



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, MONDAY, May 14, 2012
AT THE SOUTH COMMUNITY HALL
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C**

LATE ITEM(S)

- 9.2 GL-BP-(Wasty) Covenant Discharge Addendum (attached)**
- 9.5 Referral of Salt Spring Island Bylaw No. 460 (attached)**

May 10, 2012

Ms. Kaitlin Kazmierowski
Island Planner – Galiano Island
Islands Trust
200 - 1627 Fort St
Victoria, BC V8R 1H8

Re: Request of Discharge of Potable Water Covenant EW062082 for 1784 Sticks Allison Road,
Galiano Island, Lot 9, Plan VIS5536, Cowichan District

Dear Ms. Kazmierowski,

As owners of the above property, we would like to request discharge of covenant EW062082 currently attached to the title of the property. The covenant requires certification by a duly qualified professional engineer of a potable water system. Attached to this letter is just such a certification made by Martin Vogel, P.Eng.

Sincerely,

Two handwritten signatures in black ink. The first signature is 'Ron Cenfetelli' and the second is 'Sandra Robinson'.

Ron Cenfetelli and Sandra Robinson
3521 W. 40th Avenue
Vancouver, BC V6N 3B7
Ph: 604-224-5670
Email: cenfetelli@sauder.ubc.ca

April 17, 2007

File: 1727.01

Ronald T. Cenfetelli, Ph.D.
3521 West 40th Ave
Vancouver, B.C. V6N 3B7

Reference: Strata Lot 9, District Lot 30, Galiano Island, Cowichan District, Strata Plan VIS5536

Dear Sir,

A water treatment system consisting of the following was designed for the water supply well on the above referenced lot:

1. Manganese greensand filter with intermittent regeneration.
2. Filtration with a 5micron cartridge filter.
3. UV disinfection with a UV reactor certified to meet NSF Standard 55 Class A. This reactor is equipped with a UV sensor that will automatically shut down the flow of water if an inadequate UV intensity is measured.
4. Reverse osmosis (RO) of water supplied to kitchen tap.

We certify that the described system has been designed to provide drinking water meeting the requirements of the *Guidelines for Canadian Drinking Water Quality* as specified by Galiano Island Land Use Bylaw No. 127, 1999 (Section 13.23) and based on the water quality assessment provided for Well 4 as shown in Table 2 of the assessment report prepared by Gulf Island Geotechnical Services¹. Well 4 was reported to be the supply well for the above referenced lot. For reference, we have attached the following:

1. Table 2 of Gulf Island Geotechnical Services report
2. Hand sketch of the proposed water treatment process
3. Quote of equipment vendor identifying the selected water treatment equipment
4. Manufacturers' information for selected water treatment equipment

Please note that Watertiger Purification Systems Inc., the equipment vendor selected, will provide the NSF certified TGI-525 RO shown on the last two pages of the attachment rather than the quoted TGI-415 unit. Also, the installation of a small, separate pump for proper operation of the RO may be required if the residual pressure is not adequate.

¹ Gulf Island Geotechnical Services, 1418 Ryan St., Victoria, BC V8R 2X1, Project No.: 2457-5DL 30/31, November 20, 2002.

Ronald T. Cenfetelli, Ph.D.

File: 1727.01

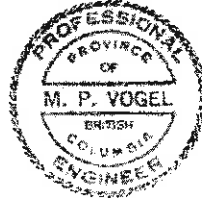
Strata Lot 9, District Lot 30, Galiano Island, Cowichan District, Strata Plan VIS5536

April 17, 2007

Thank you for the opportunity to be of service. Please do not hesitate to call me at 250-391-9209 if you have any questions.

Yours truly,

NOVATEC CONSULTANTS INC.



Martin P. Vogel
Martin P. Vogel, M.S.Ch.E., Dipl.-Ing., P.Eng.

Senior Environmental Engineer

CERTIFICATION LETTER APRIL 17 07.DOC

1.2 Water Quality: (see table 2)

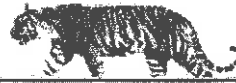
Unadulterated water samples from well 1 to 4 were submitted by GIGS to MB Labs of Sidney B.C. for chemical and bacteriological analyses. Table 2 includes the laboratory results of all bacterial analyses and selected results for chemical tests which exceeded the Guidelines for Canadian Drinking Water Quality (bold type). Laboratory certificates are appended.

Well No	M.B. Labs Sample No.	Bacteria CFU/100ml			Fe	Mn	F1	pH
		TC	FC	NC	.300 mg/l	.050 mg/l	1.5 mg/l	6.5 to 8.5
#1	2457-W1-1	0	0	200	2.49	0.054	3.02	9.19
	2457-W1-2	0	0	0				
#2	2457-W2-1				0.484		1.68	
	2457-W2-2	0	0	0				
#3	2457-W3-1				0.350			
	2457-W3-2	0	0	14				
#4	2457-W4-1				0.332		1.98	
	2457-W4-2	0	0	0				

Table 2: Critical water quality parameters for subject wells

We conclude that:

- Chemical analyses of a water sample from these wells show variable non-compliance with the recommended limits of the Guidelines for Canadian Drinking Water Quality for iron, manganese, fluoride, and pH.
- The limits placed on iron and manganese are aesthetic objectives. These elements are not considered to be toxic but may cause staining of porcelain and laundry.
- Excessive concentrations of fluoride in the water of wells 1, 2, and 4 present risks of dental and skeletal fluorosis.
- The pH level of water from well 1 is above the guideline range of 6.5 to 8.5. In some waters a pH higher than 8.5 may promote encrustation and precipitation of calcium carbonate scales, and chlorine disinfection may be less effective.
- Bacteriological analyses of water samples from these wells did not exceed guideline limits at the time of sampling. Note that bacterial content may be subject to change and should be checked periodically.

