



Islands Trust

Schedule "A"

**Salt Spring Island
Official Community Plan
Bylaw No. 434, 2008**

Volume 1:
Land Use and Servicing Objectives

Adopted – October 2, 2008

Consolidated: September 10, 2010

NOTE: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

This copy is consolidated for convenience only, and includes the following **text** and **map** amendments:

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 439 (Amending Map 1)	Amendment No. 2, 2008	October 8, 2009
Bylaw No. 443	Amendment No. 1, 2009	August 5, 2010

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN

Volume 1

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Islands Trust

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PART A - OVERALL GOALS AND OBJECTIVES

A.1 THE ISLANDS TRUST

In recognition of the unique amenities and environment of the Gulf Islands, the province passed the Islands Trust Act in 1974 which established the Islands Trust with a mandate, embodied in the “object” of the Islands Trust:

“The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

The Islands Trust Area encompasses the Gulf Islands and water areas stretching from Denman Island in the north to the US border in the south, and from the foreshore of Vancouver Island to the Mainland. As part of the Islands Trust Area, planning for Salt Spring Island must consider and address the unique mandate of the Islands Trust. The Salt Spring Island Local Trust Area is one of 12 local trust areas and one Island Municipality within the Islands Trust Area. Each Local Trust Committee has been provided with most of the land use planning authority of a regional district board.

A.2 THE SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN

A.2.1 This Official Community Plan provides a community vision for Salt Spring Island and defines the land use objectives, policies and actions that could achieve this vision. It acts as a guide for future decisions of the Salt Spring Island Local Trust Committee (“the Local Trust Committee”), community members, other levels of government and service providers.

A.2.2 The Plan explains the way in which the *Islands Trust Policy Statement* can be put into effect on Salt Spring Island.

Note: As a plan created under both the Islands Trust Act and Local Government Act this Plan must be and is guided by that Statement.

A.3 VISION

We live in a place of extraordinary beauty, great environmental significance, and rare biological diversity. We appreciate and accept our responsibility to be the stewards of our island home, to honour its past, care for its present, and protect its future. We know that it is more important to leave a legacy than to leave an impact.

We also respect our island's human heritage – the First Nations peoples who lived in harmony with the land and sea, and whose traditional territory we inhabit, and the early Hawaiian, black and Japanese pioneers who landed on these shores with little more than their cultures and their determination and turned them into a way of life. And we acknowledge the old island families, with their diverse origins, whose generations have served our community and moulded past into present.

Today, we know that our island and its people face many challenges. Some of these are global, such as climate change and diminishing fossil fuel supplies, both of which pose particular problems for island communities. Others are more local, like our aging population and the loss of socioeconomic diversity. The availability of housing to meet a wide variety of needs, and the supply of safe, potable water are also issues that must be addressed. There are many others.

With our Official Community Plan, we lay out a vision focussed on a set of objectives and based on a commitment to honour the natural integrity of the island, while striving to meet the basic needs of its inhabitants. We commit ourselves to leave the next generation with an environment and with opportunities at least as secure as those that we ourselves have enjoyed.

We understand that social and economic development must be in harmony with our mandate. We accept that there are limits to growth, limits to resources, and limits to the ability of our environment to absorb continued development. We recognize human impacts and understand that healthy societies depend on healthy ecosystems, and we will work to minimize our impacts and restore the land. Our need to protect the land must also ensure its agricultural future, not only because agriculture is a traditional way of island life, but also because in a changing world it is imperative that we enhance the security of our supply of food.

We also look to secure the future of our community, to ensure that it remains rural and resident-centred, with economic opportunities to support a broad range of people. We appreciate the extraordinary artistic and creative talents among our residents. And we hope that the children who grow up here will not only find it a place to remember but will always be proud to call it home.

We are an active, engaged, vibrant community, increasingly confident that through careful planning and the self-reliance and ingenuity of our population, we can solve many of our own problems. In an age of climate change and carbon footprints, we must also learn to adapt and tread with small feet.

The Official Community Plan that follows begins with a wide range of community objectives. These are the overriding principles that give us guidance and direction. As a whole, this Plan offers a vision, charts a course, and aims high. It is as full of hope and aspiration as it is of limits and restraint. In it there is a path to follow that can lead us where we want to be.

A.4 COMMUNITY OBJECTIVES

A.4.1 General Objectives

A.4.1.1 To recognize and protect the fragility and significance of our natural environment as one of our community's greatest and irreplaceable assets.

A.4.1.2 To recognize and protect our unique nature as an island - a remote place, unconnected to other land masses, which exists at a smaller scale; a place where boundaries are absolute, resources are finite, and biophysical and socioeconomic impacts can be concentrated due to containment and proximity.

A.4.1.3 To retain our island's rural character and peaceful and quiet atmosphere; to guide development so that it complements the outstanding natural beauty that surrounds us and reflects our unique community character. To ensure that the predominant feature of Salt Spring Island remains the natural environment, rather than manmade structures.

A.4.1.4 To adopt the precautionary principle in the decision-making of the Local Trust Committee. The precautionary principle asserts that, when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically. In this context, the essential elements of a precautionary approach to decision-making include:

- a. a duty to take anticipatory action to prevent harm;
- b. the right for the community to know complete and accurate information on potential human health and environmental impacts as best it can be determined;
- c. requiring the proponent to supply this information to the public;
- d. an obligation to consider alternatives and select the alternative with the least potential impact on human health and the environment, including the alternative of no change;
- e. a duty to consider broader short-term and long-term costs and benefits to the community when evaluating potential alternatives; and
- f. a responsibility to make decisions in a transparent, participatory manner, relying on the best available information.

A.4.1.5 To identify and protect important components of our island's heritage, including archaeological and First Nations cultural sites, whether they are reminders of past or present lifestyles.

A.4.1.6 To work cooperatively with other agencies, groups and the community in achieving the objectives of this Plan.

A.4.2 Sustainability

A.4.2.1 To recognize the importance of sustainability in all community decisions. To avoid land use decisions that threaten the integrity or sustainability of natural ecosystems.

A.4.2.2 To maintain and restore the community's natural capital represented by such items as our agricultural and forest land base, our potable water supplies, and primary value of our natural and unspoiled rural character.

A.4.2.3 To recognize our local responsibility to contribute to global sustainability, particularly in relation to mitigation of and adaptation to climate change.

- A.4.2.4 To recognize that long-term social and economic well being requires living within the limits of ecological sustainability, which is the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources.

A.4.3 Limits to Growth

- A.4.3.1 To continue to focus attention on the finite nature of all of our island's resources, especially those that are drawn from our natural environment.
- A.4.3.2 To provide direction for the conservation and stewardship of natural resources, especially our surface and groundwater supply.
- A.4.3.3 To reflect the finite nature of islands by identifying limits to residential, commercial and institutional growth tailored to the community's land base and ecological carrying capacity. Special attention should be paid to ensuring that the human use of potable water can be sustained without negative impact on other values and uses for natural water bodies.
- A.4.3.4 To accommodate and direct appropriate development so that its location, appearance and impact are in harmony with the natural environment, community resources, character and existing land uses. To ensure that clustered settlements are well designed so that they become and remain acceptable and compatible with existing development.

A.4.4 Our Sense of Community

- A.4.4.1 To ensure that our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow; to ensure that growth, including the growth of tourism, is managed in a way that does not displace or detract from our community's important function as a home for its residents.
- A.4.4.2 To recognize the importance of our island community's traditional sense of cohesiveness, self-reliance and interconnectedness. To enhance and celebrate these values through the support of community-building events, activities and land uses.
- A.4.4.3 To recognize the strength and exceptional value of the community's diverse human population - a population characterized by people of many ages and backgrounds who, through choice or circumstance, have a rich variety of lifestyles and livelihoods. To recognize the very real, if intangible, loss that is felt in the community when this diversity is diminished by external pressures and changes.
- A.4.4.4 To preserve and protect human diversity in our community by ensuring that the island's people are accommodated by a broad spectrum of appropriate and accessible housing and facilities, transportation choices, service opportunities and choices of livelihood, with a local focus to minimize transportation needs.
- A.4.4.5 To recognize the importance of broad community consultation, economic security, coordinated and efficient infrastructure development and established land use policies to the maintenance of a healthy community.
- A.4.4.6 To ensure the continued development of land use opportunities for non-traditional residential settlement. Opportunities that are based on the communal stewardship of land, conservation of resources and alternative forms of infrastructure are of special importance.
- A.4.4.7 To recognize that development should be managed to protect our sense of community and maintain our ability to absorb changes.

A.4.4.8 To identify creative and proactive ways through which a diverse, liveable and vibrant community can be created within the confines of our island's finite land base and resources.

A.4.4.9 To remain an island community without a bridge or tunnel to other land masses.

A.4.5 Community Health and Safety

A.4.5.1 To accommodate the community's need to be safe, secure and healthy - physically, mentally and spiritually.

A.4.5.2 To encourage multiple modes of healthy, active transportation among residents of all ages, such as walking and bicycling.

A.4.5.3 To foster improved air quality through strategies to reduce reliance on single-occupancy automobile use, eliminate idling, and encourage fuel-efficient and zero-pollution vehicles.

A.4.5.4 To designate land for appropriate and accessible social and recreational opportunities for all residents.

A.4.6 Island Livelihoods and Economies

A.4.6.1 To recognize the important role that varied livelihoods and a vibrant economy play in our community's unique character.

A.4.6.2 To maintain and encourage a diverse and creative community by providing a wide range of opportunities and locations for earning a living that are compatible with and can take advantage of the protection and preservation of the island's beauty and character. In particular, to encourage small, locally owned businesses whose revenues remain on the island, especially those which expand local production and consumption to meet the needs of islanders.

A.4.6.3 To encourage living-wage, meaningful, year-round employment and income-generating opportunities that especially enable young people and families to remain on the island.

A.5 THE ISLAND ENVIRONMENT

A.5.1 OBJECTIVES

- A.5.1.1 To recognize the intrinsic value of our ecosystems and that the health of our ecosystems is inextricably linked to human health.
- A.5.1.2 To maintain and improve the quality of the island's natural environment. To give particular attention to the quality of fresh water to sustain healthy fish and wildlife habitat and for human supplies.
- A.5.1.3 To identify and encourage protection of those parts of the island that are especially sensitive to development, including those Environmentally Sensitive Areas shown on Maps 9 through 12.
- A.5.1.4 To protect areas of high biodiversity. To recognize and protect the island's native plant, animal and bird life. To give particular attention to the streams, wetlands and shorelines of Salt Spring Island.
- A.5.1.5 To identify and encourage the creation of a network of protected areas that preserve representative ecosystems.
- A.5.1.6 To encourage sustainable land use practices and adopt best management practices.
- A.5.1.7 To secure at least 30% of the island land base for conservation. To develop a Community Greenways system of private and public greenways, some of which may also be associated with the island's trail network.
- A.5.1.8 To integrate the spirit and intent of federal and provincial environmental legislation and the *Agricultural Land Commission Act* and the *Farm Practices Protection ("Right to Farm") Act* into local environmental policies and bylaws.
- A.5.1.9 To support and participate in the implementation of the Regional Green/Blue Spaces Strategy prepared by the Capital Regional District.

A.5.2 POLICIES

- A.5.2.1 The Local Trust Committee will promote public education and the encouragement of private stewardship to achieve the objectives of this section. The Committee should make information about the natural environment widely available and continue to provide assistance and encouragement to those who protect it through mechanisms such as private covenants.
- A.5.2.2 The Local Trust Committee should consider rezoning applications from property owners who wish to transfer their development potential from areas identified as Environmentally Sensitive Areas or High Biodiversity Areas on Maps 9 through 12. Additional Environmentally Sensitive Areas or High Biodiversity Areas could be identified by further study. Such specific areas should be considered "Development Potential Donor Areas", even if they are in a Designation that is identified as a Development Potential Receiving Area. Applications should meet the guidelines in Appendix 4.

Background Note: Transfer of development potential from community water supply watersheds is also encouraged in Section B.8.1.

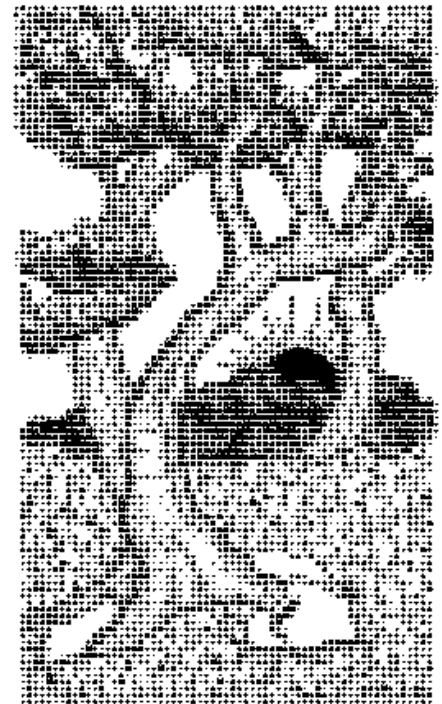
- A.5.2.3 The protection of Environmentally Sensitive Areas or High Biodiversity Areas is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.

- A.5.2.4 Maps 9 through 12 are intended to encourage environmental stewardship. These maps show general areas that could be considered Environmentally Sensitive and High Biodiversity Areas. If the Local Trust Committee receives a rezoning application to transfer development or to protect an Environmentally Sensitive Area or a High Biodiversity Area in exchange for additional density, further study could more clearly identify boundaries.
- A.5.2.5 The Local Trust Committee should not make zoning changes that would result in more development or greater impacts on areas identified as Environmentally Sensitive.
- A.5.2.6 The Local Trust Committee may work with the Capital Regional District to develop property tax exemptions as an incentive for the protection of riparian habitat should this be considered feasible.
- A.5.2.7 The Local Trust Committee should continue to enter into agreements with the Trust Fund Board outlining the ways in which the parties will cooperate and consult about conservation land acquisitions on Salt Spring Island.
- A.5.2.8 The Local Trust Committee will encourage protection of Crown foreshore, wetland, stream and riparian corridor habitats, other sensitive ecosystems, and wildlife habitat through the development permit process:
- a. The Local Trust Committee will update watercourse mapping and development permit area designations and guidelines to comply with provincial Riparian Area Regulations-
 - b. The Local Trust Committee will undertake updated sensitive ecosystem mapping and should designate sensitive areas as development permit areas for protection of the natural environment.
 - c. The Local Trust Committee will support efforts to map the locations of heron and raptor nests and will review regulations and standards for a protective buffer. The Local Trust Committee should designate development permit areas for the protection of sensitive nest trees.
 - d. The Local Trust Committee will support efforts to map the habitat of threatened or endangered species and will consider designating development permit areas for the protection of such habitat.
- A.5.2.9 The Local Trust Committee will continue to use Development Permit Area designations for protection of the natural environment to protect watersheds used for community surface water supplies or within the capture zone of community water supply wells. Zoning changes should not be made so that more development would be located in these areas. Development permit area guidelines should encourage subdivision layouts that avoid impacts on these areas. Stewardship on the part of property owners and other agencies will also be encouraged.
- A.5.2.10 The Local Trust Committee should develop improved methods of determining and assessing environmental impacts and encouraging protection of the natural environment when it is processing land use applications and referrals. The Local Trust Committee should obtain comprehensive development approval information as designated and specified in s. G.1.4.
- A.5.2.11 The Local Trust Committee should provide advice and education to the public about environmental issues and should continue to encourage and promote private stewardship. The Committee should retain the Environmental Advisory Committee to provide assistance in these initiatives. The Local Trust Committee should also support and seek advice and input from other non-governmental organizations which support the Object of the Islands Trust and the objectives of this Plan.

- A.5.2.12 The Local Trust Committee encourages landowners and others to avoid the use of pesticides, herbicides and fungicides. If used, pesticides, herbicides and fungicides should be applied in a manner that avoids damage to adjoining lands and drainage areas.
- A.5.2.13 The Local Trust Committee encourages landowners and others to utilize current best practices and guidelines in undertaking an ecosystem-based approach to site planning and development. An example is the guidelines in the manual *Develop With Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2006*, prepared by the B.C Ministry of Environment. Landowners and developers are encouraged to utilize the following principles in new development:
- a. identify environmental values prior to site clearing and design.
 - b. locate development away from areas with high environmental values, and place natural buffers between the development site and sensitive features.
 - c. concentrate development in areas with low environmental values.
 - d. develop and implement site plans that protect biodiversity, clean air, and clean water.
 - e. locate developments away from areas that may be subject to erosion, flooding, wildfires, and wildlife conflicts.
 - f. locate developments away from areas of agricultural potential and establish buffers between the development site and farmland.
 - g. minimize impacts of roads and driveways and reduce fragmentation of habitat.
 - h. maintain water quality.
 - i. maintain air quality and reduce greenhouse gas emissions.
 - j. design energy- and water-efficient developments that conserve natural resources.
 - k. minimize wastes, and manage wastes in an environmentally sound manner.
 - l. work with the local community to maximize the benefits of good environmental planning at the community and site level.

The Local Trust Committee should continue to ensure that these principles are reflected in its regulations and development permit area guidelines.

- A.5.2.14 The Local Trust Committee should retain existing regulations to control, surface run-off and to manage stormwater. The LTC should consider adopting regulations to manage soil removal and deposit in order to protect productive or sensitive soils, wetlands, environmentally sensitive areas, and residential neighbourhoods.
- A.5.2.15 The Local Trust Committee should develop ways to encourage sustainable building techniques through support for implementation of energy efficient building design and building practices as demonstrated through recognized building certification programs such as R-2000, BuiltGreen Platinum, and LEED.
- A.5.2.16 The Local Trust Committee should develop policies and strategies, in cooperation with the Trust Fund Board, to link the community's parklands, conservation lands and other open space into a network of protected areas. The development of community greenways that serve both a recreational and conservation function should be encouraged.



GARRY OAK MEADOW artwork: B. Curran

- A.5.2.17 The Local Trust Committee will recognize the needs of the local farming community, the *Farm Practices Protection ("Right to Farm") Act*, the *Agricultural Land Commission Act* and regulations, and the recommendations of the Area Farm Plan when developing policies or bylaws about environmental protection. The Agricultural Advisory Committee and the Ministry of Environment will be consulted as part of this process to develop mutually acceptable management solutions which protect sensitive environments but do not prohibit or unreasonably restrict farming.
- A.5.2.18 The Local Trust Committee should support efforts to restore and enhance environmentally sensitive areas and habitat, including the restoration of streams and other watercourses that have been modified (culverted, ditched, diverted, etc.).
- A.5.2.19 When the Local Trust Committee considers rezoning applications, particularly those in the Ganges Village Area, it should discuss with the Capital Regional District what measures could be taken, or local infrastructure required, to maximize the potential environmental benefits that might result from the project, such as the use of reclaimed waste water or waste energy.

Others are encouraged to help achieve the objectives this Section as follows:

- A.5.2.20 Members of the local community are encouraged to continue individual actions that protect and sustain the natural environment and rural character. Protection of Environmentally Sensitive Areas such as those shown on Maps 9 through 12 is particularly encouraged.
- A.5.2.21 Owners and occupiers of property are encouraged to maintain an undisturbed buffer around any tree that bears the nest of a bald eagle, osprey, peregrine falcon or great blue heron. Maintenance of an undisturbed buffer between such trees and the sea is also encouraged. The community is also encouraged to respect seasonal buffers around all native nesting birds. With the assistance of the Environmental Advisory Committee and other non-governmental organizations, the Local Trust Committee will distribute information about the appropriate extent of buffers for different species and during different seasons and will support efforts to map the location of nest trees.

Background Note: Under the B.C. Wildlife Act, it is an offence to disturb or destroy the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or the nest of any bird when the nest is occupied by a bird or its egg.
- A.5.2.22 Landowners are encouraged to participate in tax incentive programs for the protection of sensitive parts of the environment.
- A.5.2.23 The Capital Regional District is supported in the ongoing development of its regional Green/Blue Spaces Strategy.
- A.5.2.24 The Capital Regional District and other agencies are urged to continue supporting and encouraging alternate building construction and waste management techniques that conserve water and energy or sustain the environment.
- A.5.2.25 The Local Trust Committee should identify ways of monitoring community sustainability (for example by identifying "sustainability indicators"). Results could be used when amending this Plan or other policies and bylaws.
- A.5.2.26 Senior levels of government are encouraged to develop policies to protect the island from all types of petroleum and chemical pollution of ground and surface water and from air pollution from local and off-island sources.
- A.5.2.27 All levels of government and other agencies are encouraged to take stronger action to protect our parks, roadsides and utility corridors from invasive plant species.

A.6 CLIMATE CHANGE AND ENERGY EFFICIENCY

A.6.1 OBJECTIVES

- A.6.1.1 To consider the impacts of climate change as a central factor in land use decision-making.
- A.6.1.2 To establish the importance of energy efficiency, energy security, greenhouse gas emissions reduction, and carbon cycling in land use, site planning, building design and transportation.
- A.6.1.3 To promote the use of renewable energy and the development of renewable energy sources.
- A.6.1.4 To work with other agencies, stakeholders and the community to achieve energy conservation and emissions reduction goals.
- A.6.1.5 To support actions to minimize greenhouse gas emissions and to adapt to the impacts of climate change in land use decision-making.
- A.6.1.6 To recognize the importance of our forested lands in removing carbon dioxide from the atmosphere.

- BL443 (08/10)** A.6.1.7 To support a reduction of at least 15% in Greenhouse Gas emissions by 2015; at least 40% by 2020 and at least 85% by 2050 based upon 2007 data. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.

Background Note: 2007 data is provided in the Salt Spring Island Community Energy Strategy Baseline Report – Second Update, March 2010.

A.6.2 POLICIES

- A.6.2.1 The Local Trust Committee will develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. The Committee should consider utilizing a Development Approval Information Bylaw, as authorized in G.1.4, to ensure that consistent information about the energy efficiency and anticipated impacts of development is obtained when the proposal includes significant new development, increase in density, or change of use. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, energy security, renewable energy and carbon sequestration impacts.
- A.6.2.2 The Local Trust Committee 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.
- A.6.2.3 Rezoning applications proposing a significant increase in density or significant change of use may be requested to include a calculation of the projected carbon budget, or demonstrate conformity with LEED Neighbourhood Design criteria, or the equivalent.
- A.6.2.4 The Local Trust Committee shall consider giving priority to rezoning and other applications that meet energy efficiency criteria adopted by the Local Trust Committee.
- A.6.2.5 The Local Trust Committee will consider supporting rezoning applications for affordable housing that incorporate climate change mitigation and adaptation measures such as energy efficient features and shared facilities, such as co-housing.

- A.6.2.6 The Local Trust Committee will review its zoning regulations and development permit area objectives and guidelines to ensure that existing provisions encourage and do not discourage the implementation of energy efficiency standards in new construction.
- A.6.2.7 If amendments are made to the Development Permit Area authority of the Local Government Act to establish energy efficient design requirements, the Local Trust Committee should review and amend its Development Permit Area provisions to include new objectives and guidelines for energy efficient systems and design.
- A.6.2.8 If amendments are made to legislation, the Local Trust Committee should consider making amendments to administrative and procedural bylaws to charge differential fees to encourage energy efficient building design.
- A.6.2.9 The Local Trust Committee will work with the Capital Regional District and other stakeholders on the development and implementation of climate change mitigation and adaptation strategies, including energy efficiency strategies.
- A.6.2.10 The Local Trust Committee will consider energy efficient building design features exceeding the BC Building Code as a community amenity.
- A.6.2.11 The Local Trust Committee will incorporate energy efficiency and climate change impact criteria in assessing applications for the transfer of development potential.
- A.6.2.12 The Local Trust Committee will continue to support implementation of the Salt Spring Community Energy Strategy and regional community energy plans on Salt Spring Island.
- A.6.2.13 The Local Trust Committee will undertake or support mapping and analysis to anticipate the potential impacts of climate change on land use and siting.
- A.6.2.14 The Local Trust Committee should support federal and provincial initiatives to reduce greenhouse gas emissions.
- A.6.2.15 The Local Trust Committee should support local food production as a significant factor in reducing food transportation costs and greenhouse gas emissions.
- A.6.2.16 The Local Trust Committee should review zoning to relax height restrictions for solar and wind power generation on residential lots.
- A.6.2.17 The Local Trust Committee should consider supporting small-scale, locally generated, zero-carbon, renewable power for new and existing development. Such facilities should be located on the same, or an adjacent site, as the user.
- A.6.2.18 The Local Trust Committee should work with the Trust Fund Board and other conservation organizations to promote the conservation of forested land as a cost effective and important climate change mitigation strategy.

