



Islands Trust

**Salt Spring Island
Local Trust Committee**

***Official Community Plan
Bylaw No. 434, 2008***

Schedule “A”

**Volume 1:
Land Use and Servicing Objectives**

Adopted October 2, 2008

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

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Preserving Island communities, culture and environment

CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

This copy is consolidated for convenience only, and includes the following amendments: Volume 1, Maps 1-15. For amendments to Maps 16-28, see Volume 2.

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>	
Bylaw No. 439	Amendment No. 2, 2008	October 8, 2009	(Amends Map 1)
Bylaw No. 443	Amendment No. 1, 2009	August 5, 2010	
Bylaw No. 455	Amendment No. 2, 2011	August 2, 2012	(Amends Map 1)
Bylaw No. 457	Amendment No. 1, 2012	September 20, 2012	(Amends Map 1)
Bylaw No. 474	Amendment No. 2, 2013	June 29, 2021	(Amends Map 1)
Bylaw No. 476	Amendment No. 1, 2014	June 11, 2015	(Amends Map 1)
Bylaw No. 488	Amendment No. 1, 2016	July 28, 2020	(Amends Maps 1, 7, 8)
Bylaw No. 496	Amendment No. 3, 2016	February 26, 2019	
Bylaw No. 500	Amendment No. 2, 2017	July 4, 2019	(Amends Map 1)

LIST OF TABLES AND DIAGRAMS

		<u>Section</u>
Table 1	North Salt Spring Waterworks District Supply and Demand - 2008	C.3.2.1
Table 2	Salt Spring Island Water Systems (excluding NSSWD)	C 3.2.1
Diagram 1	Relationship between OCP Map and Zoning Map	B.1

See Table of Contents for Section location

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN

VOLUME 1

TABLE OF CONTENTS

TABLE OF CONTENTS	4
PART A - OVERALL GOALS AND OBJECTIVES	7
A.1 THE ISLANDS TRUST	7
A.2 THE SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN	7
A.3 VISION.....	7
A.4 COMMUNITY OBJECTIVES	9
A.5 THE ISLAND ENVIRONMENT	12
A.6 CLIMATE CHANGE AND ENERGY EFFICIENCY	16
A.7 NATURAL HAZARD AREAS.....	19
A.8 ISLAND HERITAGE	20
PART B - LAND USE OBJECTIVES AND POLICIES	22
B.1 GENERAL LAND USE OBJECTIVES	22
B.2 RESIDENTIAL LAND USE OBJECTIVES AND POLICIES	23
B.3 NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT LAND USE OBJECTIVES AND POLICIES.....	33
B.4 COMMUNITY & INSTITUTIONAL LAND USE OBJECTIVES AND POLICIES	39
B.5 VILLAGE LAND USE OBJECTIVES AND POLICIES.....	43
B.6 RESOURCE LAND USE OBJECTIVES AND POLICIES.....	51
B.7 PARK AND RECREATION LAND USE OBJECTIVES AND POLICIES	58
B.8 CONSERVATION LAND USE OBJECTIVES AND POLICIES	63
B.9 SHORELINE AND AQUATIC USE OBJECTIVES AND POLICIES	66
PART C - INFRASTRUCTURE AND SERVICING OBJECTIVES AND POLICIES.....	71
C.1 GENERAL INFRASTRUCTURE AND SERVICING OBJECTIVES.....	71
C.2 TRANSPORTATION SERVICING OBJECTIVES AND POLICIES.....	71
C.3 POTABLE WATER QUANTITY AND SUPPLY OBJECTIVES AND POLICIES.....	80
C.4 WASTE MANAGEMENT OBJECTIVES AND POLICIES.....	86
C.5 POWER AND TELECOMMUNICATIONS OBJECTIVES AND POLICIES	90
PART D - ADMINISTRATION	91
D.1 AUTHORITY AND INTERPRETATION	91
D.2 SEVERABILITY.....	92
D.3 STRUCTURE AND FORMAT.....	92
D.4 ADMINISTRATION	92
D.5 IMPLEMENTATION.....	92
D.6 BACKGROUND INFORMATION.....	94

D.7	FUTURE AMENDMENTS AND REVIEWS	94
D.8	MONITORING SUCCESS.....	94
D.9	DEFINITIONS	95

LIST OF MAPS

These Maps are attached to and form part of Schedule 'A', and may be found at the back of this volume:

Map 1	Plan Area with Land and Shoreline Use Designations
Map 1(cont'd)	Land and Shoreline Use Designations - Ganges Area Inset
Map 2	Existing Community Facilities
Map 3	Existing Transportation Network and Road Standards
Map 4	Bicycle Routes
Map 5	Public Transit Routes
Map 6	Community Water Systems
Maps 7 & 8	Existing Waste Management Facilities and the Ganges Sewered Area
Map 9a	Environmentally Sensitive Ecosystems
Map 9b	Areas of High Biodiversity
Map 10	Environmentally Sensitive Habitats - Nest Sites, Seal Haulouts Herring Spawning and Clam Beds
Map 11	Environmentally Sensitive Shoreline Areas
Map 12	Potential and Existing Freshwater Fish Habitat
Map 13	Areas with High Soil Erosion Hazard
Map 14	Areas with High Slope Stability Hazard
Map 14a	Sand and Gravel Deposits
Map 15	Heritage and Scenic Road Segments

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.

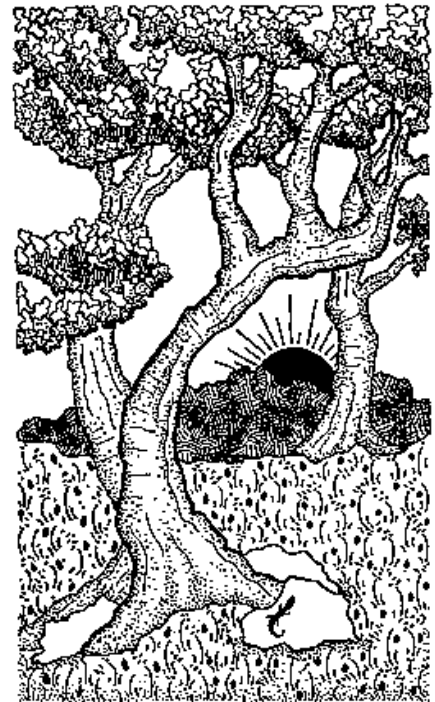
Background Note: Transfer of development potential from community water supply watersheds is also encouraged in Section B.8.1.
- A.5.2.3 The protection of *Environmentally Sensitive Areas* or *High Biodiversity Areas* is an eligible community amenity, which could be exchanged for a higher density of 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:
- The Local Trust Committee will update watercourse mapping and development permit area designations and guidelines to comply with provincial Riparian Area Regulations.
 - 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.
 - 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.
 - 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:
- identify environmental values prior to site clearing and design.
 - locate development away from areas with high environmental values, and place natural buffers between the development site and sensitive features.
 - concentrate development in areas with low environmental values.
 - develop and implement site plans that protect biodiversity, clean air, and clean water.
 - locate developments away from areas that may be subject to erosion, flooding, wildfires, and wildlife conflicts.
 - locate developments away from areas of agricultural potential and establish buffers between the development site and farmland.
 - minimize impacts of roads and driveways and reduce fragmentation of habitat.
 - maintain water quality.
 - maintain air quality and reduce greenhouse gas emissions.
 - design energy- and water-efficient developments that conserve natural resources.
 - minimize wastes, and manage wastes in an environmentally sound manner.
 - 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.
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(07/20) A.7.2.2 The Local Trust Committee will continue to require applicants for large new commercial, *general employment* 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.

Diagram 1

OCP Map

A land use designation shows the full range of land uses that could be allowed by zoning on an area of land.

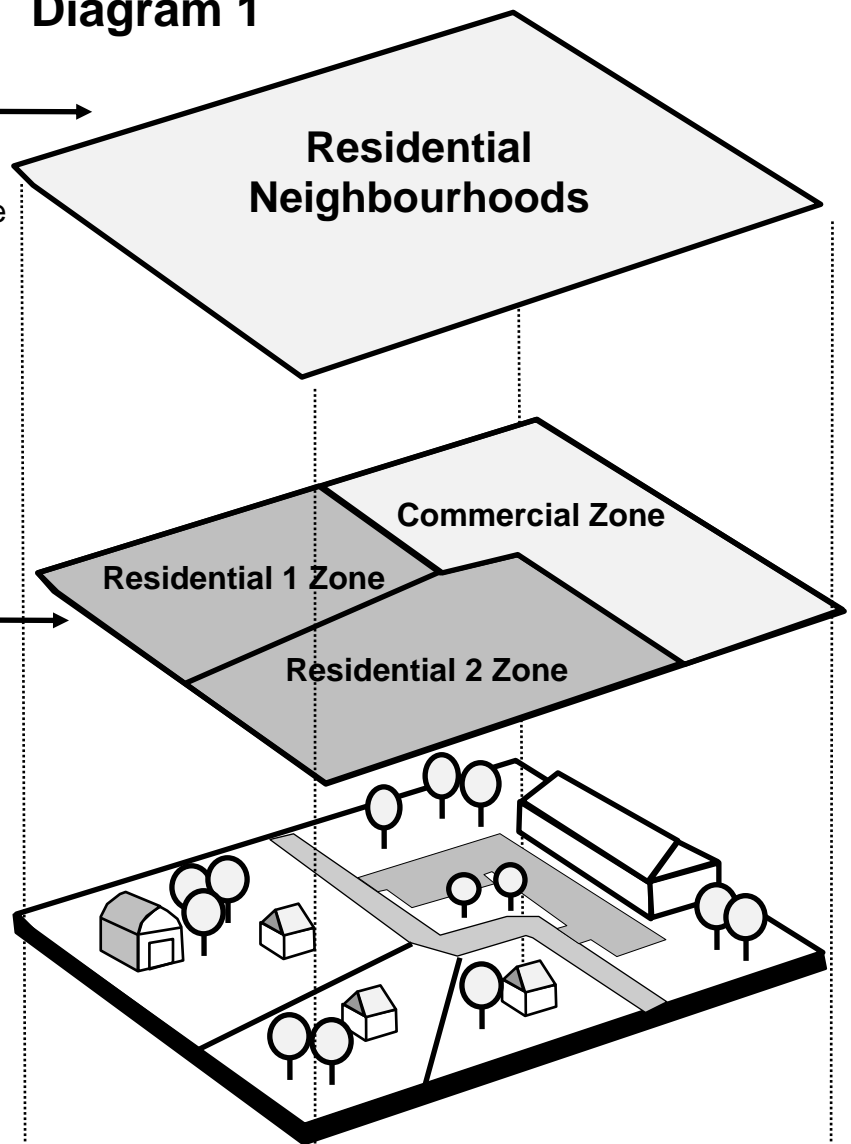
These affect the decisions which a local trust committee can make about any rezoning proposal or other zoning changes. They do not affect what can be built on the property.

Zoning Map

The zoning map and Land Use Bylaw are actual regulations that show what can be built on the land.

These regulations affect property owners.

OCP designations and zoning are intended to be illustrative only





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 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.

BL488
(07/20)

- B.2.2.2.12 Flexible unit dwellings could also be allowed in zones in the General Employment and Commercial Services Land Use Designation, where a property is primarily used for *general employment* 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

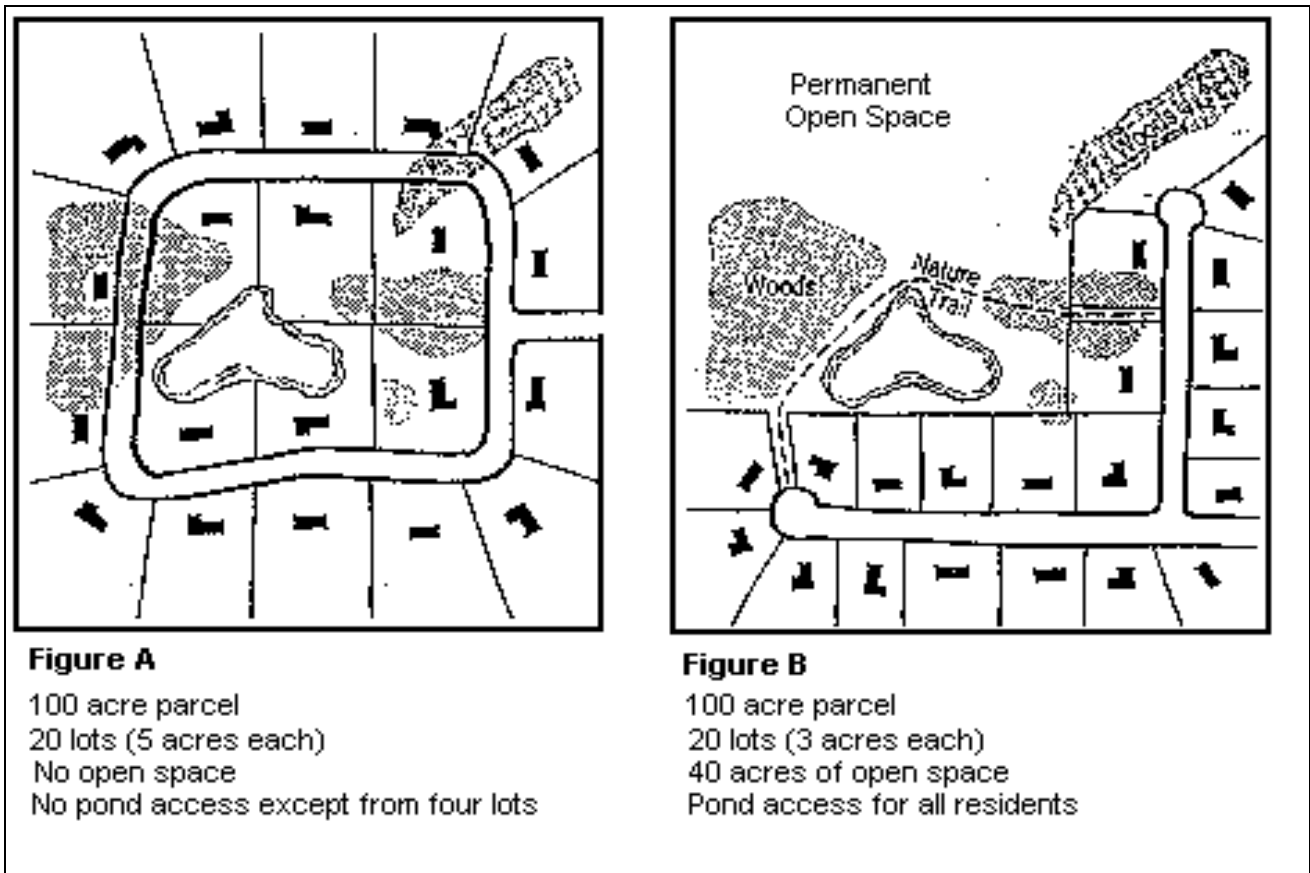
- B.2.3.1.1 To encourage future development to locate away from *environmentally sensitive areas*, agricultural and forestry lands, community water supply watersheds, lands with the potential for surface erosion or slope instability, public lands, tidal waterfront, areas with outstanding natural beauty 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.

BL488
(07/20)

- 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, *general employment* 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).

BL488
(07/20)

- B.2.4.2.4 Rezoning applications could be considered to rezone commercial and *general employment* 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.

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(07/20)

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 *general employment* zones will remain, but exceptionally large new commercial or *general employment* 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.

BL488
(07/20)

B.2.5.2.4 Rezoning applications could be considered to rezone commercial and *general employment* 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.

BL488
(07/20)

B.2.6.2.3 Zoning amendments should not be made to locate large new commercial, *general employment*, 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 GENERAL EMPLOYMENT 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:
 - a. limit the maximum number of tourist accommodation units in any one operation to 50 units.
 - b. establish an appropriate total floor area for tourist operations and for the accessory uses currently allowed in commercial tourism accommodation zones.
 - c. establish standards for vegetation screening next to residential property.
 - d. 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 General Employment and Commercial Services

B.3.3.1 OBJECTIVES

- BL488 (07/20)* B.3.3.1.1 To provide an adequate amount of land zoned for *general employment* use that is affordable, appropriately services and well located to accommodate local economic development.
- BL488 (07/20)* B.3.3.1.2 To accommodate additional commercial and *general employment* 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 *general employment* operations, to keep needed businesses on the island or to attract needed businesses onto the island.
- BL488 (07/20)* B.3.3.1.3 To ensure that *general employment* uses 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.
- BL488 (07/20)* B.3.3.1.5 To allow for the development of affordable homes in combination with *general employment* 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.

- BL488 (07/20)* B.3.3.2.1 The areas designated for General Employment and Commercial Services are shown on Map 1 – Plan Area with Land and Shoreline Use Designations. Specific *general employment* uses will also continue to be allowed in the General Employment and Commercial zones that currently exist in other Designations.
- BL488 (07/20)* B.3.3.2.2 Zones within the General Employment and Commercial Services Designation will continue to allow a variety of *general employment* and commercial uses.
- 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.
- BL488 (07/20)* B.3.3.2.4 The Local Trust Committee should not make zoning changes that would result in a net loss of developable *general employment* land on Salt Spring Island.

BL488 (07/20)	B.3.3.2.5	<i>Deleted</i>
BL488 (07/20)	B.3.3.2.6	The Local Trust Committee should consider rezoning applications that would transfer <i>general employment</i> 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.
BL488 (07/20)	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 <i>general employment</i> 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.
BL488 (07/20)	B.3.3.2.9	To accommodate those who wish to operate a temporary <i>industry</i> on non- <i>general employment</i> land, the Local Trust Committee could issue Temporary Use Permits as discussed in Part G.
BL488 (07/20)	B.3.3.2.10	If additional land is required for <i>general employment</i> uses necessary for the community, the Local Trust Committee could consider rezoning applications for properties near the junction of Rainbow and Atkins roads, near the junction of Long Harbour and Upper Ganges roads, and near the junction of Fulford-Ganges and Beaver Point roads.
BL488 (07/20)	B.3.3.2.11	<p>Removal of up to 2 hectares from the Agricultural Land Reserve to create land zoned for <i>general employment</i> uses in the locations identified in Article B.3.3.2.10 could be supported, consistent with policy B.6 RESOURCE LAND USE OBJECTIVES AND POLICIES, Article B.6.2.2.15. In reviewing such applications, the Committee should consider whether:</p> <ul style="list-style-type: none"> a. the site has limited agricultural potential. b. existing <i>general employment</i> 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 <i>general employment</i> land. d. the proposed development would be well buffered from adjacent non-<i>general employment</i> land. e. there are adequate water supplies and a satisfactory means of sewage disposal. <p><i>Background Note: No application to rezone land within the Agricultural Land Reserve will proceed without the support of the Agricultural Land Commission.</i></p>
BL488 (07/20)	B.3.3.2.12	The Local Trust Committee should consider applications to strata-title existing <i>buildings</i> in the General Employment and Commercial Services Designation, to provide affordable <i>general employment</i> sites.
BL488 (07/20)	B.3.3.2.13	The Local Trust Committee should consider rezoning applications that would allow some <i>general employment</i> 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.3.3.2.14	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.3.3.2.15 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.3.3.2.16 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.3.3.2.17 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.

BL488
(07/20)

- 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:
- a. the proposed use is compact and not land intensive.
 - b. existing commercial zones are largely developed to their practical development potential and there is evidence of a community need for additional commercial land.
 - c. the proposed rezoning would tend to concentrate development near existing commercial, *general employment*, institutional or multi-family land uses.
 - d. designs and site plans are consistent with the guidelines in Development Permit Area 1.
 - e. 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.
 - f. the proposed development would be barrier free.
 - g. sidewalks would be provided with any new commercial or *general employment* development.

