side lot line setback</i> abutting commercial or industrial zone (metres)	0.0	*	*	*	*	6.1	10
Minimum <i>Exterior side lot line setback</i> (metres)	0.0	*	*	*	*	6.1	*
<i>Dwelling units</i> are not permitted in a <i>basement</i> or below any commercial use	N/A	◆	N/A	N/A	N/A	N/A	N/A

* Indicates provisions in Section 4.3 apply.

Information Note: Under the *Highways Act*, special permission from the Ministry of Transportation and Infrastructure is required to place structures within 4.5 metres of a highway right-of-way.

Information Note: Required setbacks from water bodies are outlined in Sections 4.4 and 4.5.

Information Note: Vegetation screens are required where commercial or industrial uses take place outside of a building adjacent to non-commercial or non-industrial uses. See Subsection 3.4.2.

9.2.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the *Land Title Act* and the *Strata Property Act* for the Commercial 1, Commercial 2, Commercial 3, Commercial 4, Commercial 5, Commercial 6, and Commercial 7 Zones .

Information Note: For land in the Agricultural Land Reserve, see Subsection 5.1.2.

	C1	C2	C3	C4	C5	C6	C7
Minimum Lot Areas, Water Supply, and Sewage Treatment Servicing Requirements.							
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable</i> water (hectare)	1	1	1	1	1	.6	1
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual on-site sewage treatment system and connection to a <i>community water system</i> (hectare)	1	.4	1	1	.2	.15	1

2.3 Schedule "1" – Zoning Map, is amended by changing the zoning classification of:

- (a) Lot A, Section 1, Ranges 3 and 4 East, North Salt Spring Island, and of District Lot 2066 Cowichan District, Plan VIP83860 and a portion of the Shoreline (PID 027-249-794, 145 Lower Ganges Road) from Residential 6 and Shoreline 6, to Commercial 7.
- (b) Lot 1 Sec.1, Ranges 3 and 4, North Salt Spring Island, Cowichan District, Plan 49983 and a portion of Shoreline from Residential 6 and Shoreline 6, to Commercial 7.
- (c) Lot A, Section 2, Range 4 East, North Salt Spring Island and District Lot 689, Cowichan District, Plan VIP 65932 (PID 023-882-921, 151 Lower Ganges Road) from Industrial 1, to Commercial 7; and water lot lease DL2092 from Shoreline 6 to Shoreline 1.
- (d) Lot 3, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP 59755 (PID 018-951-775) and a portion of the Shoreline from Commercial Accommodation 1(d) and Shoreline 1, to Commercial 7.

As shown on Plan No. 1 attached to and forming part of this bylaw. And by making such alterations to Schedule "A" – Zoning Map of Bylaw No. 355 as are required to effect these changes.

READ A FIRST TIME THIS	10TH	DAY OF	MARCH	2016
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

Chair

Secretary

PROPOSED

SS-BL-491

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 491

Plan No. 1