Others are encouraged to help achieve the objectives this Section as follows:

- A.6.2.19 The Local Trust Committee should support initiatives by others to establish a local Carbon Trust and energy utility.
- A.6.2.20 The provincial government is supported in initiatives to amend the B.C. Building Code to require reduced emissions and increased energy efficiency standards in new construction.
- A.6.2.21 The Capital Regional District is supported in efforts to incorporate energy and water conservation and the reduction of greenhouse gas emissions into its building regulations.

- A.6.2.22 Agencies and others undertaking new construction of public buildings are encouraged to incorporate energy efficient design standards in all projects.
- A.6.2.23 The Local Trust Committee encourages public bodies, non-governmental agencies and others to cooperate in the creation of a 'beacon' project incorporating climate change mitigation and adaptation strategies, including energy efficient design features.
- A.6.2.24 B.C. Hydro is encouraged to implement smart meters, net-metering and off-peak metering.
- A.6.2.25 BC Hydro is encouraged to partner with the private sector and local governments to implement a solar domestic hot water rental program.
- A.6.2.26 The Chamber of Commerce is encouraged to extend energy efficiency and green labelling for all businesses.
- A.6.2.27 The Salt Spring Island Transportation Commission is encouraged to provide and promote Transportation Demand Management infrastructure and programs such as public transit, bicycling, walking, ridesharing, car-sharing, and parking management strategies as means of reducing reliance on private vehicles.
- A.6.2.28 The Capital Regional District is encouraged to reduce emissions and increase the energy efficiency of all its operations on Salt Spring Island.
- A.6.2.29 The Capital Regional District is encouraged to work towards limiting the large scale outdoor burning of wood waste.

A.7 NATURAL HAZARD AREAS

A.7.1 OBJECTIVES

- A.7.1.1 To identify and guide development away from areas known to have natural hazards, such as unstable slopes, highly erodible soils, wildfire, or the potential for flooding.
- A.7.1.2 To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to stormwater drainage patterns.
- A.7.1.3 To support efforts to educate residents and to coordinate emergency preparedness.

A.7.2 POLICIES

- A.7.2.1 Zoning will continue to include the setbacks from water bodies requested by the Ministry of Environment to protect development from flooding. If applicable, the Committee will ensure that required setbacks do not conflict with the Code of Agricultural Practice for Waste Management or the standards for normal farm practices established under the *Farm Practices Protection (Right to Farm) Act*. The Local Trust Committee may consider changes to zoning to establish a new elevation above areas potentially subject to flooding.
- A.7.2.2 The Local Trust Committee will continue to require applicants for large new commercial, industrial or multifamily developments in village areas to ensure their development does not increase flooding of downslope properties. Such effects will be managed through the Development Permit process or through Land Use Bylaw regulations.
- A.7.2.3 The Local Trust Committee should consider rezoning applications from property owners who wish to transfer their development potential from areas identified on Maps 13 and 14 as subject to natural hazards. Specific areas should be considered "Development Potential **Donor** Areas", even if they are in a Designation that is a Development Potential Receiving Area. Applications should meet the guidelines in Appendix 4. The LTC should consider preparing new mapping of areas subject to natural hazards and refine "Development Potential Donor Areas."
- A.7.2.4 The Local Trust Committee should not approve applications for rezoning that would increase development in areas with natural hazards.
- A.7.2.5 The Local Trust Committee will support programs to respond to community emergencies and disasters and will participate in emergency measures planning and related initiatives.
- A.7.2.6 The Local Trust Committee will continue to share information it has acquired about natural hazards with other agencies concerned with land development on Salt Spring Island.
- A.7.2.7 The Local Trust Committee will undertake initiatives to update its mapping of areas on Salt Spring Island that are potentially hazardous to development due to geo-technical conditions and will consider amendments to development permit area designations and guidelines for the protection of development from hazardous conditions.
- A.7.2.8 The Local Trust Committee will support efforts to reduce and mitigate wildfire hazards, including supporting Fire Smart education initiatives and will give consideration to designation of development permit areas for wildfire hazard.
- A.7.2.9 The Local Trust Committee will consider climate change mitigation in the review and update of zoning regulations and development permit area objectives and guidelines.
- A.7.2.10 The Local Trust Committee should develop improved methods of determining and assessing the impact potential hazards to development when considering relevant applications, including requiring development approval information as designated and specified in s. G.1.4.

A.8 ISLAND HERITAGE

A.8.1 OBJECTIVES

- A.8.1.1 To encourage protection of the island's archaeological sites and other sites of significance to First Nations peoples,

Background Note: Archaeological sites are protected through designation as Provincial heritage sites or through automatic protection by virtue of being of particular historic or archaeological value. Protected archaeological sites may not be destroyed, excavated, or altered without a permit issued by the Minister (or designate) responsible for the Heritage Conservation Act. The Act is binding on government and, in matters of heritage conservation, it takes precedence over other legislation.

- A.8.1.2 To identify and protect buildings, structures, roads, heritage trees, and other features that are part of the community's cultural heritage.

A.8.2 POLICIES

- A.8.2.1 The Local Trust Committee will focus on public education and the encouragement of private stewardship to achieve the objectives of this section. The Committee should make information about the island's heritage widely available and provide assistance and encouragement to those who protect it.
- A.8.2.2 The Local Trust Committee may create a Community Heritage Commission to provide community advice and assistance for protecting the community's heritage.
- A.8.2.3 The Local Trust Committee should support efforts to update its Community Heritage Registry to identify island heritage buildings, heritage trees, and other heritage features that the community believes are worth conserving.
- A.8.2.4 The Local Trust Committee will encourage the designation and protection of eligible heritage sites under the Heritage Conservation Act.
- A.8.2.5 The Local Trust Committee should consider rezoning applications from property owners who wish to transfer their development potential from land that contains heritage buildings or other heritage features. Such specific land should be considered a Development Potential Donor Area even if it is in a Designation that is a Development Potential Receiving Area. Such applications should meet the guidelines in Appendix 4.
- A.8.2.6 The restoration and heritage designation of buildings is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.
- A.8.2.7 An updated inventory of archaeological resources will be supported through:
- a. Provision of updated archaeological site location information to the Archaeological Branch.
 - b. Using archaeological potential mapping to identify areas having significant potential to contain unrecorded, protected archaeological sites.
- A.8.2.8 The Local Trust Committee should support applications to change or vary zoning, setbacks or parking requirements that would encourage the maintenance or restoration of a heritage structure, archaeological site, or other First Nations cultural site.
- A.8.2.9 When it considers rezoning applications that concern land with a known heritage feature, archaeological site, or other First Nations cultural site, the Local Trust Committee should ensure that the heritage features would not be damaged as the result of a zoning change.

- A.8.2.10 Heritage features in the Ganges Village Core will continue to be protected through the heritage alteration permit process. The Local Trust Committee could also consider protecting heritage features, including First Nations archaeological sites or other First Nations cultural sites, in other parts of the island in this way.
- A.8.2.11 The Local Trust Committee should develop a heritage management plan in consultation with community members to identify other ways to protect the community's heritage.
- A.8.2.12 All development applications shall be reviewed for the presence of known and recorded archaeological sites, and for having significant potential to contain unrecorded archaeological sites in cases where archaeological potential mapping is available. Applicants will be notified if the application is within a known, protected archaeological site, or an area with significant potential to contain an unrecorded, protected archaeological site in cases where archaeological potential mapping is available. Notification may include direction to engage a professional consulting archaeologist to determine if an archaeological impact assessment is necessary to manage development related impacts.

Applicants should modify or revise proposed development plans to avoid archaeological site impacts as the best means of preserving archaeological resources. Alteration of a protected archaeological site requires a Provincial Heritage Alteration Permit prior to land altering activities.

The Local Trust Committee will avoid making zoning changes that would result in significant disturbance to an archaeological site. Should there be unavoidable conflicts with significant archaeological sites or trails, rezoning should not proceed unless measures are required to manage the impacts.

- A.8.2.13 The Local Trust Committee will continue to work with the Ministry of Transportation and Infrastructure to identify and develop guidelines for designating and protecting the scenic and heritage value of island roads. Those sections identified by the community as having particularly high scenic and heritage values are shown on Map 15.
- A.8.2.14 The Local Trust Committee should, in cooperation with First Nations and other agencies, develop improved methods of determining and assessing impacts on potential archaeological sites, or other First Nations cultural sites, when it is considering land use applications and referrals. The Local Trust Committee should obtain comprehensive development approval information as provided for in s. G.1.4.
- A.8.2.15 To increase awareness of First Nations heritage, the Local Trust Committee should support the use of First Nations place names that have been recognized by all First Nations with interests in the related area.
- A.8.2.16 The permanent formal protection of an archaeological site or other site of significance to First Nations peoples is an eligible community amenity, which could be exchanged for higher density of development as outlined in Appendix 3.

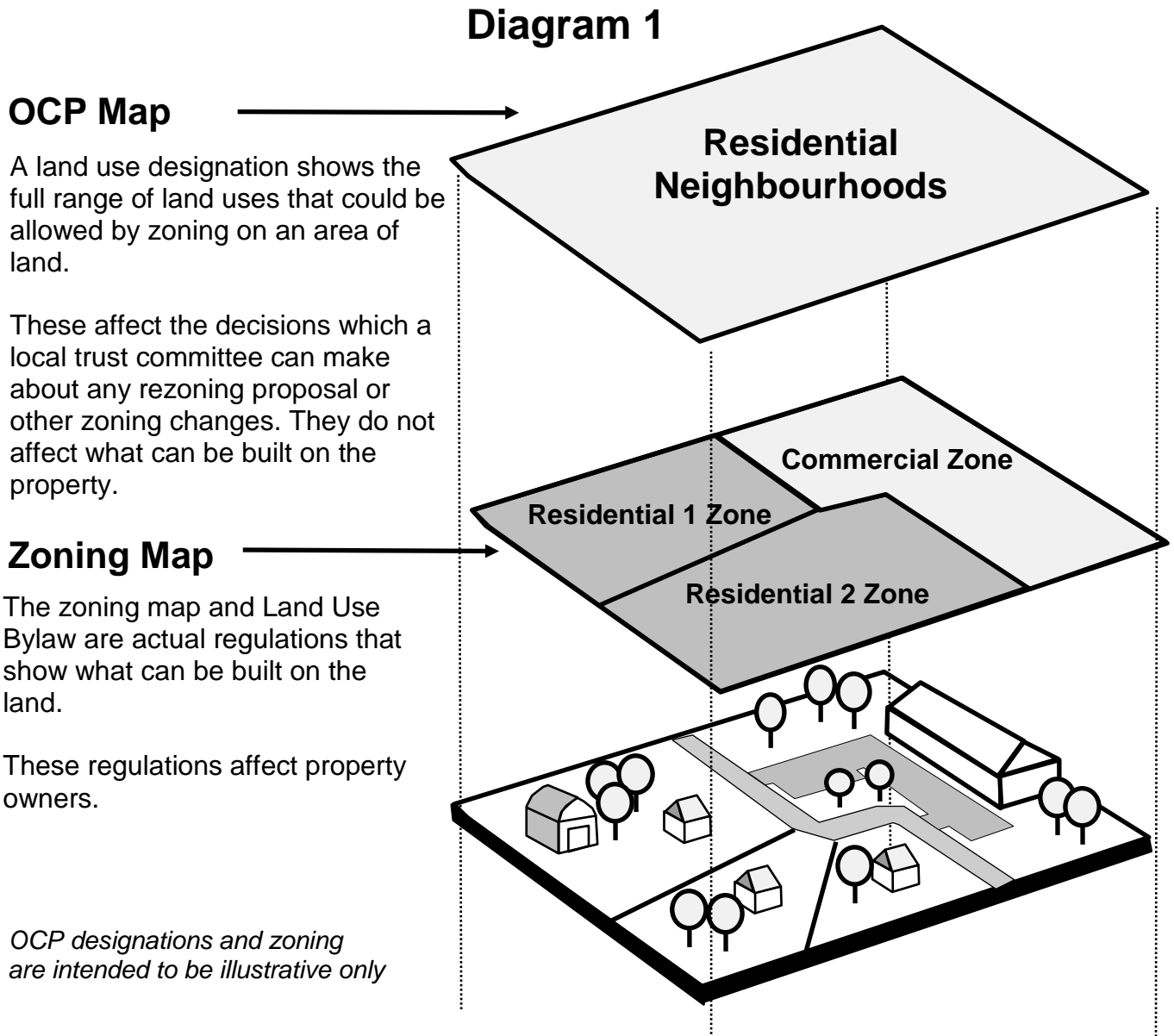
Others are encouraged to help achieve the objectives of this Section as follows:

- A.8.2.17 The Capital Regional District is urged to consider requests from the Local Trust Committee for property tax exemptions or other actions requested to protect heritage property.
- A.8.2.18 The British Columbia Assessment Authority is asked to assist the local community in protecting heritage property by applying Section 19 (10) of the *Assessment Act* to properties listed on the Community Heritage Registry or identified in Heritage Conservation Area 1.

PART B - LAND USE OBJECTIVES AND POLICIES

B.1 GENERAL LAND USE OBJECTIVES

A primary purpose of this Part of the Plan is to illustrate the locations of present land uses and show suitable sites for future land uses. Proposed locations for future land uses are shown in a general way by the Land Use Designations shown on Map 1. These Land Use Designations largely reflect present land use on the island. Some existing land uses, such as community and infrastructure uses are illustrated on Maps 2, 3, 6 and 7. Policies for each Land Use Designation are contained in this part of the Plan. They indicate the types of land uses that could be allowed to take place in each designation by zoning bylaws. They also show the maximum density of development that could be allowed. The following general objectives have been followed in establishing the locations and policies for the Land Use Designations. They should also be considered in making amendments to local land use bylaws. The relationship between the Land Use Designation Map (Map 1) and zoning maps is illustrated on Diagram 1.





ISLAND HOME photo: M. Levy

B.2 RESIDENTIAL LAND USE OBJECTIVES AND POLICIES

B.2.1 Housing quantity

Background Note: There are approximately 5800 residential lots on Salt Spring Island (2007). While approximately 1300 of these are vacant, local zoning allows for the construction of a single family dwelling on each of them. Of the existing residential parcels, many are large enough that they can be further subdivided under the existing local subdivision bylaw. A few are zoned for multi-family use. All told, the number of dwelling units (not including seasonal cottages and suites) that could be built on Salt Spring Island under current residential zoning is estimated to be about 8150. The eventual population of Salt Spring Island that might result from the zoning now in place is estimated to be a little over 17,000.

B.2.1.1 OBJECTIVES

- B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.
- B.2.1.1.2 To develop zoning that allows many different types of housing and accommodates a diverse population.
- B.2.1.1.3 To acknowledge that a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socioeconomic diversity within such a framework.

B.2.1.2.1 POLICIES

- B.2.1.2.1 Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve affordable housing and other objectives of this Plan.

B.2.2 Affordable, rental and special needs housing

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

B.2.2.1 OBJECTIVES

- B.2.2.1.1 To provide opportunities for the creation of affordable, rental and special needs housing.
- B.2.2.1.2 To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.
- B.2.2.1.3 To provide, through zoning, the opportunity for island seniors to remain in the community, especially in their own or their families' homes.
- B.2.2.1.4 To recognize the value of maintaining existing manufactured home parks as an important source of housing within the community.
- B.2.2.1.5 To cooperate with senior governments, the Capital Regional District, housing industry, funding sources and community organisations to provide affordable, rental and special needs housing on Salt Spring Island.

B.2.2.2 POLICIES

General

- B.2.2.2.1 The Local Trust Committee will initiate a Housing Needs Assessment, to be updated regularly and on the basis of which the Local Trust Committee may establish priorities for consideration of affordable housing applications.
- B.2.2.2.2 The Local Trust Committee, in cooperation with the Capital Regional District and the community, should work to establish a target level for the percentage of rented and owned affordable housing units in the total housing stock, based on projected community housing needs.
- B.2.2.2.3 All rezoning applications for affordable housing projects should include evidence of:
 - a. need for the housing.
 - b. an adequate water supply for potability and for fire protection.
 - c. means of sewage disposal.
 - d. energy and water efficient building design.
 - e. not degrading a sensitive ecosystem.
 - f. not being sited in an area subject to hazardous conditions.
- B.2.2.2.4 The Local Trust Committee may consider amending the Land Use Bylaw to create a new zone for manufactured home parks.

Amenity Zoning

- B.2.2.2.5 Land for affordable housing is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.

Inclusionary Zoning

- B.2.2.2.6 When the Local Trust Committee is considering a rezoning application involving a significant increase in residential density the Local Trust Committee should require that the application include provision of affordable housing.
- B.2.2.2.7 The Local Trust Committee may consider amending zoning to require that on-site staff accommodation be provided for larger new commercial developments.
- B.2.2.2.8 Zoning could be changed to allow small, affordable homes to be located above commercial buildings in villages. Existing zoning (that only allows two storeys) could be relaxed to allow such homes to occupy a third storey, provided that impacts on view corridors are taken into account.
- B.2.2.2.9 Where a lot has subdivision potential, the Local Trust Committee should consider rezoning applications that would allow the property owner to build (without subdividing) the same number of single family dwellings on the lot as could be built after subdivision. Such shared residential rezoning applications should be consistent with the guidelines in H.2.1 of Appendix 2.

Flexible Housing Units

- B.2.2.2.10 In zones where single family dwellings are presently allowed, the Local Trust Committee should consider changing local zoning to also allow (as an alternative to a single family dwelling), a flexible unit dwelling that:
 - a. has a maximum of two storeys, and
 - b. has a maximum floor area, and
 - c. could contain between one and three dwelling units, depending on the needs and wishes of the property owner.

Flexible unit dwellings should only be allowed on lots larger than 1.2 ha or on smaller lots in village areas. If zoning is changed to allow flexible unit dwellings, design guidelines and zoning regulations should be developed to ensure the dwellings fit into single-family neighbourhoods.

- B.2.2.2.11 If flexible unit dwellings are allowed, they should be allowed in only a few zones on a trial basis to find out if they do supply needed housing without having a negative effect on neighbouring properties. Flexible unit dwellings should not be allowed in zones within the Watershed-Islet Residential Designation unless they are shown not to increase population or sewage generation over that expected in single family dwellings.
- B.2.2.2.12 Flexible unit dwellings could also be allowed in zones in the Industrial and Commercial Services Land Use Designation, where a property is primarily used for industrial and commercial services purposes.
- B.2.2.2.13 If flexible unit dwellings are allowed, they should not be converted into separate strata-titled dwelling units.

Boarding Houses

- B.2.2.2.14 Boarding houses, single family dwellings where rooms are available for on-going residential occupancy, should be allowed to operate as home based businesses in all zones where single family dwellings are allowed.

Secondary Suites

- B.2.2.2.15 The Local Trust Committee may give consideration to amending the Land Use Bylaw to allow secondary suites in dwellings as affordable housing under certain circumstances. Any initiative to allow suites should address the following criteria:
- a. A maximum of one suite is allowed per dwelling.
 - b. The owner occupies either the principal dwelling or the suite.
 - c. Suites should only be allowed in areas with an adequate supply of potable water.
 - d. Suites should not be allowed in areas that are community water system supply watersheds or in community well capture zones.
 - e. New construction of dwellings with suites in areas containing sensitive ecosystems or areas that are hazardous for development should be managed by development permit.
 - f. The use of suites will not be for short-term rental, in accordance with the Land Use Bylaw.
 - g. Regulations should limit suites to 40% of the floor area of the principal dwelling and no more than 90 m² of floor area.
 - h. Building safety and waste disposal issues are addressed through compliance with the B.C. Building Code and applicable health standards.
 - i. The Local Trust Committee will consider the use of housing agreements and other measures to ensure that suites are affordable and to address occupancy.
 - j. The Local Trust Committee will work with the Capital Regional Housing Corporation on the administration of housing agreements in order to implement this policy.
 - k. The Local Trust Committee should coordinate implementation of zoning changes with Capital Regional District Building Inspection and the Vancouver Island Health Authority.
 - l. The Local Trust Committee may also consider limits on the numbers and location of secondary suites to minimize dependency on private automobiles.
 - m. The Local Trust Committee will make zoning changes incrementally and monitor changes in order to have the effect of limiting the overall number of suites on the island.
 - n. The Local Trust Committee will consider an annual registration system in order to remain informed about the number and location of occupied suites.

Seasonal Cottages

- B.2.2.2.16 Seasonal cottages should continue to be allowed wherever they are allowed by current zoning. The Local Trust Committee may also consider amending the Land Use Bylaw to allow the use of seasonal cottages as full time affordable rental housing units in certain areas. In order to encourage housing for families, the Land Use Bylaw may be amended to permit cottages with a maximum floor area of 90 m² on lots 2 hectares or larger in area, while retaining the existing floor area limits on cottages on lots between 1.2 hectares and 2 hectares in area.

Any amendment to zoning to allow cottages to be used as full time residences should address the following criteria:

- a. Full time residence of cottages should only be allowed in areas with an adequate supply of potable water.
- b. Full time residence of cottages should not be allowed in areas that are community water system supply watersheds or in community well capture zones.
- c. New construction of cottages for full time residence should be not allowed in areas containing sensitive ecosystems or areas that are hazardous for development.
- d. The use of cottages will not be for short-term rental in accordance with the Land Use Bylaw.
- e. Building safety and waste disposal issues are addressed through compliance with the B.C. Building Code and applicable health standards.
- f. The Local Trust Committee will consider the use of housing agreements and other measures to ensure that cottages are affordable and to address occupancy.
- g. The Local Trust Committee will work with the Capital Regional Housing Corporation on the administration of housing agreements in order to implement this policy.

- h. The Local Trust Committee should coordinate implementation of zoning changes with Capital Regional District Building Inspection and the Vancouver Island Health Authority.
- i. The Local Trust Committee may also consider limits on the location of cottages to minimize dependency on private automobiles.
- j. The Local Trust Committee will make zoning changes incrementally and monitor changes in order to have the effect of limiting the overall number of full-time units on the island.
- k. The Local Trust Committee will consider an annual registration system in order to remain informed about the number and location of occupied cottages.

Multi-Family Dwellings

- B.2.2.2.17 Applications for strata conversion (strata titling) of existing multi-family dwellings that contain more than three units should be considered by the Local Trust Committee, especially if such a conversion is expected to increase the community's supply of affordable owned housing. The Local Trust Committee should not approve strata conversions that would replace affordable rental housing with non-affordable owned housing.
- B.2.2.2.18 Preference should be given to rezoning applications for multiple-unit affordable housing projects that:
- a. are based on the housing needs of existing residents and are not meant to be mainly marketed to off-island residents.
 - b. would provide owned or rental housing, possibly through non-traditional means such as co-housing, cooperative ownership, sweat equity projects or land trusts.
 - c. would create durable, and water and energy efficient housing.
 - d. provide walking, transit or cycling links to village services.
 - e. provide safe walking, transit, or cycling links to a school, if the project is designed for families.
 - f. include appropriate site and building designs, such as those outlined in Development Permit Area 1.
 - g. that are in or near island villages, except where the affordable housing would be linked to and support farming.
- B.2.2.2.19 The Local Trust Committee should consider changing the local zoning that applies to multi-family zones so that density is guided by floor space ratios as well as units per hectare. Such changes should be considered to provide more flexibility in the type of dwelling units that can be built.

Background Note: Currently, multi-family zones may not provide enough flexibility to allow single storey units to be constructed for seniors or for those needing barrier-free units.

Care Facilities

- B.2.2.2.20 Community care facilities will be allowed in zones that permit residential use, as outlined in the *Community Care and Assisted Living Act*.
- Background Note: The Community Care and Assisted Living Act ensures that local zoning bylaws do not prevent Community Care facilities from locating in residential areas.*
- B.2.2.2.21 The Local Trust Committee should consider changing local zoning to allow small care cottages to be temporarily placed alongside single family dwellings to accommodate those who are disabled or require family care. Temporary suites could also be allowed to serve the same purpose. Should the Committee amend zoning in this way, it should first have a system in place that will ensure the suites or cottages will be used as intended. Care cottages should not be permitted on properties where seasonal cottages or flexible unit dwellings are permitted.