BL488
(07/20)

- B.5.1.2.6 The Local Trust Committee could consider rezoning applications that would result in some additional *general employment* 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.

BL488
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- B.5.1.2.9 The Local Trust Committee may consider making changes to zoning to establish maximum floor area limits on commercial and *general employment* 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.

BL488
(07/20)

- B.5.1.2.12 The form and character of commercial, *general employment* 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.

BL488
(07/20)

B.5.2.2.2 Zones within the Ganges Village Designation will continue to allow the wide range of commercial, *general employment*, 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.

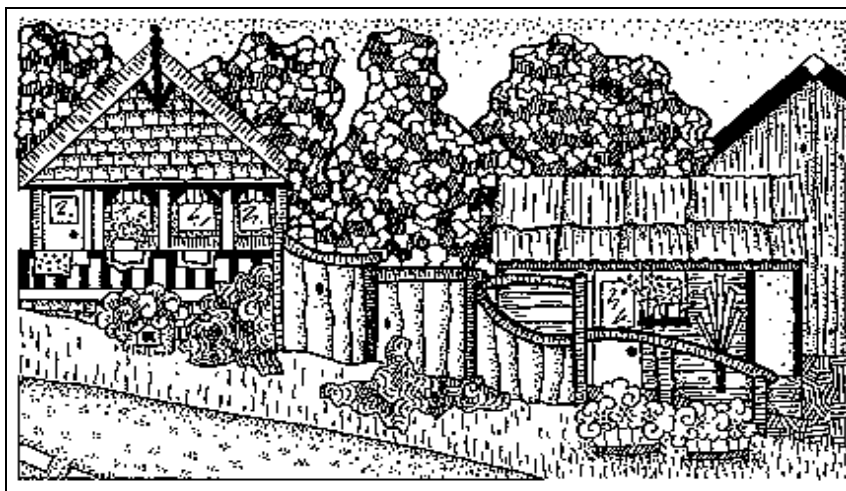
B.5.3 Fulford Village Designation

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 *general employment* 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

BL488
(07/20)

- 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:
- provide community advice about bylaw changes, applications for rezoning or subdivision, and applications to the Agricultural Land Commission.
 - help in developing and interpreting local policies about farming.
 - 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.
- BL488
(07/20) 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 *general employment* and commercial uses, these will remain as permitted uses unless the property owner applies for a zoning change.
- BL496
(02/19) B.6.2.2.5 Farming activities and necessary structures should continue to be allowed by zoning in other Designations on all properties where they are currently allowed.
- BL496
(02/19) 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 that are obstacles to the creation of local abattoirs, cold storage facilities, or other facilities that would improve local food security.
- BL496
(02/19) B.6.2.2.7 The Local Trust Committee could consider changes to local bylaws to prohibit or restrict farming in areas outside of the Agricultural Land Reserve where farming is now allowed in order to protect water quality.
- B.6.2.2.8 On the advice of the Agricultural Advisory Committee, the Local Trust Committee should continue to support local farming by:
- addressing the need for additional housing on *agricultural land*.
 - permitting appropriate farm uses as defined by the Agricultural Land Reserve Act and Regulations.
 - recognizing the traditional uses of the property owned by the Salt Spring Island Farmer's Institute on Rainbow Road.
 - allowing for the processing and warehousing of island farm products on the Institute's property.
 - supporting zoning that would allow various forms of community farming activities.
 - supporting the development of farmers' markets.
 - 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.
 - considering changes to the Land Use Bylaw to further support agri-tourism.
 - supporting efforts to ensure a viable local livestock *industry*.
 - updating agricultural information, monitoring changes in the agricultural sector and helping to identify unused or available farmland.
- BL496
(02/19)

- B.6.2.2.9 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.6.2.2.10 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.6.2.2.11 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.6.2.2.12 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.6.2.2.13 The Local Trust Committee will support the inclusion of *agricultural land* within the Agricultural Land Reserve.
- B.6.2.2.14 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.6.2.2.15 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.6.2.2.16 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.6.2.2.17 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.6.2.2.18 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.6.2.2.19 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*.

BL488
(07/20)

- B.6.2.2.20 Zoning changes should not be made to allow large new multi-family, *general employment*, institutional or commercial developments in the Agriculture or Watershed-Agriculture Designation. An exception could be considered for community facilities or limited *general employment* zoning that would provide broad benefits to the community and are specifically mentioned in this Plan.

BL488
(07/20)

- B.6.2.2.21 The Local Trust Committee will use the Development Permit process to ensure that development in higher density areas such as commercial, *general employment* 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.6.2.2.22 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.6.2.2.23 The farming community of Salt Spring Island is recognized and encouraged in its ongoing efforts in support of local agriculture.
- B.6.2.2.24 The Islands Trust Fund Board is encouraged to help in the creation of an *agricultural land* trust.
- B.6.2.2.25 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.6.2.2.26 The B.C. Ferry Services Inc. is encouraged to consider an assured loading policy for farm vehicles carrying livestock or perishable produce.
- B.6.2.2.27 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.6.2.2.28 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.6.2.2.29 The Local Trust Committee will encourage and support efforts by others to promote and sustain local food security.
- B.6.2.2.30 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.6.2.2.31 The Local Trust Committee will support efforts to discourage the use of genetically engineered seeds or plants for locally grown products.
- B.6.2.2.32 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, *general employment* or institutional developments should not be made in this Designation.
- 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.

BL488
(07/20)

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, *general employment* 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.

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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.
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(07/20) B.8.2.2.3 Existing commercial and *general employment* zones will remain, but zoning amendments should not be made to locate large new commercial, *general employment*, 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.9.1.2.3 The Local Trust Committee may consider shoreline rezoning applications adjacent to marine dependent *general employment* zoning which may make upland uses economically viable without detriment to the shoreline/riparian habitat.

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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 is 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

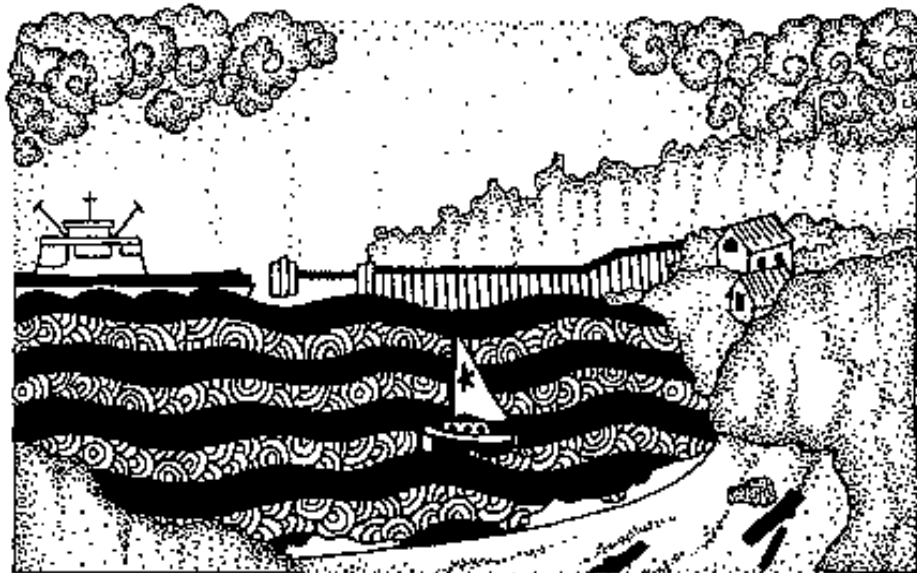
- B.9.3.1.1 To identify and protect ocean and lake beaches that are especially suitable for public recreation.

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

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(07/20)

- B.9.4.1.1 To identify adequate shoreline areas where the community's commercial, *general employment*, 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.

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B.9.4.2.2 Zoning within this designation will continue to allow the *general employment*, commercial and boat moorage uses allowed by current local zoning.

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B.9.4.2.3 The Local Trust Committee could consider rezoning applications to allow new *general employment*, 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.

BL488
(07/20)

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 *general employment* development next to the route should be avoided. An exception could be light industrial or other *general employment* 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, *general employment* and multi-family developments to support pedestrian and bicyclist use. Development permit area guidelines should include 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.



ISLAND ROAD photo: M. Levy

- 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.

BL488
(07/20)

- 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 *general employment* 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 *general employment 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.

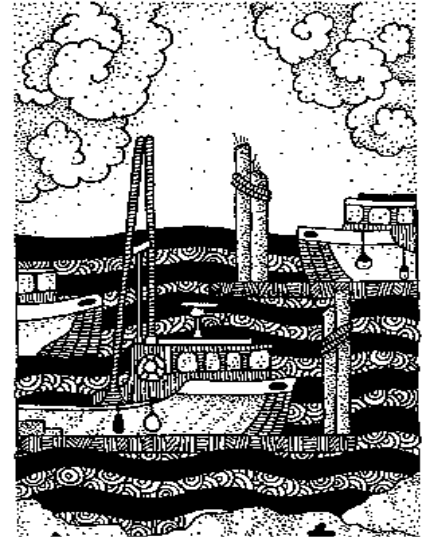
Background Note: Such strategies may provide convenient parking for customers of village businesses and reduce street congestion.

- 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):
- essential services such as hospitals and schools needed within the district to serve the island's projected population.
 - 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.

BL488
(07/20)

- C.3.2.2.6 The Local Trust Committee will continue to encourage water *conservation* through guidelines for xeriscape landscaping of commercial, *general employment* 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 develop 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:
- be located in an area of low or *very low density residential use* (less than one house per 2 ha).
 - be screened by vegetation to limit the effects of its appearance, noise and smell.
 - be located outside a community water system supply watershed or community well capture zone, or an *environmentally sensitive area*.
 - have an access route that does not significantly affect a residential area.
 - 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

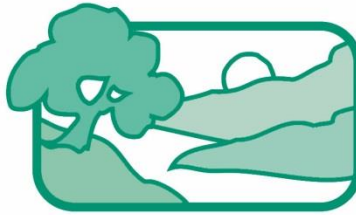
accretion shoreforms	natural landforms along a shoreline created by the gradual deposit of solid materials by water.
affordable housing	describes rental or owned housing that can be acquired with 30 per cent of the median gross income of families or individuals on Salt Spring Island.
agricultural land	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 <i>Assessment Act</i> .
agri-tourism	tourist activity, service or facility accessory to land that is classified as a farm under the <i>Assessment Act</i> .
bed and breakfast	a tourist accommodation use operated as a <i>home-based business</i> 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. <i>Breakwaters</i> 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 <i>environmentally sensitive areas</i> 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 <i>building</i> or structure from the exterior face of exterior walls, or from the centreline of a wall separating two <i>buildings</i> 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 <i>gross floor area</i> of all <i>buildings</i> and structures on a parcel divided by the total parcel area.

general employment	use that consists of business and economic activities, including, but not limited to: processing, manufacturing, wholesaling, warehousing and distribution, bulk materials handling, storage, and associated office, retail and ancillary activities.
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 <i>building</i> 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, <i>parking lots</i> , 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 <i>industry</i> that takes place both inside and outside a <i>building</i> 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 <i>building</i> , 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 <i>piers</i> or <i>docks</i> 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 <i>dock</i> facilities are excluded.
multifamily use	the use of a parcel or <i>building</i> 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 <i>building</i> where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.
parking space	an area on a <i>parking lot</i> 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 <i>seniors' dwelling units</i> 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.



Islands Trust

**Salt Spring Island
Local Trust Committee**

***Official Community Plan
Bylaw No. 434, 2008***

Schedule “A”

Volume 2:

**Development Permit and Heritage Conservation Areas,
Temporary Commercial and Industrial Use Permits, Appendices
and Attachments**

Adopted October 2, 2008

Consolidated Version: October 2020

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

For reference to the original bylaw and amendments
please contact:

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Preserving Island communities, culture and environment

CONSOLIDATED BYLAW TEXT AND MAP AMENDMENTS

This copy is consolidated for convenience only, and includes the following amendments: Volume 2, Maps 16-28.

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>	
Bylaw No. 439	Amendment No. 2, 2008	October 8, 2009	(Amends Map 16)
Bylaw No. 457	Amendment No. 1, 2012	September 20, 2012	(Amends Map 19)
Bylaw No. 474	Amendment No. 2, 2013	June 29, 2021	(Amends Map 16)
Bylaw No. 480	Amendment No. 2, 2014	May 14, 2015	(Includes Map 28)
Bylaw No. 488	Amendment No. 1, 2016	July 28, 2020	(Amends Maps 16, 19)
Bylaw No. 498	Amendment No. 1, 2017	October 1, 2019	(Amends Map 19)
Bylaw No. 500	Amendment No. 2, 2017	July 4, 2019	(Amends Map 19)
Bylaw No. 501	Amendment No. 3, 2017	July 5, 2018	(Amends Map 19)
Bylaw No. 502	Amendment No. 3, 2017	July 5, 2018	(Amends Map 19)

A NOTE TO READERS

This is **Volume 2** of the Official Community Plan for Salt Spring Island, British Columbia

Volume 2 contains sections that apply only to specific parts of the island. It begins with two Development Permit Areas (Part E) that apply primarily to development in commercial, industrial and multifamily zones. Development Permit Area 3 applies to foreshore owned by the Crown, and to some adjacent upland areas. Island lakes, streams and wetlands, plus a buffer area of adjacent land are covered by Development Permit Area 4. Development Permit Area 5 applies to the land that drains into wells used by community water supply wells. Development Permit Area 6 includes land which has been identified as having a high hazard for either slope instability or soil erosion.

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A Heritage Conservation Area (Part F) applies to specific property in Ganges. Part G identifies those parts of the island where Temporary Use Permits could be issued. The remaining part of Volume 2 (Part H) is made up of appendices to the Plan.

Volume 1 is bound separately and contains the main body of the Plan. Part A describes the Vision and Overall Goals and Objectives, including objectives and policies about the island environment, climate change and energy efficiency, hazardous lands and community heritage. Part B outlines policies and objectives for Land Use. It includes a section that corresponds to each of the Land Use Designations on Map 1 (the main land use map of the Plan). Part C discusses community infrastructure and servicing issues. Part D describes the administration and implementation of the Plan.

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN

VOLUME 2

TABLE OF CONTENTS

LIST OF MAPS.....	6
PART E DEVELOPMENT PERMIT AREAS	7
E.1 DEVELOPMENT PERMIT AREA 1 - ISLAND VILLAGES.....	8
E.1.1 Description of Permit Area and Exemptions	8
E.1.2 Reasons for this Development Permit Area	8
E.1.3 Objectives of this Development Permit Area	9
E.1.4 Guidelines for General Site Design, Building Location and Access	9
E.1.5 Guidelines for Offstreet Parking Lot Location and Design.....	13
E.1.6 Guidelines for Building Form	14
E.1.7 Guidelines for Landscaping and Parking Surfaces.....	15
E.1.8 Guidelines for Lighting	17
E.1.9 Sign Guidelines.....	18
E.1.10 Guidelines regarding Stormwater Drainage and Water Pollution	18
E.2 DEVELOPMENT PERMIT AREA 2 - NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT	20
E.2.1 Description of Permit Area and Exemptions	20
E.2.2 Reasons for this Development Permit Area	Error! Bookmark not defined.
E.2.3 Objectives of this Development Permit Area	21
E.2.4 Guidelines for General Site Design, Building Location and Access	21
E.2.5 Guidelines for Offstreet Parking, Location and Design.....	22
E.2.6 Guidelines for Building Form	22
E.2.7 Guidelines for Building Exteriors.....	22
E.2.8 Guidelines for Landscaping and Parking Lot Surfaces.....	22
E.2.9 Guidelines for Lighting	23
E.2.10 Guidelines for Signs.....	23
E.2.11 Guidelines for Subdivision	23
E.2.12 Guidelines regarding Stormwater Drainage and Water Pollution	23
E.3 DEVELOPMENT PERMIT AREA 3 - SHORELINE	25
E.3.1 Description of Permit Area and Exemptions	25
E.3.2 Reasons for this Development Permit Area	26
E.3.3 Objectives of this Development Permit Area	26
E.3.4 Guidelines for Development	26
E.3.5 Guidelines for Subdivision	29
E.4 DEVELOPMENT PERMIT AREA 4 - LAKES, STREAMS AND WETLANDS.....	30
E.4.1 Description of Development Permit Area and Exemptions.....	30
E.4.2 Reasons for this Development Permit Area	31
E.4.3 Objectives of this Development Permit Area	31
E.4.4 Guidelines for New Development	31
E.4.5 Guidelines for Subdivision	32
E.5 DEVELOPMENT PERMIT AREA 5 - COMMUNITY WELL CAPTURE ZONES	33
E.5.1 Description of Permit Area and Exemptions	33
E.5.2 Reasons for this Development Permit Area	33
E.5.3 Objectives of this Development Permit Area	33

E.5.4	Guidelines for New Development	34
E.5.5	Guidelines for Subdivision	34
E.6	DEVELOPMENT PERMIT AREA 6 - UNSTABLE SLOPES AND SOIL EROSION HAZARDS.....	35
E.6.1	Description of Development Permit Area and Exemptions.....	35
E.6.2	Reasons for this Development Permit Area	36
E.6.3	Objectives of this Development Permit Area	36
E.6.4	Guidelines for New Development	36
E.6.5	Guidelines for Subdivision	36
E.7	DEVELOPMENT PERMIT AREA 7 - RIPARIAN AREAS	37
E.7.1	Description of Development Permit Area 7	37
E.7.2	Reasons for this Development Permit Area	37
E.7.3	Objectives of this Development Permit Area	37
E.7.4	Applicability	38
E.7.5	Exemptions	38
E.7.6	Guidelines for New Development	39
E.7.7	Guidelines for Subdivision	40
PART F	HERITAGE CONSERVATION AREAS	41
F.1	HERITAGE CONSERVATION AREA 1 - GANGES VILLAGE CORE	41
F.1.1	Description of Permit Area and Exemptions.....	41
F.1.2	Reasons for this Heritage Conservation Area	41
F.1.3	Objective of this Heritage Conservation Area.....	41
F.1.4	Special Features and Characteristics that contribute to Heritage Value and Character	42
F.1.5	Schedule of Protected Heritage.....	42
F.1.6	Guidelines for Conserving Community Heritage.....	43
PART G	TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION	45
G.1.1	Areas where Temporary Use Permits can be issued	45
G.1.2	Objectives for issuing Temporary Use Permits	45
G.1.3	Permit Guidelines	45
G.1.4	Development Approval Information	46
PART H	APPENDICES	47
H.1	APPENDIX 1 - DEFINITIONS	47
H.2	APPENDIX 2 - GUIDELINES FOR SHARED RESIDENTIAL ZONING APPLICATIONS	51
H.2.1	Guidelines for Shared Residential Zoning Applications.....	51
H.3	APPENDIX 3 - AMENITY ZONING.....	52
H.3.1	Guidelines for Amenity Zoning Applications	52
H.3.2	Eligible Community Amenities	53
H.3.3	Guidelines for Amenity and Density Valuation.....	54
H.3.4	Application Procedures.....	54
H.4	APPENDIX 4 - TRANSFER OF DEVELOPMENT POTENTIAL	55
H.4.1	Guidelines for Applications to Transfer Development Potential	55
H.4.2	Application Procedures.....	56
H.4.3	Guidelines for Applications to Create New Hamlets or Villages	57
H.5	APPENDIX 5 - POLICIES FOR THE DEDICATION OF PARK LAND DURING LAND SUBDIVISION	58
H.5.1	Land Use Designations where Park Land could be Acquired.....	58
H.5.2	Specific Community Park Land Needs	58
H.6	APPENDIX 6 - LAND USE REGULATIONS AT THE TIME OF PLAN ADOPTION.....	60
H.7	APPENDIX 7 - LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT.....	60
H.8	APPENDIX 8 - CAPTURE ZONES, COMMUNITY WATER SUPPLY WELLS.....	60
H.9	APPENDIX 9 – GENERAL LAND DEVELOPMENT GUIDELINES.....	60

LIST OF MAPS

These Maps are attached to and form part of Schedule 'A', and may be found at the back of this volume:

*BL 488
(07/20)*

Map 16	Development Permit Area 1 - Island Villages
Map 17	Ganges Public Pathway System
Map 18	Recommended Walkways leading from Fulford Village
Map 19	Development Permit Area 2 - Non-village Commercial and General Employment
Map 20	Development Permit Area 3 – Shoreline
Map 21	Development Permit Area 4 - Lakes, Streams and Wetlands
Map 22	Development Permit Area 5 - Community Well Capture Zones
Map 23	Development Permit Area 6 - High Soil Erosion Hazard
Map 24	Development Permit Area 6 - High Slope Instability Hazard
Map 25	Heritage Conservation Area 1 - Ganges Village Core
Map 26	Transfer of Development Potential - Donor and Receiving Areas
Map 27	Agricultural Land Reserve and Non-ALR farm land
Map 28	Development Permit Area 7 – Riparian Areas

PART E DEVELOPMENT PERMIT AREAS

IMPORTANT

BL488
(07/20)

THE DESIGN GUIDELINES THAT FOLLOW IN DEVELOPMENT PERMIT AREAS 1 AND 2 APPLY ***ONLY*** TO NEW COMMERCIAL, GENERAL EMPLOYMENT AND MULTIFAMILY DEVELOPMENT INSIDE THE VILLAGE AND MULTIFAMILY AREAS SHOWN ON MAP 16 OR THE COMMERCIAL AND GENERAL EMPLOYMENT ZONES SHOWN ON MAP 19.