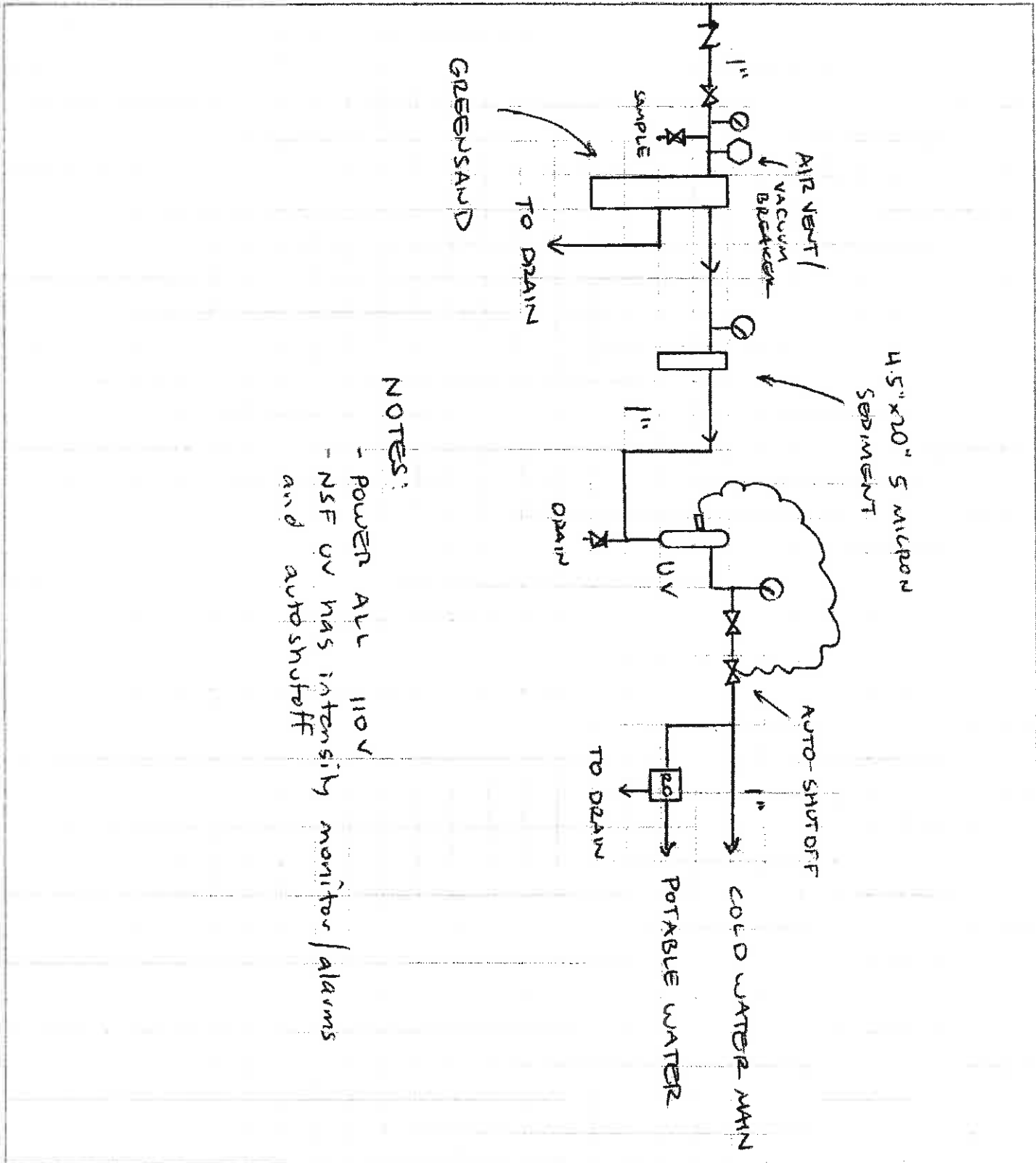


WATERTIGER

Water Purification Systems
 Sales • Service • Design
 Residential • Commercial
 Industrial • Custom Design

TO: _____
 FROM: ADAM SCHEUER
 PROJECT: RON CENFETELLI

DATE: 3/12/07
 RE: _____



IRON-MANGANESE H₂S FILTERS • DISTILLERS • BIOSAND FILTERS • SOFTENERS

WATERTIGER™ REVERSE OSMOSIS • JUDO FILTERS • TROJAN UVMAX



WATERTIGER™

Tiger Purification Systems Inc

320 Mary Street
Victoria, BC V9A 3V9
Tel (250) 383-4558 Fax (250) 383-6990 E-mail: info@watertiger.net
www.watertiger.net

QUOTATION

To:	Ron Cenfetelli	From:	Adam Scheuer
Tel:	604-224-5670 604-822-9552	Quote #:	AS-673b
Fax/E:	Ron.Cenfetelli@sauder.ubc.ca	Date:	March 6, 2006

Equipment	1.0 Cu Ft Greensand Filter	\$1,396.81
	4.5"x20" 5 micron sediment	\$182.65
	Trojan UVMaxPro 7	\$1,440.00
	Auto shutoff for UV	\$295.00
	#415 RO	\$419.00
Labour	10 hours @ \$82/hr (estimate)	\$820.00
Shipping	n/a	
TOTAL		\$4,553.46
Taxes	PST/GST extra (PST on parts only)	

Notes/Assumptions:

- Quote valid for 30 days
- Availability approx. 1 week

Water Purification Equipment
Reverse Osmosis – Distillers – Trojan Ultraviolet – Hallett Ultraviolet – Dannon BioSand – Novatek Filters & Softeners – Judo
Sediment Filters – Seawater Desalination – Custom Designed Systems
Service – Sales – Installation

GST # 89100 4533 RT0001 PST # R360200

Fusion²

Automatic Water Filters and Specialty Conditioners.

A FUSION OF WATER TECHNOLOGY AND PRACTICALITY.

Waterite

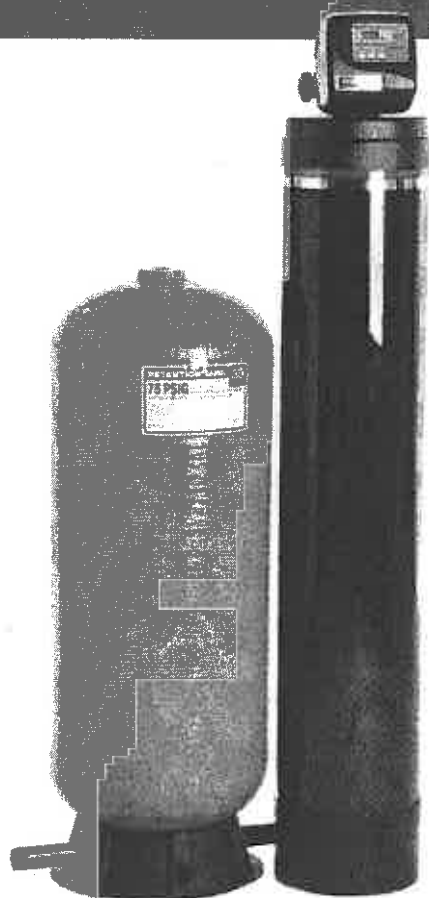


brings pure water to life

High performance systems to meet residential or light commercial water conditioning challenges.

Fusion² Specialty Ion Exchange Water Conditioners

The fully electronic Intellogic® Ultra control features clock or metered brining, multiple cycle sequencing, and upflow or downflow brining. An extra-rigid brine tank and Midnight Black tank jacket complete the package. High-performance *Exceldear* selective reduction anion or cation resins are available for nitrates, organic colour, uranium and other contaminants. Mixed bed systems with the *Fusion²* static valve are also available for deionization applications with Waterite's own MBX115 resin. Systems available from .7 CF to 5.0 CF with peak service flow rates up to 25.0 GPM.



Fusion² Chemical-Free *Paterson* Iron Remover

Waterite's wide range of water conditioners includes the original Paterson chemical-free iron remover, a highly effective solution to iron staining and rusty water. This rugged system injects air to oxidize ferrous (clear water) iron and removes the resulting ferric (red water) iron from your water supply. Features include the famous Micronizer air injector, Midnight Black tank jacket and the F2TC fully automatic valve. Waterite's patented Paterson system never needs chemicals! Available in 1.5, 2.0 and 2.5 CF sizes with service flow rates up to 8.0 GPM. Dealer will specify contact tank size required.



IRON FIST® H₂S and Iron Filter Systems

Iron Fist systems use Pyrolox(tm) catalytic media to eliminate the corrosion, odour and staining due to H₂S and iron in drinking water without the need of any chemical media regeneration or contact tanks. Fully automatic, each system comes with the Waterite valve 5-year limited warranty and a limited 10-year warranty on the mineral tank.

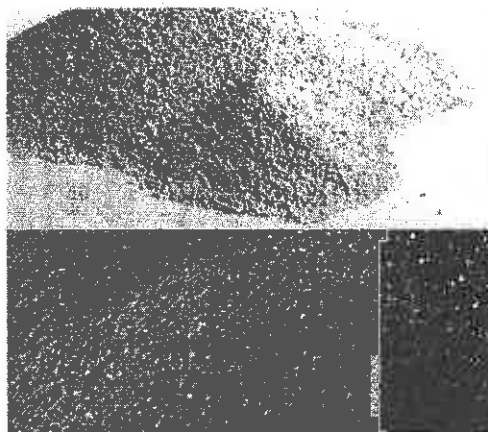


nic water conditioners and filters.



Fusion² Multi Media and Special Media Filters

Each water filter application can present a unique set of challenges. Waterite's **Fusion²** filter family can help meet them all. Available with a wide selection of media, **Fusion²** filters can be tailored to meet individual customer needs, up to 4.0 CF with service flow rates up to 14.0 GPM. Waterite automatic filters and conditioners are also commonly used for pre-treatment of commercial reverse osmosis systems.