B.2.2.2.22 The Local Trust Committee could consider other innovative strategies that would increase the community's supply of affordable housing, including, but not limited to, consideration of rezoning applications that would permit additional dwellings where the floor area of the dwellings is limited, energy and water efficient design is implemented, and sensitive ecosystems are protected.

Others are encouraged to support the objectives of this Section in the following ways:

B.2.2.2.23 The Local Trust Committee encourages and supports other levels of government and non-profit groups to work towards the establishment of a Housing Agency on Salt Spring Island.

B.2.2.2.24 Local service clubs, non-profit organizations and others that provide affordable, rental and special needs housing are encouraged to develop projects in keeping with the policies in this Section. Such groups are particularly encouraged to explore the potential for supplying a community pool of care cottages.

B.2.2.2.25 The Local Trust Committee will support the establishment and work of non-profit community land trusts and other organisations for the acquisition of land for, and construction and management of, affordable housing units.

B.2.3 Settlement Patterns

B.2.3.1 OBJECTIVES

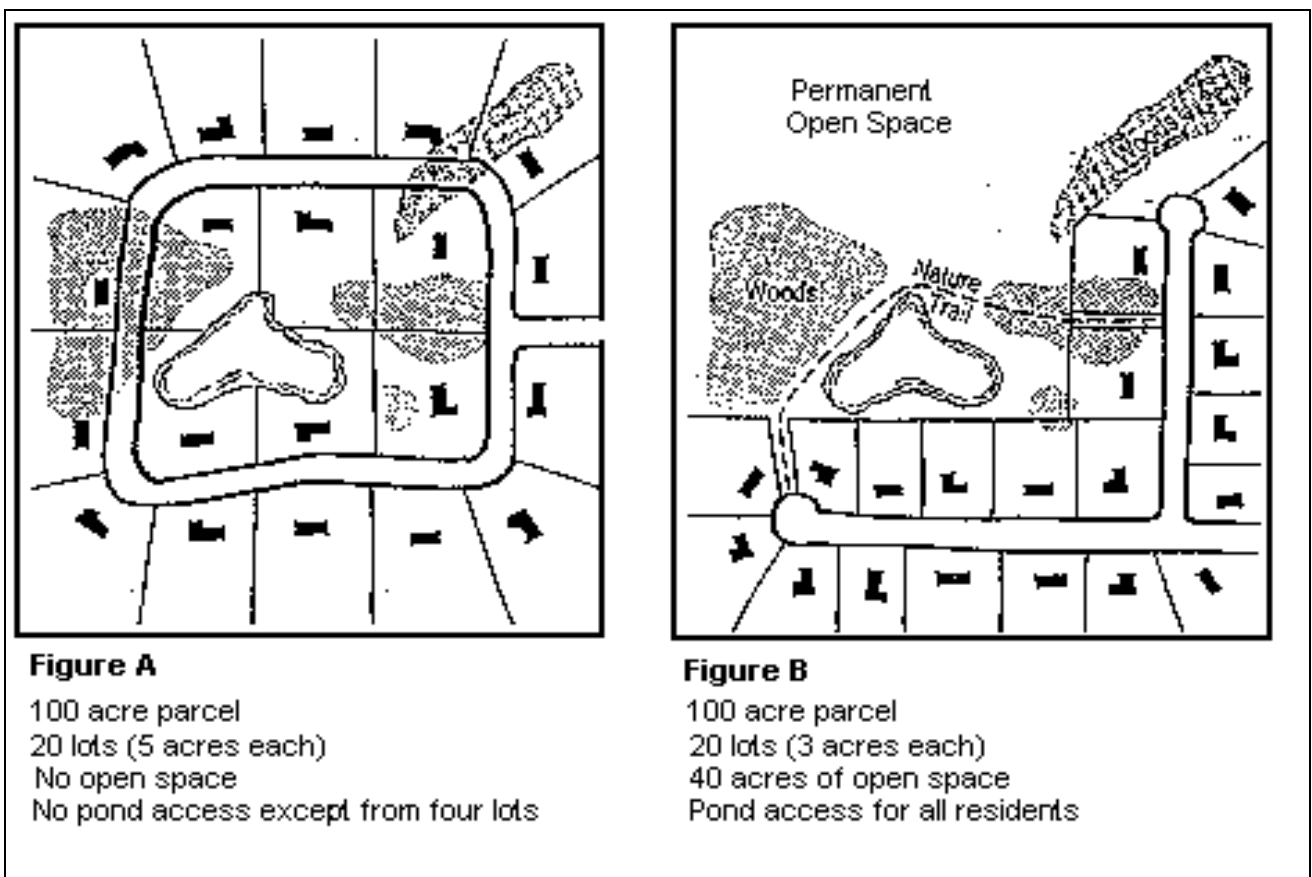
- B.2.3.1.1 To encourage future development to locate away from environmentally sensitive areas, agricultural and forestry lands, community water supply watersheds, lands with the potential for surface erosion or slope instability, public lands, tidal waterfront, areas with outstanding natural beauty and views, or archaeological and historic sites. To ensure buffers are retained on settlement lands where they adjoin agricultural lands.
- B.2.3.1.2 To redirect the island's future pattern of settlement from one of "modest overall density" to one that includes clusters of development interspersed with large areas of open space, protected areas, and resource lands. To guide future development into clusters and towards existing or new villages and hamlets where non-automotive transportation alternatives and appropriate services are available and most efficiently and affordably provided.
- B.2.3.1.3 To create future settlement patterns that reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and public transit.
- B.2.3.1.4 To create future settlement patterns that allow for the efficient and affordable delivery of public services such as road maintenance, utilities, school transportation and emergency response.
- B.2.3.1.5 To create future settlement patterns that minimize energy and resource use.
- B.2.3.1.6 To promote efficient land use with zoning that accommodates mixed or shared uses where appropriate and by encouraging joint use of major community developments.
- B.2.3.1.7 To identify a variety of ways in which settlement pattern changes may be encouraged and enabled (for example through the transfer of development potential), instead of the regulatory removal of the development potential that exists at the time of this Plan's adoption. To ensure that any higher density areas that are created through the transfer of development potential do not have a negative impact on the rural character or natural environment of the island.

B.2.3.2 POLICIES

- B.2.3.2.1 The Local Trust Committee should consider rezoning applications from property owners who wish to effectively transfer their existing development potential from one property to another in a way that would achieve one or more of the above objectives. Rezoning applications that would transfer development potential should be consistent with the guidelines in Appendix 4. Land Use Designations that are designated in this Plan as Development Potential Donor Areas and Development Potential Receiving Areas are shown on Map 26.
- B.2.3.2.2 The Local Trust Committee could consider rezoning applications that would effectively transfer existing development potential from Development Potential Donor Areas into new hamlets or villages in the Rural Neighbourhoods Designation. Proposals for new hamlet or village sites should follow the guidelines in Appendix 4.
- B.2.3.2.3 Village containment boundaries for Ganges, Fulford and Channel Ridge Village are identified by the Village Designations on Map 1. The intent of village containment boundaries is to keep village development compact, and prevent 'leap frog' development, reduce the need for additional infrastructure and services, minimize the loss of rural lands, and minimize impacts on sensitive ecosystems and other environmentally sensitive areas. The Local Trust Committee should not approve rezoning applications that would allow large new commercial, institutional or multifamily development outside Village Designations. Exceptions should be made for new village or hamlet applications, for applications to provide affordable housing, for neighbourhood convenience stores and for home based businesses as outlined in Section B.3.2. Expansion or extension of

containment boundaries should only be considered where there are no available sites within the containment boundaries. Any such expansion or extension should incorporate land next to an existing boundary, lands which do not contain sensitive ecosystems, lands which do not exhibit geo-technical or other hazards, lands that are along existing transportation routes, and lands which can provide efficient access to potable water and other services.

- B.2.3.2.4 Subdivision applicants will be encouraged to cluster new lots onto that part of their land that has the best capacity for residential development, and the least value for agriculture, forestry or environmental protection, or protection of archaeological sites or other First Nations cultural sites. The Local Trust Committee will develop informational materials for subdivision applicants that illustrate how they could maintain their development potential while preserving open space (See *example below*).



Source: Arendt, 1994

- B.2.3.2.5 The Local Trust Committee should support the transfer of development potential from prospective "water access only" subdivisions.
- B.2.3.2.6 The Local Trust Committee may consider changes to zoning regulations, such as lot coverage, in order to achieve overall settlement pattern objectives and other objectives of this Plan.

B.2.4 Residential Neighbourhoods Designation

B.2.4.1 OBJECTIVES

- B.2.4.1.1 To continue to provide for a range of medium density residential uses consistent with the community's rural character.
- B.2.4.1.2 To continue to accommodate non-residential uses that are compatible with medium density residential use.

B.2.4.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.2.4.2.1 The areas designated for Residential Neighbourhoods are shown on Map 1.
- B.2.4.2.2 Zones within the Residential Neighbourhoods Designation will continue to accommodate the medium density residential uses and the other compatible land uses allowed in the existing bylaw. Existing commercial, industrial and multi-family zones will also remain, but zoning changes should not be made to locate more of these zones on additional lands in this Designation, with the exception of multiple-family affordable housing projects.
- B.2.4.2.3 The minimum size of lots that can be created by subdivision will remain the same as indicated in the existing Land Use Bylaw. However, the Local Trust Committee could consider rezoning applications that allow a slightly higher density (smaller minimum average lot sizes) as part of a proposal that provided a community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Policy B.2.3.2.1 and Appendix 4).
- B.2.4.2.4 Rezoning applications could be considered to rezone commercial and industrial property to residential use at a density similar to that allowed on neighbouring properties.

B.2.5 Rural Neighbourhoods Designation

B.2.5.1 OBJECTIVES

- 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.

B.2.5.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.2.5.2.1 The areas designated for Rural Neighbourhoods are shown on Map 1.

- 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. Existing zones that allow higher densities, smaller lots and multifamily use will also remain.
- B.2.5.2.3 The minimum average size of lots that can be created by subdivision will remain the same as indicated in the existing Land Use Bylaw that applies to land in the Rural Neighbourhoods Designation. New zones created in this Designation will not generally have a density that exceeds 1 lot per 2 ha. However, the Local Trust Committee could make an exception by allowing a density of 1 lot per 1.2 ha as part of a proposal that provided an eligible community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Policy B.2.3.2.1 and Appendix 4). Portions of the Rural Neighbourhoods Designation are a Development Potential Receiving Area.
- B.2.5.2.4 Rezoning applications could be considered to rezone commercial and industrial property to residential use at a density similar to that allowed on neighbouring properties.
- B.2.5.2.5 Despite the minimum lot sizes indicated in Policy B.2.5.2.3, the Local Trust Committee could consider a rezoning application from a property owner to develop a new hamlet or village site in this Designation, as outlined in Policy B.2.3.2.2 or to allow an affordable family-oriented housing development as outlined in Policy B.2.2.2.18.

B.2.6 Channel Ridge Residential Designation

B.2.6.1 OBJECTIVES

- B.2.6.1.1 To continue to provide for clusters of medium density residential settlement compatible with the natural environment of the designation.

B.2.6.2 POLICIES

- B.2.6.2.1 The area designated as the Channel Ridge Residential Designation is shown on Map 1.
- B.2.6.2.2 Zones within the Channel Ridge Residential Designation will continue to allow clusters of medium density residential developments and the other compatible uses allowed by existing zoning.
- B.2.6.2.3 Zoning amendments should not be made to locate large new commercial, industrial, institutional or multifamily developments in the Channel Ridge Residential Designation.
- B.2.6.2.4 Blocks of land that may be used for residential settlement should remain generally as indicated in the Local Trust Committee's current Land Use Bylaw. The number of new lots that can be created by subdivision in the Designation should not be increased.
- B.2.6.2.5 The Local Trust Committee should consider rezoning applications that would allow owners of undeveloped property within the Channel Ridge Residential Designation to transfer their development potential to more suitable locations within the Designation or to the Channel Ridge Village Designation. Such applications should follow the guidelines in Appendix 4. The Channel Ridge Residential Designation is a Development Potential Donor Area. Proposals to transfer development potential from areas north of the Channel Ridge Village Designation could be considered if a thorough analysis of the benefits and impacts of any road network changes is provided.

B.3 NON-VILLAGE COMMERCIAL AND INDUSTRIAL LAND USE OBJECTIVES AND POLICIES

B.3.1 Tourism - Accommodation and Facilities

B.3.1.1 OBJECTIVES

- B.3.1.1.1 To recognize and welcome the economic value to our community of tourism that is compatible with preserving and protecting the island's natural environment, authentic resident-based sense of community, and the aesthetic values that attract visitors.
- B.3.1.1.2 To allow visitor accommodation to develop in a way that will best retain and distribute the resulting economic benefits and reduce any negative impacts; to avoid concentrating benefits and impacts in only a few locations.
- B.3.1.1.3 To retain and maximize the economic benefits of tourism to the community.
- B.3.1.1.4 To make land use decisions that would encourage tourism in the shoulder and off-seasons and discourage any significant increase in the peak period.
- B.3.1.1.5 To encourage tourism that blends well with the community and complements the rural, peaceful nature of the island, and to avoid the development of tourist attractions that are unrelated to the island's natural environment, social base or cultural heritage.
- B.3.1.1.6 To provide for facilities necessary to mitigate the impacts of tourism on the island's natural or social environment. Examples are: sani-dump facilities for boats or recreational vehicles, and tour bus parking areas outside Ganges Village Core.

B.3.1.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.3.1.2.1 The Local Trust Committee will support the development of informational materials and programs that encourage low-impact tourism on Salt Spring Island.
- B.3.1.2.2 Bed and Breakfast operations will continue to be allowed as home based businesses in residential areas.
- B.3.1.2.3 The Local Trust Committee will not support the operation of transient accommodation units in residential zones unless they are operated as home based businesses.
- B.3.1.2.4 The Local Trust Committee could consider applications to rezone properties for Guest House use, where operations larger than a permitted bed and breakfast are proposed. In considering such applications, the Committee will evaluate the impacts of the proposal on the local neighbourhood and the accommodations industry.
- B.3.1.2.5 Campgrounds are permitted by zoning in some Agriculture-zoned locations. The Local Trust Committee should consider rezoning applications from property owners wishing to develop small, low impact campgrounds on larger properties in the following Designations:
 - Rural Neighbourhoods
 - Agriculture (subject to approval of the Agricultural Land Commission)
 - Forestry
 - Uplands

- Applications for such a zoning change should demonstrate an adequate water supply, appropriate sewage disposal capability, and a site plan that would be uncrowded and well buffered by natural vegetation from neighbouring properties. If the Local Trust Committee considers such rezoning applications, preference should be given to those where services can be easily reached by walking, bicycle or public transit. Rezoning applications for the development of campgrounds meant primarily for large Recreational Vehicles should not be considered.
- B.3.1.2.6 The Local Trust Committee should consider an application within the Rural Neighbourhood Designation to allow hostel accommodation.
- B.3.1.2.7 No additional properties on Salt Spring Island should be zoned for resorts, hotels or motels until the percentage of built units has reached at least 80 per cent of the current (2008) development potential. Future levels of development around lakes and streams should be restricted if there would be negative impacts on the supply or quality of freshwater resources.
- B.3.1.2.8 To manage the impact of commercial tourist accommodation zones located in residential areas, the Local Trust Committee could consider retaining zoning to:
- limit the maximum number of tourist accommodation units in any one operation to 50 units.
 - establish an appropriate total floor area for tourist operations and for the accessory uses currently allowed in commercial tourism accommodation zones.
 - establish standards for vegetation screening next to residential property.
 - establish density and standards for campgrounds.
- B.3.1.2.9 The Local Trust Committee will not consider rezoning applications that would allow the development of large new destination resorts, large convention centres, water slides, theme parks, casinos, and mini golf courses.
- B.3.1.2.10 The development of time-shared resorts will not be supported.
- B.3.1.2.11 The Local Trust Committee should not approve applications to strata-title existing resorts if the level of neighbourhood impacts is expected to be greater than that of an owner-managed resort.
- B.3.1.2.12 The Local Trust Committee should consider changing zoning to allow for mobile marketing on or near the Long Harbour ferry terminal.
- B.3.1.2.13 The Local Trust Committee should consider changing zoning that would assist in the marketing of local products, whether in public markets or commercial outlets.
- Others are encouraged to help achieve the objectives of this Section as follows:**
- B.3.1.2.14 Other levels of government which secure parkland on Salt Spring Island are encouraged to manage public parkland, particularly campgrounds, in a way that is compatible with the objectives of this Section.
- B.3.1.2.15 The Local Trust Committee should support efforts to create informational material and to brand the island in a manner consistent with the objectives of this Plan.

B.3.2 Home Based Businesses

B.3.2.1 OBJECTIVES

- B.3.2.1.1 To accommodate a broad variety of home-based businesses consistent with the community's tradition of socioeconomic diversity, self-sufficiency and private initiative.
- B.3.2.1.2 To ensure that home based businesses remain compatible with the residential and rural character of neighbourhoods and do not have an unacceptable impact on the natural environment.
- B.3.2.1.3 To protect the vitality and viability of village businesses.
- B.3.2.1.4 To promote home based businesses as a significant means of satisfying the community's employment needs so that economic benefits are retained in the community.

B.3.2.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.



HOME STUDIO photo: M. Levy

- B.3.2.2.1 Home based businesses will continue to be allowed in all areas where residential use is permitted and will be regulated by zoning.
- B.3.2.2.2 The Local Trust Committee could consider rezoning applications from owners of larger properties who wish to operate a home-based industry, such as light manufacturing, assembly, and repair services. Such industries could occupy more space and employ more people than would normally be allowed for a home-based business. Should the Committee consider such applications, it should ensure that this use would be limited to those industries that can operate compatibly with the quiet rural character of the island, could be well-screened by vegetation and would not have a significant negative effect on the neighbourhood or the natural environment. The Committee should also consider a way of guiding the design of sites and buildings used for home based industries, such as through the Development Permit process.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.3.2.2.3 The Capital Regional District is encouraged to extend its educational programs about liquid waste disposal to home based businesses on Salt Spring Island.
- B.3.2.2.4 The Ministry of Environment is encouraged to offer its educational programs regarding waste handling and management to home based businesses.

B.3.3 Industrial and Commercial Services

B.3.3.1 OBJECTIVES

- B.3.3.1.1 To provide an adequate amount of land zoned for industrial use that is affordable, appropriately serviced and well located to accommodate local industry.
- B.3.3.1.2 To accommodate additional commercial and light industrial land uses where there is a community need, with a preference for those with a low demand for transportation and energy infrastructure requirements. To carefully consider the addition of other clustered sites for light industrial operations, to keep needed businesses on the island or to attract needed businesses onto the island.
- B.3.3.1.3 To ensure that industries are located in a way that reduces impacts on neighbouring properties and the natural environment.
- B.3.3.1.4 To avoid the location of large scale, heavy industry on Salt Spring Island.
- B.3.3.1.5 To allow for the development of affordable homes in combination with industrial land uses.
- B.3.3.1.6 To ensure that industrial waterfront zones are primarily occupied by industries dependent upon a marine location.
- B.3.3.1.7 To accommodate temporary industrial uses in appropriate locations.

B.3.3.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.3.3.2.1 The areas designated for Industrial and Commercial Services are shown on Map 1. Specific industrial uses will also continue to be allowed in the Industrial and Commercial Service zones that currently exist in other Designations.
- B.3.3.2.2 Zones within the Industrial and Commercial Services Designation will continue to allow a variety of light industrial and commercial services.
- B.3.3.2.3 The Local Trust Committee could consider rezoning applications for additional industrial land next to tidal waterfront, if it becomes necessary to meet community needs. If additional industrial land is created in such locations, the Committee should ensure it is used only by industries that are dependent on a marine location.
- B.3.3.2.4 The Local Trust Committee should not make zoning changes that would result in a net loss of developable industrial land on Salt Spring Island.

- B.3.3.2.5 The Local Trust Committee should undertake a review and inventory of existing industrially zoned land and facilities, assess existing and future projected demand for industrial land, and on the basis of this assessment, consider re-designating and rezoning land.
- B.3.3.2.6 The Local Trust Committee should consider rezoning applications that would transfer industrial development potential from inappropriate locations to more suitable ones.
- B.3.3.2.7 Local zoning should not allow new heavy or extractive industries that are not needed by the local community.
- B.3.3.2.8 The Local Trust Committee should consider rezoning applications that would reduce the minimum lot size that can be created in industrial zones to about 0.2 ha. The Committee could consider rezoning applications to reduce the minimum lot size to about 0.1 ha as part of a proposal to provide an eligible community amenity or transfer development potential from a less suitable location.
- B.3.3.2.9 To accommodate those who wish to operate a temporary industry on non-industrial land, the Local Trust Committee could issue Temporary Commercial or Industrial Permits as discussed in Part G.
- B.3.3.2.10 If additional land is required for industrial uses necessary for the community, the Local Trust Committee could consider rezoning applications for properties near the junction of Rainbow and Atkins roads. Removal of up to 2 ha from the Agricultural Land Reserve for this purpose could be supported, consistent with policy B.6.2.2.15. In reviewing such applications, the Committee should consider whether:
- a. the site has limited agricultural potential.
 - b. existing industrial and commercial service lands have been developed to about 80 per cent of their practical development potential.
 - c. the rezoning application applies to land that is next to or across a road from existing industrial land.
 - d. the proposed development would be well buffered from adjacent non-industrial land.
 - e. there are adequate water supplies and a satisfactory means of sewage disposal.
- Background Note: No application to rezone land within the Agricultural Land Reserve will proceed without the support of the Agricultural Land Commission.*
- B.3.3.2.11 The Local Trust Committee should consider applications to strata-title existing buildings in the Industrial and Commercial Services Designation, to provide affordable industrial sites.
- B.3.3.2.12 The Local Trust Committee should consider rezoning applications that would allow some light industrial uses to locate in village sites, in combination with commercial and residential uses. The Committee should only consider such applications if the proposed use would be compatible with the general objectives for villages.

- B.3.3.2.13 The Local Trust Committee should not support proposals for the exploration and extraction of peat, metals, minerals, coal and petroleum resources from Salt Spring Island.

Background Note: The extraction of minerals is not a use of land that can be regulated or controlled by local zoning, although the processing of minerals is an industrial use and is subject to zoning. The Ministry Energy, Mines and Petroleum Resources has resource management and regulatory responsibility for the province's mineral and energy resources under the Mineral Tenure Act, Petroleum and Natural Gas Act, Coal Act and the Mines Act. The tenuring of aggregate resources on Crown Lands is the responsibility of the Integrated Land Management Bureau under the Land Act. The Ministry of Energy, Mines and Petroleum Resources is responsible for the reclamation, permitting, inspection and safety of sand and gravel extraction operations. The Ministry commonly consults with the Local Trust Committee in considering issuing approvals for mining activities and can take local policies and regulations into account.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.3.3.2.14 The Ministry of Energy, Mines and Petroleum Resources is urged to consider the unique provincial interests expressed in the *Islands Trust Act* in its management and regulatory decisions regarding mineral resources on Salt Spring Island. The Ministry is further urged to ensure that the Local Trust Committee is notified of and consulted on any mineral exploration and development proposals involving surface disturbance on Salt Spring Island and that the Ministry implements recommendations of the Local Trust Committee to regulate and address impacts.
- B.3.3.2.15 The Ministry of Energy, Mines and Petroleum Resources and the Ministry of Community Development are urged to work, in consultation with the Islands Trust and holders of mineral claims in the Islands Trust Area, to resolve the apparent policy conflicts in the provincial interest as expressed in the *Islands Trust Act* and the acts that govern the province's mineral and petroleum resources. It is recommended that such resolution occur before or as part of the provincial Environmental Assessment Process or the Work Systems Approval process and before consideration of approval-in-principle or the issuance of permits and licenses, should any proposals for mineral development on Salt Spring Island be made. It is recommended that policy resolution also involve consultation with the Ministry of Environment and Private Managed Forest Land Council, whose interests would also be affected by mineral development on Salt Spring Island. Should surface disturbance be allowed before policy resolution, the Ministry is strongly urged to recognize and apply permit conditions to preserve important parts of the local environment and protect development from natural hazards.
- B.3.3.2.16 Holders of mineral claims on Salt Spring Island are strongly urged to await the policy resolution recommended in Policy B.3.3.2.15 before making proposals to develop mineral claims on Salt Spring Island.