GUIDELINES REGARDING DRAINAGE AND THE PROTECTION OF FARMING APPLY IN OTHER ZONES.

E.1 DEVELOPMENT PERMIT AREA 1 - ISLAND VILLAGES

E.1.1 Description of Permit Area and Exemptions

- BL488 (07/20)* E.1.1.1 Development Permit Area 1 is shown on Map 16 – Development Permit Area 1 – Island Villages. It is designated according to Section 488(1)(f) of the Local Government Act to establish objectives and guidelines for the form and character of commercial, industrial or multi-family residential development. It is also designated according to Section 488(1)(b) to protect development from hazardous conditions that could result from changes to stormwater drainage. Finally, Development Permit Area 1 is designated according to Section 488(1)(c) for the protection of farming.

Background Note: The official version of Map 16 is drawn at a scale of 1:20,000 and is available through the offices of the Islands Trust. The page size version of Map 16 attached to this Plan has been included for convenience.

- BL488 (07/20)* E.1.1.2 **All** development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, **except**:
- a. subdivision of land zoned for commercial, *general employment* or *multifamily use*.
 - b. subdivision of land that adjoins *agricultural land* or that drains into *agricultural land*.
 - c. new construction or alterations to existing *buildings* on land zoned for commercial, *general employment* or multi-family use if the new development is of a size that must provide off-street parking (according to local bylaws) or if the new development would change the capacity of an existing *parking lot*.
 - d. installation of plastic backlit *signs*, of *signs* that do not comply with the local *sign* bylaw, or of *signs* that are to be placed more than 5 m above the ground.
 - e. development of a *parking lot* with more than ten spaces for commercial, *general employment* or multi-family residential use.
 - f. construction of institutional *buildings* that would create more than 280 m² of new *impervious surface*. Only the guidelines in section E.1.10 apply to such construction.
 - g. alteration of the existing drainage regime on properties that adjoin or drain into *agricultural land*.
 - h. removal of vegetation within 7.5 m of *agricultural land* (excluding the emergency removal of a hazardous tree).
 - i. removal of vegetation within 7.5 m of a lot line that abuts land zoned for residential or commercial guest accommodation uses (excluding the emergency removal of a hazardous tree).
- E.1.1.3 While guidelines about form and character do not apply to institutional developments, local institutions are encouraged to consider these guidelines when developing large projects within the Area.

E.1.2 Reasons for this Development Permit Area

The villages of Salt Spring Island function as commercial, social and cultural centres of the community. Existing zoning means there is considerable potential for these activities to continue to grow in village areas.

Development Permit designation will guide the community's most significant, concentrated and visible new development so that it is compatible with existing *buildings*, with the natural environment and with community objectives for villages.

Zoning within the Area allows a high density of development which is expected to result in the creation of large new areas of *impervious surfaces*. In the past, such development has changed natural patterns of stormwater drainage and resulted in flooding or erosion of downslope properties.

This Development Permit Area is adjacent to land that is within the Agricultural Land Reserve or that has been traditionally used for agricultural activities. The higher densities of development permitted in this Area could have negative effects on nearby agricultural activities, if that development is not carefully managed. By paying attention to the design of development in this Area, the potential for on-going conflicts between agricultural activities and higher density developments can be minimized.

This Development Permit Area also includes three properties outside of village areas that are currently zoned for multifamily development. Objectives for the development of these properties are similar to those for village multifamily zones.

E.1.3 Objectives of this Development Permit Area

- E.1.3.1 To encourage the development of attractive, compact villages that harmoniously combines commercial, residential, cultural and recreational facilities in a way that encourages pedestrians and enhances village economies.
- E.1.3.2 To protect and enhance views of harbours and uplands, and provide pedestrian access to parklands and shorelines.
- E.1.3.3 To encourage creative designs that continue to reflect the diversity and richness of Salt Spring Island. To avoid design controls that would make island villages appear architecturally sterile or contrived.
- E.1.3.4 To ensure that large new village developments are compatible with the natural, rural character of the island.
- E.1.3.5 To keep the secure character of villages.
- E.1.3.6 To encourage the use of local artisanship and materials.
- E.1.3.7 To encourage new multifamily developments to provide for privacy, security, quiet and a sense of community in keeping with their intended use.
- E.1.3.8 To protect property owners from flooding or detrimental changes to stormwater runoff, flow regimes or quality that can result from the construction of new *impervious surfaces* on upslope properties.
- E.1.3.9 To protect nearby *agricultural lands* (including their water supplies) and to reduce the potential for conflicts between agricultural activities and higher density settlement areas.

E.1.4 Guidelines for General Site Design, Building Location and Access

Background Note: Development Permits that are issued for developments in this Development Permit Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions on a Development Permit will not prevent a property from being used as the local zoning bylaw allows.

General Guidelines

- BL488 (07/20)* E.1.4.1 All commercial, *general employment* and multifamily sites should be designed to reduce impacts on neighbouring properties, on-site residential areas and public places, including the sea. Particular attention should be paid to locating and screening loading *docks*, waste containers, propane tanks, air-conditioning units and other service areas to reduce noise and visual impacts. This guideline is particularly important for development next to schools and hospitals.
- BL488 (07/20)* E.1.4.2 All commercial, *general employment* and multifamily developments should be designed so that the obstruction of views from neighbouring properties is minimized.
- E.1.4.3 Additions to existing commercial and multifamily *buildings* should maintain the existing *building* setbacks from the street, unless such setbacks are markedly different from the general neighbourhood pattern.
- BL488 (07/20)* E.1.4.4 Major new commercial, *general employment* and multi-family developments should include construction of a sidewalk or walking path on adjacent road rights-of-way. All sidewalks and internal site circulation routes should ensure barrier-free access.

Background Note: Construction of sidewalks or other parts of a development on road rights-of-way requires the approval of the Ministry of Transportation and Infrastructure.

- E.1.4.5 Site access to commercial and multi-family developments should encourage use by pedestrians and cyclists. Internal circulation routes for pedestrians and cyclists should be segregated from vehicular routes, with an emphasis given to pedestrian and cyclist safety over vehicular convenience if necessary. Site plans of large new developments should show how transit stops could be accommodated in the future. Site access in Ganges Village should be arranged to coordinate with the Ganges Public Pathway System, including the seawalk. Potential routes for the system are shown in a conceptual way on Map 17.
- E.1.4.6 Commercial developments should provide structures for the convenient and secure parking and locking of bicycles, close to and visible from the adjacent streets. Such structures should not obstruct pedestrian movement on the site.
- E.1.4.7 Where appropriate, *buildings* in the Ganges Village Core, Channel Ridge Village Core and in Fulford Harbour should be connected with arbours, courtyards and pathways to make them inviting to pedestrians. Along pedestrian routes, attractive public seating and resting areas should be incorporated into project designs.
- E.1.4.8 Where possible, *buildings* should be sited and designed in a way that maximizes solar gain and reduces energy loss. Obstruction of solar gain on surrounding properties should be minimized.

Guidelines for specific village locations and situations

- E.1.4.9 To ensure a compact and pedestrian-oriented commercial area in village cores, new commercial developments in the Ganges Village Core, the Channel Ridge Village Core and in Fulford Harbour Village should ideally be located with no or little setback from the front property line. Minor variations could be included to provide small public spaces and pedestrian amenities along the streetfront. Exceptions to this guideline could be considered:



- a. On Hereford Avenue in Ganges where greater setbacks could reflect the location of existing structures. *Building setbacks* along Hereford Avenue should show a transition between new and old structures that enhances pedestrian use, and includes public space and amenities.
- b. On waterfront properties in the Ganges Village Core and in Fulford Harbour Village, where developments should be oriented towards the harbours and parking should be located upland of the principal use on the property.

Background Note: Building construction within 4.5 m of a public road right of way will require the approval of the Ministry of Transportation and Infrastructure.

E.1.4.10 Where commercial developments have street frontage in the Ganges Village Core, Channel Ridge Village Core and Fulford Harbour Village, the main floor should be preferably occupied by retail stores, restaurants, and personal service uses in order to maintain the interesting and lively commercial character of the villages. Most new business and professional offices and residential units should ideally be located on the upper levels of commercial developments or on a side of the *building* without street frontage. Access for the disabled to upper levels should be considered.

E.1.4.11 To avoid the appearance of strip development along Lower Ganges Road in Ganges Village, new developments with frontage on Lower Ganges Road north of Upper Ganges Road should be setback 7.6 m from Lower Ganges Road and should maintain an effective vegetation screen between structures or *parking lots* and the road, with minor breaks for access only. Where no other frontage exists, *buildings* should be oriented inward around a central court. Where a secondary frontage exists with access to Lower Ganges Road, *building* access should be from the secondary frontage, and *building* orientation should be either inward or oriented to the secondary frontage. Where commercial parcels lie between Lower Ganges Road and a residential street, all access should be developed from Lower Ganges Road, to buffer the residential area from commercial traffic.

Additions to existing commercial development along Lower Ganges Road should use special creative efforts to avoid continuance of the existing "strip mall" appearance. Parking and shop fronts should be screened from Lower Ganges Road with generous landscaping buffers and islands. Use of designs that face the interior of the parcel with an inner court and using scales of traditional village streetscapes should be considered.

E.1.4.12 New commercial and multi-family developments along Upper Ganges Road in the Ganges Village Core, along Fulford-Ganges Road in Fulford Harbour Village and along roads entering Channel Ridge Village should enhance the entry into these villages. Parking should be screened by vegetation or structures so that it is not visible from those entering the villages. Care should be taken that *buildings* in these areas create a sense of entry and do not present an unattractive appearance to those entering the villages.

E.1.4.13 Developments along the boundary between the Upper Ganges Village and Ganges Village Core subdesignations should encourage pedestrian linkages between these two areas.

E.1.4.14 Developments in Channel Ridge Village and Fulford Harbour Village should include landscaping arrangements that contribute to a comprehensive pathway system similar to the Ganges Public Pathway System. Development in the Channel Ridge Village Core should be focussed on a central village green linked to the pathway system. Recommended walkways for Fulford Harbour Village are shown on Map 18.

E.1.4.15 Development along Ganges and Fulford Harbours should be oriented towards village harbours. In Ganges, it should incorporate the seawalk portion of the Ganges Public Pathway System as an integral part of its design (consistent with the plan shown on Map 17). Windows, doorways, patios, decks and pathways should be positioned to overlook and provide for pedestrian access to the harbour and seawalk.

- E.1.4.16 All development in the Ganges Village and Fulford Harbour Village Designations should be located so as not to interfere with existing harbour views from public areas and roadways. Particularly important harbour views to be preserved in Ganges include those from Upper and Lower Ganges Roads, the foot of Park Drive, Rainbow Road and Fulford-Ganges Road, Centennial Park and Gasoline Alley. Views to be preserved in Fulford Harbour include those from Fulford-Ganges Road and from Beaver Point Road.
- E.1.4.17 Developments next to Ganges and Fulford Harbours should be massed in a way that allows sea view corridors to remain between parts of *buildings*. Development of Channel Ridge Village should maximize views of Stuart Channel. Consideration should be given to designs that dramatize the view by framing, or that use transparent features such as lattice work, breezeways and colonnades to retain the sea view.
- BL488
(07/20) E.1.4.18 Developments adjoining *agricultural land* should be designed to minimize conflicts with that land. The location of access roads, the siting of structures, and the layout of subdivisions should follow the guidelines that have been developed by the BC Ministry of Agriculture and the Agriculture Land Commission as a guide to implementing the *Farm Practices Protection (Right to Farm) Act* (MAFF, 1996), including the Guide to Edge Planning (2015). Site designs should allow for a vegetated buffer, as outlined in Guidelines for Landscaping and Parking Surfaces Subsection E.1.7.22.
- BL488
(07/20) E.1.4.19 Where the subject property adjoins *agricultural land*, *building* setbacks for *general employment* and commercial uses should be at least 15 metres from the property line, to be consistent with the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture.

Guidelines for multi-family developments

- E.1.4.20 Developments should have staggered or recessed entrances that allow for privacy. Clusters of duplexes are preferable, so that each dwelling unit has more than a front and rear view from the interior. Clusters should use asymmetrical designs to avoid the appearance of "row housing" or "mirror image" units.
- E.1.4.21 On through streets, the *building* setback required by local bylaws should be maintained so that a buffer remains for homes. On non-through streets, a variance of the setback could be requested (e.g. to 3 to 4.5 m), to encourage human activity and create a lively, occupied character to the street.
- E.1.4.22 Where developments are designed for families or seniors, all units should have direct access from the ground level. However, developments that provide *special needs housing* or affordable *seniors' supportive housing* may consist of two-storey complexes, if all dwelling units for seniors and those with special needs have ground level access or can be accessed by elevators."
- E.1.4.23 Space should be provided for private and common storage and for a convenient mail kiosk.
- E.1.4.24 Developments that are to be strata-titled should show the way that their required parkland dedication will be incorporated into the site design.
- E.1.4.25 Internal circulation routes should integrate dwelling units with common open space and play areas and with public walkways such as the Ganges Public Pathway System. Particular attention should be paid to the development or maintenance of safe and effective pathways between multifamily developments and schools, public institutions and village services.
- E.1.4.26 Developments that provide *special needs housing* or *seniors' supportive housing* should incorporate appropriate design elements such as those outlined in Appendix B – Supportive Housing Design Considerations, of the document entitled "Supportive Housing for Seniors, A Policy and Bylaw Guide", prepared by the B.C. Ministry of Community Development in July, 1999. Where necessary to accommodate such design elements, other design guidelines of this Development Permit Area may be relaxed or varied by the Salt Spring Island Local Trust Committee.

E.1.5 Guidelines for Offstreet Parking Lot Location and Design

Background Note: All parking lot access and egress points, including those for offsite parking lots, must be approved by the Ministry of Transportation and Infrastructure.

E.1.5.1 The preferred location for a *parking lot* is behind the *building* it serves, so that the lot cannot be seen from the main street on which the *building* is located. If parking behind a *building* is not possible, streetfront *parking lots* should be designed with a maximum street frontage of 10 m and an effective landscape screen. Developments on Ganges or Fulford Harbours should be considered as exceptions to this general guideline so that *buildings* (rather than *parking lots*) are located immediately next to the harbour. In these situations, *parking lots* would have street frontage but should be well screened from the street and incorporate effective and attractive facilities for pedestrians to access the harbour.

E.1.5.2 To avoid an urban or "strip mall" appearance in island villages, *parking lots* should not be located on a corner lot or between a *building* and the adjacent sidewalks.

E.1.5.3 *Parking lot* access lanes should be located and designed to reduce breaks along the street wall and to reduce accesses that cross sidewalks. Entrances from secondary frontages or from rear lanes are preferred. *Parking lots* should hold all vehicular manoeuvring requirements for entry and exit to and from individual *parking spaces*.

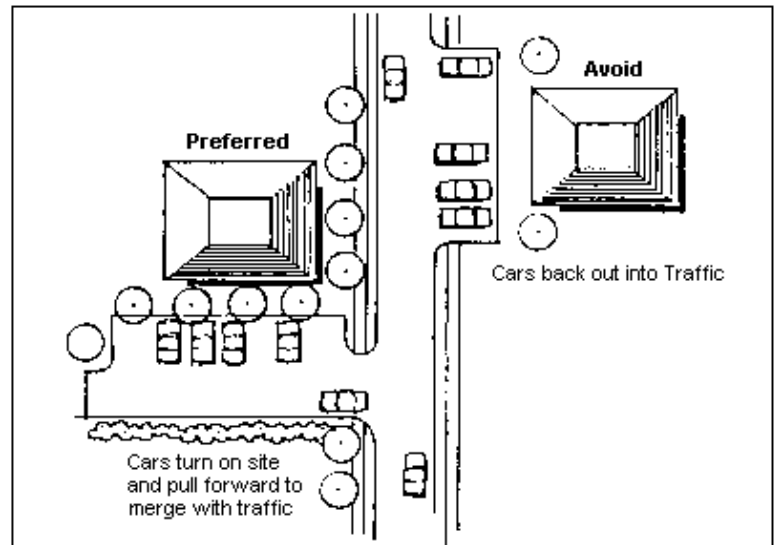
E.1.5.4 Offstreet *parking spaces* should not be located so that cars must exit or manoeuvre by backing over a sidewalk or other pedestrian route.

E.1.5.5 In Ganges, between Jackson Avenue and Lower Ganges Road, new developments proposed along the north side of McPhillips Avenue, both sides of Hereford Avenue and the south side of Rainbow Road should allow for the development of a rear lane way (where topography permits) that provides access to *parking lots* in the rear and minimizes access breaks along the streets. The lane way should be about 7.5 m in width and should be landscaped and paved to make it an attractive pedestrian route. Consideration could be given to using arcades, hidden courts or other architectural features that would encourage development of secondary retail frontage along the lane.

E.1.5.6 *Parking spaces* for the disabled should be plentiful, prominently marked and carefully located for maximum convenience and proximity to accessible *building* entrances and weather protection features. If necessary, exceptions to the guidelines for parking location may be made to maximize convenience for the disabled.

E.1.5.7 Part of the parking required for commercial developments could be located in a *parking lot* on another property, provided the following conditions are met besides the ones listed above:

- The offsite *parking lot* is within a convenient walking distance (up to about a half a kilometre) of an entrance to the *building* it serves. Larger *parking lots* in the Ganges Village Core should be located to the west of Jackson Avenue.
- Offsite *parking lots* for commercial uses are to be located on properties that are immediately next to the commercial use or on more distant properties zoned for non-residential use.
- Offsite *parking lots* must be exclusively dedicated and secured with a legal agreement that is in place before issuance of a building permit and continues for the life of the *building* served.