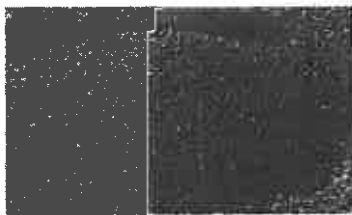


- Multi-media sand and gravel filtration for the reduction of turbidity (suspended particulate) to approximately 15 microns. Crushed aggregate filtration (Filter Ag(tm), crushed pumice) for the reduction of fine suspended particulate to approximately 30 microns.
- Waterite's **CENTURION**, **CENTURION 'C'** and **CENTURION '7'** high performance, acid washed activated carbon filters are commonly used for the reduction of chlorine and its by-products, THMs, VOCs, organic colour, H₂S, odours and particulate.

Fusion² water conditioners feature **Waterite** control valves



Fusion² Manganese Greensand and MTMTM Filters



Useful for filtration when elevated iron, hydrogen sulphide and manganese are found in the water supply. Both of these proven filtration medias require periodic regeneration with potassium permanganate. Manganese greensand is a natural, mined material and MTM is a manufactured media. MTM has an advantage in applications requiring a lower backwash rate to achieve optimum bed expansion. Models are available up to 2.5 CF with peak service flows up to 10.0 GPM.

Waterite Technologies, Inc. is registered and licensed to import, stock and furnish potassium permanganate by Health Canada.

All MTM and MG filter systems are equipped with the Waterite F2TC control valve, potassium permanganate feeder, the initial dose of potassium permanganate and a minimum of 100 lbs of media.



Fusion² Water Conditioner Model Guide

FOR RESIDENTIAL AND LIGHT COMMERCIAL APPLICATIONS

The Inside Story:

The Waterite F Series Automatic Control Valve

The Waterite F-Series control valve is the heart of the **Fusion²** family of filters and selective ion exchange water conditioners. The latest generation of design assures years of trouble free service. With service and backwash rates up to 27 GPM, Waterite F-series valves feature integrated circuit boards, proven piston technology and multiple sequence programming. The valve may be disassembled and serviced in minutes, making it a breeze to service.



FILTER TYPE	FILTER MODEL	TANK SIZE	CF MEDIA	NORMAL/PEAK FLOW GPM	B/W RATE GPM
Paterson Iron Filter	P1054F2	10 X 54	1.5	2.5 / 5.0	5.0
	P1248F2	12 X 48	2.0	3.0 / 6.0	7.0
	P1354F2	13 X 54	2.5	4.0 / 8.0	10.0
IRON FIST Filters	FPF9K	9 X 40	0.8	2.0 / 4.0	15.0
	FPF10K	10 X 47	1.0	2.5 / 5.0	18.0
Multi-Media Filters	FMF10A	10 X 47	1.0	2.5 / 5.0	5.0
	FMF15A	10 X 54	1.5	3.0 / 6.0	7.0
	FMF20A	12 X 48	2.0	4.0 / 8.0	10.0
	FMF25A	13 X 54	2.5	4.5 / 9.0	11.0
	FMF30A	14 X 65	3.0	5.0 / 10.0	12.0
	FMF40A	16 X 65	4.0	7.0 / 14.0	15.0
Carbon Filters	FCF10A	10 X 47	1.0	2.5 / 5.0	5.0
	FCF15A	10 X 54	1.5	3.0 / 6.0	5.0
	FCF20A	12 X 48	2.0	4.0 / 8.0	7.0
	FCF25A	13 X 54	2.5	4.5 / 9.0	8.0
	FCF30A	14 X 65	3.0	5.0 / 10.0	10.0
	FCF40A	16 X 65	4.0	7.0 / 14.0	12.0
Filter Ag Filters	FAF10A	10 X 47	1.0	2.0 / 4.0	5.0
	FAF15A	10 X 54	1.5	2.5 / 5.0	5.0
	FAF20A	12 X 48	2.0	3.0 / 6.0	7.0
	FAF25A	13 X 54	2.5	4.0 / 8.0	8.0
	FAF30A	14 X 65	3.0	5.0 / 10.0	10.0
	FAF40A	16 X 65	4.0	7.0 / 14.0	12.0
MTM Filters	FMT10A	10 X 47	1.0	2.5 / 5.0	5.0
	FMT15A	10 X 54	1.5	3.0 / 6.0	5.0
	FMT20A	12 X 48	2.0	4.0 / 8.0	7.0
	FMT25A	13 X 54	2.5	5.0 / 10.0	10.0
Greensand Filters	FMG10A	10 X 47	1.0	2.5 / 5.0	5.0
	FMG15A	10 X 54	1.5	3.0 / 6.0	7.0
	FMG20A	12 X 48	2.0	5.0 / 8.0	10.0

Fusion²
www.waterite.com

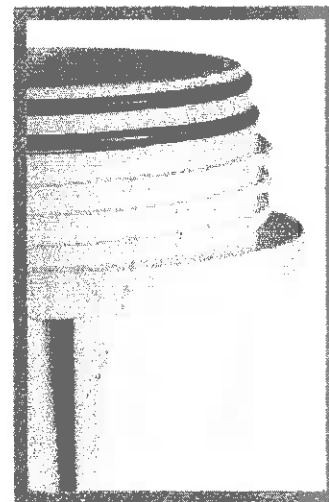
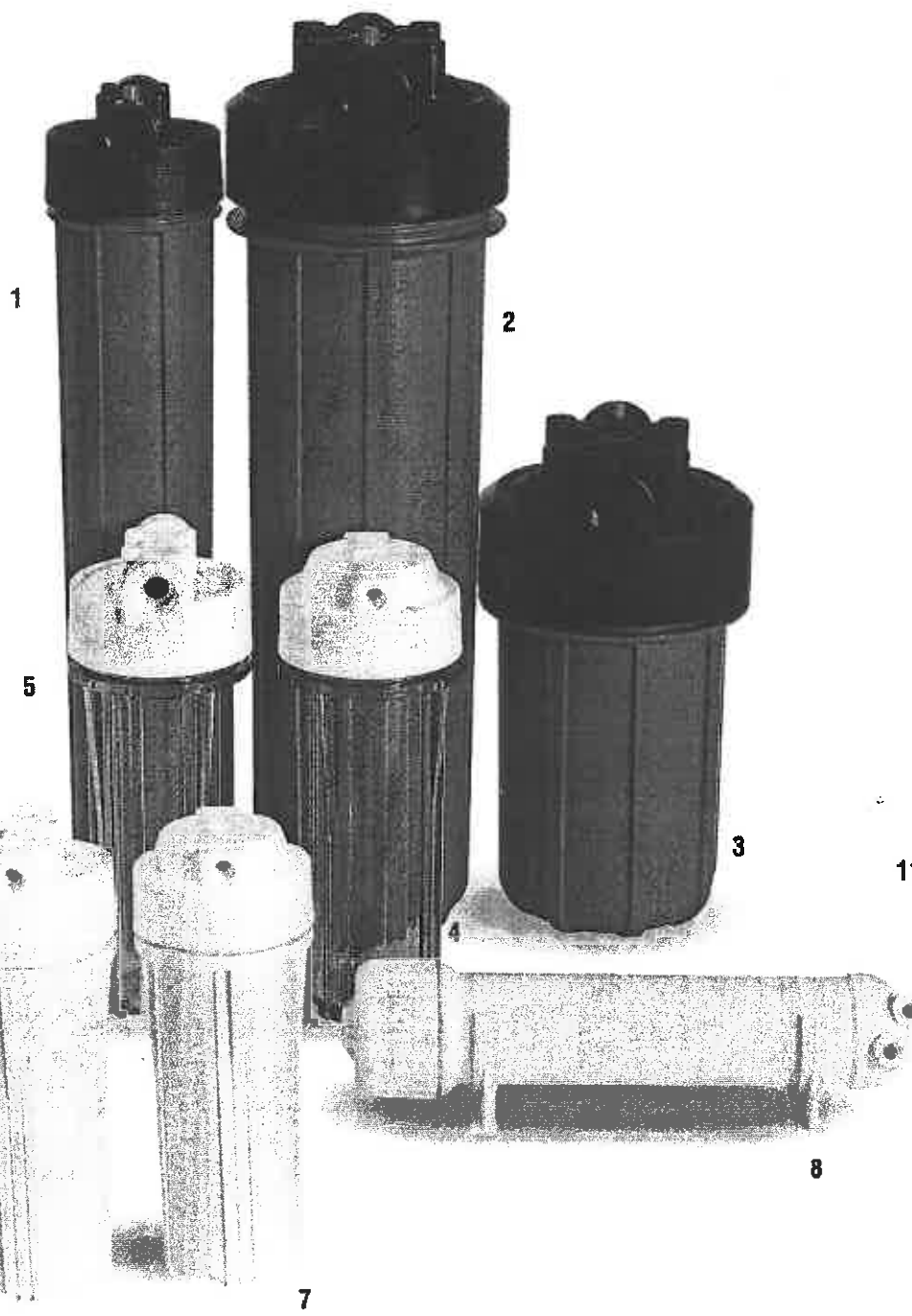
YOUR **Fusion²** FILTER AND WATER CONDITIONER DEALER