B.4 COMMUNITY & INSTITUTIONAL LAND USE OBJECTIVES AND POLICIES

B.4.1 General Community and Institutional Land Uses

B.4.1.1 OBJECTIVES

- B.4.1.1.1 To ensure an appropriate supply of land is zoned for community needs such as schools, child care, government functions, emergency services, health care facilities and cultural buildings.
- B.4.1.1.2 To minimize the public cost of necessary community facilities. To allow for the efficiencies and cross-benefits that can be achieved through joint use and the clustering of major facilities.

B.4.2 Educational and Child Care Land Uses

B.4.2.1 OBJECTIVES

- B.4.2.1.1 To provide appropriately zoned land in convenient locations for educational facilities.
- B.4.2.1.2 To ensure that day care facilities can continue to be where they are convenient for families.

B.4.2.2 POLICIES

- B.4.2.2.1 The area designated specifically for Educational uses is shown on Map 1. Public schools will also continue to be allowed by zoning in other designations.
- B.4.2.2.2 Zones within the Educational Designation will continue to allow public schools and other related uses. The Local Trust Committee may consider amending zoning to permit adult training and learning facilities.
- B.4.2.2.3 The Local Trust Committee will continue to consult annually with School District #64 about its land use needs.
- B.4.2.2.4 The Local Trust Committee will work cooperatively with School District #64 for school site acquisition charges or acquisition of land for schools at the time of subdivision, should the District pass a resolution requesting that the Local Trust Committee consider eligible school site requirements. The Salt Spring Island Parks and Recreation Commission will also be invited to participate to ensure a coordinated approach to public land dedication.
- B.4.2.2.5 The Local Trust Committee should give special attention to land within and surrounding the Educational Designation as follows:
 - a. Land next to the Educational Designation should not be rezoned for uses that would be incompatible with the safety of school children.
 - b. Rezoning applications for land next to the Educational Designation should show how pedestrian and bicyclist routes to schools will be maintained.
 - c. Rezoning applications for higher density housing within about 0.8 km of the Educational Designation should be designed for families.
- B.4.2.2.6 Child day care facilities will continue to be allowed in a broad variety of zones.
- B.4.2.2.7 Zoning that applies to land next to Ganges Harbour or its water surface should not be changed in a way that would interfere with the safe and convenient accommodation of school taxis from the Outer Gulf Islands.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.4.2.2.8 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission are requested to consider the objectives of this Section in their decisions regarding roads next to or within the Educational Designation, and especially is encouraged to consider means to safely accommodate pedestrians and bicyclists on such roads.

B.4.3 Health Services Land Uses

B.4.3.1 OBJECTIVES

- B.4.3.1.1 To ensure that local land use policies support the continued development of Salt Spring Island as a healthy community.
- B.4.3.1.2 To provide appropriately zoned land in convenient locations for the community's health care facilities.
- B.4.3.1.3 To support, through compatible land use zoning, directions contained in Health Plans prepared by the Vancouver Island Health Authority and community health organizations.

B.4.3.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.4.3.2.1 The area designated specifically for Health Services is shown on Map 1. Public hospitals and private medical offices will also continue to be allowed by zoning in other Designations.
- B.4.3.2.2 Zones within the Health Services Designation will continue to allow the range of health service facilities and other uses allowed by current zoning.
- B.4.3.2.3 Those wishing to rezone land to create large new health care facilities will be directed to lands in the Health Services Designation or to adjacent lands.
- B.4.3.2.4 The Local Trust Committee should give special attention to land within and surrounding the Health Services Designation as follows:
 - a. Land next to the Health Services Designation should not be rezoned for uses that would be incompatible with the safety and quiet of the hospital area.
 - b. Rezoning applications for land next to the Health Services Designation should show how pedestrian routes to health service facilities will be maintained.
 - c. Rezoning applications for higher density housing within about 0.8 km of the Health Services Designation should be designed for seniors or those with special needs.
- B.4.3.2.5 The Local Trust Committee should consider rezoning applications to provide residential care facilities that would be open to the public on Salt Spring Island.
- B.4.3.2.6 Zoning will continue to allow medical and dental offices in residential areas.
- B.4.3.2.7 The Local Trust Committee should consider rezoning applications that would allow for the delivery of health services to youth and seniors in convenient locations, particularly in combination with educational and recreational services.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.4.3.2.8 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission are urged to consider signs and street crossing facilities that would enhance pedestrian and bicycling safety near the Health Services Designation.

B.4.4 Emergency Response Facilities and Services

B.4.4.1 OBJECTIVES

- B.4.4.1.1 To ensure that land use bylaws accommodate emergency response facilities in locations where response times are optimal for most of the community.
- B.4.4.1.2 To respect the strategic site selection processes undertaken by emergency response organizations.
- B.4.4.1.3 To reduce the neighbourhood impacts of emergency response stations and training facilities.
- B.4.4.1.4 To encourage shared use of emergency response facilities and land.

B.4.4.2 POLICIES

- B.4.4.2.1 The Local Trust Committee should retain local zoning to allow emergency response facilities in most zones. Standards for vegetation screening around the perimeter of emergency response properties should be retained.
- B.4.4.2.2 The Local Trust Committee should retain the local subdivision regulations that allow the subdivision of appropriately sized parcels for emergency response facilities, despite the minimum parcel sizes allowed for other uses.
- B.4.4.2.3 The Local Trust Committee should change local zoning to allow training facilities for emergency response personnel in appropriate locations.
- B.4.4.2.4 The Local Trust Committee will continue to ask emergency response organizations to comment on emergency access and safety issues when the Committee is considering rezoning applications and applications for development permits or subdivision.
- B.4.4.2.5 The Local Trust Committee will support the development of emergency-only road connections in the following locations:
- between Don Ore and Charlesworth Roads
 - between Wilkie Way and Rainbow Roads
 - between Southridge and Sunnyside Roads
 - Broadwell through to North End Road
 - and other roads where required
- B.4.4.2.6 Should the Salt Spring Island Fire District wish to relocate its Ganges Firehall site, the Local Trust Committee should consider any proposals it might receive that would provide the District with land the District finds acceptable in exchange for higher density elsewhere, if the proposal results in the dedication of the Ganges Firehall site for public use. Land provided in this way is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.

- B.4.4.2.7 When commenting on applications to create or develop water access points, the Local Trust Committee will ensure that the local fire department is consulted regarding their need for access and the filling of tankers.

B.4.5 Other Community Land Uses

B.4.5.1 OBJECTIVES

- B.4.5.1.1 To ensure that adequate amounts of land are appropriately zoned to accommodate the variety of spiritual and cultural activities important to the community.

B.4.5.2 POLICIES

- B.4.5.2.1 Local zoning will continue to allow churches, cemeteries, libraries, and community halls in many zones. Low impact religious retreats will continue to be allowed by zoning in the Uplands Designation.
- B.4.5.2.2 The Local Trust Committee should consider rezoning applications to locate facilities housing local clubs in locations where they would be compatible with neighbouring properties. In considering such applications, the Committee should ensure that disturbance to neighbouring homes would be minimal.
- B.4.5.2.3 Land and facilities for community cultural purposes is identified as an eligible community amenity for which higher levels of densities may be exchanged as outlined in Appendix 3.
- B.4.5.2.4 The Local Trust Committee could consider rezoning applications for a school of fine arts. The Committee should give preference to proposals that would maximize the use of existing structures and community facilities.
- B.4.5.2.5 The Local Trust Committee should ensure that local zoning supports the use of private and public lands for local community events.

B.5 VILLAGE LAND USE OBJECTIVES AND POLICIES

B.5.1 General Village Land Use Objectives and Policies

B.5.1.1 OBJECTIVES

- B.5.1.1.1 To continue to provide an adequate supply of appropriately zoned land in compact pedestrian-oriented villages to support the community's larger commercial, institutional and cultural activities in combination with high and medium density residential use.
- B.5.1.1.2 To encourage a modest scale of village development compatible with the rural character of Salt Spring Island and with the protection of the community's natural and heritage resources.
- B.5.1.1.3 To encourage the commercial viability of island villages and to retain traditional village functions.
- B.5.1.1.4 To promote mixed uses of village land.
- B.5.1.1.5 To avoid the development of commercial strips along roads leading into island villages.
- B.5.1.1.6 To ensure that village land uses continue to focus on the requirements and convenience of residents and that traditional village functions are not displaced.
- B.5.1.1.7 To consider the designation of one or more additional hamlets or villages, resulting solely from the transfer of existing development potential, and providing that the transfer results in the preservation of large areas of open space or intact resource lands.
- B.5.1.1.8 To support multiple modes of travel in and between villages, particularly bicycling, walking and public transit.
- B.5.1.1.9 To support strategies to reduce demand for automobile use within and between the villages.

B.5.1.2 POLICIES

- B.5.1.2.1 Village Designations are shown on Map 1. There are three areas: the Ganges Village Designation, the Fulford Village Designation and the Channel Ridge Village Designation. General Policies that apply to all Village Designations are outlined in this Section (B.5.1.2). Specific objectives and policies for each village are outlined in following sections of this Plan.
- 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. However, where a multifamily development is comprised of special needs housing or affordable seniors' supportive housing, the density of development may exceed 37 units per ha, provided it does not exceed a floor space ratio of 0.6, a site coverage of 33 percent, a maximum of two storeys and a maximum of 50 units in any one development.
- B.5.1.2.3 To protect the economic vitality of island villages, the Local Trust Committee should not consider rezoning applications that would result in large new retail stores, restaurants, office complexes and multi-family developments outside Village Designations. Exceptions are: home-based businesses and industries, neighbourhood convenience stores, campgrounds, the commercial uses specifically allowed in other Designations and the potential development of a new village as outlined in Policy B. 2.3.2.2.

- B.5.1.2.4 To retain the traditional function of island villages, the Local Trust Committee should not consider rezoning applications that would result in the following land uses outside the Village Designations: post offices, banks and credit unions, liquor stores, and libraries.
- B.5.1.2.5 To retain the compact and pedestrian oriented nature and economic viability of island villages, the Local Trust Committee should only consider rezoning applications that would create more commercially-zoned land in Village Designations if the following guidelines are met:
- the proposed use is compact and not land intensive.
 - existing commercial zones are largely developed to their practical development potential and there is evidence of a community need for additional commercial land.
 - the proposed rezoning would tend to concentrate development near existing commercial, industrial, institutional or multi-family land uses.
 - designs and site plans are consistent with the guidelines in Development Permit Area 1.
 - the Local Trust Committee has undertaken a review and inventory of existing commercially zoned land and development, assessed existing and future projected demand, and on the basis of this assessment, may consider re-designating and rezoning land for additional commercial uses.
 - the proposed development would be barrier free.
 - sidewalks would be provided with any new commercial or industrial development.
- B.5.1.2.6 The Local Trust Committee could consider rezoning applications that would result in some additional industrial uses in Village Designations. However, such uses should not be land intensive or result in a level of pollution that would be incompatible with commercial and high density residential development.
- B.5.1.2.7 The Local Trust Committee should consider amending local zoning within Village Designations to be more in keeping with traditional village forms and more appropriate to the small, pedestrian nature of villages.
- B.5.1.2.8 The Local Trust Committee may consider making changes to zoning to allow the creation of live-work spaces.
- B.5.1.2.9 The Local Trust Committee may consider making changes to zoning to establish maximum floor area limits on commercial and industrial uses.
- B.5.1.2.10 When considering rezoning applications, the Local Trust Committee should ensure that zoning boundaries between residential and non-residential uses are primarily created along rear parcel lines, as opposed to public roads. Non-residential uses should be well screened from residential uses.
- B.5.1.2.11 The Local Trust Committee should retain local zoning in Village Designations that does not permit drive-in commercial uses.
- B.5.1.2.12 The form and character of commercial, industrial and multi-family development in Village Designations will be guided through Development Permit guidelines in Part E.
- B.5.1.2.13 Preservation of community heritage in villages will be guided through the Heritage Conservation Area guidelines in Part F.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.5.1.2.14 The Ministry of Transportation and Infrastructure is urged to develop specific policies for the development of the sidewalks and roadside walkways, shown on Maps 17 and 18, and bicycling facilities. The Ministry is further urged, in cooperation with the Salt Spring Island Transportation Commission, to consider “traffic calming” on the roads in Village Designations.

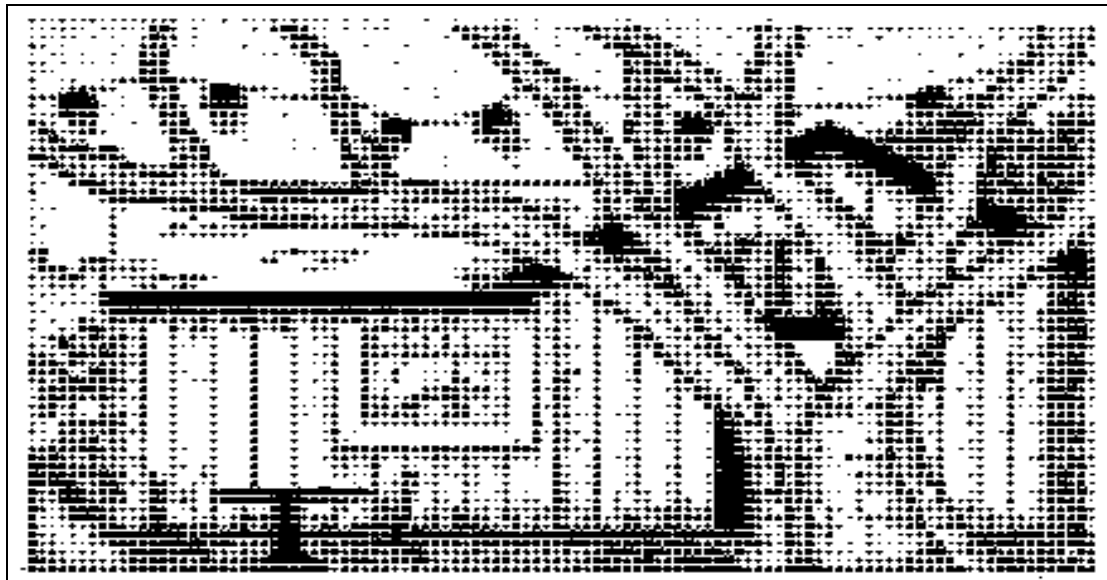
Background Note: the Ministry of Transportation and Infrastructure is not presently funded for the construction or maintenance of sidewalks.

- B.5.1.2.15 The Ministry of Transportation and Infrastructure is encouraged to cooperate with the Salt Spring Island Transportation Commission in a review of speed limits and enforcement policies in or near the villages, and to consider the licensing of electric vehicles in or near villages where safety permits.

B.5.2 Ganges Village Designation

B.5.2.1 OBJECTIVES

- B.5.2.1.1 To accommodate those land uses that allow Ganges to remain the commercial, social, cultural, and institutional centre for residents of Salt Spring Island.
- B.5.2.1.2 To encourage some additional residential use of Ganges Village in a way that adds vitality to the village. To allow more islanders to live close to village services and employment.
- B.5.2.1.3 To encourage pedestrian and bicycle trail connections and amenities throughout Ganges.
- B.5.2.1.4 To create more public open space within the Ganges Village Core.
- B.5.2.1.5 To align development potential within Ganges with the available water supply and sewage treatment capacity.
- B.5.2.1.6 To maintain the economic viability of Ganges Village by guiding development into a compact, pedestrian-friendly form within a defined containment boundary with a broad variety of complementary uses.
- B.5.2.1.7 To ensure that development respects the small-town feel and heritage aspects that make the village attractive to visitors and residents alike.



GANGES VILLAGE CAFÉ artwork: B. Curran

B.5.2.2 POLICIES

- B.5.2.2.1 The Ganges Village Designation is shown on Map 1.

Background Note: The Ganges Village Designation is made up of the Ganges Village Core sub-designation, the Upper Ganges Village sub-designation, the Education Designation, the Health Services Designation and part of the Park and Recreation Designation. Objectives and policies for the Education, Health Services and Park and Recreation designations are outlined in Sections B.4.2, B.4.3, and B.7.1 respectively.

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.5.2.2.2 Zones within the Ganges Village Designation will continue to allow the wide range of commercial, industrial, institutional land uses and the various densities of residential development allowed by existing zoning.
- B.5.2.2.3 The Local Trust Committee should consider rezoning applications that would allow the addition of some affordable and special needs housing in the Ganges Village Designation, as outlined in Section B.2.2.2.
- B.5.2.2.4 The Local Trust Committee could consider rezoning applications to allow a slightly higher density of residential development than permitted by current zoning as part of a proposal that provided an eligible community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Section B.2.3.2 and Appendix 4). The Ganges Village Designation is a Development Potential Receiving Area. However, development potential should only be transferred to the North Salt Spring Waterworks District if the District can establish that any incremental demand can be met through water conservation or expansion of licensed supply capacity, or if water is to be supplied from another source.
- B.5.2.2.5 The Local Trust Committee could consider rezoning applications to allow a higher percentage of commercial site coverage or higher floor space ratios as part of a proposal to provide an eligible community amenity (see Appendix 3).
- B.5.2.2.6 When considering rezoning applications in the Ganges Village designation, the Local Trust Committee will consider the impact that the proposed change would have on the Ganges sewer treatment plant. The Local Trust Committee should obtain confirmation from the Capital Regional District of sewage system capacity for any change to zoning within the boundaries of the sewered area that may result in a significant change in sewage volume or quality. This policy is further outlined in Section C.4.2.
- B.5.2.2.7 The Local Trust Committee will support the development of a Ganges Harbour Management Plan.
- B.5.2.2.8 The Local Trust Committee may consider developing a local area plan for Ganges Village.
- B.5.2.2.9 The Local Trust Committee may consider changing zoning to permit some 3-storey buildings in areas away from the shoreline, the Ganges Village Core and established view corridors.
- B.5.2.2.10 The Local Trust Committee will support continued development of the Ganges Public Pathway System as shown on Map 17 and proposed pathways and trails in the Urban Trails Task Force Report for Ganges Village.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.5.2.2.11 Transport Canada, Fisheries and Oceans Canada, the Salt Spring Harbour Authority, and other agencies are urged to continue to support the local community in its efforts to develop a comprehensive approach to the safe use of the water surface of Ganges Harbour.
- B.5.2.2.12 The Ministry of Transportation and Infrastructure and other responsible agencies are encouraged to support efforts to create a harbour shoreline that offers access to the harbour and opportunities for walking and traditional recreational activities.

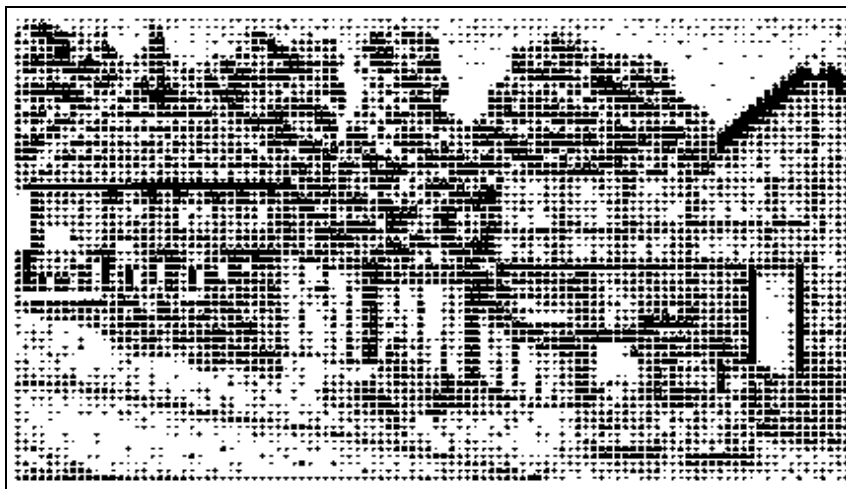
B.5.3 Fulford Village Designation

B.5.3.1 OBJECTIVES

- B.5.3.1.1 To ensure zoning continues to recognize Fulford Village as a local commercial, residential and cultural centre with a unique character.
- B.5.3.1.2 To recognize that Fulford Village functions as a gateway and primary entry to Salt Spring Island, giving an initial impression of the island's rural character.
- B.5.3.1.3 To allow for a very limited increase in the residential use of Fulford Village to address specific housing needs in the southern island area.
- B.5.3.1.4 To ensure that development within Fulford Village does not exceed the available water supply and safe sewage treatment capacity.
- B.5.3.1.5 To ensure that the form and character of development in Fulford Village is consistent with the traditional small and compact pedestrian scale of the village and with good planning principles.
- B.5.3.1.6 To help in the resolution of conflicts between village functions and ferry terminal operations.

B.5.3.2 POLICIES

- B.5.3.2.1 The Fulford Village Designation is shown on Map 1.
- B.5.3.2.2 Zones within the Fulford Village Designation will continue to allow the commercial and industrial land uses and the various densities of residential land uses allowed by existing zoning.
- B.5.3.2.3 Should the Local Trust Committee consider rezoning applications to create more commercially-zoned land on lots where there is an existing residential building, the proposed commercial use should take place in the existing structure. The existing structure should be maintained to retain village character.
- B.5.3.2.4 To protect the village core area from the disruption caused by ferry commuter parking, the Local Trust Committee should consider rezoning applications to allow the development of commercial parking lots. Parking lots should be landscaped and designed to reduce negative impacts on existing vegetation and the character of the village, as outlined in the applicable development permit area guidelines.



FULFORD VILLAGE SHOPS artwork: B. Curran

- B.5.3.2.5 Pending the completion of a comprehensive local area plan for Fulford Village, the Local Trust Committee should only consider rezoning applications that would allow the addition of some affordable and special needs housing in the Fulford Village Designation, as outlined in Policy B.2.2.2.18.
- B.5.3.2.6 The Local Trust Committee could consider rezoning applications to allow a slightly higher density of residential development than allowed by current zoning as part of a proposal that provided an eligible community amenity (see Appendix 3).
- B.5.3.2.7 Zoning changes should not be made in the Fulford Village Designation to allow heavy industry or large new commercial developments not needed by the residents of the south end of the island.
- B.5.3.2.8 The Local Trust Committee could support the development of a sewage collection system within the Fulford Village Designation if zoning is in place to manage growth in the village.
- B.5.3.2.9 The Fulford Village Designation is a Development Potential Receiving Area; however, applications to transfer development potential should not be considered until further studies are able to demonstrate the ability of Fulford Village to act as a Receiving Area.
- B.5.3.2.10 The Local Trust Committee should consider developing distinct development permit area designations and guidelines for Fulford Village.
- B.5.3.2.11 The Local Trust Committee should consider developing heritage conservation area designations and guidelines for Fulford Village.
- B.5.3.2.12 The Local Trust Committee should proactively plan for the future use of Lot A Section 15, Range 1 South Salt Spring Island, Cowichan District, Plan VIP75140, and discuss with the owner, Shell Corporation, the possibility of this site being donated to the community following decontamination.
- B.5.3.2.13 The Local Trust Committee should not support any development that could have a net negative impact on the marine environment of the Fulford Creek estuary, tidal flows, visual sightlines, or the inner basin adjacent to the Ferry terminal.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.5.3.2.14 The Ministry of Transportation and Infrastructure, Capital Regional District, Salt Spring Harbour Authority, and the B.C. Ferry Services Inc. are urged to help the Fulford Village community develop solutions to ferry traffic congestion and ferry customer parking. The Local Trust Committee supports strategies that emphasize improved traffic management on roads and incentives for non-automotive travel. The B.C. Ferry Services Inc. is encouraged to support the purchase and development of land for commuter parking, as outlined in Policy B.5.3.2.4. The Local Trust Committee could support an expansion of the ferry staging area to accommodate a minimum of one sailing load, provided solutions can be found to any anticipated environmental impacts. The design of the staging area should minimize the impact on the village's character as outlined in the applicable development permit area guidelines.
- B.5.3.2.15 B.C. Ferries Services Inc. should be requested, in their terminal planning, to consider construction of a walkway around the perimeter of the terminal parking area.
- B.5.3.2.16 The Local Trust Committee should support the construction of a multi-use path along the Fulford Ganges Road to service adjacent residential and commercial properties and a more extensive network of pathways, including a link to Drummond Park.
- B.5.3.2.17 The Local Trust Committee should support a Weston Lake watershed management plan, a study of the improvement (or replacement) of the water distribution system and the installation of water meters for all users.