- d. *Parking spaces* for the disabled are not to be located offsite.
- e. *Signs* showing the location of offsite parking should be clearly visible from streets next to the *building* being served. Such *signs* may not be necessary if the offsite *parking lot* is to be used primarily by tenant employees as a condition of lease.

- E.1.5.8 *Parking lots* should not generally consist of more than thirty spaces, unless a considerable amount of mid-lot landscaping is incorporated into the design. *Parking lots* in the existing commercial part of Fulford Harbour Village should not generally consist of more than fifteen spaces. Where development requires more spaces, parking should be located in discontinuous areas or be separated by generous landscaping.
- E.1.5.9 Parking should only be at ground level or below.
- E.1.5.10 Areas should be provided for the loading and unloading of trucks. Sites should allow delivery trucks to manoeuvre without having to block or back onto an adjacent street, parking aisle or pedestrian route. Emergency vehicles should be able to reach all parts of the development easily.
- E.1.5.11 Multi-family developments should provide parking in locations that minimize walking distances for residents. However, designs where the front elevation of units is dominated by a garage door or parking pad should be avoided. Parking areas located along the front elevation of units should be well screened by vegetation. Parking for visitors should be located close to project entries and should be assigned and marked as visitor parking. Screened parking should be provided for the storage of recreational vehicles and boats.

E.1.6 Guidelines for Building Form

HEIGHT

- E.1.6.1 *Building* height should be in keeping with local bylaws and neighbouring structures. If a third storey is allowed by zoning for residential use, it should be located as a half storey. In such a situation, a *building* height variance up to 10.6 m could be requested, provided other design aspects work to reduce the apparent mass of the structure.

SCALE, MASSING and MODULATION

- E.1.6.2 Horizontal *building* modulation and articulated facades should be used to reduce the apparent mass of *buildings* facing the street. They should create a pedestrian scale and interest along adjacent sidewalks and along the Ganges Public Pathway System. To enhance village vitality, consideration should also be given to creating secondary retail frontage along arcades and at the rear of *buildings*. These ideas should especially be considered where *buildings* are next to the Ganges Public Pathway System.
- E.1.6.3 On slopes, horizontal modulation (stepped structures) should be used so the *building* conforms to the site.
- E.1.6.4 Existing site topography and landscape should not be significantly altered and should be complemented by proposed structures.
- E.1.6.5 Development next to Ganges and Fulford Harbours should be designed to conform to rather than conceal the natural contours of the harbour. Where zoning allows structures to extend over the water surface, the maximum height should not exceed 7.6 m above sea level at the natural boundary of the sea.
- E.1.6.6 New *buildings* should not have a street frontage width more than 2.5 times their height. *Buildings* with extensive street frontage should avoid long homogenous facades. They should have a scale, size, massing, shape, roof line and exterior finish that is sufficiently varied and articulated as to give the impression of separate small units, rather than a large mass.
- E.1.6.7 The existing "rhythm" of *buildings* along street frontages should be respected. *Buildings* that replace existing structures should retain the original width of the front elevation and the spacing between *buildings*. In Fulford Harbour particularly, the size, spacing, front elevation width and orientation of *buildings* along

Fulford-Ganges and Morningside roads should be retained by any new development.

- E.1.6.8 In Ganges Village, new development along Lower Ganges Road north of Upper Ganges Road, should be massed with articulation and rhythms similar to existing non-commercial development. The development of a commercial strip appearance along the road should be avoided.
- E.1.6.9 Landmark *buildings* should not be created in island villages.

ROOF DESIGN

- E.1.6.10 To encourage use of the village during all seasons, continuous weather protection should be provided for pedestrians along sidewalks. The minimum width should be 1.5 m.
- E.1.6.11 All roof-top mechanical equipment (satellite dishes, air-conditioning) should be screened from view.

WINDOW AND DOOR DESIGN

- E.1.6.12 Large areas of curtain-wall glazing should not be used.
- E.1.6.13 The use of handcrafted doors made by local artisans is encouraged.

DETAILS

- E.1.6.14 The use of imaginative, handcrafted products of local craftspeople is encouraged. In Fulford Harbour Village particularly, natural and "found" materials should be incorporated into exterior details by local artisans, in keeping with existing development. More conventional or formal materials should be avoided.
- E.1.6.15 A pleasant pedestrian environment in villages should be enhanced by pedestrian-oriented features.
- E.1.6.16 Development along Ganges and Fulford Harbours should incorporate and retain existing *docks*, wharves and *buildings* that reflect traditional harbour uses such as freight storage and fishing fleet service.
- E.1.6.17 All portions of a *building* should be authentic, functional space - artificial or contrived architectural features (for example, artificial lighthouses, windmills or turrets) should not be included in *building* designs.
- E.1.6.18 Blank walls visible from pedestrian routes or roadways should be treated with landscaping, architectural features or artwork. At least half of the surface should be covered.
- E.1.6.19 Large new developments should have their electrical and telephone connections provided underground.
- E.1.6.20 Facilities should be provided for convenient, barrier-free access for the disabled.

E.1.7 Guidelines for Landscaping and Parking Surfaces

- E.1.7.1 Informal, natural landscaping that gives a native appearance is encouraged as opposed to formal, decorative plantings. Hard surfacing should not be used as a substitute for vegetation.
- E.1.7.2 Landscaping adjacent to Ganges and Fulford Harbours should be left in as natural a state as possible. Existing trees should be incorporated. Designs should display natural features such as attractive rock outcroppings, tidal pools and mature trees.
- E.1.7.3 Plant materials should be durable, low-maintenance types. Care should be taken not to obscure sight lines at intersections and *parking lot* entrances.
- E.1.7.4 Landscaping should be used to as an integral part of developments and should help in the function and organization of a site; to create the sense of entry into *buildings* and to define and enliven public spaces. While screening of unattractive *building* features is important, landscaping should be designed to ensure a broader function.

- E.1.7.5 Soft landscaping should cover a minimum of 40% of parcel areas in multifamily residential developments and at least 20% of the parcel area in commercial and *general employment* developments. Developments that provide *special needs housing* or *affordable seniors' supportive housing* may have a reduced area of soft landscaping if necessary to accommodate special facilities, providing that neighbouring properties are buffered by a vegetation screen and that *parking lots* are landscaped as outlined in Guideline E.1.7.16. The area calculated as soft landscaping does not include parking areas, vehicle lanes and manoeuvring areas, private open space and adjacent boulevards on public lands.
- E.1.7.6 All landscaping work on major new developments should meet the *British Columbia Landscape Standard* published by the British Columbia Society of Landscape Architects and the British Columbia Nursery Trades Association and should be covered by a performance bond for a period of one year from the date of final installation, in order to ensure survival or replacement of plantings. All landscaping should be maintained in perpetuity.
- E.1.7.7 All hard and soft landscaping and paving, including sidewalks, pedestrian amenities, street furniture, cycle racks and *parking lot* lines on major new developments should be installed prior to issuance of any *building* occupancy permit. A letter of credit should be deposited for an amount equal to 150% of the cost of the work to be completed.
- E.1.7.8 Plant materials should be chosen with a view to conserve water.
- E.1.7.9 Landscaping next to creeks within villages should be left natural and wild to retain fish habitat. Species with a high water demand or that may require the use of pesticides or fertilizers should not be located in this area. Bark mulches and impermeable landscape fabric should not be used. Landscaping should be consistent with guidelines in Development Permit Area 4.
- E.1.7.10 Special care should be taken to retain existing vegetation and incorporate it into new development. Particular attention should be paid within Channel Ridge Village to the preservation of Garry Oak and Arbutus trees and to the unique habitat that surrounds them.
- E.1.7.11 Other existing natural site features such as rock formations and ground contours should be preserved.
- E.1.7.12 Care should be taken to ensure that new landscape features enhance, but will not block existing ocean views from roads and public areas as they mature.
- E.1.7.13 Fencing should be natural in appearance and coordinated with the design of the main *building*. Appropriate materials are those that reflect a natural, locally crafted character, such as local stone, heavy timbers or local wood.
- E.1.7.14 The use of trees and other vegetation along roadways in a manner that "crowds" the street, and causes automotive traffic to slow is strongly encouraged.
- E.1.7.15 Deciduous boulevard trees should be included with a spacing of 10 m in all large new commercial and multi-family projects in Ganges Village with frontage on Fulford-Ganges and Lower Ganges Roads.
- E.1.7.16 *Parking lots* should be carefully landscaped to screen them from adjacent streets and land uses, to provide shade and to avoid large expanses of uninterrupted asphalt. The following landscape guidelines apply specifically to *parking lots*, including off-site *parking lots*:
- a. *Parking lots* with street frontage should be screened by a landscaped strip with a minimum width of 3 m. The perimeter of *parking lots* should also be screened with a minimum width of 2 m.
 - b. *Parking lots* with more than 10 spaces should include interior landscaping islands and peninsulas that occupy at least 5 per cent of the lot area besides the street frontage and perimeter strips. Irregular shapes of parking islands are encouraged, especially those incorporating existing vegetation naturally and informally.

- c. Reductions in *parking space* requirements may be requested to accommodate adequate *parking lot* landscaping.
- d. The use of permeable parking materials such as "hard grass" is strongly encouraged to soften the visual effect of *parking lots* and minimize changes to site drainage.

E.1.7.17 *Parking lots* should be surfaced and lined before issuance of an occupancy permit to ensure efficient use. Alternatives to paving such as interlocking or permeable pavers are encouraged. Unpaved *parking lots* may be considered in some locations provided lots have less than 10 spaces and other techniques are used to ensure efficient use. Unpaved *parking lots* are encouraged in Fulford Harbour Village. Driveways providing access to multifamily developments should employ speed control devices at entries.

E.1.7.18 Sidewalks, patios and decks should be constructed of natural materials or interlocking pavers. Brushed concrete and asphalt should be avoided. In Fulford Harbour in particular, sidewalks should be carefully and creatively designed to ensure that the informal and somewhat irregular character of the village is retained.

E.1.7.19 Pathways that form part of the Ganges Public Pathway System should usually consist of natural materials. Pathway width should be a minimum of 1 m.

E.1.7.20 All multifamily developments should include landscaped areas for individual and group activities of a recreational or social nature. At least 9 m² of private open space should be provided for each dwelling unit. Developments that provide *special needs housing* or affordable *seniors' supportive housing* may provide less private open space, if areas for outdoor group activities are provided.

E.1.7.21 Multifamily developments designed for families should also include at least 2.5 m² of children's play area for each bedroom in the development, excluding master bedrooms.

BL488
(07/20)

E.1.7.22 Where the property being subdivided or developed adjoins *agricultural land*, a vegetated buffer is to be planted or retained. The buffer should be 8 metres wide, with a minimum recommended height at plant maturity of 6 metres, and should be consistent with the Landscaped Buffer Specifications (ALC, 1993) developed by the Agricultural Land Commission, and the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture. The buffer area should be protected from disturbance by a covenant.

E.1.8 Guidelines for Lighting

BL488
(07/20)

E.1.8.1 Lighting of commercial and *general employment* sites should be kept to the minimum necessary for pedestrian safety and visibility. A low level of light should be maintained in the night time atmosphere of villages. Lighting in *parking lots* should be adequate for security purposes.

BL488
(07/20)

E.1.8.2 Light fixtures on commercial and *general employment* sites should be carefully chosen to focus light on the area to be illuminated. The spillage of light into onsite residential areas, neighbouring properties, streets or other public areas including the sea should be avoided. Fixtures should not result in glare when viewed from residential areas that overlook villages.

E.1.8.3 Light fixtures should be simple and unobtrusive in design. The use of indirect lighting mounted on the fronts and sides of village *buildings* is encouraged.

E.1.8.4 Incandescent fixtures are preferred.

E.1.8.5 Light fixtures mounted on masts or walls should be pedestrian in scale and should not exceed 3.5 m in height.

E.1.8.6 Lighting should be provided along the Ganges Public Pathway System. Light fixtures provided along the seawalk portion of the System should be of consistent height and design.

E.1.8.7 Flashing or strobe lights should not be used to attract attention to commercial uses.

E.1.9 Sign Guidelines

- E.1.9.1 *Signs* should be coordinated with *buildings* in terms of location, scale, materials, finishes and colours.
- E.1.9.2 *Signs* should be kept to the minimum size and number needed to inform and direct residents and visitors. *Sign* size and lettering should not exceed that necessary to direct pedestrians and slow-moving traffic: letters should rarely exceed 20 cm in height; the area of individual *signs* should rarely exceed 2.5 m². Total permitted *sign* area should not exceed that permitted by local bylaw.
- E.1.9.3 All *signs* should be kept at a pedestrian viewing level. They should not obstruct pedestrian traffic. Some exceptions to the guidelines in this Section may be considered for marine-oriented businesses which offer services to marine traffic. However care must be taken to ensure that the character of the harbour as viewed from the sea is not dominated by commercial *signs*.
- E.1.9.4 *Signs* should be constructed of natural materials, preferably with a handcrafted look. Plastic, back lit *signs* should not to be used, especially those dominated by product logos and trademarks.
- E.1.9.5 Front-lit *signs* with soft light levels are preferable.
- E.1.9.6 *Signs* should not move or be audible. They should not incorporate lighting that moves or flashes or gives the impression of doing so. Neon lighting should not be used outside *buildings*.

E.1.10 Guidelines regarding Stormwater Drainage and Water Pollution

BL488
(07/20)

- E.1.10.1 New commercial, *general employment*, institutional and multi-family residential developments that will create more than 280 m² of new impervious surfacing should include a report prepared by a Professional Engineer that determines the extent of changes to the natural drainage. It should identify any conditions that should be incorporated into the development permit to protect property from flooding, erosion or from other undesirable impacts as the result of changes to stormwater runoff. Particular attention should be paid to ensuring that drainage changes will not result in detrimental impacts such as flooding or reduced groundwater availability on *agricultural lands* or watercourses that either adjoin the development or are located in the same watershed.
- E.1.10.2 Developments that would create less than 280 m² of *impervious surface* area should not alter drainage in a way that would cause detrimental impacts on other properties, including *agricultural land*. The Local Trust Committee could request that a drainage plan be prepared by a Professional Engineer to assist it in establishing development permit conditions related to drainage,
- E.1.10.3 Development should not result in the pollution of surface or groundwater supplies. Particular care should be taken to ensure that there are no detrimental impacts on *agricultural land* or to fishbearing watercourses because of water pollution.

Note: Applicants are referred to B.C. Ministry of Environment, Lands and Parks (1992) for mechanisms to minimize storm water pollution in a manner that will meet the objectives and guidelines of this Development Permit Area.

Illustration and Information Sources for Development Permit Area 1:

Arendt, R. 1994

Rural by design: maintaining small town character.
Planners Press. American Planning Association, Washington, D.C.

B.C. Agricultural Land Commission 1993

Landscaped buffer specifications, Burnaby, B.C.

B.C. Ministry of Agriculture, Fisheries and Food, 1996

Strengthening farming in British Columbia.

A guide to implementation of the Farm Practices Protection (Right to Farm) Act, Victoria, B.C.

B.C. Ministry of Environment, Lands and Parks, 1992

Urban Runoff Quality Control Guidelines for British Columbia

City of Kamloops, 1994

City Centre Plan, Kamloops, B.C.

Doble, C.S. and G.M. McCulloch, 1991

Community Design Guidelines Manual.

The Tug Hill Commission. The New York State Tug Hill Commission in cooperation with the Fort Drum Land Use Team, Watertown, New York.

Dodson Associates, quoted in Arendt, 1994

Redman Johnston Associates, quoted in Arendt, 1994

Salt Spring Island Advisory Design Panel, 1986

Ganges Design Guidelines, Ganges, B.C.

BL488 B.C. Ministry of Agriculture, Strengthening Farming Program, 2015

(07/20) Guide to Edge Planning: Promoting Compatibility Along Agriculture-Urban Edges

E.2 DEVELOPMENT PERMIT AREA 2 - NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT

E.2.1 Description of Permit Area and Exemptions

BL488
(07/20) E.2.1.1 Development Permit Area 2 is shown on Map 19. It is designated according to Section 879(1)(e) of the *Municipal Act* to identify objectives and guidelines for the form and character of commercial and *general employment* development outside Village Designations. It is also designated according to Section 879 (1)(c) for the protection of farming on adjacent lands.

Background Note: The official version of Map 19 is drawn at a scale of 1:20,000 and is available through the offices of the Islands Trust. The page size version of Map 19 that is bound with this Plan has been included for convenience.

BL488
(07/20) E.2.1.2 All development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, **except:**

- a. subdivision of land zoned for commercial or *general employment* use.
- b. subdivision of land that adjoins *agricultural land* or that drains into *agricultural land*.
- c. development of more than 15 new tourist accommodation units or campsites on a property where no such units are in operation.
- d. development of new retail, *general employment* or commercial space greater than 185 m² in *gross floor area* that is visible from public areas or other properties.
- e. development of new restaurants, pubs, or *marinas* on a property where such a use is not in operation.
- f. development of a commercial or *general employment parking lot* with more than 15 spaces that is visible from public areas or other properties.
- g. development of more than 280 m² of new *impervious surfaces*, or alteration of the existing drainage regime on lands that adjoin or drain into *agricultural land*.
- h. removal of vegetation within 8 m of *agricultural land* (excluding the emergency removal of a hazardous tree).
- i. development of a commercial composting facility subject to the Capital Regional District Composting Facilities Regulation Bylaw.
- j. removal of vegetation within 7.5 m of a lot line that abuts land zoned for residential or commercial guest accommodation uses (excluding the emergency removal of a hazardous tree).

E.2.2 Reasons for this Development Permit Area

BL488
(07/20) Existing local zoning provides a significant potential for new commercial and *general employment* development on properties located within residential and rural neighbourhoods. Other policies in this Plan could lead to more intensive development on existing *general employment* properties.

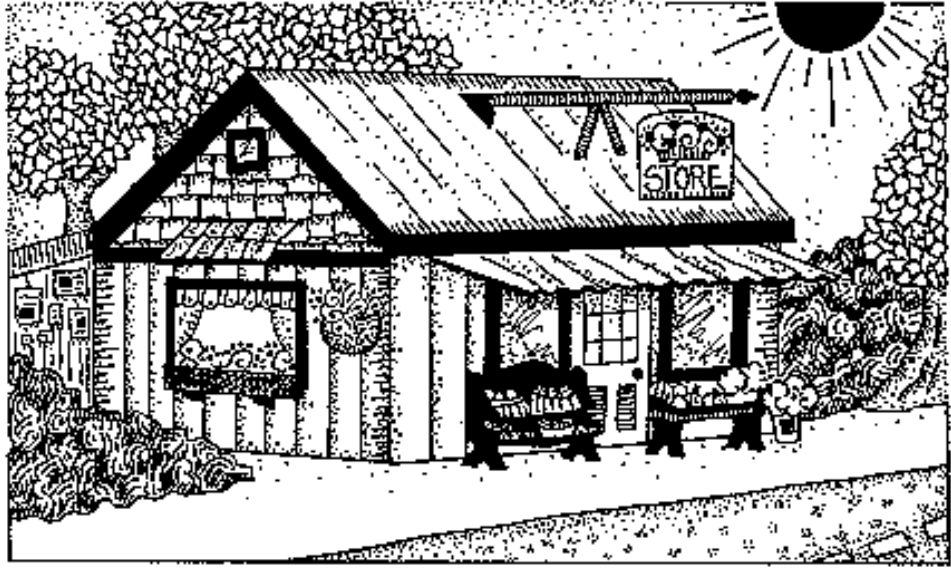
Other policies and objectives of this Plan recognize the community's desire to retain a quiet, rural character in island neighbourhoods.