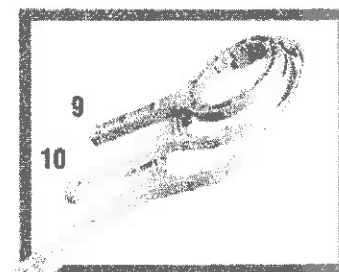
Filter and Membrane Housings

FH/3

Series



* Double O-ring design sump



Full circle opening wrench

TIGER
IFICATION SYSTEMS INC.
 320 Mary Street
 Victoria BC V9A 3V9
 (250) 383-4558
www.watertiger.net

	Model	Item No.	Length	NPT		Model	Item No.
1.	(GTS - 214)	FH - UF 2034 BU / 3	20"	3/4"	8.	(GTS - 241)	MH - 200 WL / 3
2.	(GTS - 222)	FH - AR 2010 BUB / 3	20"	1"			Clips not included
3.	(GTS - 221)	FH - AR 1010 BUB / 3	10"	1"	9.	(GTS - 230)	MH - WWF
4.	(GTS - 202)	FH - UF 1014 WL / 3	10"	1/4"	10.	(GTS - 231)	FH - WWF / 3
5.	(GTS - 203)	FH - UF 1034 WL / 3	10"	3/4"	11.	(GTS - 232)	FH - WWFB / 3
6.	(GTS - 204)	FH - UF 1038 WW / 3	10"	3/8"			
7.	(GTS - 201)	FH - UF 1014 WW / 3	10"	1/4"			

• The tightness and water permeation seal are thus stronger and more effective.

Distributed By:
Topway Global Inc.
 Brea, California 92821, USA
 E-mail: tgi@tgipure.com
www.tgipure.com



DGD-2501
DGD-5005
DGD-7525

DGD-2501-20
DGD-5005-20
DGD-7525-20

- Manufactured from 100% pure polypropylene
- Designed for purity, with bacteria and chemical resistance
- Two separate gradient density layers enhance cartridge performance
- Three times the dirt-holding capacity of similar-sized sediment cartridges
- DOE Cartridge

Specifications

- Filter Media: Polypropylene
- Temperature Rating: 40°F to 145°F (4.4°C to 63°C)

Cartridge Specifications and Performance Data

Model	Maximum Dimensions	Micron Rating (Nominal)	Initial ΔP (psi) @ Flow Rate (gpm)
DGD-2501	4-1/2" x 10" (114 mm x 254 mm)	Pre-filter - 25 Post-filter - 1	<1 psi @ 10 gpm (<0.1 bar @ 38 lpm)
DGD-2501-20	4-1/2" x 20" (114 mm x 508 mm)	Pre-filter - 25 Post-filter - 1	<1 psi @ 20 gpm (<0.1 bar @ 76 lpm)
DGD-5005	4-1/2" x 10" (114 mm x 254 mm)	Pre-filter - 50 Post-filter - 5	<1 psi @ 10 gpm (<0.1 bar @ 38 lpm)
DGD-5005-20	4-1/2" x 20" (114 mm x 508 mm)	Pre-filter - 50 Post-filter - 5	<1 psi @ 20 gpm (<0.1 bar @ 76 lpm)
DGD-7525	4-1/2" x 10" (114 mm x 254 mm)	Pre-filter - 75 Post-filter - 25	<1 psi @ 10 gpm (<0.1 bar @ 38 lpm)
DGD-7525-20	4-1/2" x 20" (114 mm x 508 mm)	Pre-filter - 75 Post-filter - 25	<1 psi @ 20 gpm (<0.1 bar @ 76 lpm)

POLYDEPTH™ POLYPROPYLENE

- Quality polypropylene filter media
- Will not impart taste, odor or color
- Superior chemical resistance. Not prone to bacterial attack
- Compatible with a wide range of industrial filtration
- Available in a wide range of micron ratings and lengths
- DOE Cartridge

Specifications

- Filter Media: Polypropylene
- Temperature Rating: 40°F to 175°F (4.4°C to 79°C)

NOTE: 2-1/2" x 19-1/2" and 2-1/2" x 29-1/4" (64 mm x 495 mm), (64 mm x 743 mm) lengths are also available.

POLYDEPTH™
Polypropylene
Sediment
Cartridge

Cartridge Specifications and Performance Data

Model	Maximum Dimensions	Micron Rating (Nominal)	Initial ΔP (psi) @ Flow Rate (gpm)
PD-1-934	2-1/2" x 9-7/8" (64 mm x 251 mm)	1	<2.0 psi @ 2 gpm (<0.14 bar @ 8 lpm)
PD-1-20	2-1/2" x 20" (64 mm x 510 mm)	1	<2.0 psi @ 5 gpm (<0.14 bar @ 19 lpm)
PD-1-30	2-1/2" x 30" (64 mm x 763 mm)	1	<2.0 psi @ 7 gpm (<0.14 bar @ 26 lpm)
PD-1-40	2-1/2" x 40" (64 mm x 1017 mm)	1	<2.0 psi @ 9 gpm (<0.14 bar @ 34 lpm)
PD-5-934	2-1/2" x 9-7/8" (64 mm x 251 mm)	5	<2.0 psi @ 2 gpm (<0.14 bar @ 8 lpm)
PD-5-20	2-1/2" x 20" (64 mm x 510 mm)	5	<2.0 psi @ 5 gpm (<0.14 bar @ 19 lpm)
PD-5-30	2-1/2" x 30" (64 mm x 763 mm)	5	<2.0 psi @ 7 gpm (<0.14 bar @ 26 lpm)
PD-5-40	2-1/2" x 40" (64 mm x 1017 mm)	5	<2.0 psi @ 9 gpm (<0.14 bar @ 34 lpm)
PD-10-934	2-1/2" x 9-7/8" (64 mm x 251 mm)	10	<2.0 psi @ 2 gpm (<0.14 bar @ 8 lpm)
PD-10-20	2-1/2" x 20" (64 mm x 510 mm)	10	<2.0 psi @ 5 gpm (<0.14 bar @ 19 lpm)
PD-10-30	2-1/2" x 30" (64 mm x 763 mm)	10	<2.0 psi @ 7 gpm (<0.14 bar @ 26 lpm)
PD-10-40	2-1/2" x 40" (64 mm x 1017 mm)	10	<2.0 psi @ 9 gpm (<0.14 bar @ 34 lpm)
PD-25-934	2-1/2" x 9-7/8" (64 mm x 251 mm)	25	<2.0 psi @ 2 gpm (<0.14 bar @ 8 lpm)
PD-25-20	2-1/2" x 20" (64 mm x 510 mm)	25	<2.0 psi @ 5 gpm (<0.14 bar @ 19 lpm)
PD-25-30	2-1/2" x 30" (64 mm x 763 mm)	25	<2.0 psi @ 7 gpm (<0.14 bar @ 26 lpm)
PD-25-40	2-1/2" x 40" (64 mm x 1017 mm)	25	<2.0 psi @ 9 gpm (<0.14 bar @ 34 lpm)
PD-50-934	2-1/2" x 9-7/8" (64 mm x 251 mm)	50	<2.0 psi @ 2 gpm (<0.14 bar @ 8 lpm)
PD-50-20	2-1/2" x 20" (64 mm x 510 mm)	50	<2.0 psi @ 5 gpm (<0.14 bar @ 19 lpm)
PD-50-30	2-1/2" x 30" (64 mm x 763 mm)	50	<2.0 psi @ 7 gpm (<0.14 bar @ 26 lpm)
PD-50-40	2-1/2" x 40" (64 mm x 1017 mm)	50	<2.0 psi @ 9 gpm (<0.14 bar @ 34 lpm)