- B.5.3.2.18 The Local Trust Committee should support an investigation of water availability and the consideration of alternative supplies such as Stowel Lake, deep wells and water collection (whether large or small in scale).

B.5.4 Channel Ridge Village Designation

B.5.4.1 OBJECTIVES

- B.5.4.1.1 To provide for the development of Channel Ridge Village as a compact, mixed-use village residential development combined with commercial, social, cultural, and institutional uses for north end residents.
- B.5.4.1.2 To ensure that development within Channel Ridge Village is consistent with available water supply and sewage treatment capacity.
- B.5.4.1.3 To promote non-vehicular connections and pedestrian-friendly amenities throughout Channel Ridge and the surrounding residential area to reduce the need for individual automobile use.
- B.5.4.1.4 To provide for a central village green within the Channel Ridge Village Core.

B.5.4.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.5.4.2.1 The Channel Ridge Village Designation is shown on Map 1. The designation includes the Channel Ridge Village Core sub-designation and the Outer Channel Ridge Village sub-designation.
- B.5.4.2.2 Zones within the Channel Ridge Village Designation will continue to allow the commercial and institutional land uses and the various densities of residential land uses allowed by existing zoning.
- B.5.4.2.3 The Local Trust Committee should consider rezoning applications that would allow the addition of some affordable and special needs housing in the Channel Ridge Village Designation, as outlined in Policy B.2.2.2.17.
- B.5.4.2.4 The Local Trust Committee could consider rezoning applications to allow a slightly higher density of residential development than allowed by current zoning as part of a proposal that provided an eligible community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Policy B.2.3.2.1 and Appendix 4). The Channel Ridge Village Designation is a Development Potential Receiving Area. Development potential should only be transferred into the Channel Ridge Village Designation from the Channel Ridge Residential Designation.

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.6.2.1.3 To incorporate the spirit and intent of the provincial *Agricultural Land Commission Act, the Agricultural Land Reserve Use, Subdivision And Procedure Regulation, and the Farm Practices Protection ("Right to Farm") Act* into local land use policies and bylaws.
- B.6.2.1.4 To limit the non-farm use of agricultural land.
- B.6.2.1.5 To accommodate a level and type of residential use on agricultural land that reflects the business needs of farm operations and is consistent with objectives for island population.
- B.6.2.1.6 To reduce the potential for conflicts between agricultural areas and those areas that have been identified for higher density settlement.
- B.6.2.1.7 To encourage the creation and implementation of environmental farm plans.
- B.6.2.1.8 To ensure that sufficient water supplies remain available for agricultural purposes.
- B.6.2.1.9 To recognize agriculture’s contribution to the island’s social, economic and environmental nature and appeal, and to retain and build on the island’s agricultural base, especially organic.



FALL FAIR photo: M. Levy

B.6.2.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that would result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.6.2.2.1 The Local Trust Committee should maintain an Agricultural Advisory Committee to:
- a. provide community advice about bylaw changes, applications for rezoning or subdivision, and applications to the Agricultural Land Commission.
 - b. help in developing and interpreting local policies about farming.
 - c. identify other ways that the Local Trust Committee can encourage and support farming in the community.
- B.6.2.2.2 The Local Trust Committee will work with the local farming community, the Ministry of Agriculture and Lands, and the Agricultural Land Commission to develop common policies to the benefit of farming on Salt Spring Island and to support implementation of the Area Farm Plan.
- B.6.2.2.3 The areas designated for Agriculture and Watershed-Agriculture are shown on Map 1. Map 27 shows land in the ALR and non-ALR land used for agriculture.
- B.6.2.2.4 Zoning within the Agriculture and Watershed-Agriculture Designations will continue to allow the land uses, structures and densities allowed by existing zoning and subdivision bylaws. Where existing zoning allows industrial and commercial uses, these will remain as permitted uses unless the property owner applies for a zoning change.
- B.6.2.2.5 Farming activities and necessary structures will continue to be allowed by zoning in other Designations on all properties where they are currently allowed.
- 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.6.2.2.7 On the advice of the Agricultural Advisory Committee, the Local Trust Committee should continue to support local farming by:
- a. addressing the need for additional housing on agricultural land.
 - b. permitting appropriate farm uses as defined by the Agricultural Land Reserve Act and Regulations.
 - c. recognizing the traditional uses of the property owned by the Salt Spring Island Farmer's Institute on Rainbow Road.
 - d. allowing for the processing and warehousing of island farm products on the Institute's property.
 - e. supporting zoning that would allow various forms of community farming activities.
 - f. supporting the development of farmers' markets.
 - g. considering changes to the Land Use Bylaw, based on the objectives of the Area Farm Plan and in consultation with the Agricultural Land Commission and the Ministry of Agriculture and Lands, to permit additional dwellings for farm workers.
 - h. considering changes to the Land Use Bylaw to further support agri-tourism.
 - i. supporting all efforts to ensure a viable local livestock industry.
 - j. updating agricultural information, monitoring changes in the agricultural sector and helping to identify unused or available farmland.

- B.6.2.2.8 The minimum average size of lots that can be created by subdivision in the Agriculture and Watershed-Agriculture Designation will remain the same as permitted by existing zoning. The Local Trust Committee could consider amending the minimum size of individual lots, if such a change would benefit local farming or protect agricultural land by allowing clustered development.

Background Note: The minimum parcel sizes and minimum average parcel sizes outlined in the Land Use Bylaw apply only when land is:

- a. *excluded from the Agricultural Land Reserve, or*
- b. *approved for subdivision by the Agricultural Land Commission.*

An exception to the minimum lot sizes can be made where a home site is being created for a relative as outlined in Section 946 of the Local Government Act. Such subdivisions must also be approved by the Agricultural Land Commission.

- B.6.2.2.9 The Local Trust Committee could consider changing zoning to permit the following land uses, where permitted by the Agricultural Land Reserve Act or regulations, on individual properties in the Agriculture Designation: small-scale processing and sales of island-grown forest products; farming schools; farm-based tourist accommodation; waste management facilities. Such uses should only be allowed where farming capability is minimal and the planned use would not interfere with land productivity. Preference should be given to proposals that would improve the viability of an existing farm operation.
- B.6.2.2.10 The Local Trust Committee should consider rezoning applications from property owners with productive agricultural land outside the Agricultural Land Reserve who wish to transfer their development potential to maintain their farm. Such Land could be considered a Development Potential Donor Area, despite the development potential transfer status of the Designation it is in. Such applications should follow the guidelines in Appendix 4.
- B.6.2.2.11 The Local Trust Committee could consider rezoning applications to allow higher density in exchange for community owned farmland or land for community farm product processing or storage facilities. Such applications should follow the guidelines in Appendix 3. Such land is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.
- B.6.2.2.12 The Local Trust Committee will support the inclusion of agricultural land within the Agricultural Land Reserve.
- B.6.2.2.13 The Local Trust Committee could support applications to the Agricultural Land Commission to subdivide land within the Agricultural Land Reserve if:
- a. the subdivision results in improved farming capability or production on all proposed lots in a way that would be impossible without subdivision.
 - b. the subdivision is to provide a house site up to 0.6 ha in size for an adult relative of the property owner, as defined by Section 946 of the *Local Government Act* and the parcel was held by that owner (or a blood relation) before the adoption of the *Agricultural Land Commission Act* on December 21, 1972.
 - c. the subdivision is clearly in the public interest consistent with other objectives of this Plan.
- B.6.2.2.14 The Local Trust Committee should only support the use of lands in the Agriculture or Watershed-Agriculture Designations for road access to other lands if the proposed road does not interfere with farming capability.

- B.6.2.2.15 The Local Trust Committee could support applications to the Agricultural Land Commission for non-farm use or exclusion of land within the Agricultural Land Reserve in some situations where local farming or the greater community would benefit. Support for such applications should only be considered if the application has been referred to the Agricultural Advisory Committee and falls into one of the following categories:
- a. the proposed non-farm use or exclusion would allow an active farm to diversify and broaden its income, but not decrease the farming capability of the property.
 - b. the proposed non-farm use or exclusion is consistent with local zoning or a land use designation or policy in this Plan, including policies B.3.3.2.10 and B.7.2.2.7.
 - c. in the instance of a proposed exclusion, the Local Trust Committee may consider an application that would result in inclusion of existing non-ALR farmland into the ALR.
 - d. the non-farm use or exclusion of property for essential community services, if the location of the service is limited by engineering constraints, or by strategic considerations such as those that determine the best location for an emergency response station, and the proponent has demonstrated that there is no suitable alternate, non-ALR property.

Background Note: This policy suggests the types of applications to the Agricultural Land Commission which could be supported by the Local Trust Committee. However, the final decision regarding all such applications rests with the Commission.

- B.6.2.2.16 When it considers rezoning applications that are not related to farming, the Local Trust Committee will ensure the availability 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.
- B.6.2.2.17 The Local Trust Committee encourages subdivision layouts that reduce the potential for conflict with farming. When subdivisions are proposed for land that drains towards agricultural lands, the staff shall request that the Subdivision Approving Officer consider how changes to natural drainage patterns could affect agricultural activities. Such applications may be referred to the Agricultural Advisory Committee for advice and the Advisory Committee's suggestions for the protection of farming operations will be forwarded to the Subdivision Approving Officer for consideration.
- B.6.2.2.18 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.
- B.6.2.2.19 Zoning changes should not be made to allow large new multi-family, industrial, institutional or commercial developments in the Agriculture or Watershed-Agriculture Designation. An exception could be considered for community facilities or limited industrial zoning that would provide broad benefits to the community and are specifically mentioned in this Plan.
- B.6.2.2.20 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.
- B.6.2.2.21 The Local Trust Committee will consider impacts on local food security when making land use decisions.

Others are encouraged to support the objectives of this Section in the following ways:

- B.6.2.2.22 The farming community of Salt Spring Island is recognized and encouraged in its ongoing efforts in support of local agriculture.
- B.6.2.2.23 The Islands Trust Fund Board is encouraged to help in the creation of an agricultural land trust.
- B.6.2.2.24 The B.C. Assessment Authority is urged to carefully consider its impact on local farming. It is encouraged to develop policies and procedures that recognize the unique challenges faced by the local farming community. The Local Trust Committee will develop and recommend specific policies in consultation with local farmers through the Agricultural Advisory Committee.
- B.6.2.2.25 The B.C. Ferry Services Inc. is encouraged to consider an assured loading policy for farm vehicles carrying livestock or perishable produce.
- B.6.2.2.26 The B.C. Ministry of Environment is urged to give greater priority to the needs of local farms in its decisions regarding water allocation on Salt Spring Island. The Ministry is also encouraged to provide ongoing assistance to the local farming community about water license applications.
- B.6.2.2.27 The B.C. Ministry of Environment and the Ministry of Agriculture and Lands are requested to help develop mutually acceptable recommendations in consultation with the community about the management of wetlands, stream corridors and other environmentally sensitive areas on agricultural lands on Salt Spring Island.
- B.6.2.2.28 The Local Trust Committee will encourage and support efforts by others to promote and sustain local food security.
- B.6.2.2.29 B.C. Parks and other agencies are encouraged to support farming in park lands where this has been a traditional use of these lands.
- B.6.2.2.30 The Local Trust Committee will support efforts to discourage the use of genetically engineered seeds or plants for locally grown products.
- B.6.2.2.31 The Local Trust Committee will support the implementation of the Area Farm Plan by the Salt Spring Island Agricultural Alliance.

Background Note: "Where properties are located within the Agricultural Land Reserve, they are subject to the Agricultural Land Commission Act, Regulations and relevant Orders pursuant to the Act. The approval of the Agricultural Land Commission will therefore be required in addition to any authority obtained in accordance with the policies contained in this Plan or other bylaws governing land use. Furthermore, policies and bylaws must be consistent with the Act, failing which they will have no force or effect." - Agricultural Land Commission

B.6.3 Forestry and Watershed-Forestry Land Use Designations

B.6.3.1 OBJECTIVES

- B.6.3.1.1 To retain forestry, logging and wood processing as traditional resource-based land uses that contribute to the local economy and the island's rural nature.
- B.6.3.1.2 To protect the local forestry land base and large areas of unfragmented forest habitat.
- B.6.3.1.3 To encourage forest management that sustains or improves yields and that is compatible with other uses for forested land.
- B.6.3.1.4 To ensure local zoning allows the economic benefits of value-added wood processing to be retained in the community.
- B.6.3.1.5 To reduce the environmental, aesthetic and neighbourhood impacts of forestry, logging and wood processing.
- B.6.3.1.6 To protect the water quality of Maxwell Lake, a major source of the island's drinking water.

B.6.3.2 POLICIES

- B.6.3.2.1 The areas designated for Forestry and Watershed-Forestry are shown on Map 1.
- B.6.3.2.2 Zones within the Forestry and Watershed-Forestry Designation will continue to allow the residences, forestry and public service uses permitted by existing zoning. Zoning changes for large new commercial, industrial or institutional developments should not be made in this Designation.

Background Note: Land uses permitted under local zoning must be consistent with Private Managed Forest Lands Act for lands that are within that designation.

- B.6.3.2.3 The minimum size of lots that can be created by subdivision in zones within the Forestry and Watershed-Forestry Designation will remain the same as allowed by existing zoning.
- B.6.3.2.4 The Local Trust Committee should consider rezoning applications from property owners within the Forestry Designation who wish to:
 - a. sort and process island-grown wood products.
 - b. undertake forestry education and research.
 - c. operate low impact campgrounds.

If the Local Trust Committee considers such applications, it should ensure that the proposed use would not have a negative effect on the forestry potential of the affected lands, on environmentally sensitive areas or on neighbouring homes.

- B.6.3.2.5 The Local Trust Committee will support the development of a community-owned and managed woodlot. The Committee could consider rezoning applications that would allow higher density in exchange for a community owned and managed woodlot. Such applications should follow the guidelines in Appendix 3.
- B.6.3.2.6 The Local Trust Committee will encourage the use of island-grown timbers, logs and wood products in its Design Guidelines for villages.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.6.3.2.7 The Provincial Government is encouraged to develop forestry policies and regulations that ensure and support sustainable forest practices and protect drinking water sources on all privately owned forest lands.
- B.6.3.2.8 The Provincial Government is encouraged to develop forestry practices and regulations that ensure and support forest practices that protect the cultural, spiritual and traditional uses of forests by First Nations.

B.6.4 Sand and Gravel Deposits

The location of known sand and gravel pits (abandoned and existing) is illustrated on Map 14a. The majority are located within the "Qualicum" soil map unit, which occurs over old drainageways and beaches (van Vliet et al, 1987). The extent of Qualicum soils is also illustrated on Map14a. Information about the suitability of these areas for future sand and gravel extraction is not available.

Background Note: This section is included in fulfilment of Section 877(1)(c) of the Local Government Act which requires Official Community Plans to contain "statements and map designations ... respecting the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction".

- B.6.4.1 The Local Trust Committee may consider adopting regulations to manage the deposit and removal of soil in order to manage the impacts of aggregate operations.

B.7 PARK AND RECREATION LAND USE OBJECTIVES AND POLICIES

B.7.1 Park and Recreation Designation

B.7.1.1 OBJECTIVES

B.7.1.1.1 To preserve and protect the natural environment of the island's public recreational lands and park land while providing for local and regional recreational needs.

B.7.1.1.2 To recognize the interests of First Nations in the Crown Lands in this designation.

B.7.1.1.3 To encourage the management or disposition of the island's Crown Land in a manner consistent with broader policies of this Plan regarding settlement patterns and the conservation of environmentally sensitive areas and conservation of areas of significance to First Nations. To preserve the recreational, conservation and community farm land uses of that land.

B.7.1.1.4 To encourage a broad range of recreational opportunities, with an emphasis on those that do not consume resources and that benefit the health and safety of residents.



TENT CAMPING IN RUCKLE PARK
artwork: B. Curan

B.7.1.2 POLICIES

B.7.1.2.1 The areas designated for Parks and Recreation are shown on Map 1.

B.7.1.2.2 Zones within the Parks and Recreation Designation will continue to allow parks and recreation activities.

B.7.1.2.3 Zones within other Designations will continue to allow Public Park and recreation activities on lands where they are now allowed.

B.7.1.2.4 The Local Trust Committee should continue to zone parks, in consultation with the Salt Spring Island Parks and Recreation Commission, CRD Regional Parks and B.C. Parks, to permit appropriate uses, including traditional community uses of public lands such as day care, intermittent commercial uses and agriculture.

B.7.1.2.5 Zoning changes should not be made in this designation to allow commercial, industrial or residential developments, with the exception of single caretakers' residences.

Others are encouraged to help achieve the objectives of this Section as follows:

B.7.1.2.6 The *Integrated Land Management Bureau* is urged not to approve licenses, leases or sale of Crown Land for uses that would be in conflict with the community's objectives for more sustainable settlement patterns (see Section B.2.3), or that would alienate or occupy Crown Land for private, non-park purposes. Where First Nations interests have been satisfied, *Integrated Land Management Bureau* is encouraged to approve applications by other government agencies to acquire Crown Land in the Park and Recreation Designation for conservation or park and recreation purposes, as outlined in Policy B.7.2.2.9.

B.7.2 Acquisition of Public Recreational Land and Park Land

B.7.2.1 OBJECTIVES

- B.7.2.1.1 To acquire a sufficient amount of the island's land base as public recreational open space.
- B.7.2.1.2 To protect the island's environmentally sensitive areas, areas important for the island's biodiversity, and areas that can contribute to community "greenway" corridors that link open space areas.
- B.7.2.1.3 To provide land or rights to use land for the community's recreational needs.
- B.7.2.1.4 To develop an interconnected public trail network that can be used for passive recreation, access to park land, and non-vehicular transportation.
- B.7.2.1.5 To plan and develop new park land in a way that is sensitive to the concerns of existing neighbourhoods and land uses. In particular, to recognize the need to provide separation between recreation land and agricultural land.
- B.7.2.1.6 To participate in the implementation of the Regional Green/Blue Spaces Strategy and community parks master plans prepared by the Capital Regional District.

B.7.2.2 POLICIES

- B.7.2.2.1 The Local Trust Committee will continue to cooperate and consult with the Salt Spring Island Parks and Recreation Commission about park land acquisition, pathways and trails as outlined in its agreements with the Commission.
- B.7.2.2.2 When land is being subdivided so that park land dedication is required by the *Local Government Act*, the Local Trust Committee will require park land or an amount of money that represents up to 5 per cent of the land being subdivided. A dedication of less than 5 per cent could be considered by the Local Trust Committee if other community benefits are being provided such as land, additions to the trail network, or facility development.
- B.7.2.2.3 The Local Trust Committee should require park land dedication, and not payment of cash in lieu, if the proposed subdivision is in a land use designation listed in Appendix 5 or if the proposed subdivision includes land in the categories described in Appendix 5.
- B.7.2.2.4 When land is acquired for public parkland, the Local Trust Committee should consider amending its zoning to clarify the types of park uses that are appropriate.
- B.7.2.2.5 The Local Trust Committee could consider rezoning applications to transfer development potential if the transfer results in the community's acquisition of public park and recreation lands and/or significant additions to the trail network. Such applications should follow the guidelines in Appendix 4.
- B.7.2.2.6 Public park and recreation lands or recreational facilities (or money to purchase them) is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3. Preference should be given to proposals that would provide the park and recreation lands of high community priority outlined in Appendix 5.

- B.7.2.2.7 The Local Trust Committee should support applications by the Salt Spring Island Parks and Recreation Commission for the non-farm use of, removal from, and subdivision of limited amounts of land in the Agricultural Land Reserve to provide for the following community recreation needs:
- a. the expansion of recreational facilities, including administrative and utility buildings in Portlock Park.
 - b. approximately 3 ha next to Portlock Park to allow for additional athletic fields and parking.
 - c. approximately 4 ha in the south end of the island, to replace an existing ball park facility operated on ALR land.
 - d. additions to the trail network.

To be supported, specific applications should also have been referred to the Agricultural Advisory Committee. They should also include plans to transfer good agricultural soils to agricultural land.

To offset the impacts of the non-farm use or the removal of lands from the Agricultural Land Reserve under this policy, the Local Trust Committee will encourage the inclusion into the Agricultural Land Reserve of other lands that are suitable for agriculture.

Background Note: This policy suggests the types of applications to the Agricultural Land Commission which could be supported by the Local Trust Committee. However, the final decision regarding all such applications rests with the Commission.

- B.7.2.2.8 The Local Trust Committee should continue to enter into agreements with CRD Parks outlining the ways in which the parties will cooperate and consult about park land acquisitions and management of regional parks on Salt Spring Island.
- B.7.2.2.9 The Local Trust Committee will support applications by public or community groups to acquire Crown Land or licenses of occupation on Crown Lands in the Parks and Recreation Designation for passive outdoor public recreation and conservation, subject to recognition of First Nations interests and to consultation with First Nations.
- B.7.2.2.10 The Local Trust Committee will encourage the dedication of public park land, including trail network segments, consistent with the guidelines in Appendix 5. It could also develop educational materials outlining the advantages of public park land for the community and for property owners.
- B.7.2.2.11 The Local Trust Committee should ensure that opportunities to add to the trail network are considered during the review of all new development proposals.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.7.2.2.12 The Capital Regional District is encouraged to acquire additional land for public park, trail network segments, and recreation use through its regional parks function.
- B.7.2.2.13 Where a land subdivision has been proposed for property next to a water body, the Subdivision Approving Officer is requested not to waive the requirement for public water access.
- B.7.2.2.14 The Subdivision Approving Officer is requested to require the dedication and construction of public highway for non-vehicular traffic as well as automobiles.
- B.7.2.2.15 The Ministry of Transportation and Infrastructure is encouraged to approve applications by the Salt Spring Island Parks and Recreation Commission for the development of recreational water accesses. The Ministry is also urged to install road signs next to public recreation areas to improve public safety.

B.7.2.2.16 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission are asked to liaise and cooperate in the development of new public recreational lands by:

- a. approving applications by the Salt Spring Island Parks and Recreation Commission for trails or pathways within road rights-of-way.
- b. approving community applications to fund and construct bicycle lanes within road rights-of-way.
- c. requiring new or upgraded roads to include bicycle lanes as outlined in the protocol agreement between the Ministry of Transportation and Infrastructure and the Islands Trust.

The Ministry should be asked to allow the area in front of the Ganges Firehall to be used for public uses, should the firehall be relocated.

B.7.2.2.17 The Agricultural Land Commission is asked to support applications for non-farm use, subdivision or removal of land from the Agricultural Land Reserve for public recreation use, if such proposals are consistent with this Plan and are supported by the Local Trust Committee and have been referred to the Agricultural Advisory Committee for comment.

B.7.2.2.18 Other levels of government are encouraged to acquire public open space as opportunities arise.

B.7.3 Future Recreation Facilities

B.7.3.1 OBJECTIVES

- B.7.3.1.1 To provide for those community recreational needs that are best satisfied in new facilities.
- B.7.3.1.2 To encourage efficient and cost-effective use of land and community resources.
- B.7.3.1.3 To encourage the clustering of major indoor recreational facilities near Ganges Village.

B.7.3.2 POLICIES

- B.7.3.2.1 The Local Trust Committee should consider rezoning applications from groups wishing to provide youth recreation facilities in various Designations. Such applications should show how impacts on the natural environment and residential neighbourhoods will be reduced.
- B.7.3.2.2 The Salt Spring Island Parks and Recreation Commission and School District #64 are supported and encouraged in their agreements for joint use of facilities.
- B.7.3.2.3 When it considers rezoning applications for new recreational facilities, the Local Trust Committee will minimize the impact of the proposal on the neighbourhood and natural environment.