Design guidelines can reduce the potential conflicts between large new commercial and *general employment* development and neighbouring properties.

Some properties in this Development Permit Area adjoin or drain into land that is in the Agricultural Land Reserve or that has been traditionally used for agricultural activities. The higher densities of development permitted in this Area could have negative effects on nearby agricultural activities, if that development is not carefully managed. By paying attention to the design of development in this Area, the potential for on-going conflicts between agricultural activities and higher density development can be minimized.

E.2.3 Objectives of this Development Permit Area

- BL488 (07/20)
- E.2.3.1 To ensure that the commercial and *general employment* businesses allowed in rural and residential neighbourhoods can develop with the least impact on neighbouring properties.
- E.2.3.2 To avoid a level of design regulation that could affect the viability of small commercial and industrial businesses.
- E.2.3.3 To protect nearby *agricultural lands* (including their water supplies) and to reduce the potential for conflicts between agricultural activities and higher density settlement areas.



Background Note: Development Permits that are issued for developments in this Development Permit Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions on a Development Permit will not prevent a property from being used as the local zoning bylaw allows.

E.2.4 Guidelines for General Site Design, Building Location and Access

- E.2.4.1 Property line setbacks should not be varied from those allowed by local bylaws.
- BL488 (07/20)
- E.2.4.2 Site access to commercial and *general employment* properties should maintain the character of the surrounding neighbourhood as much as possible; there should ideally be only one access to a commercial or *general employment* property from the public street.
- E.2.4.3 Sites should be designed to minimize impacts on neighbouring properties and public areas, including water surfaces. Particular attention should be paid to locating and screening loading *docks*, garbage and recycling containers and other service areas so that visual and noise impacts are minimal.
- BL488 (07/20)
- E.2.4.4 An effective vegetation screen, providing a visual barrier, noise abatement, and dust barrier, as required, should be maintained along any boundary with a non-commercial or non-*general employment* property.
- BL488 (07/20)
- E.2.4.5 Developments adjoining *agricultural lands* should be designed to minimize conflicts with that land. The location of access roads, the siting of structures and the layout of subdivisions should follow the edge planning guidelines developed by the Ministry of Agriculture and Lands and the Agricultural Land Commission as a guide to implementing the *Farm Practices Protection (Right to Farm) Act* (MAFF, 1996). Site designs should allow for a vegetated buffer, as outlined in Guideline E.2.8.7.

- BL488
(07/20)
- E.2.4.6 Where the subject property adjoins *agricultural land*, *building* setbacks for *general employment* and commercial uses should be at least 15 m from the property line, to be consistent with the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture.

E.2.5 Guidelines for Offstreet Parking, Location and Design

Background Note: All driveway access points must be approved by a permit from the Ministry of Transportation and Infrastructure.

- BL488
(07/20)
- E.2.5.1 Commercial and *general employment parking lots* with more than 15 spaces should be screened from adjacent streets and homes. If this is not possible, the lot should be landscaped to break up large continuous parking areas.
- E.2.5.2 Areas should be provided for the loading and unloading of delivery trucks. The site should allow delivery trucks to manoeuvre without having to block or back onto adjacent streets.
- E.2.5.3 Emergency vehicles should be able to readily reach all parts of the development.

E.2.6 Guidelines for Building Form

- E.2.6.1 *Building* height should not exceed that permitted by local bylaws and should minimize the obstruction of views from neighbouring structures.
- E.2.6.2 On sloping land, horizontal modulation (stepped *buildings*) should be used so *buildings* and structures conform to the site.
- E.2.6.3 Existing site topography and landscape should not be altered and should be complemented by proposed structures.
- E.2.6.4 Where development is allowed along shorelines, it should be designed to conform to, rather than conceal the natural contours of the land that borders the shoreline.
- E.2.6.5 Large new structures should avoid long, homogenous facades. They should have a scale, size, massing, shape, roof line and exterior finish varied and articulated to reduce apparent mass.
- E.2.6.6 Where practical, *building* roofs should be similar in design to those on neighbouring structures.
- E.2.6.7 Roof-top mechanical equipment (satellite dishes, air-conditioning) should be screened from view.
- E.2.6.8 Large areas of curtain-wall glazing should not be used.
- E.2.6.9 All portions of a *building* should be authentic, functional space - artificial or contrived architectural features should not be included in *building* designs.

E.2.7 Guidelines for Building Exteriors

- BL488
(07/20)
- E.2.7.1 Where a large new commercial service or *general employment building* is visible from public streets, an effort should be made to make it unobtrusive.

E.2.8 Guidelines for Landscaping and Parking Lot Surfaces

- BL488
(07/20)
- E.2.8.1 Where large new commercial or *general employment* developments are visible from streets or other public areas, site landscaping should be installed before issuance of the *building* occupancy permit. A letter of credit should be deposited with the Local Trust Committee for an amount equal to 150% of the cost of the work to complete any landscaping that would be visible from public areas.

- BL488*
(07/20) E.2.8.2 Where landscaping of large new commercial and *general employment* areas is visible from public areas, informal, natural landscaping with native species is encouraged as opposed to formal, decorative plantings.
- E.2.8.3 New plant materials should be chosen with a view to conserve water.
- E.2.8.4 Landscaping next to creeks and lakes should remain natural and wild to protect fish habitat. Plant species with a high water demand or that may require the use of pesticides or fertilizers should not be located in this area. Bark mulches and impermeable landscape fabric should not be used.
- E.2.8.5 Where practical, special care should be taken to retain existing vegetation and incorporate it into new development.
- E.2.8.6 Fencing should be natural in appearance and coordinated with the design of the main *building*.
- BL488*
(07/20) E.2.8.7 Where the property being subdivided or developed adjoins a property zoned for residential or commercial guest accommodation uses, a vegetated buffer of at least 3 m is to be planted or retained. The buffer width should increase to at least 7.5 m where *general employment* or commercial uses (with the exception of a farm business) are not contained within a *building*.

E.2.9 Guidelines for Lighting

- E.2.9.1 Lighting should be kept to the minimum necessary for safety and visibility, to maintain a low level of light in the island's night time atmosphere.
- E.2.9.2 Light fixtures should be carefully chosen to focus light on the area to be illuminated.
- E.2.9.3 Incandescent fixtures are preferred.
- E.2.9.4 Flashing or strobe lights should not be used to attract attention to commercial uses. Neon lighting should not be used outside *buildings*.

E.2.10 Guidelines for Signs

- E.2.10.1 Total *sign* area should not exceed that permitted by local bylaws.
- E.2.10.2 *Signs* should not be placed more than 5 m above the ground.
- E.2.10.3 Plastic, back lit *signs* should not to be used.
- E.2.10.4 *Signs* should not move or be audible. They should not incorporate lighting that moves or flashes or gives the impression of doing so.

E.2.11 Guidelines for Subdivision

- E.2.11.1 Land in this Development Permit Area should not be subdivided so that parking becomes visible from public streets and neighbouring properties, if it had been screened to meet the guidelines of this Area.
- BL488*
(07/20) E.2.11.2 When land that is zoned for *general employment* or commercial service use is subdivided, lot configuration should encourage the development of a single entrance from the public street. An internal circulation system should be developed that does not require vehicles to manoeuvre outside the property. New lot sizes and shapes should ensure that a vegetation buffer can be maintained along the border with neighbouring properties.

E.2.12 Guidelines regarding Stormwater Drainage and Water Pollution

- BL488*
(07/20) E.2.12.1 New commercial or *general employment* developments that will create more than 280 m² of new impervious surfacing should include a report prepared by a Professional Engineer that determines the extent of

changes to the natural drainage. It should identify any conditions that should be incorporated into the development permit to protect property from flooding, erosion or from other undesirable impacts as a result of changes to stormwater runoff. Particular attention should be paid to ensuring that drainage changes will not result in detrimental impacts such as flooding or reduced groundwater availability on *agricultural lands* or watercourses that either adjoin the development or are located in the same watershed.

E.2.12.2 Developments that would create less than 280 m² of *impervious surface* area should not alter drainage in a way that would cause detrimental impacts on other properties, including *agricultural land*. The Local Trust Committee could request that a drainage plan be prepared by a Professional Engineer to assist in establishing development permit conditions related to drainage.

E.2.12.3 Development should not result in the pollution of surface or groundwater supplies. Particular care should be taken to ensure that there are no detrimental impacts on *agricultural land* or fishbearing watercourses because of water pollution.

Note: Applicants are referred to B.C. Ministry of Environment, Lands and Parks (1992) for mechanisms to minimize stormwater pollution in a manner that will meet the objectives and guidelines of this Development Permit Area.

E.2.13 Guidelines regarding Buffering for Commercial Composting Facilities

BL488 (07/20) E.2.13.1 New commercial composting facilities, subject to the Capital Regional District Composting Facilities Regulation Bylaws, should be buffered from neighbouring uses in a manner consistent with the Compost Facility Requirements Guideline: How to Comply with Part 5 of the *Organic Matter Recycling Regulation* (Ministry of Water, Land and Air Protection, 2004).

Information Sources for Development Permit Area 2:

B.C. Agricultural Land Commission, 1993

Landscaped Buffer Specifications, Burnaby, B.C.

B.C. Ministry of Agriculture, Fisheries and Food, 1996

Strengthening farming in British Columbia. A guide to implementation of the Farm Practices Protection (Right to Farm) Act, Victoria, B.C.

B.C. Ministry of Environment, Lands and Parks, 1992

Urban Runoff Quality Control Guidelines for British Columbia

BL488 (07/20) *B.C. Ministry of Water, Land and Air Protection, 2004,*

Compost Facility Requirements Guideline: How to Comply with Part 5 of the Organic Matter Recycling Regulation

BL488 (07/20) *B.C. Ministry of Agriculture, Strengthening Farming Program, 2015,*

Guide to Edge Planning: Promoting Compatibility Along Agriculture-Urban Edges.

E.3 DEVELOPMENT PERMIT AREA 3 - SHORELINE

E.3.1 Description of Permit Area and Exemptions

BL488
(07/20)

- E.3.1.1 Development Permit Area 3 is shown on Map 20. It is all that area of land covered by water between the natural boundary of the sea and a line drawn parallel to and 300 m seaward of the natural boundary of the sea. It also encloses the land within 10 m of the natural boundary of the sea (measured horizontally) in areas where the marine environment has been identified as being particularly sensitive to development impacts. Development Permit Area 3 is designated according to Section 879 (1)(a) of the *Municipal Act* to identify objectives and guidelines for the form and character of the commercial and *general employment* development allowed on the water surface. It is also designated according to Section 879 (1)(a) and (b) to protect the natural environment and to protect development from hazardous conditions.

Background Note: The official version of Map 20 is drawn at a scale of 1:20,000 and is available through the offices of the Islands Trust. The page size version of Map 20 attached to this Plan has been included for convenience.

BL488
(07/20)

- E.3.1.2 All development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, **except**:

- a. Construction of *buildings*.
- b. An addition to an existing *dock* or construction of a new *dock* in areas outside the Shoreline Conservation Designation (see Map 1) that will result in a total float area greater than 35 m².
- c. An addition to an existing *dock* or construction of a new *dock* in areas within the Shoreline Conservation Designation (see Map 1).
- d. Construction of more than one mooring facility next to a parcel.
- e. Construction of a *breakwater*, a rock weir, a *groin* or a *jetty*.
- f. Construction of shoreline stabilization works *bulkheads* or walkways.
- g. Placing of fill.
- h. Dredging.
- i. Construction of boat launch ramps and railways.
- j. Removal of trees with a trunk diameter greater than 20 cm (measured 1.5 m above the ground) or the removal of other vegetation that results in the exposure of a total area of bare soil more than 9 m² in area within 10 m of the natural boundary of the sea.
- k. Installation of light standards in commercial or *general employment* zones on the water surface.
- l. Installation of *signs* in commercial or *general employment* zones that exceed the size allowed in local bylaws.
- m. The subdivision of land parcels that creates additional new lots within this Development Permit Area.

- E.3.1.3 Despite Section E.3.1.2, the following activities are also exempted from the requirement to obtain a Development Permit:

- a. land alteration and vegetation removal on *agricultural land* that is more than 3 m from the natural boundary of the sea, that is done for farming purposes, and that is consistent with normal farm practices under the *Farm Practices Protection (Right to Farm) Act*.
- b. forest management activities related to timber production and harvesting in the Forest Land Reserve.
- c. fish habitat enhancement work approved by the Department of Fisheries and Oceans or the Ministry of Environment.
- d. the emergency removal of a hazardous tree.
- e. emergency works to prevent flood damage to structures.
- f. vegetation removal within 10 m of the natural boundary of the sea or works below the natural boundary of the sea that have been approved in writing by the Ministry of Environment or the Department of Fisheries and Oceans.
- g. the subdivision of land parcels where a *conservation* covenant satisfactory to and in favour of the Salt Spring Island Local Trust Committee or the Islands Trust Fund Board has already been registered for the maintenance of natural drainage and protection of *environmentally sensitive areas*.

E.3.2 Reasons for this Development Permit Area

BL488
(07/20)

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development. It also includes areas of land that lie adjacent to and influence the island's most sensitive shoreline environments. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. There are also high aesthetic values along shoreline areas. They will be affected by the form and character of commercial and *general employment* development allowed by current zoning.

E.3.3 Objectives of this Development Permit Area

E.3.3.1 To protect the quality of the tidal waters that surround Salt Spring Island.

E.3.3.2 To protect fish and wildlife habitat.

E.3.3.3 To prevent erosion and hazardous conditions that could result from interrupting the natural geohydraulic processes along the shoreline.

E.3.3.4 To protect development from hazardous conditions.

BL488
(07/20)

E.3.3.5 To protect the natural beauty of the island's shoreline areas where commercial and *general employment* developments are allowed. To ensure such development is unobtrusive and contributes to the natural, public character of the Crown foreshore.

E.3.4 Guidelines for Development

Background Note: Development Permits that are issued for developments in this Development Permit Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions on a Development Permit will not prevent a property from being used as the local zoning bylaw allows.

While forest management activities within the Forest Land Reserve are excluded from the Permit process, voluntary compliance with the guidelines of this section is encouraged for such activities.

E.3.4.1 All work that takes place below the natural boundary of the sea should be done in a way that minimizes degradation of water quality and disturbance of the substrate.

E.3.4.2 All work that takes place on land within 10 m of the natural boundary of the sea should be planned and carried out in a way that is consistent with the *Land Development Guidelines for the Protection of Aquatic Habitat* (Appendix 7).

E.3.4.3 Native vegetation and trees are to be retained or replaced to control erosion, protect banks and protect fish and wildlife habitat.

E.3.4.4 New roads and septic systems should not be located in this Development Permit Area. If such a location cannot be avoided, then the design and construction of the road or septic system should be supervised by a qualified professional to ensure that the objectives and guidelines of this Area are met.

E.3.4.5 Structures should provide for the thorough flushing of all enclosed water areas and should not restrict the movement of aquatic life or interfere with natural shoreline processes.

E.3.4.6 Open pile or floating *breakwater* designs are preferred. Solid *breakwaters* should not be used, except facilities that will accommodate a *marina*.

- E.3.4.7 New boating facilities that provide transient moorage should not be constructed unless access is available to adequate and convenient facilities for pump-out, holding and treating of sewage from boats. New boating facilities should be designed, located, and operated in a way that ensures there will be no discharge of toxic material from boats (for example: fuels, oils, maintenance by-products).
- E.3.4.8 There should be no dredging to create new facilities. Maintenance dredging of existing facilities should be limited to the minimum area necessary to maximize the capacity of the existing facility. Dredging should be done with the use of silt curtains to prevent siltation of adjacent areas.
- E.3.4.9 The shoreline should not be filled in to create additional land, except minor areas of fill necessary to complete the boardwalk section of the Ganges Public Pathway System in Ganges Harbour.
- E.3.4.10 No parking areas should be located over the surface of the water, on land created by fill, or on *accretion shoreforms*.
- E.3.4.11 Boat launch ramps should be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of geo-hydraulic processes.
- E.3.4.12 Preference is to be given to the placement of mooring buoys and floats instead of *docks*. It is also to be given to the construction of joint use *docks* rather than individual ones. Multifamily and strata-titled developments are to construct joint use *dock* facilities. No more than one facility for mooring boats is to be located next to any parcel. An exception could be made if more than one joint facility is to be located next to the common property of a strata development.
- E.3.4.13 *Docks* should not be located over shellfish beds or lead to the removal of any kelp or eel grass beds.
- E.3.4.14 Large residential *docks* should be located and designed to avoid the need for shore defence works, or *breakwaters*. If a *bulkhead* is to be constructed as a base for a *dock*, it should be constructed landward of the natural boundary of the sea.
- E.3.4.15 Structures in contact with the water should be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.3.4.16 *Piers* should use the minimum number of pilings necessary, with preference to large spans over more pilings.
- E.3.4.17 *Piers* should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.3.4.18 All *docks* should be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.3.4.19 Any plastic foams or other non-biodegradable materials used in construction of floats and *docks* should be well contained to prevent escape into the natural environment.
- E.3.4.20 Residential *docks* should not extend from shore any further than necessary to accommodate a small pleasure craft. Residential *docks* should not accommodate boats with a draft greater than 2.2 m or have floats more than 35 m² total surface area unless more than two parcels have legal access to the *dock*.
- E.3.4.21 Applications for shoreline stabilization should include a report, prepared by a Professional Engineer with experience in geotechnical engineering, which describes the proposed modification and shows:
- the need for the proposed modification to protect existing structures.
 - where the modification is proposed to protect new structures, the locations on the property where those structures could be built and not require shoreline modification.
 - if any natural hazards, erosion, or interruption of geohydraulic processes may arise from the proposal modification, including at sites on other properties or foreshore locations.

- d. the cumulative effect of shoreline stabilization works along the drift sector where the works are proposed.
- e. whether there will be any degradation of water quality or loss of fish or wildlife habitat because of the modification.
- f. whether conditions should be incorporated into the development permit to achieve the objectives of this Development Permit Area.

E.3.4.22 Shoreline stabilization should be limited to that necessary

- a. to prevent damage to existing structures or an established use on adjacent upland.
- b. to prevent damage to a proposed public land use.

New upland structures or additions should be located and designed to avoid or reduce the need for shoreline stabilization. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land, except *agricultural land*.

E.3.4.23 Shoreline stabilization works should use natural means such as vegetative stabilization or protective berms rather than structural solutions such as concrete or large riprap. Applications for structural stabilization works should provide an explanation as to the need for structural solutions. Structural solutions should not be employed in the Shoreline Conservation Designation, unless an existing *building* is threatened by wave erosion and cannot be protected by other means.

E.3.4.24 Materials used for shoreline stabilization should consist of inert materials. Stabilization materials should not consist of debris or contaminated material that could result in pollution of tidal waters.

E.3.4.25 Rock weirs, *groins* and jetties should not be constructed. An exception could be made if it can be shown that they are part of a larger system that will reduce the need for overall shoreline modification and that they are intended to prevent damage to existing structures. They should not be proposed to protect new structures.

E.3.4.26 *Bulkheads* should only be constructed if no other alternative exists. Where *bulkheads* are proposed, they should not be located where geohydraulic processes are critical to shoreline *conservation*. Feeder bluffs, marshes, wetlands, spits or hooks should be avoided. *Bulkheads* should be located parallel to and landward of the natural boundary of the sea, as close to any natural bank as possible. *Bulkheads* should allow the passage of surface or groundwater without causing ponding or saturation. They should be constructed of stable, non-erodible materials that preserve natural shoreline characteristics. Adequate toe protection including proper footings and retention mesh should be included. Beach materials should not be used for fill behind *bulkheads*.