CRE SERIES CERAMIC CARTRIDGE

- Specially designed for cyst reduction and fine sediment filtration applications
- 1/2" thick ceramic walls allow for many cleanings, extending cartridge life
- Nominal 1-micron rating
- DOE Cartridge

Specifications

- Filter Media: Sintered Ceramic
- End Caps: Thermoset Polymeric
- Gasket: Buna-N
- Temperature Rating: 40°F to 125°F (4.4°C to 52°C)

Material Selection Guide

Model	Maximum Dimensions	Micron Rating (Nominal)	Initial ΔP (psi) @ Flow Rate (gpm)
CRE-1	1-7/8" x 9-3/4" (48 mm x 248 mm)	1	19 psi @ 1 gpm (1.3 bar @ 3.8 lpm)

CRE-1

TROJAN^{UV} MAXTM

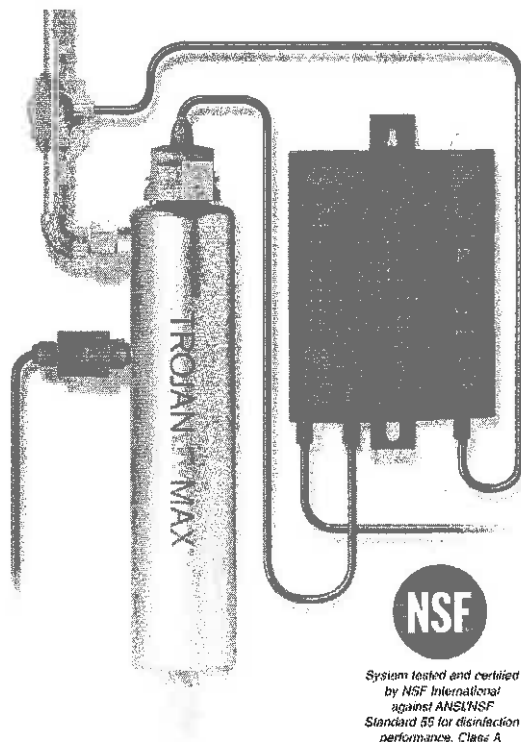
Pro Series

Your best possible assurance!

The Pro Series from Trojan is the *first* series of UV products to be certified by NSF International, the leading authority on residential water treatment system testing, against the rigorous requirements of NSF Standard 55 Class A.

From procurement and manufacturing to shipping and performance, NSF Standard 55 Class A certification ensures water treated by a TrojanUVMaxTM Pro Series product is safe.

With both 8.2 and 17.8 gallon-per-minute models and a full 5 year warranty against manufacturer's defects on the power supply and all electrical components (and 10 years on the water chamber!), the Pro Series is sure to meet all your disinfection requirements.



Unsurpassed Features

Unique lamp/sleeve assembly:

Our lamp and sleeve remove from the water chamber as one piece. This ensures that the lamp sleeve is easily examined and cleaned of any mineral build-up.

Maintenance without tools:

Regular maintenance of the lamp, sleeve and sensor is intuitive and does not require tools, saving time and aggravation.

State-of-the-art UV intensity monitor:

Our UV sensor is the most stable in the industry, avoiding the danger of sensor drift.

Remote alarm and solenoid control:

The power supply can simultaneously control a solenoid valve and remote alarm, for the ultimate in confidence.

Diagnostic display:

Troubleshooting is made simple through the use of a diagnostic display on the power supply.

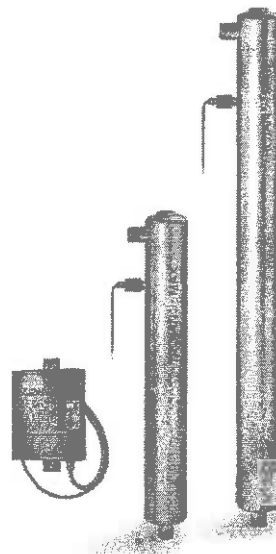
Lamp age display and alert:

The age of the UV lamp is displayed during normal operation, and an alert condition automatically indicates when the time has come to replace the lamp.

Product Specifications

TrojanUVMax™ Model	Pro 7	Pro 15
Rated flow rate	8.2 GPM	17.8 GPM
Minimum dose	40 mJ/cm ²	40 mJ/cm ²
No-tools maintenance	✓	✓
Electronic power supply	✓	✓
Lamp age display and alert	✓	✓
Digital diagnostic display	✓	✓
Alarm postpone button	✓	✓
Alarm reset	✓	✓
Audible/visual lamp & sensor failure alarm	✓	✓
Dynamic flow restrictor	✓	✓
UV intensity monitor	✓	✓
Electropolished exterior	✓	✓
Dry contacts	✓	✓
Solenoid (shut-off) valve*	Optional	Optional
Water chamber material	316 SS	316 SS
Rated service life of lamp	1 year	1 year
Inlet/outlet	1" NPT	1" NPT
Electrical	90-265 VAC 50/60 Hz 67 W	90-265 VAC 50/60 Hz 102 W
Chamber assembly	29"x3.5" 73.5cmx9cm	43.5"x3.5" 110cmx9cm
Power supply	9.75"x6"x2.5" 25x15x6cm	9.75"x6"x2.5" 25x15x6cm

* requires solenoid junction box



System tested and certified
by NSF International
against ANSI/NSF
Standard 55 for disinfection
performance, Class A.



Operating Parameters

Iron	<0.3 ppm
Hardness	<120 ppm (7 GPG)
Total suspended solids	<5 ppm
UV transmittance	>75%
Maximum working pressure	125 PSI
Max influent temperature	30° C (86° F)

General Installation and Operating Requirements

- UV transmittance must be greater than 75%. Through your dealer, Trojan offers a free water testing service for hardness, iron and UV transmittance.
- A sediment prefilter cartridge with a pore size of 5 microns or less is recommended.
- Lamps must be replaced after 1 year of operation to ensure proper disinfection.
- Lamp sleeves and UV intensity window will require regular cleaning. See Owner's Manual for details.

Answering your questions...

What is UV?

Ultraviolet (UV) light is at the invisible, violet end of the light spectrum. The water treatment industry uses a high-powered form of UV light called UV-C, or "germicidal UV" to disinfect water.

How does UV light work?