B.8 CONSERVATION LAND USE OBJECTIVES AND POLICIES

B.8.1 Watershed and Islet Residential Designation

B.8.1.1 OBJECTIVES

- B.8.1.1.1 To develop land use policies that protect the quality of community water supply lakes and reduce or avoid the need for remedial water treatment.
- B.8.1.1.2 To continue to provide for residential, commercial and institutional development in those parts of catchment areas where it is currently allowed, but to avoid an increase in development or activity within watershed catchments.
- B.8.1.1.3 To identify small islets in the Plan area zoned for residential use, but with fragile and sensitive natural environments.

B.8.1.2 POLICIES

- B.8.1.2.1 The lands designated as the Watershed and Islet Residential Designation are shown on Map 1.
- B.8.1.2.2 Zones within the Watershed and Islet Residential Designation will continue to allow the uses allowed under current zoning. Existing commercial and institutional zones will remain, but zoning changes should not be made to locate additional new or higher impact developments on lands in this Designation.
- B.8.1.2.3 Land that is presently zoned only for watershed protection should remain in such a zone and not have development potential.
- B.8.1.2.4 The minimum size of lots that can be created by subdivision in this Designation will remain the same as indicated in the Local Trust Committee's current Land Use Bylaw. New lot sizes should continue to be no smaller than 12 ha in the Maxwell Lake watershed and no smaller than 4 ha in other watershed areas.
- B.8.1.2.5 Zoning should continue to protect community water supply lakes from the potential impacts of septic field siting.
- B.8.1.2.6 The Local Trust Committee should consider rezoning applications that would allow owners of undeveloped property within the Designation to transfer their development potential to more suitable locations. Such applications should follow the guidelines in Appendix 4. The Watershed and Islet Residential Designation is a Development Potential Donor Area.
- B.8.1.2.7 The Local Trust Committee will support applications by conservation agencies such as the Islands Trust Fund Board to acquire the Crown Land adjacent to Cusheon Lake for watershed protection.
- B.8.1.2.8 The Local Trust Committee should give consideration to the protection of community water system supply watersheds through designation as development permit areas.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.8.1.2.9 *Integrated Land Management Bureau* is urged not to approve licenses, leases or sale of the Crown Land adjacent to Cusheon Lake for uses that would increase development or activity within the Cusheon Lake drinking water catchment area. *Integrated Land Management Bureau* is encouraged to approve applications to conserve that land for community watershed protection. *Integrated Land Management Bureau* is encouraged to recognize and accommodate First Nations interests when considering any application for a lease, license or sale of Crown Land.

B.8.2 Uplands Designation

B.8.2.1 OBJECTIVES

- B.8.2.1.1 To continue to allow very low density residential use and other kinds of low impact development that will sustain the watershed recharge areas, wildlife habitat, forest resource, sensitive environments, open space and recreational potential of lands in the Uplands Designation.

B.8.2.2 POLICIES

- B.8.2.2.1 The areas designated as Uplands are shown on Map 1.
- B.8.2.2.2 Zones within the Uplands Designation will continue to allow the low and very low density residential development and the other land uses that are allowed by existing zoning.
- B.8.2.2.3 Existing commercial and industrial zones will remain, but zoning amendments should not be made to locate large new commercial, industrial, institutional or multifamily developments in the Uplands Designation.
- B.8.2.2.4 The Local Trust Committee could consider rezoning applications from property owners wishing to locate home based industries or value-added processing of island wood products on land within the Uplands Designation. If such applications are considered, the Committee should ensure that any impacts on the natural environment and neighbouring homes will be minimized.
- B.8.2.2.5 The minimum size of lots and the minimum average size of lots that can be created by subdivision in this Designation will remain the same as indicated by current bylaws. The minimum average size of lots should not be less than 8 ha except in areas zoned Rural, where the minimum average size of lots should not be less than 2 ha.
- B.8.2.2.6 The Local Trust Committee should consider rezoning applications that would enable owners of undeveloped property within the Designation to transfer their development potential to more suitable locations. Such applications should follow the guidelines in Appendix 4. The Uplands Designation is a Development Potential Donor Area.

B.8.3 Ecological Reserve Designation

B.8.3.1 OBJECTIVES

B.8.3.1.1 To provide maximum protection to sensitive environments and lands with high biodiversity.

B.8.3.2 POLICIES

B.8.3.2.1 The area designated for Ecological Reserves is shown on Map 1.

B.8.3.2.2 Zones within the Ecological Reserve Designation will continue to allow ecological reserves, and outdoor ecological education and research.

B.8.3.2.3 Zoning should continue to permit only ecological conservation uses on land in this designation.

B.8.3.2.4 The Local Trust Committee will not support the use of lands in the Ecological Reserve Designation for other than ecological conservation purposes.

B.8.3.2.5 The Local Trust Committee should not change the zoning on properties reached through the Ecological Reserve Designation if the change would increase traffic on access roads through the Designation.

B.8.3.2.6 The Local Trust Committee will support an application by B.C. Parks to add adjacent Crown land parcels to the Mt. Tuam Ecological Reserve.

B.9 SHORELINE AND AQUATIC USE OBJECTIVES AND POLICIES

B.9.1 General Shoreline Use

B.9.1.1 OBJECTIVES

- B.9.1.1.1 To protect our marine and freshwater shorelines.
- B.9.1.1.2 To protect the most significant ecological and physical processes of marine and freshwater shorelines.
- B.9.1.1.3 To identify those shoreline areas that are most uniquely suited to or traditionally used for specific purposes such as conservation, First Nations sites, public recreation, boat moorage, aquaculture, industry or transportation.
- B.9.1.1.4 To avoid conflicts between shoreline uses and uses allowed on the adjacent upland.
- B.9.1.1.5 To avoid shoreline uses that impede public access to and along the shoreline.

B.9.1.2 POLICIES

- B.9.1.2.1 Shoreline identified as uniquely suited to or traditionally used for a specific purpose is designated for that use. Other parts of the shoreline and areas of water are designated Marine.
- B.9.1.2.2 The Local Trust Committee could undertake an integrated coastal area management (ICAM) planning process to identify other appropriate areas where specific designations should be placed. Such planning should take place in consultation with the community, First Nations, and other levels of government.

B.9.2 Shoreline Conservation Designation



BOOTH BAY photo: M. Levy

B.9.2.1 OBJECTIVES

- B.9.2.1.1 To protect the island's most environmentally sensitive shoreline areas such as tidal flats, fish and wildlife habitat, sensitive lake ecosystems, estuaries and wetlands that are not suitable for intensive development.

B.9.2.2 POLICIES

- B.9.2.2.1 The areas designated for Shoreline Conservation are shown on Map 1.
- B.9.2.2.2 Zones created in this Designation should not result in negative impacts to sensitive natural habitat areas. The Local Trust Committee will not consider rezoning applications that would locate large new developments in or next to this Designation.
- B.9.2.2.3 Zoning should recognize the existing aquaculture operation in Walker Hook. However, zoning changes to allow expansion of the operation will not be made, unless it can be demonstrated that there will be no impacts on the area's sensitive environment or First Nation's interests.
- B.9.2.2.4 The Local Trust Committee should support the efforts of other agencies to maintain existing public accesses to the Shoreline Conservation Designation. However, if the adjacent upland is being subdivided, the Subdivision Approving Officer is encouraged to ensure that any new public accesses provide viewing areas rather than direct physical access to sensitive habitat areas.
- B.9.2.2.5 In providing referral responses to Integrated Land Management Bureau, Islands Trust staff will identify any known and identified environmentally sensitive areas or habitat that may be impacted by the proposed use.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.9.2.2.6 *The Integrated Land Management Bureau* is urged to give priority to protection of the area's sensitive ecosystems when considering tenure applications for the use of foreshore in this Designation.
- B.9.2.2.7 Owners shall be encouraged to implement best practices for shoreline development, such as *Green Shores*.

B.9.3 Shoreline Recreation Designation

B.9.3.1 OBJECTIVES

B.9.3.1.1 To identify and protect ocean and lake beaches that are especially suitable for public recreation.

B.9.3.2 POLICIES

B.9.3.2.1 The areas designated for Shoreline Recreation are shown on Map 1.

B.9.3.2.2 Zones created in the Shoreline Recreation Designation should continue to only allow structures and uses that do not interfere with the public's use of the beach and swimming areas.

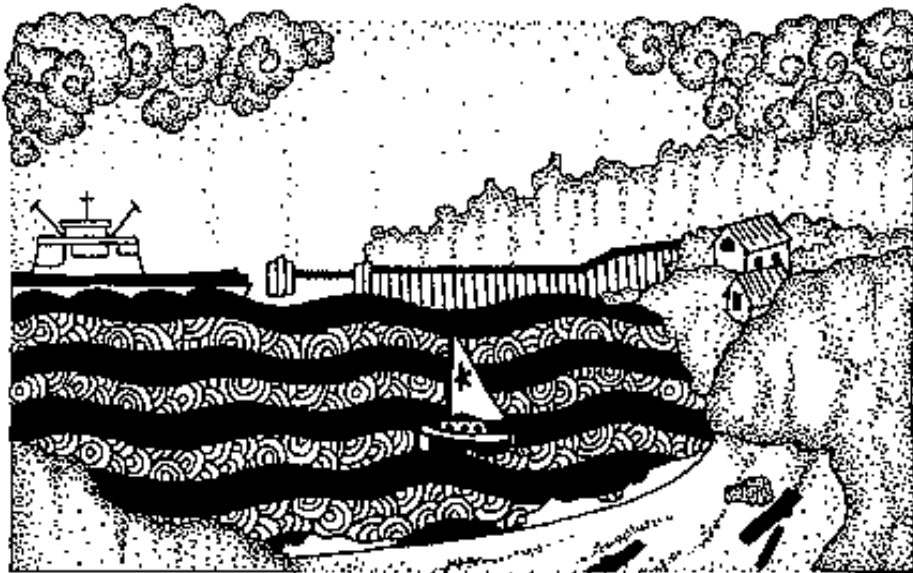
B.9.3.2.3 The Local Trust Committee will not consider rezoning applications that would locate large new developments on the foreshore or over the water surface in this Designation.

B.9.3.2.4 Should the Local Trust Committee consider rezoning applications on the uplands next to this Designation, it will ensure that public access to recreation beaches would be maintained.

B.9.3.2.5 When considering applications to subdivide land next to this Designation, the Provincial Approving Officer will be requested to ensure good public access to recreation beaches.

B.9.4 Shoreline Development Designation

B.9.4.1 OBJECTIVES



FERRY DOCK artwork: B. Curran

B.9.4.1.1 To identify adequate shoreline areas where the community's commercial, industrial, boat moorage and transportation requirements take place and where these uses could be further developed.

B.9.4.1.2 To ensure that future shoreline development takes place in a way that reduces impacts on the environment, other shoreline users and adjacent properties.

B.9.4.2 POLICIES

- B.9.4.2.1 The areas designated for Shoreline Development are shown on Map 1.
- B.9.4.2.2 Zoning within this designation will continue to allow the industrial, commercial and boat moorage uses allowed by current local zoning.
- B.9.4.2.3 The Local Trust Committee could consider rezoning applications to allow new industrial, commercial and boat moorage uses in this designation. Before receiving such applications, the Committee should develop guidelines for their review. The guidelines may be incorporated into Development Permit Areas or Heritage Conservation Areas and should ensure that effects on the natural environment, other shoreline users, First Nations interests and adjacent properties would be reduced.

Note: Where service is to be provided by the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.9.4.2.4 The Local Trust Committee should require that marinas applying for a rezoning install and operate marine pump-out facilities.

B.9.5 Shoreline Aquaculture Use

B.9.5.1 OBJECTIVES

- B.9.5.1.1 To identify and protect areas with existing aquaculture operations or a high potential for use by low impact, sustainable aquaculture operations.
- B.9.5.1.2 To incorporate the spirit and intent of the *Farm Practices Protection ("Right to Farm") Act* into local bylaws.

B.9.5.2 POLICIES

- B.9.5.2.1 The areas designated for Shoreline Aquaculture use are shown on Map 1.
- B.9.5.2.2 Zoning within this Designation will continue to allow the aquaculture uses allowed by current zoning. Local bylaws will not be changed in a way that would restrict or prohibit an existing aquaculture operation.
- B.9.5.2.3 The Local Trust Committee should not consider rezoning applications that would locate large new developments in or next to this Designation if they would conflict with aquaculture.
- B.9.5.2.4 Should the Local Trust Committee consider rezoning applications on the uplands next to this Designation, it should ensure the proposed use would not have a negative effect on aquaculture.
- B.9.5.2.5 The Local Trust Committee could consider rezoning applications to allow aquaculture (except finfish farming) to occur on other parts of the shoreline where there is a low potential for conflicts with other land and shoreline uses. The Local Trust Committee should develop guidelines for the review of aquaculture applications. The guidelines should address the interests of First Nations, including their interests in access to traditional beach resources, aquaculture and protection of heritage sites.

- B.9.5.2.6 When commenting on applications to subdivide uplands adjacent to this Designation, Islands Trust staff should request the Provincial Approving Officer to ensure the proposed subdivision be designed to minimize impacts on aquaculture.

B.9.6 Other Marine Use

B.9.6.1 OBJECTIVES

- B.9.6.1.1 To accommodate the desire to construct private residential docks next to upland residential areas along the shoreline.
- B.9.6.1.2 To identify any areas that should be reserved for specific uses.
- B.9.6.1.3 To reduce the impact of zoning changes and development on the natural environment, other shoreline users, First Nations interests and adjacent property owners.

B.9.6.2 POLICIES

- B.9.6.2.1 The shoreline and water surface areas designated as Other Marine Use and Marine Lake are shown on Map 1.
- B.9.6.2.2 Zoning will continue to allow the residential dock uses allowed in current zoning and existing aquaculture leases, including communal docks that serve more than one property. Structures for residential use should continue to be limited to private docks and floats for access to residential uses and residential accessory uses allowed on the adjacent upland.
- B.9.6.2.3 The Local Trust Committee will encourage the joint use of private docks to reduce impacts on the natural and aesthetic environment.
- B.9.6.2.4 The Local Trust Committee could consider applications to rezone foreshore in this Designation for other uses than those allowed by existing zoning. The Committee should first establish some criteria for evaluating such applications to ensure impacts on the natural environment, other foreshore users, First Nations interests and adjacent property owners are addressed and minimized.
- B.9.6.2.5 In responding to referrals of applications to use the foreshore in this area, Islands Trust staff should request that the protection of especially sensitive areas be given consideration. In particular, referral responses should not support major new structures:
- a. in areas where the adjacent foreshore is known to be unstable.
 - b. in areas frequently used by the public for recreation.
 - c. in areas known to have a high potential for aquaculture or recreational shellfish harvesting;
 - d. in areas known to have a high value as fish or wildlife habitat.
 - e. next to associated islands and islets around Salt Spring Island.
 - f. in areas known to have heavy marine traffic or marine safety concerns.
 - g. in areas known to have a First Nations archaeological heritage site or believed to have a high potential for such a site.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.9.6.2.6 Fisheries and Oceans Canada is encouraged to establish public shellfish reserves on uncontaminated shellfish beds with good public access.

PART C - INFRASTRUCTURE AND SERVICING OBJECTIVES AND POLICIES

C.1 GENERAL INFRASTRUCTURE AND SERVICING OBJECTIVES

- C.1.1 To accommodate a sufficient level of infrastructure that does not exceed the normal needs of the rural island community anticipated by this Plan.
- C.1.2 To encourage responsible agencies to develop infrastructure that will sustain the community's natural and economic resources, reduce public costs and maximize efficiency.
- C.1.3 To promote a coordinated approach to land use and servicing on Salt Spring Island.
- C.1.4 To support strategies that cause the servicing needs of new development to be largely borne by the proponent, rather than by the community at large.
- C.1.5 To encourage and support collaboration among agencies responsible for infrastructure services in integrated resource management and strategic planning to support the land uses anticipated by this Plan.

C.2 TRANSPORTATION SERVICING OBJECTIVES AND POLICIES

C.2.1 General Transportation

C.2.1.1 OBJECTIVES

- C.2.1.1.1 To plan land use in a way that encourages those forms of transportation that consume the fewest resources and least land; to encourage settlement patterns that make walking, bicycling and public transit become viable, convenient and natural alternatives to automotive transportation.
- C.2.1.1.2 To encourage responsible agencies to reduce the environmental and social impacts of transportation facilities and the land area or water surface occupied by them.
- C.2.1.1.3 To work cooperatively with other levels of government and stakeholder groups to influence the location and function of land, water and air transportation facilities so that they support the community's land use, servicing and social objectives.
- C.2.1.1.4 To carefully consider the impacts of additional traffic and increased traffic flow when development choices are being made.
- C.2.1.1.5 To support transportation systems that are designed to the highest standards, and that accommodate all members of the community.

C.2.2 Land Transportation

C.2.2.1 OBJECTIVES

- C.2.2.1.1 To encourage responsible agencies to create and maintain land transportation networks, consisting of both roads and off-road trails that serve a broad range of transportation, social, environmental and aesthetic purposes.
- C.2.2.1.2 To preserve the scenic rural character of existing island roads.

- C.2.2.1.3 To support efforts to reduce the impacts of new and upgraded roads on the natural environment, resource lands and on the island's character.
- C.2.2.1.4 To support efforts to reduce the public cost of road network maintenance.
- C.2.2.1.5 To support efforts to ensure that island roads are safe, effective and equally inviting for bicyclists, pedestrians, equestrians, and motorists.
- C.2.2.1.6 To give special attention to the creation of safe pedestrian footpaths and bicycle paths in all areas, particularly in or near village areas. To encourage responsible agencies ensure that roads and high speed traffic do not act as barriers to the social and business functions of villages.
- C.2.2.1.7 To support the safe delivery of emergency services to residents.
- C.2.2.1.8 To support the initiatives of the Salt Spring Island Transportation Commission to provide and promote multiple modes of transportation (including parking and transportation demand management strategies) to reduce the use of private automobiles.
- C.2.2.1.9 To support the development of walking and bicycling facilities that provide direct and efficient on-road and off-road paths that are separate from motorized vehicles.
- C.2.2.1.10 To support the safe and efficient delivery of commercial goods and services to residents and businesses.

C.2.2.2 POLICIES

- C.2.2.2.1 The Local Trust Committee will adopt the hierarchy of road standards for Salt Spring Island shown on Map 3 to identify the Ministry of Transportation and Infrastructure's minimum and maximum design standards for island roads.

Background Note: These standards are the same as the ones agreed to by the Islands Trust, the Local Trust Committee, and Ministry of Transportation and Infrastructure following community consultation in the early 1990's and updated from time to time.

- C.2.2.2.2 The Local Trust Committee will seek a variety of strategies, including agreements with the Ministry of Transportation and Infrastructure to develop the lowest safe design speeds and road standards consistent with the island's existing rural character. The Local Trust Committee should not usually support the development of roads by the Ministry with impacts that significantly exceed those of existing roads on Salt Spring Island.
- C.2.2.2.3 The Local Trust Committee will continue its ongoing contact with the Ministry of Transportation and Infrastructure regarding road standards, as outlined in its Letter of Agreement. The Local Trust Committee will also seek to participate in comprehensive road network planning in the island's less developed areas.
- C.2.2.2.4 The Local Trust Committee will seek community advice regarding land transportation issues through the Salt Spring Island Transportation Commission.
- C.2.2.2.5 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission should be encouraged to develop a bicycle and pedestrian network to be developed as part of the Ganges Public Pathway System, the island's public trail system and as part of the CRD's Regional Trail Network. This network should consist of off-road trails as well as on-road bicycle lanes. Roads that should be given priority for the development of bicycle routes are included on Map 4. All other roads on the island should also be considered bicycle routes, although lower traffic speeds mean that separate paths may not be required. The construction of those bicycle lanes that provide a safe route to public schools is identified as a priority in

development of island bicycle paths. Bicycle lanes should be developed in consultation with the Salt Spring Island Transportation Commission, in coordination with Salt Spring's overall transportation strategy.

- C.2.2.2.6 The construction of walking and bicycle pathways for transportation or recreation is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3. If bicycle and walking pathways are constructed in this way, those parts of the bicycle network and walking pathways that provide safe routes to public schools should be identified as high priority, and should be developed in consultation with the Salt Spring Island Transportation Commission, in coordination with Salt Spring Island's overall transportation strategy.
- C.2.2.2.7 Roads where public transit is currently established are shown on Map 5. These routes are identified so that other planning policies related to public transit can be applied to specific routes. Map 5 should be updated and amended as public transit routes change and are expanded in the future.
- C.2.2.2.8 The Local Trust Committee will support a review of the routing of and rationale for the development of an alternate route (Main Rural standard) around the Ganges Village Core, in consultation with the Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission. Such a route should only be developed where impacts on parks, the environment and lands within the Agricultural Land Reserve can be minimized. Zoning amendments which would increase the area of commercial or industrial development next to the route should be avoided. An exception could be light industrial development near the intersection of Rainbow and Atkins roads.

Background Note: The location of a Ganges Alternate Route within the Agricultural Land Reserve is not to be construed as having the endorsement of the Agricultural Land Commission. The construction, upgrading and dedication of those portions of this route that are within the Agricultural Land Reserve may not proceed without the approval of the Commission.

- C.2.2.2.9 The Local Trust Committee should consider the North Ganges Transportation Management Plan and other transportation plans developed by the Salt Spring Island Transportation Commission as guiding documents for land use and transportation planning and implementation.
- C.2.2.2.10 The Local Trust Committee could consider rezoning applications that would allow higher density in exchange for the dedication or construction of a Ganges Alternate Route. Such applications should follow the guidelines in Appendix 3.
- C.2.2.2.11 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 area guidelines should include



ISLAND ROAD photo: M. Levy

construction of safe pedestrian walkways to the nearest main road or pathway, in consultation with the Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission.

- C.2.2.2.12 Some road segments with scenic or heritage importance are designated on Map 15. Policies regarding future designations of scenic and heritage road segments will be developed in consultation with the Ministry of Transportation and Infrastructure and the community.
- C.2.2.2.13 The Local Trust Committee will support the continued development of inter-connected pedestrian pathways and trail networks.
- C.2.2.2.14 The Local Trust Committee should retain subdivision regulations that reduce impacts of new road development on the natural environment and resource lands and maintain the character of residential areas.
- C.2.2.2.15 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 service.
- C.2.2.2.16 The Local Trust Committee should not support road development or improvements that would increase traffic speeds to the detriment of non-automotive transportation, or environmental, aesthetic, heritage and scenic values.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.2.2.2.17 The Ministry of Transportation and Infrastructure is strongly urged to consider the objectives of this Section in decisions regarding road development and maintenance on Salt Spring Island. The Ministry is especially encouraged to continue consultation with the Local Trust Committee, and to consider environmental, social, heritage and scenic values in decision-making. The Ministry, through the Letter of Agreement with the Islands Trust, is specifically encouraged to support applications for work within road networks made to create sidewalks, walking, hiking and bicyclist paths, trailhead parking, bus pullouts and other non-automotive transportation amenities.
- C.2.2.2.18 The Ministry of Transportation and Infrastructure, the Salt Spring Island Parks and Recreation Commission, Salt Spring Island Transportation Commission, and the local bicycling community are encouraged to cooperate with the Local Trust Committee to develop the roadside bicycle lanes shown on Map 4.
- C.2.2.2.19 The Ministry of Transportation and Infrastructure, the Salt Spring Island Transportation Commission, the Agricultural Land Commission, the Subdivision Approving Officer and the Capital Regional District are urged to consider the rationale for and routing of a Ganges Alternate Route.
- C.2.2.2.20 Subdivision applicants are encouraged to support the objectives of this section by developing subdivision designs that reduce road construction and encourage non-automotive travel. Proposals that cluster development, provide internal walking or bicycling routes, and recognize existing public transit routes are especially encouraged.
- C.2.2.2.21 B.C. Transit and Salt Spring Island Transportation Commission are encouraged to continue the development of public transit on Salt Spring Island, and to develop new routes that connect with walking and bicycling routes.
- C.2.2.2.22 The Local Trust Committee will continue to support the formation of neighbourhood groups with an interest in maintaining island road character.