E.3.4.27 Where *revetments* are proposed, they should not result in the loss of riparian vegetation or fish habitat. The size and quantity of materials used should be limited to that necessary to withstand the estimated energy of the location's hydraulic action and prevent collapse. Filter cloth should be used to aid drainage.

E.3.4.28 Where this Area includes unique native species dependent on a marine shoreline habitat which have been identified by a qualified professional as worthy of particular protection, their habitat areas should be left undisturbed. If development is permitted in these areas, it should be undertaken only under the supervision of a professional who is qualified in environmental protection, with advice from the Ministry of Environment, the Department of Fisheries and Oceans, or Environment Canada.

E.3.4.29 To assist in the preparation of development permits for larger projects, the Local Trust Committee could request an applicant to provide a report, prepared by a qualified professional with experience in the protection of the natural environment. The report should indicate the type of conditions that should be incorporated into the development permit to achieve the objectives and comply with the guidelines of this Development Permit Area.

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- E.3.4.30 *Buildings* built over the water surface in areas zoned for commercial and *general employment* use in Ganges and Fulford Harbour should accommodate continuous pedestrian passage along the waterfront. Developments in Ganges should contribute to the development of the Ganges Public Pathway System, including the seawalk portion, shown on Map 17. New sections of the seawalk should be built in a way that is consistent with existing portions, ensuring barrier-free access along the entire route. For public safety, light fixtures should be provided at a consistent height and design.
- E.3.4.31 *Buildings* built over the water surface should not exceed the heights allowed in the local zoning bylaw. *Building* form in Ganges and Fulford harbours should be consistent with the guidelines in Section E.1.6.
- BL488
(07/20)
- E.3.4.32 Lighting of commercial and *general employment* developments built over the water surface should be kept to the minimum necessary for safety and visibility. Light fixtures on such sites should be simple and unobtrusive in design. They should be carefully chosen to focus light on the area to be illuminated and avoid spillage of light into other areas. Fixtures should not result in glare when viewed from areas that overlook the sea. Low-glare fixtures with a high cut-off angle should be used. Full-spectrum fixtures are preferred. Neon lighting should not be used outside *buildings*.
- BL488
(07/20)
- E.3.4.33 *Signs* on commercial and *general employment* developments built over the water surface should not exceed the size or total area allowed by local bylaw. *Signs* on such sites should not move or be audible and should not incorporate lighting that moves or flashes or gives the impression of doing so.

E.3.5 Guidelines for Subdivision

- E.3.5.1 If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, *building* sites, septic fields and driveways should be located and constructed in a way that meets the objectives of this Area. A covenant should be registered against the part of the property that is within this Area to guide future development and meet the objectives of this Area.

E.4 DEVELOPMENT PERMIT AREA 4 - LAKES, STREAMS and WETLANDS

*Note: While this Development Permit Area extends only 10 m from the natural boundary of some streams, the federal Department of Fisheries and Oceans and the B.C. Ministry of Environment recommend that the area within at least 15 m of the **top of the bank** of streams be left undisturbed to ensure that fish habitat is protected. It is an offence under the Fisheries Act to do anything that results in the harmful alteration, disruption or destruction of fish habitat. Property owners with land that lies within 15 m of the top of the bank of a fish bearing stream should ensure that they take appropriate precautions, even if their land is not within this Development Permit Area.*

E.4.1 Description of Development Permit Area and Exemptions

E.4.1.1 Development Permit Area 4 is shown on Map 21. It is made up of the island's major lakes, streams and wetlands. It also encloses the land (measured horizontally) that is within 10 m of the natural boundary of streams, the land that is within 300 m of the natural boundary of Maxwell Lake and the land that is within 61 m of the natural boundary of all other island lakes, except for the land in Development Permit Area 3. Development Permit Area 4 is designated according to Section 879 (1) (a) of the *Municipal Act* to protect the natural environment.

Background Note: The official version of Map 21 is drawn at a scale of 1:20,000 and is available through the offices of the Islands Trust. The page size version of Map 21 attached to this Plan has been included for convenience.

E.4.1.2 **All** development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, **except:**

- a. Removal of trees within 10 m of the natural boundary of a lake or a stream (or within 300 m of Maxwell Lake).
- b. Removal of other vegetation within 10 m of the natural boundary of a lake or stream (or within 300 m of Maxwell Lake) that results in the exposure of a total area of bare soil more than 9 m² in area.
- c. Removal of vegetation in a wetland.
- d. Installation of a septic field within 61 m of the natural boundary of a lake (or within 300 m of Maxwell Lake).
- e. Development of an *impervious surface* within 10 m of the natural boundary of a lake or a stream (or within 300 m of Maxwell Lake).
- f. Any works or installation of structures within a stream or below the natural boundary of a lake.
- g. The subdivision of land parcels that create additional new lots within this Development Permit Area.

E.4.1.3 Despite Section E.4.1.2, the following activities are also exempted from the requirement to obtain a Development Permit:

- a. land alteration and vegetation removal on *agricultural land* that is more than 3 m from the natural boundary of a lake or stream (except Maxwell Lake), that is done for farming purposes and that is consistent with normal farm practices under the *Farm Practices Protection (Right to Farm) Act*.
- b. forest management activities related to timber production and harvesting in the Forest Land Reserve.
- c. fish habitat enhancement work approved by the Department of Fisheries and Oceans or the Ministry of Environment.
- d. the emergency removal of a hazardous tree.
- e. emergency works to prevent flood damage to structures or repair to public service utilities.
- f. vegetation removal or other works within 10 m of a lake or stream (or within 300 m of Maxwell Lake) that has been approved in writing by the Ministry of Environment or by the Department of Fisheries and Oceans.
- g. works below the natural boundary of a lake or stream or a wetland that have been approved in writing by the Ministry of Environment or by the Department of Fisheries and Oceans.
- h. activities on land that is within 300 m of Maxwell Lake, but is outside the lake's surface catchment

- area, as demonstrated by survey.
- i. the subdivision of land parcels where a *conservation* covenant satisfactory to and in favour of the Salt Spring Island Local Trust Committee or the Islands Trust Fund Board has already been registered for the maintenance of natural drainage and protection of *environmentally sensitive areas*.
- j. works undertaken by a waterworks district that have been certified by a Professional Engineer as consistent with the *Land Development Guidelines for the Protection of Aquatic Habitat*.

E.4.2 Reasons for this Development Permit Area

- E.4.2.1 The lakes and streams in this Development Permit Area provide natural fish and wildlife habitat. Many also supply drinking water to individual license holders or community water supply systems. If not carefully managed, development in this Area could result in degradation of water quality. Poor water quality would be detrimental to fish and wildlife populations and could lead to increased costs for remedial drinking water treatment.
- E.4.2.2 This Development Permit Area contains riparian habitat that is important to many different species and is particularly susceptible to disturbance. Development in this Area could lead to the disturbance or loss of a disproportionately large number of different native plant and animal species.

E.4.3 Objectives of this Development Permit Area

- E.4.3.1 To protect the quality of drinking water supplies.
- E.4.3.2 To protect fish habitat.
- E.4.3.3 To protect sensitive riparian habitat and the unique species that depends upon it.

E.4.4 Guidelines for New Development

Background Note: Development Permits that are issued for developments in this Development Permit Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions on a Development Permit will not prevent a property from being used as the local zoning bylaw allows.

While forest management activities within the Forest Land Reserve are excluded from the Permit process, voluntary compliance with the guidelines of this section is encouraged for such activities.

- E.4.4.1 All work that takes place in this Development Permit Area should be done in a way that minimizes degradation in water quality and disturbance to natural drainage patterns.
- E.4.4.2 All work that takes place on land within 10 m of the natural boundary of a lake or stream (or within 300 m of Maxwell Lake) or within a wetland should be planned and carried out in a way that is consistent with the *Land Development Guidelines for the Protection of Aquatic Habitat* (Appendix 7).
- E.4.4.3 Native vegetation and trees are to be retained or replaced to control erosion, protect banks and protect fish and wildlife habitat.
- E.4.4.4 New roads and septic fields should not be located in this Development Permit Area. If such a location cannot be avoided, then the design and construction of the road or septic field should be supervised by a qualified professional to ensure that the objectives and guidelines of this Area are met. Septic systems that are adjacent to lakes or to streams that drain to lakes should be designed to minimize both nutrient loading and coliform contamination of lake waters.
- E.4.4.5 Where this Area includes unique native species dependent on riparian habitat which have been identified by a qualified professional as worthy of particular protection, their habitat areas should be left undisturbed. If development is permitted, it should be undertaken only under the supervision of a professional who is

qualified in environmental protection, with advice from the Ministry of Environment, the Department of Fisheries and Oceans, or Environment Canada.

- E.4.4.6 To assist in the preparation of development permits for larger projects, the Local Trust Committee could request an applicant to provide a report, prepared by a qualified professional with experience in surface water management and the protection of habitat. The report should indicate the type of conditions that should be incorporated into the development permit to achieve the objectives and comply with the guidelines of this Development Permit Area.

E.4.5 Guidelines for Subdivision

- E.4.5.1 If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, *building* sites, septic fields and driveways should be located and constructed in a way that meets the objectives of this Area. A covenant should be registered against the part of the property that is within this Area to guide future development and meet the objectives of this Area.

E.5 DEVELOPMENT PERMIT AREA 5 - COMMUNITY WELL CAPTURE ZONES

E.5.1 Description of Permit Area and Exemptions

- E.5.1.1 Development Permit Area 5 is shown on Map 22. It is made up of the capture zones of wells that supply community water systems. The capture zones have been identified by a professional geohydrologist and represent a conservative estimate of the area that includes the groundwater watershed for community wells. Development Permit Area 5 is designated according to Section 879 (1) (a) of the *Municipal Act* to protect the natural environment.

Background Note: The official version of Map 22 is drawn at a scale of 1:20,000 and is available through the offices of the Islands Trust. The page size version of Map 22 attached to this Plan has been included for convenience.

- E.5.1.2 **All** development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, **except:**

- a. removal of vegetation that results in the exposure of bare soil more than 280 m² in area.
- b. construction of non-residential *buildings* larger than 70 m² in area.
- c. installation of a septic field.
- d. the subdivision of land parcels that creates additional new lots within this Development Permit Area.
- e. installation of fuel oil or gasoline storage tanks.

- E.5.1.3 Despite Section E.5.1.2, the following activities are also exempted from the requirement to obtain a Development Permit:

- a. development on land within this Development Permit Area that is clearly outside an area shown in Appendix 8 as being within the physical capture zone of a community water supply well.
- b. land alteration and vegetation removal on *agricultural land* that is done for farming purposes and that is consistent with normal farm practices as determined under the *Farm Practices Protection (Right to Farm) Act*.
- c. forest management activities related to timber production and harvesting in the Forest Land Reserve.
- d. works undertaken by a community water system.
- e. the emergency removal of a hazardous tree.
- f. emergency works to prevent flood damage to structures.
- g. the subdivision of land parcels where a *conservation* covenant satisfactory to and in favour of the Salt Spring Island Local Trust Committee or the Islands Trust Fund Board has already been registered for the maintenance of natural drainage and protection of groundwater quality.

E.5.2 Reasons for this Development Permit Area

- E.5.2.1 This Development Permit Area is made up of the area that drains into wells used by community water systems. If not carefully managed, development in this Area could result in the degradation of drinking water quality for many homes. Prevention of water quality degradation is much less costly than remediating an aquifer after contamination has occurred.

E.5.3 Objectives of this Development Permit Area

- E.5.3.1 To protect the quality of drinking water supplied from community water system wells.

E.5.4 Guidelines for New Development

Background Note: Development Permits that are issued for developments in this Development Permit Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions of a Development Permit will not prevent a property from being used as the local zoning bylaw allows.

While forest management activities within the Forest Land Reserve are excluded from the Permit process, voluntary compliance with the guidelines of this section is encouraged for such activities.

- E.5.4.1 All development that takes place within this Development Permit Area should be done in a way that minimizes the degradation of water quality in community water system wells.
- E.5.4.2 If vegetation is to be removed in a way that exposes more than 280 m² of bare soil, then a plan should be implemented to control stormwater drainage and avoid the deterioration of groundwater quality.
- E.5.4.3 Non-residential structures should not be built in this Area if they are to be used for the storage or handling of materials in quantities sufficient to pollute groundwater supplies. If such a location cannot be avoided, then the structure should be designed and constructed to ensure that spills can be properly contained and handled without polluting groundwater.
- E.5.4.4 New roads and septic fields should not be located within this Development Permit Area. If such a location cannot be avoided, then the design and construction of the road or septic field should be supervised by a qualified professional to ensure that the objectives and guidelines of this Area are met.
- E. 5.4.5 To assist in the preparation of development permits for larger projects, the Local Trust Committee could request an applicant to provide a report, prepared by a professional engineer with experience in the protection of groundwater supplies. The report should indicate the type of conditions that should be incorporated into the development permit to achieve the objectives and comply with the guidelines of this Development Permit Area.

E.5.5 Guidelines for Subdivision

- E.5.5.1 If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, *building* sites, septic fields and driveways should be located and constructed to meet the objectives of this Area. A covenant should be registered against the part of the property that is within this Area to guide future development and meet the objectives of this Area.

E.6 DEVELOPMENT PERMIT AREA 6 - UNSTABLE SLOPES AND SOIL EROSION HAZARDS

E.6.1 Description of Development Permit Area and Exemptions

- E.6.1.1 Development Permit Area 6 is shown on Maps 23 and 24. It is made up of areas that have been identified as having a high hazard for soil erosion (Map 23) or a high hazard for slope instability (Map 24). Development Permit Area 6 is identified according to Sections 879 (1)(a) and (b) of the *Municipal Act* to protect the natural environment and to protect development from hazardous conditions.

Background Note: The official versions of Maps 23 and 24 are drawn at a scale of 1:20,000 and are available through the offices of the Islands Trust. The page size versions of Maps 23 and 24 attached to this Plan have been included for convenience.

This Development Permit Area is based on a reconnaissance level hazard assessment that was designed to flag significant areas of potentially hazardous lands that need further assessment prior to disturbance. Only those areas identified as having a potentially "high" hazard are included in this Development Permit Area. Other smaller areas that cannot be mapped at this scale may also have unstable slopes. Some of the areas shown on Map 24 may also include small areas that are not characterized by instability.

- E.6.1.2 **All** development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, **except:**

- a. Removal of trees with a trunk diameter greater than 20 cm (measured 1.5 m above the ground) on areas that have been identified as having a high hazard for slope instability.
- b. Removal of vegetation that results in the exposure of a total area of bare soil more than 9 m² in area.
- c. Installation of a septic disposal field in an area that has been identified as having a high hazard for slope instability.
- d. Alteration of existing drainage courses.
- e. The subdivision of land parcels that creates additional new lots within this Development Permit Area.

- E.6.1.3 Despite Section E.6.1.2, the following activities are also exempted from the requirement to obtain a Development Permit:

- a. development on land within this Development Permit Area, that is, according to a professional survey submitted to the Islands Trust by the developer, outside an area shown on Maps 13 and 14 as having a high hazard for slope instability or soil erosion.
- b. land alteration and vegetation removal on *agricultural land* that is not identified on Map 24 as having a high hazard for slope instability, that is done for farming purposes and that is consistent with normal farm practices under the *Farm Practices Protection (Right to Farm) Act*.
- c. forest management activities related to timber production and harvesting in the Forest Land Reserve.
- d. all activities except for soil *excavation* or road construction on those parts of this Area that have been included because of the presence of the "Metchosin" soil type (indicated on Map 23).
- e. development on, or subdivision of, a property that is in accordance with a report submitted to the Islands Trust, prior to development or subdivision commencing, that has been prepared by a geotechnical engineer or an engineer with expertise relevant to the applicable matter, and has been conducted in accordance with the recommendations contained in the report addressing slope instability and soil erosion hazards.
- f. the emergency removal of a hazardous tree in compliance with an arborist's report that has been submitted to the Islands Trust.
- g. emergency works to prevent flood damage to structures.
- h. the subdivision of land parcels where a *conservation* covenant satisfactory to and in favour of the Salt Spring Island Local Trust Committee or the Islands Trust Fund Board has already been registered for the prevention of soil erosion and the protection of development from hazards due to slope instability.

E.6.2 Reasons for this Development Permit Area

- E.6.2.1 Land in this Development Permit Area has been identified as having a high hazard for slope instability or soil erosion. If not carefully managed, disturbance of the land in this Area could result in significant soil erosion and increased hazards to development.

E.6.3 Objectives of this Development Permit Area

- E.6.3.1 To protect development from hazards due to slope instability.
- E.6.3.2 To prevent soil erosion.
- E.6.3.3 To protect land, streams, water bodies and the sea from damage due to soil erosion.

E.6.4 Guidelines for New Development

Background Note: Development Permits that are issued for developments in this Development Permit Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions on a Development Permit in this Area will not prevent a property from being used as the local zoning bylaw allows, unless they are conditions that relate to health, safety or the protection of property from damage.

While forest management activities within the Forest Land Reserve are excluded from the Permit process, voluntary compliance with the guidelines of this section is encouraged for such activities.

- E.6.4.1 All development that takes place in this Development Permit Area should be done in a way that prevents disturbance to unstable slopes and soils with high erosion hazards.
- E.6.4.2 If a tree with a trunk diameter greater than 20 cm is to be removed, or if the removal of vegetation results in an area of bare soil greater than 9 m² in area, or if a natural drainage course is to be altered, then a plan should be developed to prevent slope instability and to control soil erosion. Vegetation and trees are to be retained and replaced as necessary to control erosion and protect banks.
- E.6.4.3 New roads and septic fields should not be located in this Development Permit Area. If such a location cannot be avoided, then the design and construction of the road or septic field should be supervised by a professional engineer to ensure that the objectives and guidelines of this Area are met.
- E.6.4.4 New structures should not be located in areas that have been identified on Map 24 as having a high hazard for slope instability. If such a location cannot be avoided, then the design, construction and storm drainage design of the structure should be supervised by a professional engineer to ensure that the objectives and guidelines of this Area are met.
- E.6.4.5 To assist in the preparation of development permits for larger projects, the Local Trust Committee could request an applicant to provide a report, prepared by a professional engineer. The report should indicate the type of conditions that should be incorporated into the development permit to achieve the objectives and meet the guidelines of this Development Permit Area.

E.6.5 Guidelines for Subdivision

- E.6.5.1 If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, *building* sites, septic fields and driveways should be located and constructed in a way that meets the objectives of this Area. A covenant should be registered against the part of the property that is within this Area to guide future development and meet the objectives of this Area.

E.7 DEVELOPMENT PERMIT AREA 7 - RIPARIAN AREAS

Development Permit Area 7 is designated according to the *Local Government Act* to protect the natural environment, its ecosystems and biological diversity.

Terms used in Section E.7 that are defined in the provincial *Riparian Areas Regulation* are intended to be interpreted in accordance with the definitions given in the Regulation, as it may be amended from time to time.

E.7.1 Description of Development Permit Area 7

E.7.1.1 Development Permit Area 7 includes all land designated on Map 28 of this plan as being within the Riparian Areas development permit area. Development Permit Area 7 includes the following:

E.7.1.1.1 Riparian areas related to the watercourses, wetlands and water bodies identified on Map 28 as streams which include any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
 - b) a pond, lake, river, creek or brook;
 - c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b);
- and:
- d) for a ravine the development permit area is measured from the top of the ravine bank.

and Map 28 shall be so interpreted.

The designation and delineation of Development Permit Area 7 consists of a digital record stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust.

E.7.2 Reasons for this Development Permit Area

E.7.2.1 This development permit area contains streams, lakes and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Riparian areas are necessary for stream and watershed health.