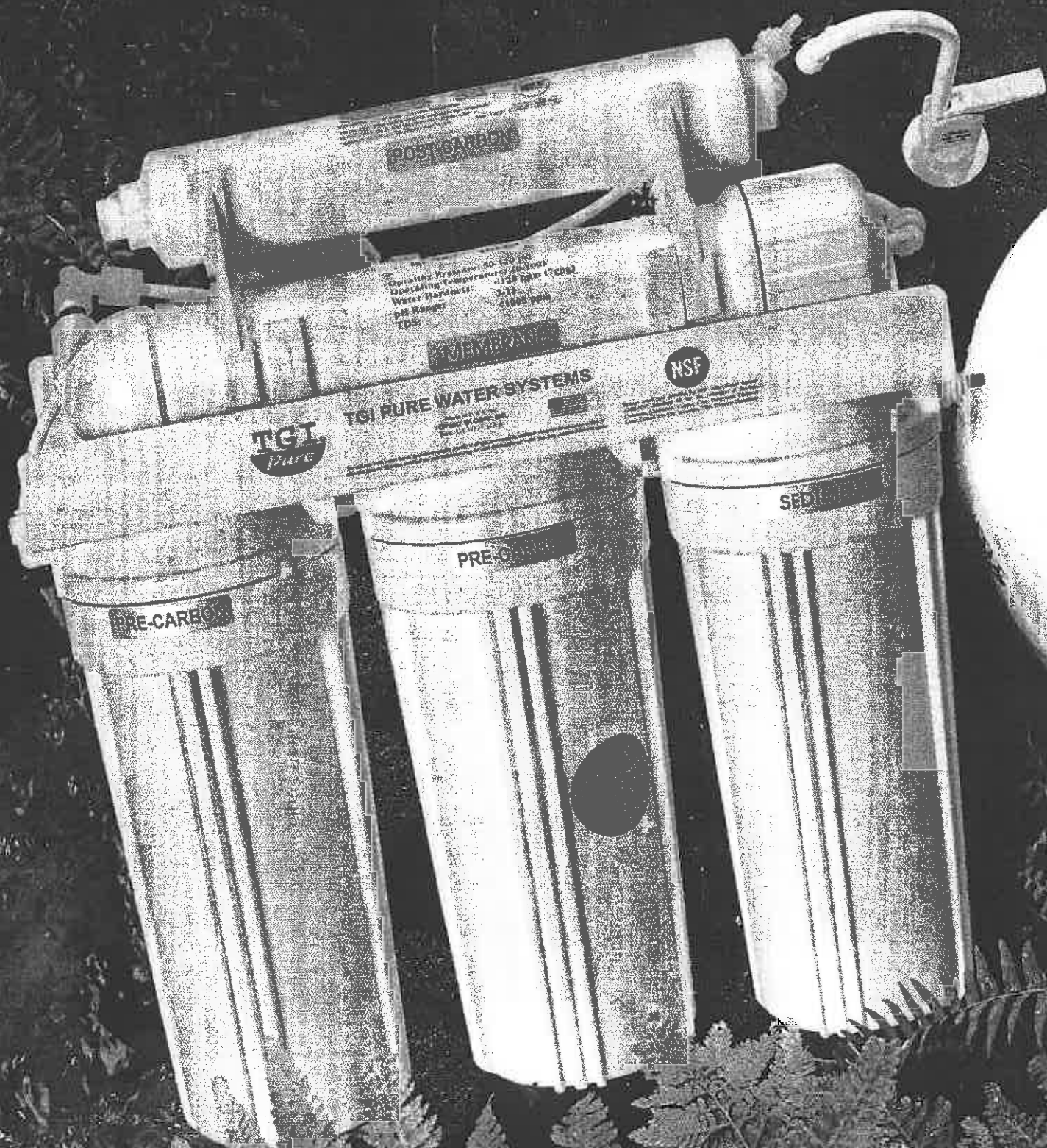
UV-C rays penetrate microorganisms and destroy their ability to reproduce, effectively rendering them harmless. It's a

simple but effective process, with Trojan's system destroying a minimum of 99.99% of harmful microorganisms, including *E. coli*, *Cryptosporidium* and *Giardia*.

Why not use chlorine?

Chlorine changes the taste and odour of water. Chlorination may also produce harmful by-products called trihalomethanes, which are linked to the incidence of cancer.

Series
TGI-52



NSF

System tested and certified
to ANSI/NSF Standard 58



WQA Gold Seal
S-300 Certified



WATER QUALITY ASSOCIATION
World Assembly Division

TGI
Pure



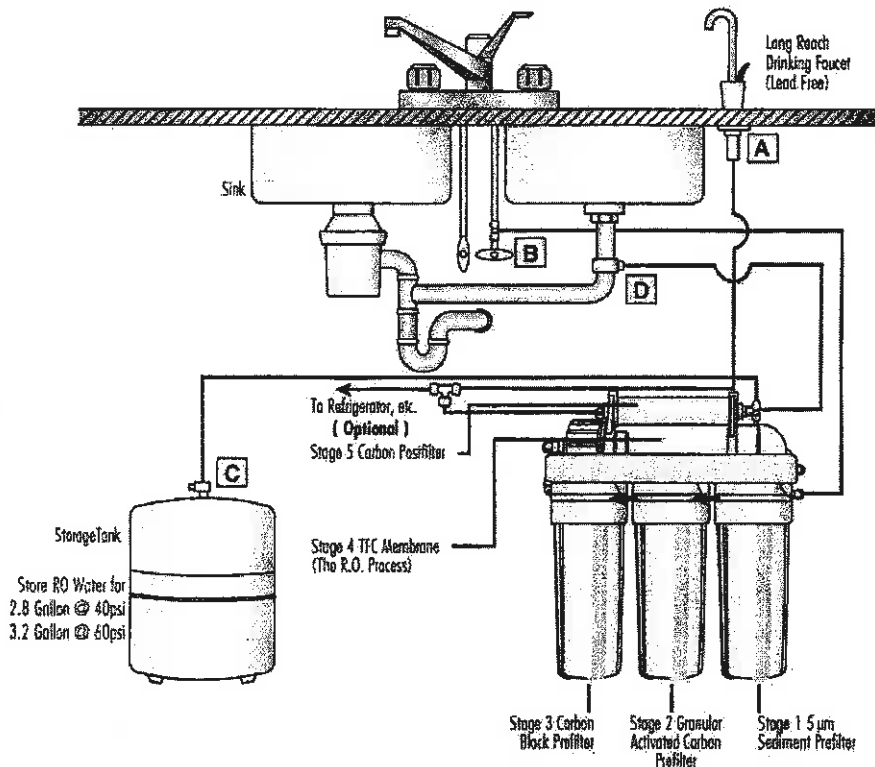
System tested and certified
to ANSI/NSF Standard 58



Gold Seal S-300



- California Certified
- Wisconsin Certified



		Color on Fitting	Color of Tubing	Description
A	RO Faucet	Blue	Blue	Pure Water to the Faucet
B	Feed Water Valve	Red	Red	Feed Water to RO System
C	Tank Ball Valve	White	Yellow	Pure Water to Storage Tank
D	Drain Connector	Gray	Black	Impure Water to Drain

TGI-525 5 stage RO systems combine the most advanced reverse osmosis purification and extruded carbon filtration technologies to produce the best quality water available for your home use.

TGI-525 is tested and validated by Water Quality Association "Gold Seal" S-300-91 for performance, capacity and longevity. Certified by California Department of Health Service Certificate Number 99 - 1396

Daily Production Rate	7.2 GPD*
Volume of Unit	3.4 gallon
Recovery Rate	16%
Pressure Drop at Rated Flow	5 PSI
RO Unit/System Weight (LBS)	10 lbs / 28 lbs
RO Unit Dimension (IN)	15.5 x 5.5 x 17.5 in
System Shipping Box (IN)	16.5 x 16.5 x 18 in

Test parameters of 25° ± 1°C, 50 psi, and pH of 7.5 ± 5
* 7.2 GPD with pressure tank ; 25.0 GPD without tank

TGI Pure Water System should not be used on water that is microbiologically unsafe or with water of unknown quality without adequate disinfection before or after the system.