- C.2.2.2.23 The Local Trust Committee should work with the Ministry of Transportation and Infrastructure and Salt Spring Island Transportation Commission to plan and carry out "traffic calming" and transportation demand management strategies and develop pedestrian, bicycling and transit amenities in island villages, seniors facilities, school zones and recreation zones.
- C.2.2.2.24 Utilities and other commercial users of public rights-of-way are urged to cooperate in the protection of the character of designated scenic and heritage roads and heritage trees.

C.2.3 Automobile and Bicycle Parking

C.2.3.1 OBJECTIVES

- C.2.3.1.1 To develop parking standards that encourage a compact pedestrian character rather than an automotive environment in village core areas; to avoid the deterioration in pedestrian character and economic vitality that could result from an oversupply or poor location of automobile parking spaces.
- C.2.3.1.2 To encourage, through parking policies, environmentally-friendly transportation forms such as public transit, walking, bicycling and small automobiles.
- C.2.3.1.3 To minimize the land area devoted to automobile parking,
- C.2.3.1.4 To reduce the visual, environmental and social impacts of automobile parking areas.
- C.2.3.1.5 To provide off-street parking and loading spaces sufficient to provide for the needs of various land uses. To do so in a way that protects the safety of public roads and pedestrian routes.
- C.2.3.1.6 To provide adequate and convenient parking for the disabled.

C.2.3.2 POLICIES

- C.2.3.2.1 The Local Trust Committee should consider reviewing current parking requirements, using the development permit process or variances within villages to:
 - a. provide enough parking to accommodate the average, rather than peak parking demand
 - b. avoid development of parking lots that would act as barriers to pedestrians.
 - c. accommodate alternate parking standards for small vehicles and bicycles.
 - d. support specific land uses and site designs that are consistent with community objectives. Land uses and designs that could be supported in this way include: outdoor farmers' and local craft markets; outdoor and evening activities; community cultural and spiritual land uses or events; community social support or charitable services; youth recreation facilities; conservation or adaptive reuse of heritage structures; mixed use projects; village core residential uses; mid-lot landscaping; and pedestrian or bicyclist amenities (including development of the Ganges Public Pathway System).

Background Note: Parking areas with access from public roads must be approved by the Ministry of Transportation and Infrastructure to ensure that there is safe and efficient movement from the public road.
- C.2.3.2.2 When considering rezoning applications in village areas, the Local Trust Committee will consider the impact of the proposed change on parking demand and congestion.
- C.2.3.2.3 The Local Trust Committee may consider supporting the development of aboveground automobile parking structures that help achieve the objectives of this Plan.
- C.2.3.2.4 The Local Trust Committee should review local off-street parking standards to:
 - a. allow parking spaces for commercial, institutional and industrial developments to be located offsite, provided they are within a short walking distance of the building being served.
 - b. allow shared use of parking spaces by uses that have different peak parking demand times.
 - c. take into account measures that reduce parking demand.

- C.2.3.2.5 The Local Trust Committee could support rezoning applications that would replace some existing parking spaces in the Ganges Village Core with commercial or community uses. Such applications should include parking spaces on the edge of the village.
- C.2.3.2.6 The form and character of large new commercial and industrial parking lots will be managed through the Development Permit process.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.2.3.2.7 Property owners and tenants in Village Core areas are encouraged to improve the appearance and efficiency of their existing parking areas.
- C.2.3.2.8 The Capital Regional District is encouraged to consider the development of government-owned parking areas, pursuant to Section 906 of the *Local Government Act*.
- C.2.3.2.9 The Ministry of Transportation and Infrastructure is encouraged to consider variances to parking standards in support of the objectives of this Section.
- C.2.3.2.10 The Local Trust Committee should encourage the Ministry of Transportation and Infrastructure and Salt Spring Island Transportation Commission to replace some on-street parking spaces in villages to allow for public transit stops, or to provide facilities for pedestrians or bicyclists and traffic calming measures.
- C.2.3.2.11 The Local Trust Committee should encourage the Ministry of Transportation and Infrastructure and Salt Spring Island Transportation Commission to replace some on-street parking spaces at the outer edge of Ganges to allow for a small tour bus stop.
- C.2.3.2.12 The Local Trust Committee should encourage the Ministry of Transportation and Infrastructure and Salt Spring Island Transportation Commission to limit on-street automobile parking to use by short-term parkers and the use of off-street lots by all-day parkers.

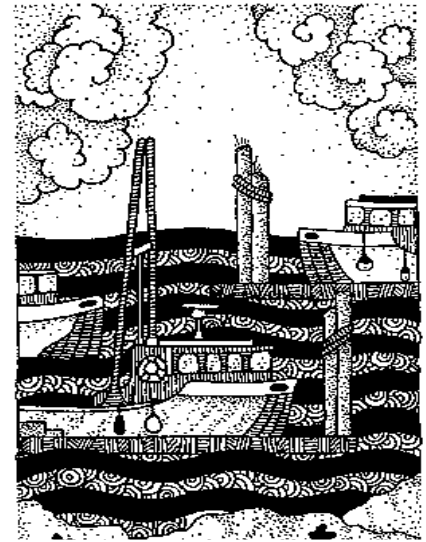
Background Note: Such strategies may provide convenient parking for customers of village businesses and reduce street congestion.

- C.2.3.2.13 The Local Trust Committee should support the establishment and operation of satellite parking lots on the periphery of Ganges Village Core by the Salt Spring Island Transportation Commission and private entities. It should also support collection of cash-in-lieu of parking spaces and the establishment of a reserve fund for parking spaces according to Section 906 of the *Local Government Act*.
- C.2.3.2.20 The Local Trust Committee will support initiatives to operate a shuttle bus service between the Ganges Village Core and remote parking lots.

C.2.4 Water Transportation

C.2.4.1 OBJECTIVES

- C.2.4.1.1 To reduce the environmental impact of water transportation services.
- C.2.4.1.2 To encourage a level of public ferry service that meets, rather than precedes community needs.
- C.2.4.1.3 To encourage those kinds of water transportation that support non-automotive land transportation.
- C.2.4.1.4 To ensure that emergency and public school transportation are accommodated.
- C.2.4.1.5 To accommodate barge loading and unloading in areas most able to sustain the related impacts.
- C.2.4.1.6 To maintain the quiet, rural character of the island next to ferry terminals.
- C.2.4.1.7 To retain existing ferry dock locations and island home ports for vessels.



GANGES HARBOUR artwork: B. Curran

C.2.4.2 POLICIES

- C.2.4.2.1 The Local Trust Committee should continue to seek advice about water transportation issues from its advisory bodies.
- C.2.4.2.2 Zoning changes should not be made in a way that would conflict with docks used for emergency and public school transportation.
- C.2.4.2.3 The Local Trust Committee should support rezoning applications to develop additional barge loading facilities outside Ganges Harbour if they are likely to result in a net environmental and economic benefit to the community. In determining impacts, effects on roads and neighbourhoods should be considered.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.2.4.2.4 The B.C. Ferry Services Inc. is strongly urged to consider community objectives in its decisions related to Salt Spring Island ferry service. The Corporation is especially encouraged to consider the following recommendations in support of community objectives:
 - a. to continue to consult with the local community and stakeholder groups.
 - b. to consider the impact of the Salt Spring Island public transit service on both foot passenger and vehicle ferry traffic and to develop strategies to manage automotive traffic demand and diversify traffic loads rather than expand vessels or parking and staging areas, especially in Fulford Harbour.
 - c. to avoid responding to seasonal peaks with larger land-based facilities.
 - d. to consider facility upgrades where required that would allow commercial traffic to be spread among all three island terminals.
 - e. to give the priority of convenience to public transit, non-automotive and high occupancy vehicle traffic in schedules, fares and in land and vessel facilities. Special effort should be made to provide bus stopping areas, priority loading for high occupancy vehicles, bicycle racks and paths, and pedestrian lounges and paths. Consideration of pedestrian-only ferries is strongly encouraged.

- f. to consider priority loading strategies consistent with the above recommendations that would also give priority to the community's medical and emergency traffic and to perishable agricultural goods.
 - g. to address the effects of ferry customer parking and staging in Fulford Village so that the social, aesthetic and commercial functions of the village are preserved.
 - h. to make necessary investments to ensure that short and long term ferry parking minimizes risks to public safety in Fulford Village.
 - i. to maintain existing ferry terminals for economic and security reasons and to encourage communications and social identity among the southern islands of the Trust Area.
 - j. to consider the impacts of fare increases on island residents and businesses.
- C.2.4.2.5 The Coast Guard is supported in the maintenance of boat speed limits in island harbours.
- C.2.4.2.6 The Salt Spring Island Harbour Authority and operators of existing moorage facilities are encouraged to develop and maintain ongoing programs to reduce the environmental impacts of marina operations.

C.2.5 Air Transportation

C.2.5.1 OBJECTIVES

- C.2.5.1.1 To accommodate, but not encourage commercial float plane traffic in Ganges Harbour; to avoid commercial float plane terminals in Fulford Harbour.
- C.2.5.1.2 To reduce the negative impacts of commercial float plane traffic.
- C.2.5.1.3 To avoid the development of a land-based commercial airstrip on Salt Spring Island.
- C.2.5.1.4 To discourage the use of potable water supply lakes by float plane traffic.

C.2.5.2 POLICIES

- C.2.5.2.1 The Local Trust Committee should consult with the users of Ganges Harbour, upland owners, and other levels of government to develop a more detailed plan for zoning of the water surface in Ganges Harbour which is consistent with an approved Harbour Management Plan.
- C.2.5.2.2 The Local Trust Committee will support the continued use of the emergency helipad at Lady Minto Hospital.
- C.2.5.2.3 The Local Trust Committee will state to federal authorities that it will not support the development of a commercial land-based air strip, a federally regulated aerodrome, nor marine-based facilities, on Salt Spring Island, unless a full study provides clear evidence that the environmental, social and economic effects of its development would be to the general benefit of the community.
- C.2.5.2.4 The Local Trust Committee could support rezoning applications to develop new locations for commercial float plane terminals in Ganges Harbour if:
 - a. there is a community need for more float plane operations.
 - b. harbour safety issues have been dealt with in an approved Ganges Harbour Management Plan.
 - c. the impact of aircraft noise and water pollution is addressed.
- C.2.5.2.5 The Local Trust Committee should not change zoning in Fulford Harbour to accommodate new commercial float plane terminals.
- C.2.5.2.6 The Local Trust Committee should not change zoning in a way that allows development of a commercial float plane terminal on any lake.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.2.5.2.7 *Integrated Land Management Bureau* is asked to help in the control of float plane noise, by including conditions about operation times in its foreshore leases and licenses.
- C.2.5.2.8 Transport Canada is strongly urged to provide advice, assistance and support regarding the safe operation of air traffic in Ganges Harbour

C.3 POTABLE WATER QUANTITY AND SUPPLY OBJECTIVES AND POLICIES

Background Note: The objectives and policies in this Section pertain to water quantity only. Objectives and Policies about water quality are in Part A.

C.3.1.1 GENERAL OBJECTIVE

- C.3.1.1.1 To apply the precautionary principle in ensuring that the density and intensity of land use is not increased in areas which are known to have concerns with the supply of potable water.
- C.3.1.1.2 To acknowledge that the surface water supply sources on the island are finite and remain under Provincial control and that more effective use, management and sharing of the resource should be encouraged to support present commitments and future desired land use decisions.

C.3.1.2 GENERAL POLICIES

- C.3.1.2.1 The Local Trust Committee will continue to support and participate in the Salt Spring Island Water Council.

C.3.2 Community Water Systems

Background Note: Map 6 shows the boundaries of the island's community water systems and their water sources.

C.3.2.1 OBJECTIVES

- C.3.2.1.1 To ensure that the potential water demand of development within community water systems does not exceed the licensed capacity, or the amount of water that can be safely withdrawn from each system's water source.
- C.3.2.1.2 To reduce, delay or avoid the impacts of withdrawing additional water from surface water bodies.
- C.3.2.1.3 To ensure that zoning changes in the North Salt Spring Waterworks District do not result in such a level of development that water cannot be supplied to needed public facilities or would not be available for firefighting purposes. In particular, to ensure that water remains available for hospital and school expansion, and affordable housing.
- C.3.2.1.4 To encourage a variety of conservation methods in all community water systems
- C.3.2.1.5 To ensure that zoning changes within the boundaries of water systems do not result in such a level of demand on island water sources that agricultural activities cannot obtain water.

TABLE 1
North Salt Spring Waterworks District
Supply and Demand - 2008

	Licence Peak Day Limit (Million Imperial gallons/day)	Estimated Annual Limit (Million Imperial gallons/year)
Current Water Licences		
Lake Maxwell	0.500	91¹
St Mary Lake	0.943	172¹
Total	1.443	263¹
Current Demand²		175
Build-Out Demand³		277
Surplus (Deficit) at maximum build-out		(14)

Source: North Salt Spring Waterworks District (2008)

Notes:

1. All NSSWD licences have peak day limits, but only the most recent licences have annual limits. A 2.0:1 peak day to average day ratio appears appropriate based on the past 5 years usage adjusted for meter wear and estimated losses from watermain leaks. With current peak day licenses totalling 1.443 mgd and a 2:1 peak/avg day ratio, the calculated annual licence limit would be 263 MGY.
2. Current demand is based on very dry summer years (like 2003), the total of customer meters plus a 5% allowance for customer meter wear, plus a 15% allowance for losses from watermain leaks.
3. Build-out demand is based on the June 30, 2006 Islands Trust Staff Report build-out projection for development within NSSWD geographic boundaries permitted with current zoning. The demand estimate is on the same basis as current demand.

Note: Within the North Salt Spring Waterworks District (NSSWD), the amount of development expected under existing zoning is likely to require all of the water available under the NSSWD's current water licences. There is no assurance at this time that NSSWD could obtain additional water licenses. Also, NSSWD completed a supply-demand study in January 2007 and concluded that with current climate St Mary Lake drawdown may be excessive during future major droughts if all licensees were withdrawing water at their current licence limits. Climate change is expected to result in increasing irrigation demand and may result in declining water supply. Service extensions from NSSWD and Capital Regional District waterworks may increasingly be needed for supply replacement for north-island areas with failing or polluted groundwater supplies. The Capital Regional District is now conducting a study of the NSSWD water supply situation. Therefore, until such time as adequate water supply is assured, the target for zoning changes within the NSSWD's boundaries will be to achieve no net increase in water demand. Zoning proposals within the NSSWD's boundaries which would lead to an increase in water demand may be considered, if they also propose other sources of water, conservation strategies, or other zoning changes that would offset any predicted increase in water demand.

TABLE 2
Salt Spring Island Water Systems (excluding NSSWD)
Current Connections and Remaining Supply Capacity

Community Water System	Water Source	Current Demand (MGY)	Build-Out Demand (MGY)	Peak Day Licence (Gal)	Annual Licence (MGY)
Beddis (CRD/NSSWD)	St Mary Lake	7.8	10	62,000	10*
Cedar Lane (CRD/NSSWD)	Wells	1.1	1.3		
Cedars of Tuam (CRD)	Wells	0.5	0.5		
Erskine Heights (NSSWD)	Wells	0.7	5		
Fernwood/North Beach (CRD)	St Mary Lake			75,000	22.8 (13.7)**
Fulford Harbour (CRD/NSSWD)	Lake Weston	9.6	12***	70,000	12.8*
Harbour View	Wells	0.5	0.5		
Highland (CRD)	St Mary Lake			114,000	27.7 (20.8)**
Maracaibo Estates	Wells	2.2	3.6		
Mount Belcher	Wells	1.5	1.9		
Reginald Hill	Wells				
Scott Point (NSSWD)	Wells	1.5	1.6		
Swan Point	Wells				

Notes:

MGY – million Imperial gallons per year

* No annual licence limit – limit as shown is an estimate based on the peak day limit and an estimated peak day/average day ratio of 2.0

** Amount in brackets is estimated annual licence limit if the actual maximum day/average day ratio is 2.0 – the peak day limit will be reached at this ratio at this annual volume

*** Build-out demand includes Fulford School

NSSWD operates Beddis, Cedar Lane, Erskine Heights, Fulford Harbour, and Scott Point

C.3.2.2 POLICIES

C.3.2.2.1 When the Local Trust Committee receives rezoning applications for land inside the boundaries of a community water system, it will refer the application to the operators of the affected system. They will be asked if water could be supplied to the proposed new development, considering the needs of their existing customers and the provision of water for firefighting, and any properties already zoned for further development. When it considers zoning changes within a community water system, the Local Trust Committee will also consider the amount and percentage of any remaining supply capacity that would be used by the proposed new use. The Committee will not make zoning changes within a community water system if the change would mean water could not be supplied (under the existing license) to existing customers. It should not normally make zoning changes if the change would mean water could not also be supplied to vacant or under-developed properties already zoned for further development. Should such zoning changes be proposed, the applicant could be encouraged to suggest other water supplies so that the application could be considered. Examples are rainwater catchment, groundwater use or a water conservation program.

The Local Trust Committee could make an exception to the above policy within the North Salt Spring Waterworks District to allow community facilities or affordable housing projects to proceed. However such changes should only be made if the Committee is satisfied that the District is likely to receive a sufficiently larger water license.

C.3.2.2.2 In addition to policy C.3.2.2.1, the Local Trust Committee should not make zoning changes within the North Salt Spring Waterworks District that could mean that water will not be available (under the District's existing license) for the following projects (in order of priority):

- a. essential services such as hospitals and schools needed within the district to serve the island's projected population.
- b. special needs and affordable housing needed by the community.

The Local Trust Committee could make an exception to this policy so that one of the above projects could proceed before another of higher priority. However, it must be satisfied that the District will receive a sufficiently larger water license in time to serve the higher priority project when it is needed.

C.3.2.2.3 Within the Fulford Waterworks District, the Committee should not make zoning changes that would mean that water would not be available for affordable housing for seniors, in addition to the district's existing customers and development already allowed by zoning.

C.3.2.2.4 The Local Trust Committee will support applications by community water systems to increase their water withdrawal levels to serve the development anticipated by this Plan, provided water conservation programs are in place, the environmental impacts are addressed and the new licence would enhance the ability of lakeside farms to obtain irrigation supplies.

C.3.2.2.5 The Local Trust Committee will continue to cooperate with community water system operators to ensure water supply issues are considered before zoning changes are made. The Committee should also continue to assist in the development of better estimates of projected water demands and supply potential. The Committee could consider zoning changes that would limit land uses with a high water demand. The Committee particularly recognizes that this Plan could critically affect the North Salt Spring Waterworks District's ability to meet future needs and will cooperate with the District to address this issue.

C.3.2.2.6 The Local Trust Committee will continue to encourage water conservation through guidelines for xeriscape landscaping of commercial, industrial and multi-family developments in island villages.

C.3.2.2.7 The Local Trust Committee will continue to obtain advice about local water supply topics from advisory bodies and water districts.

- C.3.2.2.8 The Local Trust Committee will consult, assist and cooperate with water districts in supply and demand management by providing data and supporting efforts to coordinate activities.
- C.3.2.2.9 The Local Trust Committee will continue to provide information to the public about water supply limits and about ways of conserving water.
- C.3.2.2.10 The Local Trust Committee will not support the dedication of water bodies as water supply reservoirs.
- C.3.2.2.11 When the Local Trust Committee receives applications for zoning changes within a water system's boundaries, and the zoning change would increase the demand for water, the Committee will consider the impacts on agriculture, as further outlined in Section B.6.2.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.3.2.2.12 The Local Trust Committee encourages water improvement districts, private water purveyors and the Capital Regional District to collaborate on strategic planning and management of drinking water resources, including water conservation and watershed protection, in a manner that supports the land use objectives of this Plan.
- C.3.2.2.13 Because new development will likely be located within the North Salt Spring Waterworks District's boundaries in the future and will need an affordable water supply, the District is encouraged not to consider expansion of its service area.
- C.3.2.2.14 The Capital Regional District is encouraged to continue its development of sewage treatment methods that could create a supply of recirculated water for non-potable use and to include water conservation requirements in the building code.
- C.3.2.2.15 All developments and public institutions located within waterworks districts are encouraged to conserve water and to avoid using potable water to maintain ornamental landscapes that are not drought-resistant. The use of rainwater catchment systems or recirculated water is particularly encouraged to reduce demand.
- C.3.2.2.16 The NSSWD is encouraged to prepare and implement a long range community water supply plan.



HIGH HILL PUMP HOUSE AND ROAD photo: M. Levy

C.3.3 Private Surface Water and Groundwater Supplies

C.3.3.1 OBJECTIVES

- C.3.3.1.1 To avoid zoning changes that result in the depletion of existing wells or springs or water bodies used as water supplies.
- C.3.3.1.2 To preserve known groundwater recharge areas.

C.3.3.2 POLICIES

- C.3.3.2.1 To protect groundwater recharge areas, zones in the upland areas of the island will continue to allow only a low density of development. The Local Trust Committee may consider undertaking or supporting further analysis of groundwater recharge areas on the island, including the creation of a groundwater conservation strategy. The transfer of development potential to other parts of the island will be encouraged.
- C.3.3.2.2 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 could be encouraged to find other means of supplying water. Rainwater catchment or a water conservation program could be considered.
- C.3.3.2.3 The Local Trust Committee should continue to require proof of adequate potable water supply for each new lot created by subdivision.
- C.3.3.2.4 The Local Trust Committee could establish an advisory group to provide advice regarding local groundwater topics.

- C.3.3.2.5 The Local Trust Committee should not support rezoning applications that depend on the import of water from off the island.
- C.3.3.2.6 The Local Trust Committee should consider working with other agencies and stakeholders to development a groundwater conservation strategy for Salt Spring Island. The strategy would combine educational efforts with the creation of demand management measures.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.3.3.2.7 The Ministry of Environment – Water Management Division is strongly urged to develop a groundwater licensing program for individual wells that would protect existing wells from depletion.
- C.3.3.2.8 All users that rely on groundwater are encouraged to conserve water.

C.4 WASTE MANAGEMENT OBJECTIVES AND POLICIES

Background Note: Map 7 shows the island's existing waste management facilities.

C.4.1 General Waste Management Objectives

C.4.1.1 OBJECTIVES

- C.4.1.1.1 To accommodate the facilities and services that provide Salt Spring Island with necessary collection, processing, treatment, transfer, separation, recycling, reuse or disposal of domestic solid and liquid wastes generated by the island's residents and visitors, while minimizing the impacts on neighbourhoods, community health and the island's environment, and, where solid waste is transported off the island for disposal, on the intended receiving environment as well.
- C.4.1.1.2 To support the reduction, diversion, reuse and recycling of domestic waste materials generated by the island on the island.
- C.4.1.1.3 To support strategies that promote more integrated management of liquid and solid waste disposal initiatives and to develop land use policies that support these initiatives where possible.

C.4.2 Liquid Waste Management

C.4.2.1 OBJECTIVES

- C.4.2.1.1 To accommodate facilities and services necessary to ensure the island's liquid waste, whether from residential or business on-site, community or private sewer system, is collected and treated on island, while minimizing the impact of the facilities or services on neighbourhoods, community health and the environment.
- C.4.2.1.2 To ensure that zoning changes within the boundaries of any community sewer area do not result in such a level of development that sewer collection, treatment or disposal capacity of the area is or will be exceeded when the area is fully developed.
- C.4.2.1.3 To encourage the operators of liquid waste systems to consider and implement strategies which support beneficial reuse of waste energy and waste products, including creating and making available reclaimed water from wastewater treatment facilities and compost from sewage and septage sludge.

C.4.2.2 POLICIES - COMMUNITY LIQUID WASTE PROCESSING AND SEWER SERVICE AREAS

- C.4.2.2.1 The Local Trust Committee continues to support the on-island processing and treatment of liquid waste (septic tank septage and sludge from sewage treatment plants as approved by residents in the referendum of 1993), at the CRD facility located near Burgoyne Bay, such as the following:
 - a. Receipt of liquid waste materials pumped from septic tanks and other waste holding tanks, waste sewage sludge from wastewater treatment plants, and receiving of screenings and other waste removed from sanitary sewer systems for purposes of further processing.
 - b. Receipt and interim storage of green wood necessary for successful composting of waste solids.
 - c. Processing of materials received at the site to dewater or concentrate solids, treat and dispose of liquid after dewatering, compost solids with green wood amendment, or batch products for further use or transport.
 - d. Storage and marketing of product materials.