It is a policy of the Islands Trust Council that Local Trust Committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the province of British Columbia's *Fish Protection Act*, requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

E.7.3 Objectives of this Development Permit Area

E.7.3.1 To protect the biological diversity and habitat values of riparian and aquatic ecosystems.

E.7.3.2 To protect the natural environment necessary to conserve productive fish habitat, including both streams and the adjacent land and vegetation.

E.7.3.3 To minimize adverse impacts of land use practices on fish habitat, which includes plant habitats in riparian areas.

E.7.4 Applicability

BL488
(07/20)

- E.7.4.1 The following residential, commercial, and/or *general employment* activities shall require a development permit whenever they occur within Development Permit Area 7, unless specifically exempted under Section E.7.5:
- Construction of, addition to, or alteration of a *building* or other structure.
 - Removal, alteration, or destruction of vegetation.
 - Soil removal, soil deposit or soil disturbance.
 - Development of drainage systems.
 - Creation of non-structural impervious or semi-*impervious surfaces*.
 - Subdivision, as defined in the *Local Government Act*,
 - Development, as that term is defined under the provincial *Riparian Areas Regulation*.
- E.7.4.2 The property owner shall be required, in addition to any other application requirements enacted or imposed by the Local Trust Committee, to provide at their expense an assessment report from a Qualified Environmental Professional which has been submitted per the *Riparian Areas Regulation*.
- E.7.4.3 In the event that a parcel of land is subject to more than one development permit area, all relevant development permit area guidelines shall apply and only one development permit, containing conditions based on guidelines in all applicable development permit areas, shall be required.

E.7.5 Exemptions

- E.7.5.1 The following activities are exempt from any requirement for a development permit:
- Interior or structural exterior alterations, renovations, maintenance, re-construction or repair to a pre-existing permanent *building* or structure on an existing foundation or footprint to an extent that does not alter, extend or increase the footprint. For clarity, this includes pre-existing septic and water systems.
 - The removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property.
 - Emergency procedures to prevent, control or reduce immediate threats to life or property including: emergency actions for flood-protection and erosion protection, clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow, and repairs to bridges and safety fences carried out in accordance with the *Water Act*.
 - Gardening and yard maintenance activities within an existing landscaped area, including mowing, pruning, planting and minor soil disturbance that does not alter the general contours of the land, or does not involve the cosmetic application of artificial fertilizers, pesticides, or herbicides.
 - Restoration and enhancement activities by persons undertaking only to restore and enhance the natural features, functions and conditions of riparian areas as approved in a signed and sealed letter from a Qualified Environmental Professional submitted to the Islands Trust.
 - Development in accordance with a registered covenant or approved Development Permit that pertains directly and explicitly to riparian habitat protection which: i) is registered in favour of the Local Trust Committee and/or Provincial or Federal interests and ii) establishes a riparian buffer.
 - Proposals for the subject property which have an existing development permit and demonstrate that the proposed development shall not in any way compromise the permit and continue to demonstrate meeting or exceeding all protective measures and recommendations in accordance with a Riparian Assessment Report from a Qualified Environmental Professional submitted to the *Riparian Areas Regulation* Notification System.
 - Farm Operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*. For clarity, a farm operation or farm use means agricultural activities conducted by a farm business.
 - Development proposals for the subject property which demonstrate meeting or exceeding all protective measures and recommendations in accordance with a Riparian Assessment Report from a Qualified Environmental Professional submitted per the *Riparian Areas Regulation* before adoption of Bylaw No. 480.

Information Note: Despite these exemption provisions, property owners must meet all applicable local, provincial or federal requirements. Some activities not listed in this section that are regulated under other provincial or federal legislation may not require a development permit. While many activities are exempt from the Permit Process, voluntary compliance with the guidelines of this section is encouraged for all activities.

E.7.6 Guidelines for New Development

Prior to undertaking any applicable development activities within Development Permit Area 7, the property owner shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- E.7.6.1 The property owner shall be required, in addition to any other application requirements enacted or imposed by the Local Trust Committee, to provide at their expense an assessment report from a Qualified Environmental Professional which has been submitted per the *Riparian Areas Regulation*.
- E.7.6.2 The Local Trust Committee may impose permit conditions based on the assessment report including:
 - a. Require specified natural features or areas to be preserved, protected, restored or enhanced in accordance with the permit.
 - b. Require natural water courses to be dedicated.
 - c. Require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment.
 - d. Require protection measures, including that vegetation or trees be planted or retained in order to:
 - i. preserve, protect, restore or enhance fish habitat or riparian areas;
 - ii. control drainage, or;
 - iii. control erosion or protect banks.
- E.7.6.3 The Local Trust Committee shall require a security for developments clearing greater than 280m² (3,012 ft²) of land within the Development Permit Area. Security shall be returned upon confirmation by a Qualified Environmental Professional that assessment report conditions have been satisfactorily addressed.
- E.7.6.4 Security shall be provided to secure satisfactory completion of habitat protection works, restoration measures, or other works for the streams and streamside habitat (the “required works”). The security shall be 150% of the estimated value of the required works as determined by the Local Trust Committee.
- E.7.6.5 The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area identified by the Qualified Environmental Professional and the property owner should be required to follow any measures identified by the Qualified Environmental Professional for protecting the Streamside Protection and Enhancement Area over the long term and these measures should be included as conditions of the development permit. The width of the Streamside Protection and Enhancement Area may be less than the width of the Development Permit Area.
- E.7.6.6 Where a Qualified Environmental Professional or other professional's report describes an area within the Development Permit Area as suitable for development, that is, where the Streamside Protection and Enhancement Area is less than the width of the Development Permit Area, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a Qualified Environmental Professional or other professional at the property owner's expense should be required during construction and development phases, as specified in a development permit.
- E.7.6.7 If the nature of the proposed project within the Development Permit Area changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the property owner to have the professional update the assessment at the property owner's expense and development permit conditions may be amended accordingly.

Information Note: Measures identified in Section 4 of the Riparian Areas Regulation Assessment Report Form, or other direction provided by the Qualified Environmental Professional, which occurs between the calculated Streamside Protection Area (SPEA) and the 30 meter Riparian Assessment Area (RAA) should be incorporated into the Development Permit.

E.7.7 Guidelines for Subdivision

- E.7.7.1 The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a Streamside Protection Enhancement Area, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report.
- E.7.7.2 If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, *building* sites, septic fields and driveways should be located and constructed in a way that meets the objectives of this Area.

PART F HERITAGE CONSERVATION AREAS

F.1 HERITAGE CONSERVATION AREA 1 - GANGES VILLAGE CORE

F.1.1 Description of Permit Area and Exemptions

F.1.1.1 Heritage Conservation Area 1 is shown on Map 25. It is designated according to Section 880 (1) of the *Municipal Act* to conserve the community's cultural heritage.

F.1.1.2 **All** development in this Heritage Conservation Area is exempted from the requirement to obtain a Heritage Alteration Permit, **except**:

- a. Structural alterations or additions to the exterior of *buildings* or structures listed in Section F.1.5, including alterations to add or remove windows or doors.
- b. Exterior repairs or non-structural alterations to the *buildings* listed in Section F.1.5 where the original materials are not to be either salvaged and reused or simulated by new materials on visible parts of the *building*.
- c. Construction or alteration of a *building* or structure greater than one storey in height on a property that adjoins a property with a *building* listed in Section F.1.5.
- d. The removal of heritage trees listed in Section F.1.5, unless the tree is identified as unsafe by an arborist or is causing an immediate threat to life or property.
- e. The consolidation of land parcels.

F.1.2 Reasons for this Heritage Conservation Area

Ganges Village has played an important part in the development of Salt Spring Island and of the Southern Gulf Islands for over one hundred years. Many of the island's earliest commercial enterprises and larger residences were in Ganges Village due to the presence of a relatively deep draft harbour and nearby farms. Several original *buildings* still stand and their preservation is an objective of this Plan.

The future development of Ganges Village could result in a loss of the community's cultural heritage if the identifiable heritage features and character of the village are not recognized and if changes to them are not carefully managed.

F.1.3 Objective of this Heritage Conservation Area

The objectives of the Ganges Village Core Heritage Conservation Area are:

- F.1.3.1 To identify and protect the heritage significance of the Ganges Village Core in a way that reinforces the village's appearance and its economic value and stability for property owners and the community.
- F.1.3.2 To guide changes made to the exteriors of *buildings* of heritage value so that their heritage character is retained.
- F.1.3.3 To avoid the assembly and consolidation or joint development of small frontage parcels in Ganges Village Core that would facilitate the removal of heritage structures. To avoid the construction of structures that span several original land parcels.
- F.1.3.4 To promote the retention or salvage of heritage orchard trees, mature trees and hedges and commemorative trees in the Area.

F.1.4 Special Features and Characteristics that contribute to Heritage Value and Character

The following features and characteristics of the Area are identified as contributing to its heritage value and character and justify its heritage designation:

- F.1.4.1 A compact group of older wooden *buildings*, many built over 50 years ago and clustered within a short walking distance of Ganges Harbour.
- F.1.4.2 A small core area with its original rectilinear street structure, narrow street frontages and many of the island's oldest land parcels, fronting onto Rainbow, Hereford, McPhillips, and Jackson Avenues and Seaview and Drake Roads.
- F.1.4.3 Mature trees and the remnants of fruit tree orchards over 50 years old.
- F.1.4.4 Commemorative structures and trees in public areas such as Centennial Park and the grounds of Salt Spring Elementary School.

F.1.5 Schedule of Protected Heritage

The following *buildings*, structures, land and features are protected heritage property as outlined in Section 970.1 of the *Local Government Act*. The heritage value of some *buildings* listed below has been identified in *Island Heritage Buildings* by T. Ovanin (1984) published by the Queen's Printer. Following further research and community consultation, this schedule could be expanded.

- F.1.5.1 The Mahon Hall *building* at 114 Rainbow Road.
- F.1.5.2 The Mouat's Trading Co. Store *building* at the foot of Fulford-Ganges Road at Purvis Avenue.
- F.1.5.3 The Salt Spring Island Trading Co. *building* at 110 Lower Ganges Road.
- F.1.5.4 The "Core Inn" *building* at 134 McPhillips Avenue.
- F.1.5.5 The Salt Spring Island Creamery *building* at 174 Fulford-Ganges Road.
- F.1.5.6 The Leonard Tolson House *building* at 181 Fulford-Ganges Road.
- F.1.5.7 The "Old Manse" *building* at 112 Hereford Avenue.
- F.1.5.8 The *building* at 133 Hereford Avenue.
- F.1.5.9 The "Tides Inn" *building* at 132 Lower Ganges Road.
- F.1.5.10 All trees and the cenotaph site in Centennial Park on Fulford-Ganges Road opposite the intersection with Lower Ganges Road.
- F.1.5.11 The "royal oak" trees planted on the grounds of Salt Spring Elementary School at 122 Rainbow Road.
- F.1.5.12 Mature trees with a trunk diameter greater than 20 cm (measured 1.5 m above the ground) and fruit trees over 50 years old, as decided by a certified arborist.

F.1.6 Guidelines for Conserving Community Heritage

Background Note: Heritage Alteration Permits that are issued for developments in this Heritage Conservation Area could contain conditions that are based on the following guidelines. Not all guidelines will apply to every permit. Permits will not contain conditions that are unrelated to these guidelines. The conditions on a Heritage Conservation Permit will not prevent a property from being used as the local zoning bylaw allows.

- F.1.6.1 Structural alterations to protected *buildings* listed in Section F.1.5 should salvage and reuse original materials wherever practical and should retain or restore the *building's* original architecture. Where original materials cannot be salvaged, new durable materials should be used that simulate the original materials. Particular attention should be given to replicating the materials and patterns of original roofing surfaces; the materials, widths and types of original siding; and the size, shape, number, pattern and spacing of original windows and doors. Whenever possible, photographs or drawings produced near the time of original construction should be used to ensure authentic restoration.
- F.1.6.2 Additions to *buildings* listed in Section F.1.5 should be made in a way that retains or restores the original architecture of the *building* exterior. They should not detract from its heritage character. Roof slopes should be retained and reflected in *building* additions. Additions or alterations should use sizes and spacings of windows and doors that reflect the sizes and architectural rhythms found in the original *building*. Additions should have a smaller mass and lower height than original *buildings* to which they are attached, and should maintain setbacks from roads. They should be carefully designed to complement and focus attention on the original *building*, rather than detract from its significance. Additions to protected *buildings* listed in Section F.1.5 should not obstruct views of the protected *building* from public roads and areas, including the sea.
- F.1.6.3 New *buildings* constructed next to protected heritage *buildings* should not generally exceed the height of protected heritage *buildings* or obstruct views of them from public areas. Where new *buildings* on adjoining properties are to be of a greater height than a heritage *building*, special attention should be paid to ensuring that its architecture is compatible with the heritage *building*. Site layouts should focus attention on the heritage *building*.
- F.1.6.4 Fruit trees and mature trees that are protected heritage property should be retained in place where possible or relocated to elsewhere on the same parcel where they are situated. They should not be pruned or moved without advice from a certified arborist experienced in the preservation of heritage fruit trees. Fruit trees identified as protected heritage property that are to be removed should be offered to a local agricultural or historical society for salvage.
- F.1.6.5 Commemorative trees in Centennial Park and on the grounds of Salt Spring Elementary School should not be altered or removed unless they have been found unsafe or unhealthy by a certified arborist. Trees removed should be replaced by other commemorative trees that can be expected to have a similar scale and visual impact as the existing trees. The significance of new commemorative trees should be identified by a permanent plaque positioned nearby.
- F.1.6.6 Mature vegetation, including hedges, which provides a visual backdrop or context for protected heritage *buildings* listed in Section F.1.5, should be retained. Standard horticultural guidelines for retention of mature vegetation should be followed.
- F.1.6.7 Parking requirements and *building* setbacks may be relaxed on properties containing protected heritage property to help retain heritage character on the property.
- F.1.6.8 To retain the existing spacing and rhythm of *buildings*, no structure should straddle the original property lines of land parcels with frontage on Rainbow Road, Hereford Avenue, or McPhillips Avenue between Jackson Avenue and Lower Ganges Road.

- F.1.6.9 Where demolition or significant alteration of protected heritage property is proposed, the development proponent may be required to provide a heritage impact assessment, prepared by a qualified individual.
- F.1.6.10 To guarantee the performance of the terms, requirements and conditions of a Heritage Alteration Permit, security may be required in a form and in any amount satisfactory to the Local Trust Committee.

PART G TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION

G.1.1 Areas where Temporary Use Permits can be issued

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The following Designations are areas where the Local Trust Committee may issue Temporary Use Permits.

Agriculture Designation
Channel Ridge Village Designation
Educational Designation
Forestry Designation
Fulford Harbour Village Designation
Ganges Village Designation
General Employment and Commercial Services Designation
Health Services Designation
Park and Recreation Designation
Residential Neighbourhoods Designation
Rural Neighbourhoods Designation
Shoreline Development Designation
Uplands Designation

G.1.2 Objectives for issuing Temporary Use Permits

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Permits for temporary uses should only accommodate uses that are consistent with this Plan. Permits could be issued for uses such as:

G.1.2.1 The temporary use of land for commercial community events such as festivals, fairs or markets on land where commercial use may not be appropriate permanently.

G.1.2.2 The temporary use of land by local businesses to provide essential community services not provided by local government. Such uses may include waste disposal or transfer, communications or transportation.

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G.1.2.3 The temporary use of land that is compatible with land use designations, but are not specifically allowed by the local zoning bylaw. Such uses may be transitional or there may be uncertainty as to their appropriateness or viability. It may be premature or inappropriate to decide upon rezoning and long-term land use changes.

G.1.2.4 Farm-oriented commercial uses consistent with agricultural which enhance the economic viability of an existing farm operation. Examples may include farm fairs, farm-oriented tourism or educational activities, and food service or market events serving local farm products. Such uses are subject to approval of the Agricultural Land Commission for property in the Agricultural Land Reserve.

G.1.3 Permit Guidelines

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Conditions included in Temporary Use Permits should follow the guidelines below to achieve the objectives of this Plan.

G.1.3.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years.

G.1.3.2 Permit conditions should be generally consistent with applicable Development Permit Area guidelines, while recognizing the temporary nature of structures and site development.

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G.1.3.3 Permit conditions should ensure that temporary uses are compatible with adjacent land uses. Noise, traffic, parking, general activity levels and any disturbance that may be apparent beyond the property's boundaries should be considered.

- G.1.3.4 Permit conditions should ensure that off-street parking is provided in a way that is consistent with local bylaws.
- G.1.3.5 Permits applications should include evidence that suitable alternate sites with appropriate zoning are not available.
- G.1.3.6 Permits should not be issued for uses in excess of 60 days unless it is a new venture that does not directly compete with an existing business in a legal zone and there is a demonstrated need or market for the proposed use. Consideration could also be given to the temporary relocation of an existing business in emergency or hardship situations.
- G.1.3.7 Permitted uses should be consistent with the objectives of this Plan.
- G.1.3.8 Permitted uses should not preclude or compromise future permitted uses on the land parcel affected.
- G.1.3.9 Uses should not be allowed if they conflict with any ongoing or intended planning policies or programs.
- G.1.3.10 Where appropriate, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with neighbouring land uses.
- G.1.3.11 Permits can include, as a condition, the provision of an undertaking by the owner of the affected land to remove *buildings* and restore land to a condition specified in the permit by a date specified in the permit.
- G.1.3.12 Permits can include, as a condition, the provision of security to guarantee the performance of the terms of the permit.

G.1.4 Development Approval Information

- G.1.4.1 The Plan Area, as described on Map 1, is designated as an area for which development approval information may be required for a rezoning application, a development permit application, or a temporary use permit application.
- G.1.4.2 The objective of the designation of the Plan Area as a development approval information area is to ensure that consistent and comprehensive information pertaining to the impacts of proposed development on the environment, infrastructure and services, energy efficiency, energy security, and the local community is obtained.
- G.1.4.3 The Local Trust Committee should consider a development approval information bylaw, and forward such a bylaw to Trust Council for adoption, as required by s. 29(3.1) of the *Islands Trust Act*.

PART H APPENDICES

H.1 APPENDIX 1 - 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.6.1 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 <i>Assessment Act</i> .
agri-tourism	tourist activity, service or facility accessory to land that is classified as a farm under the <i>Assessment Act</i> .
bed and breakfast	a tourist accommodation use operated as a <i>home-based business</i> 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. <i>Breakwaters</i> 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 <i>environmentally sensitive areas</i> 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 <i>building</i> or structure from the exterior face of exterior walls, or from the centreline of a wall separating two <i>buildings</i> where the floor to ceiling height is 1.8 m or more; including basements, stairwells, attic space, garages and enclosed porches.

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floor space ratio	the <i>gross floor area</i> of all <i>buildings</i> and structures on a parcel divided by the total parcel area.
general employment	use that consists of business and economic activities, including, but not limited to: processing, manufacturing, wholesaling, warehousing and distribution, bulk materials handling, storage, and associated office, retail and ancillary activities.
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 <i>building</i> 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, <i>parking lots</i> , 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 <i>industry</i> that takes place both inside and outside a <i>building</i> 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 <i>building</i> , 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 <i>piers</i> or <i>docks</i> 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 <i>dock</i> facilities are excluded.
multifamily use	the use of a parcel or <i>building</i> 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 <i>building</i> where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.
parking space	an area on a <i>parking lot</i> 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 <i>seniors' dwelling units</i> 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.