TOPWAY GLOBAL, INC.
Brea, California 92821, U.S.A.
<http://www.tgipure.com>
TEL: 714-255-7999
FAX: 714-255-8229

Operating Pressure:	50-120 PSI
Operating Temperature:	40-100 F
Water Hardness:	<120 ppm (7 gpg)
pH Range:	3-11
TDS:	<1000 ppm

System tested and certified by NSF International against ANSI/NSF Standard 58 for the reduction of Barium, Cadmium, Chromium, Copper, Cyst, Hexavalent Chromium, Lead, Radium 226/228, Selenium, TDS and Trivalent Chromium.

TIGER
PURIFICATION SYSTEMS INC.
Your Local Dealer
320 Mary Street
Victoria BC V9A 3V9
(250) 383-4558
www.watertiger.net

CAT-D525/1100 3M



BYLAW REFERRAL FORM

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

Island: Salt Spring Bylaw No. 460 Date: May 3, 2012

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. Please note that a Public Hearing will be scheduled in the near future.

APPLICANT:

Karen and Gerald Tottman.

PURPOSE OF APPLICATION:

Proposed Bylaw 460 would amend Land Use Bylaw No. 355 to rezone a property in Ganges Village from Residential 6 (R6) to Commercial 4 Zone Variation (a) – C4(a). A small business currently operates on the property under a Temporary Use Permit.

PROPERTY LOCATION:

127 Rainbow Road, SSI (Ganges Village).

LEGAL DESCRIPTION:

Lot 9, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371.

SIZE OF PROPERTY AFFECTED:

0.08 hectares/ 0.2 acres

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village – Core

OTHER INFORMATION:

See Staff Report dated April 19, 2012. The subject property is located in Development Permit Area 1 - Island Villages and Development Permit Area 4 – Lakes, Streams and Wetlands. No development permit is required as no construction or site development is proposed. The adjacent property to the east was rezoned in January 2012 from R6 to C4(a).

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this application.

(Signature)

Name: Kristin Aasen

Title: Planner 1

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
Ministry of Environment
Ministry of Transportation & Infrastructure

Regional Agencies

CRD Building Inspection
Vancouver Island Health Authority

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee

Non-Agency Referrals

Islands Trust Bylaw Enforcement
BC Ambulance Service
Ganges Sewer Committee
North Salt Spring Waterworks District
School District 64
SSI Chamber of Commerce
SSI Fire-Rescue
SSI PARC
SSI Transportation Commission

PLEASE TURN OVER ➔

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Local Trust Area
(Island)

(Name/ Signature)

(Date)

460
(Bylaw Number)

(Title)

(Agency)

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 460

A BYLAW TO AMEND “SALT SPRING ISLAND LAND USE BYLAW, 1999”,
BEING BYLAW NO. 355

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

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

1. By deleting Subsections 9.2.4 (9) through (14) – Exceptions in Particular Locations – and inserting in its place the following new Commercial 4 Zone Variation (a) – C4(a) after Commercial 2 Zone Variation (a) – C2(a):

“Zone Variation – C4(a)

- (9) The following additional *principal use* is permitted:
 - (a) *Indoor retail sales.*
 - (b) *Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day.*
 - (10) The following additional *accessory use* is permitted:
 - (a) *Dwelling units.*
 - (11) Despite Section 4.3, no *building* or *structure* except a fence, *pumphouse*, *public utility structure* or underground utility may be constructed within the following setbacks from *lot lines* or road access easements:
 - (a) Setback from *front lot line*: 4.5 m.
 - (b) Setback from *interior side lot line* abutting a *commercial* or *industrial zone*: 1.0 m.
 - (c) Setback from *interior side lot line* abutting non-*commercial* or non-industrial zone: 3.0m.
 - (12) Despite Section 4.3, a rain collection *structure* may be constructed within the setbacks from a *rear lot line* and an *interior side lot line*.
 - (13) Despite all other regulations of this bylaw, the number of *dwelling units* per hectare is 37.
 - (14) Despite Part 7, one off-street loading space is not required.
 - (15) Despite Part 7, one off-street *parking space* is required per *dwelling unit* not exceeding 70 square meters in *floor area*.”

And by making such consequential numbering alterations to effect this change.

2. By changing the zoning classification of Lot 9, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371 from Residential 6 – (R6) to Commercial 4 Zone Variation (a) – C4(a), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.
2. This Bylaw may be cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2012”.

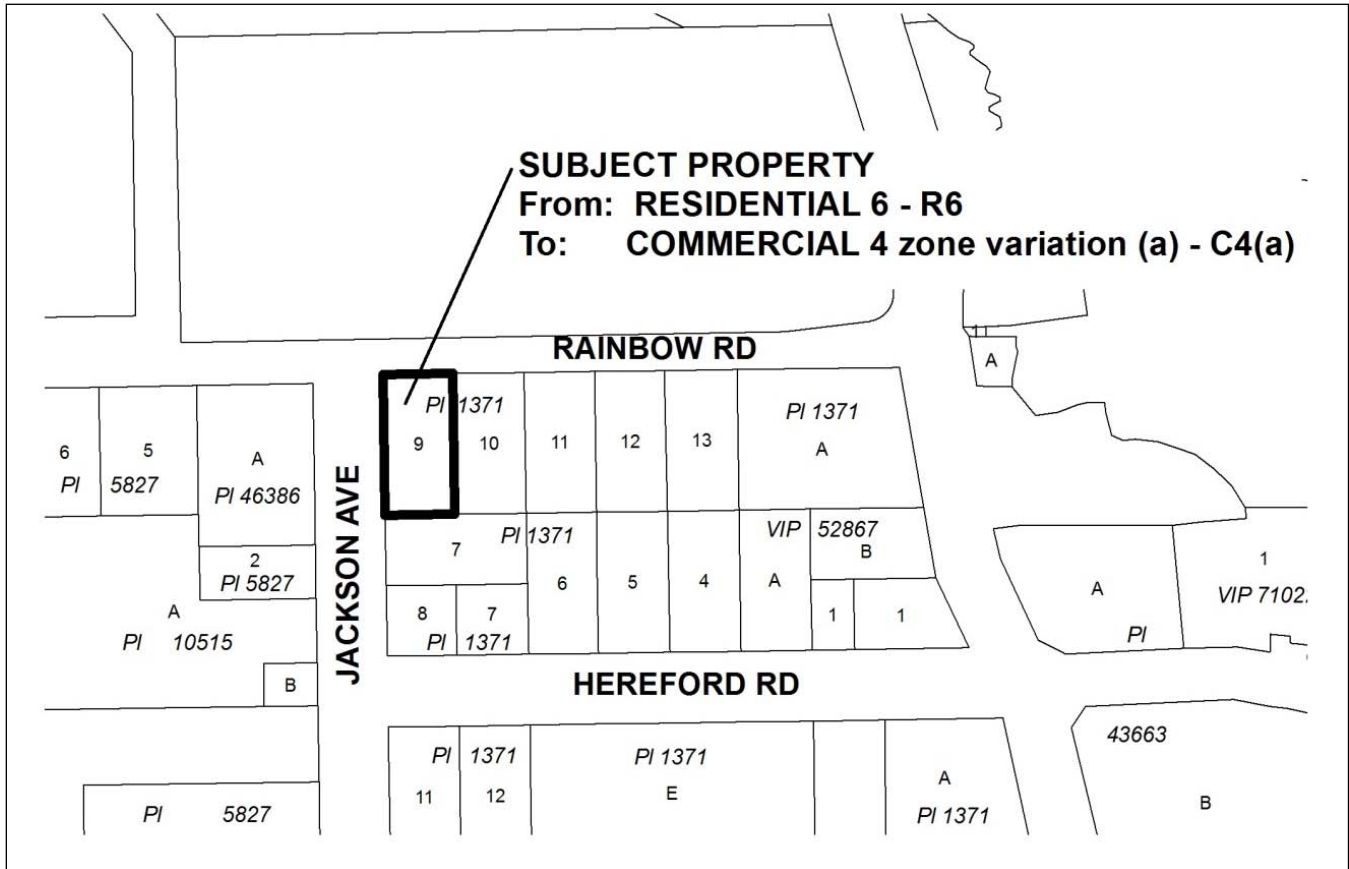
READ A FIRST TIME THIS	26 th	DAY OF	April	, 20__
PUBLIC HEARING HELD THIS		DAY OF		, 20__
READ A SECOND TIME THIS		DAY OF		, 20__
READ A THIRD TIME THIS		DAY OF		, 20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS		DAY OF		, 20__
ADOPTED THIS		DAY OF		, 20__