- C.4.2.2.2 Should new areas be required for a wastewater treatment plant or associated works, the Local Trust Committee could support a site selection process that considers the following:
- a. Performance criteria for technology proposed, especially as it relates to odour production and noise.
 - b. Ability to provide appropriate buffers and visual screening.
 - c. Siting outside a community water system supply watershed or community well capture zone or environmentally sensitive area.
 - d. Suitable access for service vehicles
 - e. Proximity to existing sewer infrastructure, markets for reclaimed water, waste heat recovery or other resource recovery.
 - f. Site not located on good agricultural soils.
 - g. Minimal impact on the shoreline.
 - h. Other benefits to the community.
 - i. Site would be above areas likely to flood due to sea level rise.
- C.4.2.2.3 Map 8 shows the area of properties included in the Ganges Sewer Local Service Area. When making decisions about including properties outside that area (i.e. Map 8), the Ganges Sewer Local Service Committee and the CRD Board could consider supporting inclusion if a study is undertaken to identify the capacity required to serve anticipated development potential allowed under current zoning, and if the proposed inclusion would satisfy one of the following:
- a. The parcel has a failed on-site treatment system and repair or replacement to protect the environment from sewage discharge is not considered possible.
 - b. The inclusion of the parcel will result in the construction of a density of affordable housing that would not be possible without community sewer servicing.
 - c. The inclusion of the parcel is needed to support development of a community facility or will generate a significant community benefit.
 - d. The parcel can be provided with a service connection without the need to extend the sewer system.
- C.4.2.2.4 When the Local Trust Committee receives rezoning applications that apply to land within the Ganges Sewer Local Service Area or the Maliview Estates Sewer Local Service Area, it shall refer the application to the Capital Regional District. The CRD will advise of any requirements or conditions of servicing applicable at the time.
- C.4.2.2.5 The Local Trust Committee encourages the Capital Regional District to continue to maintain the highest feasible quality of effluent and to produce and make available reclaimed water for non-domestic use within the Ganges Core to offset demand for potable water from the community water system.
- C.4.2.2.6 When the Local Trust Committee receives rezoning applications that apply to land served by the Channel Ridge sewage treatment system, the Local Trust Committee will consider the capacity of the system and the anticipated impacts on the local environment.
- C.4.2.2.7 The Local Trust Committee will continue to work with the Capital Regional District to develop better estimates of projected sewage levels within Sewer Specified Areas.
- C.4.2.2.8 The Local Trust Committee 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. The Local Trust Committee acknowledges that the quality of end products such as compost produced from liquid waste treatment or processing depends on the nature of the materials that are disposed of and enter the waste stream. Rezoning applications for non-residential uses should be referred to the Capital Regional District for advice on this topic.

C.4.2.3 POLICIES - LANDS OUTSIDE SEWER SPECIFIED SERVICE AREAS

C.4.2.3.1 When the Local Trust Committee 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.

Others are encouraged to help achieve the objectives of this Section as follows:

C.4.2.3.2 The Vancouver Island Health Authority is urged to re-examine its policies for on-site sewage disposal and to ensure that septic absorption fields are located in a way that will protect potable water supplies from contamination and eutrophication.

C.4.2.3.3 The Vancouver Island Health Authority is encouraged to consider approving alternative methods of liquid waste disposal, such as composting toilets, constructed wetlands and reuse of grey water.

C.4.2.3.4 The Capital Regional District is urged to investigate the need for local service areas for sewers and sewage treatment in Fulford Village and Vesuvius and where needed, to establish appropriate facilities. However, the Local Trust Committee should first examine and amend the zoning in those areas to ensure that sewer service does not result in further development. If the Local Trust Committee receives an application to rezone or subdivide land within these areas, the Local Trust Committee will encourage the applicant to investigate, with Capital Regional District, a community sewer project. The CRD is also encouraged to cooperate with the B.C. Ferry Services Inc. in the Fulford Village area to develop a shared sewer system.

Background Note: Existing zoning allows for a higher level of development if a community sewer service is in place.

C.4.2.3.5 The responsible agencies are asked to help in finding ways to collect and treat liquid wastes from recreational vehicles and boat pumpouts.

C.4.2.3.6 The Local Trust Committee urges the Capital Regional District and the Vancouver Island Health Authority to develop a program to monitor, detect and correct failing septic systems, particularly within environmentally sensitive areas such as community water system supply watersheds and community well capture zones.

C.4.2.3.7 B.C. Ferry Services Inc. is encouraged to provide sanidump facilities at ferry terminals on Vancouver Island and the Mainland. It is asked to advise its passengers with recreational vehicles about the lack of sanidumps on Salt Spring Island.

C.4.2.3.8 The Salt Spring Island Local Trust Committee should work with other agencies to develop and implement an Integrated Storm Water Management Plan, with particular reference to Ganges and Fulford Villages.

C.4.2.4 POLICIES - MARINAS, BOATS AND HARBOURS

C.4.2.4.1 The Local Trust Committee should not make zoning changes for the development or expansion of boat moorage facilities if the rezoning application does not include a program to manage boat sewage.

Others are encouraged to help achieve the objectives of this Section as follows:

C.4.2.4.2 The Local Trust Committee supports the implementation of federal regulations limiting dumping of sewage from vessel holding tanks. In particular, Ganges and Fulford Harbours should be designated as areas where pollution from vessel sewage should be prevented

- C.4.2.4.3 Marina operators in Ganges and Fulford Harbours are asked to encourage good harbour stewardship with their customers. They are asked to discourage the flushing of boat holding tanks in confined harbour areas.

C.4.3 Solid Waste Management

C.4.3.1 OBJECTIVES

- C.4.3.1.1 To protect the island's environment from contamination by solid wastes. To accommodate the facilities and services necessary to provide solid waste collection, receiving, sorting, reduction, reuse, recycling, marketing and /or transport of waste for disposal to the Regional Solid Waste Landfill.
- C.4.3.1.2 To support the reduction, recycling and reuse of solid waste materials.

C.4.3.2 POLICIES

- C.4.3.2.1 The Local Trust Committee supports the transfer of solid wastes to the Hartland Road Landfill instead of the creation of a landfill site on Salt Spring Island.
- C.4.3.2.2 The Local Trust Committee supports the development of a site for waste management that could accommodate solid waste transfer, separation and processing of green wood waste that can be used as compost amendment, and separation and processing of other commodities that can be used beneficially on the island, and receipt of other special waste for disposal to the regional landfill or other off-island waste processing facility. Any new site would:
- a. be located in an area of low or very low density residential use (less than one house per 2 ha).
 - b. be screened by vegetation to limit the effects of its appearance, noise and smell.
 - c. be located outside a community water system supply watershed or community well capture zone, or an environmentally sensitive area.
 - d. have an access route that does not significantly affect a residential area.
 - e. not be located on good agricultural soils.
- C.4.3.2.3 The Local Trust Committee should retain existing zoning for publicly or privately-operated solid waste transfer sites. The Local Trust Committee may also consider issuing Temporary Commercial and Industrial Use Permits for solid waste transfer stations in appropriate locations.
- C.4.3.2.4 The Local Trust Committee should not make zoning changes to allow the on-island disposal of hazardous or industrial wastes.
- C.4.3.2.5 The Local Trust Committee should not make zoning changes that would result in land uses that could be expected to generate a disproportionate amount of solid waste.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.4.3.2.6 The Capital Regional District is urged to continue the development of Waste Management Plans for Salt Spring Island, and is specifically asked to address the disposal of hazardous and hydrocarbon wastes.

C.5 POWER AND TELECOMMUNICATIONS OBJECTIVES AND POLICIES

C.5.1 General Objectives and Policies

C.5.1.1 OBJECTIVES

- C.5.1.1.1 To accommodate the facilities that provide Salt Spring Island with necessary power and telecommunications services, while minimizing impacts on neighbourhoods, community health, the natural environment and resource lands.
- C.5.1.1.2 To accommodate telecommunications facilities that Industry Canada considers must be located on Salt Spring Island.
- C. 5.1.1.3 To develop land use planning policies that help reduce the public expense of utilities.

C.5.1.2 POLICIES

- C.5.1.2.1 The Local Trust Committee should ensure that land is not rezoned for higher density residential use, child care, schools, health care or public assembly in areas where electromagnetic radiation is higher than normal.
- C.5.1.2.2 The Local Trust Committee could include guidelines regarding the burial of utility wiring in its Development Permit Areas.

Others are encouraged to help achieve the objectives of this Section as follows:

- C.5.1.2.3 B.C. Transmission Corporation is asked not to increase the current flow in its transmission lines that cross Salt Spring Island, unless public exposure to electromagnetic fields would not be increased. The utility is also asked not to develop new high voltage transmission lines in areas that are designated for medium or high density residential use, health care, child care, schools, or public assembly buildings.
- C.5.1.2.4 Utility companies operating on Salt Spring Island are encouraged to continue to use the best management practices to control vegetation on utility line rights-of-way. The use of pesticides, herbicides and fungicides is particularly discouraged in catchment areas for community drinking water supplies and environmentally sensitive areas.
- C.5.1.2.5 Utility companies and the Integrated Land Management Bureau are encouraged to investigate the joint use of utility towers and other facilities as an alternative to the development of new or additional structures.

PART D - ADMINISTRATION

D.1 AUTHORITY AND INTERPRETATION

- D.1.1 The Local Trust Committee is given the responsibility and the authority to create and adopt an Official Community Plan by the *Local Government Act* and the *Islands Trust Act*. The *Local Government Act* outlines the content and function of Official Community Plans. In reading this Plan, it is important to note the following points:
- D.1.2 This Plan applies to Electoral Area "F", shown on Map 1.
- D.1.3 The exact location of symbols or boundaries shown on most maps in this Plan will be legally defined by land use bylaws enacted over time by the Local Trust Committee. The precise boundaries of Development Permit Areas and the Heritage Conservation Area are shown on Maps 16, 19, 20, 21, 22, 23, 24 and 25.
- D.1.4 When reading the policies of this Plan, the word "will" is used to show actions that the Local Trust Committee is committed to, as resources are available, or as circumstances suggest. The word "should" means that a policy is a guideline that, if followed by the Committee, is expected to contribute to Plan objectives. The words "can" and "could" suggest actions that are consistent with this Plan and may be taken by the Local Trust Committee, at its discretion. The term "should not" suggests actions that are not consistent with this Plan. These actions would require a Plan amendment to be considered by the Committee.
- D.1.5 Any mention of proposed public facilities on private lands is to be considered a broad objective only.
- D.1.6 Where matters are outside the jurisdiction of the Local Trust Committee, this Plan states broad community objectives. It shows where the Committee may encourage others to take actions that it believes would contribute to community objectives. This Plan cannot and does not represent a commitment from other agencies to act according to community objectives.
- D.1.7 Most of this Plan is non-regulatory. It is different from zoning or subdivision bylaws that restrict the actions of individual landowners. Instead, this Plan guides the future land use decisions of the Local Trust Committee. It provides advice and information to other levels of government and, in places, encourages them to take specific actions. It can only affect the actions of individuals if their property is within a Development Permit Area or a Heritage Conservation Area.
- D.1.8 The definitions in D.9 apply to the interpretation of this Plan. Where a word is not specifically defined, then its meaning is the same as is indicated by B.C. legislation or the Oxford Dictionary.
- D.1.9 Throughout this Plan, reference is made to the Land Use Bylaw that is in effect at the time of adoption of the Plan: Salt Spring Island Land Use Bylaw No.355.
- D.1.10 British Imperial measurements are referred to in this Plan. Except in Parts E and F, they should be considered approximate measures that will serve as a general guide for the future development of more specific land use bylaws.

D.2 SEVERABILITY

- D.2.1 If any part of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

D.3 STRUCTURE AND FORMAT

- D.3.1 Parts A, B, and C form the main body of this Plan. They consist of objectives of land use planning and servicing and the policies expected to achieve those objectives. The policies suggest the actions that the Local Trust Committee will or could initiate to implement the Plan. They also suggest the way in which the Committee could respond to land use applications.
- D.3.2 Certain parts of the Salt Spring Island Plan Area are designated as Development Permit or Heritage Conservation Areas. The boundaries of these areas are clearly outlined on Maps 16, 19, 20, 21, 22, 23, 24 and 25. The objectives and guidelines for Development Permit and Heritage Conservation Areas are outlined in Parts E and F.
- D.3.3 Areas where the Local Trust Committee could consider issuing Temporary Commercial and Industrial Use Permits and adopting a Development Approval Information Bylaw are identified in Part G.
- D.3.4 Part H contains Appendices that are part of this Plan.

D.4 ADMINISTRATION

- D.4.1 The Director of Local Planning Services of the Islands Trust or other officer appointed by the Local Trust Committee will administer the provisions of this Plan.

D.5 IMPLEMENTATION

- D.5.1 It is intended that this Plan will consist not only of objectives, but also of policies for action to achieve the stated objectives. This Plan clearly outlines how its objectives could be carried out through changes to land use bylaws, through the decisions that the Local Trust Committee makes in response to the proposals of others, and by advocating particular actions by others. Actual priorities and the level and timing of implementation will be dependent on future discretionary decisions made by successive Local Trust Committees and the resources available to them.
- D.5.2 The Local Trust Committee will carry out parts of this Plan upon adoption as follows:
- a) Many policies in this Plan suggest how the Local Trust Committee should respond to applications to amend existing local bylaws (for example, rezoning applications). These bylaws currently regulate the following items:
 - i. the use and density of use of land, buildings and structures;
 - ii. the siting, size and dimensions of buildings, structures and uses permitted on the land;
 - iii. the location of uses on the land and within buildings and structures;
 - iv. the shape, dimensions and area of parcels of land, including the establishment of minimum and maximum sizes of all parcels of land that may be created by subdivision;
 - v. off-street parking and loading spaces;
 - vi. signs;
 - vii. screening;
 - viii. flood plain elevations;
 - ix. subdivision servicing requirements;

x. drainage management (specific properties only).

The Local Trust Committee will carry out parts of this Plan by responding to applications for zoning changes as suggested by policies of this Plan. It will continue to seek community advice in such matters through community advisory bodies and through the established public processes for bylaw amendments.

- b) Where land is designated as a Development Permit Area or a Heritage Conservation Area, (and a proposed development is not exempted), a permit is to be obtained before subdivision, building construction or land alteration. Development Permits do not change the use or density that is permitted on a property by the zoning bylaw. They contain development conditions to achieve the objectives of the Development Permit Area.

If a structure has received a building permit before adoption of this Plan, a Development Permit or Heritage Alteration Permit is not required to be consistent with Development Permit Area or Heritage Conservation Area guidelines of this Plan.

The Local Trust Committee will continue to receive public opinion into design aspects of Development Permit applications through its Advisory Design Panel. The Local Trust Committee will also consider establishing other community advisory groups to provide advice during the Development Permit process.

- c) This Plan will also be implemented through the existing processes by which the Local Trust Committee considers applications for Temporary Commercial and Industrial Use Permits, Development Variance Permits, and Strata Conversions. Policies included in the Plan provide guidance for the Committee that will be applied to each of these development application processes.
- d) The Local Trust Committee recognizes the presence of the Tsawout reserve on south Salt Spring Island, and urges continuation of the historical use of the land as a natural preserve.
- e) The Local Trust Committee will also implement this Plan through coordinated efforts with other government agencies, including the review of applications referred to the Committee, advising other agencies of the policies of this Plan and by developing agreements with agencies that assist in carrying out local policies.
- f) The Local Trust Committee could carry out some policies of this Plan by continuing to enter into covenants with willing property owners.

D.5.3

The Local Trust Committee will develop a Plan Implementation Program to suggest how some parts of this Plan can be carried out over the long term. It will identify the major initiatives suggested by this Plan, their general priorities, time frames and a preliminary work plan. Actual priorities and specific time frames will depend on future decisions of successive Local Trust Committees and the ability to engage local citizens, other government and public agencies, and staff resources to contribute to these decisions. Some policies of this Plan that can be put in place over a longer term and that will be included in the Plan Implementation Program are:

- a) The creation and continuation of public advisory groups as suggested throughout this Plan, such as an Agricultural Advisory Committee, an Environmental Advisory Committee and a Community Heritage Commission. Once formed, these groups will be asked to provide advice about land use matters such as applications for rezoning, subdivision and development permits.
- b) The development and distribution of informational and educational materials that will assist the community to make good stewardship decisions.
- c) Agreements with other agencies to achieve community objectives.

d) Amendments or additions to existing land use bylaws as suggested throughout the Plan.

D.5.4 Many of the policies in this Plan will need the assistance and support of others to be implemented. The Local Trust Committee will carry these policies through a variety of mechanisms, including entering into formal agreements with other agencies, encouraging agencies to undertake actions or make decisions that are consistent with the Plan, or by supporting the actions of individuals and groups within the community that advance the objectives of the Plan and the Islands Trust. In particular, the Local Trust Committee may consider supporting and encouraging the development of a strategic plan to coordinate implementation of the objectives of this Plan with other groups on the island.

D.6 BACKGROUND INFORMATION

D.6.1 Planning needs to be based on an understanding of the natural resources and needs of the community and is done best when a wealth of information is available. Rather than suggesting that public funds be used on costly research, it is the responsibility of an applicant to provide the information necessary to support an application.

D.6.2 In places throughout this Plan there are "background notes", written in italics. Because the italicised parts are provided for information only, they are not adopted parts of this Plan and could be updated in the future without amending the Plan itself. More detailed information is available in a Community Profile prepared near the beginning of the Official Community Plan update in 2006.

D.7 FUTURE AMENDMENTS AND REVIEWS

D.7.1 This Plan can be amended by the Local Trust Committee at its own initiative or in response to an application from a property owner. Those applying to amend this Plan must submit applications in the form provided for in the Local Trust Committee's bylaws.

D.7.2 The Local Trust Committee can initiate a review of this Plan any time, as staff and financial resources are available. Approximately every five years, the Local Trust Committee should consider whether a community review and update of this Plan is needed.

D.8 MONITORING SUCCESS

D.8.1 The success of any plan depends on many things that cannot be known when the Plan is developed. External conditions and unexpected events can change the effect that local policies are expected to have. To monitor this Plan's effectiveness, the Local Trust Committee could identify several measures or indicators to find out whether community goals are being achieved by this Plan. If necessary, the Committee should consider amending policies to better reach community objectives.

D.9 DEFINITIONS

accretion shoreforms – natural landforms along a shoreline created by the gradual deposit of solid materials by water

affordable housing – describes rental or owned housing that can be acquired with 30 per cent of the median gross income of families or individuals on Salt Spring Island.

agricultural land – as used in the objectives and policies in B.6.2 of this plan, refers to land that is designated ‘Agriculture’ on Map 1 and may include land in the Agricultural Land Reserve, land in an Agricultural zone and land that is classified as a farm under the *Assessment Act*.

agri-tourism – tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*.

bed and breakfast – a tourist accommodation use operated as a home-based business and providing overnight accommodation and a morning meal in an owner-occupied dwelling unit.

breakwater – a protective structure usually built offshore to protect harbour areas, moorage, navigation or beaches from wave action. Breakwaters may be fixed, open pile or floating.

bulkhead – a wall usually constructed parallel to the shore with the primary purpose to contain and prevent the loss of soil caused by erosion or wave action.

building – any structure having a roof or cover supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animals, process, equipment, goods or materials of any kind.

conservation – actions, legislation or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of human heritage value or character.

dock – a structure abutting the shoreline that floats on the water and is used as a landing or moorage place for commercial or pleasure craft.

environmentally sensitive area – places that have special environmental attributes worthy of retention or special care. These areas are critical to the maintenance of productive and diverse plant and wildlife populations. Examples include rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Some of these environmentally sensitive areas are home to species which are nationally or provincially significant, others are important in a more local context. They range in size from small patches to extensive landscape features, and can include rare and common habitats, plants and animals.

excavation – removal by machine of soil, rock, minerals, or organic substances (other than vegetation) from water or land.

floor area, gross – the sum of the gross horizontal areas of the several floors or a building or structure from the exterior face of exterior walls, or from the centreline of a wall separating two buildings where the floor to ceiling height is 1.8 m or more; including basements, stairwells, attic space, garages and enclosed porches.

floor space ratio – the gross floor area of all buildings and structures on a parcel divided by the total parcel area.

groin – a wall-like structure built seaward of the natural boundary and perpendicular to the shore to build or preserve an accretion beach by trapping littoral sand drift on the updraught side.

guest house – a building used for temporary tourist accommodation use that provides no more than 9 tourist accommodation units.

high biodiversity area – areas shown on Map 9, or identified through site survey by a qualified professional as having value for their high degree of biodiversity.

home-based business – any activity carried out for gain by a resident and conducted as a subordinate and accessory use in the resident's principal dwelling unit or in accessory structures allowed besides a dwelling unit on a parcel.

impervious surface – any surface compacted or covered with a layer of material so that it is highly resistant to infiltration by water, and including surfaces such as compacted sand, or clay, and most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures.

industry – a use that primarily consists of processing, manufacture, construction, assembly, storage, packaging, wholesale sale, repair of heavy equipment, and extraction with accessory retail sales that are incidental to the primary activity.

industry, heavy – an industry that takes place both inside and outside a building and is engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

institutional use – a non-profit, religious, or public use, such as a church, library, public or private school, hospital or government owned or operated building, structure or land used for a public purpose.

jetty – a structure usually built singly or in pairs perpendicular to the shore at harbour entrances to prevent shoaling or accretion of sand drift.

manufactured home park – the parcel, or parcels, on which one or more manufactured home sites that same landlord rents or intends to rent and common areas are located.

marina – a system of piers or docks that contains more than ten moorage spaces for commercial uses such as storing, servicing, fuelling, berthing and securing or launching of private water craft that may include the sale of fuel and incidental supplies for boat owners, crews, and guests. Private joint use dock facilities are excluded.

multifamily use – the use of a parcel or building for more than one dwelling unit, and the use of a parcel for a community residential home.

neighbourhood convenience services – a commercial use that provides limited retail and service uses catering to the day to day needs of the residents of the surrounding area. Examples of retail and service uses provided include the retail sale of pre-packaged food and household items, video tape rentals, and the use of photocopy and facsimile machines.

non-automotive – describes forms of transportation or transportation systems that do not include use of individual automobiles.

parking lot – an area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

parking space – an area on a parking lot intended for temporary parking of a personal vehicle.

pier – a structure consisting of a fixed platform above the water that abuts the shoreline and is used as a landing or moorage place for commercial or pleasure craft.

residential use, high density – residential use where the density of dwellings is greater than one per 0.10 ha.

residential use, low density – residential use where the density of dwellings is less than one per 2 ha.

residential use, medium density - residential use where the density of dwellings is between one per 0.10 ha and one per 2 ha.

residential use, very low density – residential use where the density of dwellings is less than one per 8 ha.

revetment – a sloped shoreline structure built to protect an existing eroding shoreline or newly placed fill against waves, wakes, currents or weather, and commonly built of randomly placed boulders (riprap) or of sand-cement bags, paving blocks or other materials.

seniors' dwelling unit – means a dwelling unit restricted to a person 65 years or older and one other person who may be under the age of 65 and who is a spouse, partner or unpaid caregiver who resides in the same dwelling unit.

seniors' supportive housing – means a barrier-free housing development comprised of seniors' dwelling units and accessory dwelling units for resident staff, provided in combination with support services which are to include at least all of the following: monitoring and response for medical emergencies, availability of one meal a day, housekeeping, laundry and recreational opportunities.

sign – any object, device, display, or structure, or part thereof, situated outdoors or visible from outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colours, illumination, or projected issues.

special needs housing – housing that provides for the residential accommodation of an individual or individuals who require specific housing designs or services to enable them to live relatively independently or in a supportive environment.

sustainability – means the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources.

sustainable – capable of being maintaining the integrity of natural ecosystems indefinitely, while meeting the economic and social needs of current and future generations.

tourist hostel – a tourist accommodation use that consists of a single building in which travellers are accommodated in dormitories, with group facilities for eating and washing.