H.2 APPENDIX 2 - GUIDELINES FOR SHARED RESIDENTIAL ZONING APPLICATIONS

Background Note: Many larger properties on Salt Spring Island have the potential, under existing local zoning, to be further subdivided. However, without subdivision, local zoning allows only one home on most of these parcels, despite their size. A policy in the Affordable Housing Section says that 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 would result from subdivision of the lot. This new zoning has been called "Shared Residential" since it makes it easier for people to share ownership of a property.

H.2.1 Guidelines for Shared Residential Zoning Applications

Applications for Shared Residential Zoning should be consistent with the points listed below.

- H.2.1.1 The total number of dwelling units that would be allowed following the zoning change must not exceed the number that could be constructed after subdivision of the land under the zoning in place at the time of application.
- H.2.1.2 Applications should be consistent with the other policies in this Plan regarding rezoning.
- H.2.1.3 Applications should be accompanied by a site development plan, that will be registered by covenant on the property prior to rezoning, that identifies all proposed *building* sites, and which addresses the following points:
 - a. *Building* sites should not to be subject to geological hazards.
 - b. *Building* sites should be clustered in about 20-30% of the parcel, with the remainder of the land left as open space. Open space should be designed to include *Environmentally Sensitive Areas* or good agricultural soils on the property.
 - c. *Building* sites should be screened by natural vegetation from public roads, neighbouring properties and farmland.
 - d. driveway access to *building* sites should be minimized with shared driveways, although each site must be accessible to emergency vehicles.
 - e. *buildings* sites and driveways should be positioned and constructed to fit local topography and to minimize impacts on the environment.
 - f. where subdivision of the property could have resulted in the dedication of public parkland and public access to a water body, they should also be dedicated as part of a Shared Residential Zoning application.
 - g. *buildings* should incorporate *sustainable building* criteria, including, but not necessarily limited to, energy efficiency and water *conservation* measures.

H.3 APPENDIX 3 - AMENITY ZONING

Amenity zoning is the granting of additional development potential by the Local Trust Committee in exchange for the voluntary provision of a community amenity by the land owner. Any amenity rezoning should advance the Object of the Islands Trust and the goals and objectives of this OCP, and should be consistent with the following guidelines. Amenity rezoning may be considered on a case-by-case basis, upon application for rezoning. The approval of an amenity rezoning should be conditional on compliance with the following policy guidelines. These guidelines do not pre-determine a favourable outcome for any particular application.

H.3.1 Guidelines for Amenity Zoning Applications

- H.3.1.1 Where appropriate, applications for amenity zoning should propose a density level that does not exceed the target density levels outlined in this Plan for the applicable Land Use Designation. For example, an application in the Rural Neighbourhoods Designation should propose a density level no greater than 1 lot per 1.2 ha, as outlined in the policies for that Designation (See Policy B.2.5.2.3).
- H.3.1.1 Where appropriate, applications for amenity zoning should propose a density level that does not exceed the target density levels outlined in this Plan for the applicable Land Use Designation. For example, an application in the Rural Neighbourhoods Designation should propose a density level no greater than 1 lot per 1.2 ha, as outlined in the policies for that Designation (See Policy B.2.5.2.3)
- H.3.1.2 Applications for amenity zoning should propose that one of the eligible community amenities listed in Section H.3.2 will be provided in exchange for the higher density level being requested.
- H.3.1.3 Increased density may take the form of additional lots or additional dwelling units. The Local Trust Committee should ensure the total number of additional dwelling units allowed in exchange for community amenities on Salt Spring Island does not exceed 40. This maximum number of total additional dwelling units should be reviewed each time that the OCP is reviewed.
- H.3.1.4 It is intended that applications should be for relatively modest increases in density, consequently the Local Trust Committee should not consider applications in which more than 10 additional dwelling units are proposed in exchange for any one community amenity.
- H.3.1.5 Amenity Zoning Applications should be consistent with other policies of this Plan.
- H.3.1.6 Prior to approving any amenity zoning application, the Local Trust Committee should give consideration to the appropriateness of the land for the increased density. The following factors should be considered where relevant:
 - a. environmental values are identified prior to site clearing and design.
 - b. development is located away from areas with high environmental values, and natural buffers are placed between the development site and sensitive features.
 - c. development is concentrated in areas with lower environmental values.
 - d. site plans protect biodiversity, clean air, and clean water.
 - e. development is located away from areas that may be subject to erosion, flooding, wildfires, and wildlife conflicts.
 - f. the impacts of roads are minimized and development is located in proximity to and accessible to existing services, constructed roads, and transit, and the development should have the potential to contribute to reducing community dependence of travel by automobile
 - g. the fragmentation of habitat is minimized.

- h. potable water quality is maintained and an adequate supply is available to support the permitted level of development.
- i. air quality is maintained and energy efficient design, greenhouse gas emissions and climate change adaption are considered.
- j. energy- and water-efficient development is designed to conserve natural resources.
- k. development minimizes waste, and manages waste in an environmentally sound manner.
- l. that the development would not compromise archaeological, First Nations cultural, historical, heritage sites or significant or outstanding landscape features.
- m. that the development would be located away from community water system supply watersheds and community well capture zones.

The Local Trust Committee should request that the applicant provide reports and other information satisfying concerns that the Local Trust Committee considers relevant, including provision of a site plan that shows how additional lots, *building* sites and accesses will be designed to minimize negative impacts. The Local Trust Committee may consider the use of site-specific zoning, covenants, designation of development permit areas, or a combination of tools to implement these criteria.

H.3.2 Eligible Community Amenities

- H.3.2.1 The Local Trust Committee could consider Amenity Zoning applications that would provide the following eligible community amenities:

*(Note: the amenities within this list are **not** in order of priority)*

- a. the dedication of intact *Environmentally Sensitive Areas* to a public or private *conservation* body, or protection through *conservation* covenant.
- b. land for, or construction of, affordable or *special needs housing*.
- c. the dedication of public park and recreation lands, or of funds to be held in trust for their purchase, to the Capital Regional District.
- d. land that is acceptable to the Salt Spring Fire District for the location of a fire station, if provided to the District at no charge and it results in public ownership of the Ganges Firehall site.
- e. land for community-owned farmland or land for community agricultural processing or storage facilities provided to the Salt Spring Farmers' Institute or a community farmland trust organization.
- f. the provision and construction of bicycle lanes, pedestrian and bicycle pathways or trails that add to or support links in the island trail network.
- g. the dedication of alignment and construction of a Ganges Alternate Route.
- h. protection, restoration and designation of heritage property.
- i. suitable, productive forest land donated to a community organization for the operation of a community owned and managed woodlot.
- j. implementation of energy efficient *building* design criteria that exceeds that required by the B.C. Building Code or other regulations.
- k. land or facilities for community cultural or recreational purposes.
- l. the permanent formal protection of an archaeological site or other site of significance to First Nations peoples.

- H.3.2.2 The Local Trust Committee could consider applications that would provide either a maintenance annuity or funds in trust for the purchase or development of all or part of an eligible community amenity.

H.3.3 Guidelines for Amenity and Density Valuation

- H.3.3.1 The appraised dollar value of the community amenity provided should not be less than 75% of the increase in the value of the land attributable to the rezoning. The increase in the land value should be calculated as the gross difference between the appraised value of the land before and after the rezoning. Costs associated with the rezoning application, site preparation costs, and profit should not be deducted from the calculation of the increase in the value of the land.
- H.3.3.2 The appraised value of both the proposed community amenity and of the increased density should be determined by means of a report provided by an independent professional appraiser, or other independent qualified professional, selected by and reporting to the Local Trust Committee. The cost of the valuation analysis should be borne by the applicant through the mechanism of a cost recovery agreement. Where valuation of the proposed amenity or of the proposed increase in land value are complex or there may be extraordinary costs, the Local Trust Committee may request that the applicant disclose financial information related to the proposal to the appraiser or to Island Trust staff and the appraiser or Islands Trust staff may enter into an agreement not to disclose confidential information.
- H.3.3.3 Where the proposed community amenity includes areas of land and valuation of the amenity is difficult or impractical, the Local Trust Committee may consider an alternative to undertaking financial appraisal of the value of the amenity. In such instances, the Local Trust Committee may consider permitting a maximum of one additional parcel or one additional dwelling unit for each parcel of dedicated land that is equal to the base minimum average parcel size for the Land Use Designation where it is located. For example, if land in the Uplands Designation is dedicated, a maximum of one density could be exchanged for each 8 ha dedicated or protected.

H.3.4 Application Procedures

- H.3.4.1 Applications to exchange higher density levels for community amenities should be considered by the Local Trust Committee on a case-by-case basis upon application for rezoning by the landowner.
- H.3.4.2 Detailed specifications of the community amenity to be provided are to be included in the rezoning application.
- H.3.4.3 Where a community amenity is to be provided to a third party for operation and maintenance, the application should be accompanied by a written agreement from that party to accept and maintain the amenity for the intended use. Covenants, housing agreements, or other tools should be used to ensure the amenity is used as intended. Parties chosen to hold an amenity should be public bodies or well-established non-profit groups with a mandate consistent with the amenity provided.
- H.3.4.4 When a community amenity is provided in exchange for extra density, the amenity must be provided or legally guaranteed at the time of adoption of the rezoning.
- H.3.4.5 Community amenities provided in exchange for a higher level of density should be identified with a plaque that outlines the nature of the amenity/density exchange. If the amenity is intended for public use, then the hours of operation and the body responsible for operation and maintenance should also be identified.
- H.3.4.6 The Local Trust Committee shall request that the applicant provide reports prepared by a qualified licensed or registered professional satisfying any of the above concerns that the Local Trust Committee considers relevant. The Local Trust Committee may consider requiring development information through adoption of a development approval information bylaw.

H.4 APPENDIX 4 - TRANSFER OF DEVELOPMENT POTENTIAL

H.4.1 Guidelines for Applications to Transfer Development Potential

The purpose of transfer of development potential is to allow for the consideration of applications that would result in the transfer of development potential from *environmentally sensitive areas*, lands that are hazardous, or lands that have cultural, historical, agricultural or landscape significance, while supporting the clustering of development potential in areas more suitable for development.

Transfer of Development Potential, sometimes referred to as “Density Transfer”, is the ability to rezone land such that it results in a reduction in development potential in one location and an increase in development potential in another, with no overall, or net, increase in density. The development potential usually takes the form of lots or units and the transfer is achieved by simultaneously changing the zoning on the “donor” and “receiver” parcels, or areas, to reflect the changed subdivision potential or permitted number of units on each. Transfer of development potential may be considered on a case-by-case basis, upon application for rezoning. The approval of a transfer of density through rezoning should be conditional on compliance with the following policy guidelines. These guidelines do not pre-determine a favourable outcome for any particular application.

- H.4.1.1 Applications should propose a reduced development potential on property within a Development Potential Donor Area. An increased development potential should be proposed on property within a Development Potential Receiving Area (See Map 26). Applications could also be made to transfer development potential within a Development Potential Receiving Area if such a transfer would achieve a community objective.
- H.4.1.2 Applications should not propose a density level in a Development Potential Receiving Area that exceeds the highest density level allowed in that Area, where base and higher densities are established
- H.4.1.3 Generally, applications should demonstrate the overall unsuitability of the sending area for the zoned development potential and the overall suitability of the proposed receiving area for an increase in development potential. Priority should be given to applications which can demonstrate that a transfer of development potential would result in preservation of sensitive ecosystems.
- H.4.1.4 Property where the development potential is being decreased should be protected by one or more of the following tools:
 - a. Rezoning that allows a reduced level of development or only a public use, combined with a *conservation* covenant on the land to be protected where there are *environmentally sensitive areas*.
 - b. dedication to a public body or non-governmental *conservation* group.
 - c. heritage designation as outlined in Section 967 of the *Local Government Act*.
 - d. inclusion in the Agricultural Land Reserve.
 - e. protection mechanisms developed in consultation with First Nations where there are sites of significance to First Nations.
- H.4.1.5 For every density transferred, the area of protected land in the Development Potential Donor Area should be not less than the minimum average parcel size allowed by the zoning on the protected land.
- H.4.1.6 When development potential is transferred, the uses and structures allowed on the new land parcels created should be determined by the land use policies that apply to the proposed receiving area.
- H.4.1.7 The Local Trust Committee should give consideration to the suitability of the receiving area for the proposed level of development. The following criteria, as appropriate, should be used in assessing the suitability of the land for development:
 - a. environmental values are identified prior to site clearing and design.
 - b. development is located away from areas with high environmental values, and natural buffers placed between the development site and sensitive features.
 - c. development is concentrated in areas with lower environmental values.
 - d. site plans protect biodiversity, clean air, and clean water.

- e. development is located away from areas that may be subject to erosion, flooding, wildfires, and wildlife conflicts.
- f. the impacts of roads are minimized and development is located in proximity to and accessible to existing services, constructed roads, and transit, and the development should have the potential to contribute to reducing community dependence of travel by automobile
- g. the fragmentation of habitat is minimized.
- h. potable water quality is maintained and an adequate supply is available to support the permitted level of development.
- i. air quality is maintained and energy efficient design, greenhouse gas emissions and climate change adaption are considered.
- j. energy- and water-efficient development is designed to conserve natural resources.
- k. development minimizes waste, and manages waste in an environmentally sound manner.
- l. that the development would not compromise archaeological, First Nations cultural, historical, heritage sites or significant or outstanding landscape features.
- m. that the development would be located away from community water system supply watersheds and community well capture zones.

H.4.1.8 Preference will be given to applications that locate transferred density in such a way as to reduce reliance on the private automobile, and address climate change mitigation and adaption.

H.4.1.9 Applications should be consistent with other policies in this Plan regarding rezoning.

H.4.1.10 Applications should be accompanied by a site plan that shows how the transferred density will be arranged to reduce impacts on the surrounding neighbourhood.

H.4.1.11 Applications should not involve property outside the area covered by this Plan.

H.4.2 Application Procedures

H.4.2.1 Application is to be made for a rezoning that would simultaneously decrease the development potential on one property while increasing the development potential on another.

H.4.2.2 Applications could involve either a single or separate owners of property in the Development Potential Receiving Area and the Development Potential Donor Area. While the settlement of compensation, if any, between the owners is a private matter, the Local Trust Committee may give consideration to the imputed value of the development potential.

H.4.2.3 The Local Trust Committee shall request that the applicant provide reports prepared by a qualified licensed or registered professional satisfying any of the above concerns that the Local Trust Committee considers relevant. The Local Trust Committee may consider requiring development information through adoption of a development approval information bylaw.

H.4.3 Guidelines for Applications to Create New Hamlets or Villages

H.4.3.1 Applications to create new hamlets or villages through the transfer of development potential should meet the following guidelines:

- a. Sites should be within about 2.5 km of a road shown on Map 5 as a Public Transit Route, and have bicycle/pedestrian access to that road.
- b. Sites should not be visible from Major Rural Roads and should be buffered from adjacent land uses by natural vegetation protected by covenant.
- c. Neighbourhood convenience and commercial services should be provided to eliminate the need for regular automotive travel to other island villages.
- d. Transportation within the site should be significantly pedestrian and bicycle oriented.
- e. Sites should not contain significant examples of *environmentally sensitive areas*.
- f. Sites should not contain areas that are hazardous to development due to geo-technical conditions or other features.
- g. Sites should be in areas that can provide sufficient potable water to sustain the proposed level of development.
- h. Demonstrate the use of energy efficiency and water *conservation* in *building* design and site planning.
- i. Sites should not compromise archaeological, First Nations cultural, historical, heritage sites, or significant or outstanding landscape features.

H.5 APPENDIX 5 - POLICIES FOR THE DEDICATION OF PARK LAND DURING LAND SUBDIVISION

H.5.1 Land Use Designations where Park Land could be Acquired

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H.5.1.1 Dedication of public park land could be required to be as land in the following Land Use Designations:

- Channel Ridge Residential
- Channel Ridge Village (Core and Outer)
- Educational
- Forestry
- Fulford Harbour Village
- Ganges Village (Core and Upper)
- General Employment and Commercial Services
- Health Care and Wellness
- Rural Neighbourhoods
- Residential Neighbourhoods
- Uplands
- Watershed Forestry
- Watershed and Islet Residential

H.5.2 Specific Community Park Land Needs

H.5.2.1 Park land dedicated through the subdivision process should be in one or more of the forms listed below. It should be acquired for the community as opportunities arise, on the basis of site evaluation and consultation with the Salt Spring Island Parks and Recreation Commission. The following types of park land are **not** listed in order of priority:

- i. *Environmentally Sensitive Areas* as defined in Appendix 1
- ii. *High Biodiversity Areas* as defined in Appendix 1
- iii. Lands that allow the development of "greenways" or other corridors linking natural areas and which contribute to the creation of network of protected areas that preserve representative ecosystems.
- iv. Land that helps to carry out the *Master Plan* of the Salt Spring Island Parks and Recreation Commission, including:
 - a) land that contributes to a community trail system (including trailhead parking areas). The system is to be made up of both local neighbourhood trails and interconnected trails that link major island destinations, recreation areas, interest points, public lands and residential areas. Where possible, trail system dedications should also provide protection of watercourses and riparian zones.
 - b) primary recreational or scenic areas, including:
 - i. Walker Hook beach, tombolo and surroundings
 - ii. Maxwell Point
 - c) land that provides for access and recreation next to the sea and to freshwater lakes that are not community drinking water supplies.
 - d) land that provides alternate rather than additional access to lakes used for community drinking water supplies, provided the access does not compromise water quality.
 - e) land that adds to Duck Creek Park.

- f) land suitable for tidal boat launching sites, including parking for cars and trailers, to be located in the following areas:
 - i. on the northwest shoreline of the island
 - ii. centrally located outside the Ganges Village Core
 - iii. near Burgoyne Bay
 - iv. on the east shore of the island.
- g) land for:
 - i. bicycle paths on both sides of the roads identified as bicycle routes on Map 4
 - ii. the Ganges Public Pathway System, including the seawalk portion, shown on Map 17
 - iii. a public athletic park in the south end of the island, about 8 to 12 ha in size
 - iv. an extension to Portlock Park about 3 ha in size
 - v. four public tennis courts, two near Ganges and two in the south end of the island.
- h) land not listed above which the Local Trust Committee considers would either provide for the recreational needs of the community, or would protect an Environmentally Sensitive Area.

H.5.2.2 Land that is located within a utility right-of-way or other easement could be accepted as public park land. However, the area within the right-of-way should not be accepted as part of the 5 per cent park land dedication.

H.6 APPENDIX 6 - LAND USE REGULATIONS AT THE TIME OF PLAN ADOPTION

Salt Spring Island Local Trust Committee Bylaw No. 355 (cited as “Salt Spring Island Land Use Bylaw, 1999”)

Note: Copies of this bylaw may be viewed and are available for purchase in the offices of the Islands Trust and on the website of the Islands Trust.

H.7 APPENDIX 7 - LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT

Chillibeck, Barry. 1993

Land Development Guidelines for the Protection of Aquatic Habitat.

Department of Fisheries and Oceans - Habitat Management Division and Ministry of Environment, Lands and Parks - Integrated Management Branch, Victoria, B.C.

August 10, 2010, available at: <http://www.dfo-mpo.gc.ca/Library/165353.pdf>

Note: This attachment is available for viewing in the offices of the Islands Trust.

H.8 APPENDIX 8 - CAPTURE ZONES, COMMUNITY WATER SUPPLY WELLS

Gulf Islands Groundwater. 1996

"Capture Zones", Community Water Supply Wells.

For the Islands Trust, Salt Spring Island, B.C. Prepared by R. Potter, P.Eng., Salt Spring Island, B.C.

H.9 APPENDIX 9 – GENERAL LAND DEVELOPMENT GUIDELINES

Ministry of Environment, March 2006

“Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia”