

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 487**

**A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999**

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Section 9.10 – RURAL, UPLAND, WATERSHED AND SMALLER ISLAND ZONES, Subsection 9.10.1 – Permitted Uses of Land, Buildings and Structures is deleted in its entirety and replaced with:

“9.10.1 Permitted Uses of Land, Buildings and Structures

(1) In addition to the *uses* permitted in the Subsection 3.1.1 of this Bylaw, the following *principal* and *accessory uses, buildings* and *structures* and no others are permitted in the Rural Zones indicated:

	R	RU1	RU2	RU3	RW1	RW2	Ri
<b>Principal Uses, Buildings and Structures</b>							
<i>Single-family dwellings</i>	◆	◆	◆	◆	◆	◆	◆
<i>Two family dwellings</i> constructed before July 31, 1990	◆	◆					
Dental and medical offices for a maximum of two medical practitioners	◆						
<i>Elementary schools, pre-schools and child day care</i>	◆	◆					
<i>Public health care facilities</i>	◆	◆					
<i>Community halls</i>	◆	◆					
<i>Churches and cemeteries</i>	◆	◆					
Veterinarian clinics and animal hospitals	◆	◆					
<i>Pet boarding services and kennels</i>	◆	◆					
<i>Pounds</i>	◆	◆					
<i>Active outdoor non-commercial</i> recreation, excluding <i>golf courses</i> and activities primarily involving the use of power-driven means of conveyance	◆	◆					
Lighthouse stations							◆
<i>Agriculture</i>	◆	◆	◆	◆			◆
<i>Agriculture, excluding intensive agriculture</i>					◆	◆	
<i>Public service uses</i>	◆	◆	◆	◆			◆
<b>Accessory Uses</b>							
<i>Seasonal cottages</i> subject to Section 3.14	◆	◆		◆			◆
<i>Home-based business use</i> , subject to Section 3.13	◆	◆	◆	◆	◆	◆	◆

*Information Note: See Section 3.3.1, which indicates that where land is in the Agricultural Land Reserve, agriculture, farm buildings and farm structures are permitted in a manner similar to the Agriculture 1 zone.*

*Information Note: All activities in the Rural Watershed 1 (RW1) and Rural Watershed 2 (RW2) zones must be carried out in accordance with the applicable regulations of Salt Spring Island Land Use Bylaw No. 355, Salt Spring Island Official Community Plan Bylaw No. 434, the Agricultural Waste Control Regulation (Environmental Management Act), the Drinking Water Protection Act, the Water Sustainability Act, the Groundwater Protection Regulation and the Fisheries Act.*

*Information Note: Land owners in the Rural Watershed 1 (RW1) and Rural Watershed 2 (RW2) zones are encouraged to adopt best management practices that protect water quality (e.g. British Columbia Environmental Farm Plan Program)."*

2.2 Section 9.10 – RURAL, UPLAND, WATERSHED AND SMALLER ISLAND ZONES, Subsection 9.10.2 Size, Siting and Density of Land, Buildings, and Structures, is deleted in its entirety and replaced with:

“9.10.2 Size, Siting and Density of Land, Buildings and Structures

(1) Subject to Part 4, *buildings, structures and uses* in the Rural, Rural Uplands, Rural Watershed and Rural Islet Zones must comply with the following regulations regarding size, siting and density:

	R	RU1	RU2	RU3	RW1	RW2	Ri
<b>Lot Coverage and Floor Area</b>							
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (per cent)	33	33	5	10	33	33	10
Maximum <i>floor area</i> of a <i>building</i> used for a <i>community hall, church, pre-school or day care centre</i> (square metres)	930	930	N/A	N/A	N/A	N/A	N/A
Maximum total <i>floor area</i> of <i>farm buildings and farm structures</i> (square metres)	465	465	465	465	465	465	465
<b>Number of Units and Minimum Site Areas</b>							
Maximum number of <i>dwelling units</i> per 8 ha with the exception of <i>secondary suites</i> , where permitted	N/A	N/A	1	N/A	N/A	N/A	N/A
Maximum number of <i>seasonal cottages</i> per 8 ha	N/A	N/A	1	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for a <i>day care centre</i> (ha)	2	2	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for pet boarding facilities, including <i>kennels</i> (ha)	4	4	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot area</i> required for a <i>pound</i> (ha)	2	2	N/A	N/A	N/A	N/A	N/A
<b>Setbacks of Uses, Buildings and Structures</b>							
Despite Subsection 4.3.1, the following <i>lot line</i> setbacks apply for the specific <i>zone</i> indicated:							
Minimum <i>Front lot line</i> setback (metres)	*	*	15	*	*	*	*
Minimum <i>Rear lot line</i> setback (metres)	*	*	15	*	*	*	*
Minimum <i>Interior side lot line</i> setback (metres)	*	*	15	*	*	*	*
Minimum <i>Exterior side lot line</i> setback (metres)	*	*	15	*	*	*	*
In addition to Section 4.5 (Setbacks from Water Bodies – Water Quality Protection), the following <i>water body</i> setbacks apply for the <i>zone</i> indicated:							
Minimum setback for <i>agriculture</i> from the natural boundary of any <i>water body</i> (metres)	N/A	N/A	N/A	N/A	15	15	N/A

Minimum setback for the keeping of livestock or poultry from the natural boundary of any <i>water body</i> (metres)	N/A	N/A	N/A	N/A	15	15	N/A
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\* indicates provisions of Section 4.3 apply”

2.3 Section 4.5 – SETBACKS FROM WATER BODIES – WATER QUALITY PROTECTION, Subsection 4.5.3, 1st paragraph, is deleted in its entirety and replaced with the following:

Commercial, institutional, or agricultural production, storage, or manufacture of the following products is to be setback 30 metres from the natural boundary of any water body, except where these uses take place indoors within the Ganges Village Core.

2.4 Section 4.5 – SETBACKS FROM WATER BODIES – WATER QUALITY PROTECTION, Subsection 4.5.3, is amended by adding the words “, excluding incidental production from pets and livestock ranging on pasture” following the words “Pet or domestic animal wastes” in the list of products in Subsection 4.5.3

2.5 Section 4.3 – SETBACKS FROM LOT LINE AND ACCESS EASEMENTS, Subsection 4.3.6 is amended by changing the weight from 4500 kg to 4550 kg.

2.6 By making such consequential numbering alterations to effect these changes.

READ A FIRST TIME THIS	1ST	DAY OF	SEPTEMBER	2016
READ A SECOND TIME THIS	21ST	DAY OF	DECEMBER	2017
PUBLIC HEARING HELD THIS	8TH	DAY OF	FEBRUARY	2018
READ A THIRD TIME THIS	29TH	DAY OF	MARCH	2018
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	2ND	DAY OF	MAY	2018
ADOPTED THIS	26TH	DAY OF	FEBRUARY	2019

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Chair

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Secretary