SECRETARY

CHAIRPERSON

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 460**

Plan No. 1



Date: April 19, 2012 **File No:** SS-RZ-2011.5 **X-ref:** SS-DVP-2010.7; SS-TUP-2008.8

To: Salt Spring Island Local Trust Committee, for the meeting of April 26, 2012
From: Kristin Aasen, Planner, Local Planning Services

Re: **Proposal to amend the Land Use Bylaw from R6 to C4(a)**

**Owner/
applicant:** Karen and Gerald Tottman

Location: 127 Rainbow Road

Legal: Lot 9, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District,
Plan 1371

THE PROPOSAL:

The property owners of 127 Rainbow Road have applied to amend the Land Use Bylaw to permit a small business. Stitches Quilt Shop currently operates under a Temporary Use Permit, which is valid until July 2013. The proposal does not include any new construction, but would enable commercial uses that are otherwise not permitted under the current zoning. The purpose of this staff report is to seek LTC direction to give first reading to an amendment to the Land Use Bylaw (a draft bylaw is attached as Appendix 1).

SITE CONTEXT:



Figure 1: Orthophoto of neighbourhood with zoning

Located at the corner of Rainbow Road and Jackson Avenue, the subject property is square shaped and roughly 0.2 acres (0.08 hectares) in area. Surrounding land uses are mixed residential, institutional and commercial in character. The neighbours are Salt Spring Elementary School across Rainbow Road, the Mid Island Co-op Gas Bar to the west, a residence and tributary to Ganges Creek to the south and a mixed commercial/residential lot to the east. Also located in the neighbourhood are Gulf Islands Secondary School and other small enterprises.

According to the Salt Spring Island Land Use Bylaw, the parcel is currently zoned R6 (Residential 6). Adjacent parcels to the south are also zoned R6; to the north is Community Facilities 1. To the east is a property which was rezoned in January of this year from R6 to a commercial variant C4a (SS-RZ-2011.2).

The site's improvements include a single family dwelling which was renovated for small business use in 2008. The property is level and landscaped with heritage apple, plum and cherry trees.



Figure 2: Subject parcel viewed from south west corner, featuring the existing building, heritage fruit trees, landscaping and pathway linking Jackson Avenue to Rainbow Road.



Figure 3: Looking south from north west corner of subject property, with parking space and drainage system viewed.

BACKGROUND:

The property owners purchased the subject parcel in 2008, under duress to find a new location to operate their quilt shop business. At time of purchase, the property and building had fallen to disrepair. Appreciating the historic features of the property, the owners sought to acknowledge the heritage by conducting only the renovations required to meet building code and operate a commercial space. The finish of the building remains intact, and the interior features the original décor, historic photos and a display of the sewing machines and room where the daughter of the original owners worked as a seamstress. Improvements also included landscaping, gardening, and the creation of a permeable pedestrian path linking Jackson Avenue with Rainbow Road.

SS-TUP-2008.1 – The applicants obtained a Temporary Use Permit to authorize the retail sales of basic sewing, knitting and quilting supplies; educational workshops and demonstration of fibre arts; and the administration of off-site tailor services. The TUP was extended in 2010 for another three years.

SS-DVP-2008.8 – The Local Trust Committee approved Development Variance Permit application to vary the number of parking spaces required for commercial uses from 5 parking spaces to 2 in accordance with a submitted site plan for a commercial space of 131m² (1410ft²). The rationale for this reduction cited in the associated staff report was as follows:

- Because the property is a corner lot, it is not expected to be difficult for customers to find street parking.
- Bicycle parking will be provided as a condition of the TUP.
- Pedestrian access will be encouraged through the creation of a pedestrian path.

- The protection of trees in the Heritage Conservation Area restricts the ability to construct more parking on site. Providing reduced parking on site is considered to be of less impact to the heritage values of the area than removing heritage trees (which would require a Heritage Alteration Permit).

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement

Staff consider the proposal advances several policy objectives of the Trust Policy Statement – the following are the key relevant policies.

- 5.2.4 Local Trust Committees shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
- 5.2.5 Local Trust Committees shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
- 5.3.7.1 Local Trust Committees shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
- 5.7.2 Local Trust Committees shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.

In accordance with Section 1.9 “Policy Statement Implementation” of the Islands Trust Policy Manual, staff will provide the LTC with a staff report that includes the proposed bylaw and the Directives Only Checklist. As such, before seeking a resolution to submit a bylaw amendment to the Executive Committee, staff will present the LTC with a report to assess how the proposed bylaw complies with the Policy Statement.

OFFICIAL COMMUNITY PLAN (OCP) BYLAW 434

Volume 2 - Development Permit/Heritage Conservation Area Policies:

According to OCP Bylaw No. 434, the subject property is located in Development Permit Area 1 - Island Villages and Development Permit Area 4 - Lakes, Stream and Wetlands. The application is not proposing any works at this time, so a development permit is not required until further development occurs.

The property is also located in the Ganges Village Heritage Conservation Area, but because the applicant is not proposing to remove any heritage trees from the site at this time, is thus exempted from the requirements of Section F.1.1.2 (until further development is proposed).

Volume 1 - Land Use and Servicing Policies:

The subject property is designated “Ganges Village Core” by the OCP Bylaw No.434. The following policies pertain to the proposed bylaw amendment application.

General village land use policies:

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.

With an area of 0.081 hectares, a residential density of 37 units/ ha would yield a maximum of 3 units, if permitted by the zoning. Please refer to discussion under “Land Use Bylaw.”

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.

The proposed use is compact and limited to 216m² (2329ft²) coverage in the building, covered outdoor area and carport. This comprises roughly 27% lot coverage. Any further development would be limited by the proposed lot coverage of 33%. (For reference, the Land Use Bylaw excludes paving from lot coverage – this property has no paving, but has used a permeable material for parking areas).

b. existing commercial zones are largely developed to their practical development potential and there is evidence of a community need for additional commercial land.

A cursory overview of available real estate in Ganges indicates that there is some commercial space available. However, this proposal would enable a successful business to continue to operate in its current location. Furthermore, there are no other businesses on Salt Spring offering the same types of services and products.

c. the proposed rezoning would tend to concentrate development near existing commercial, industrial, institutional or multi-family land uses.

The proposed rezoning would concentrate development in core of Ganges Village, in a neighbourhood which is mixed commercial/ residential and institutional in character.

d. designs and site plans are consistent with the guidelines in DPA1.

Please refer to Appendix 3 for an analysis of the consistency with the guidelines for Development Permit Area 1: Island Villages (form and character).

e. the LTC has undertaken a review and inventory of existing commercially zoned land and development, assessed existing and future projected demand, and on the basis of this assessment, may consider re-designating and rezoning land for additional commercial uses.

The LTC has not undertaken a review and inventory of existing commercially zoned land. According to the Trust Area Property Information System, all commercially zoned lands

on the island have been developed to some extent (see further discussion in staff comments).

f. the proposed development would be barrier free.

The existing building is barrier free and provides accessible parking.

g. sidewalks would be provided with any new commercial development.

Sidewalks are not currently developed along the parcel's road frontages. See staff comments related to pathways in OCP policy B.5.2.2.10.

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.

The proposal is housed in an existing residential building. While the structure is not listed as official community heritage, the retention of the residential character preserves traditional village forms. The zoning proposal is limited to a residential density, also in keeping with traditional village forms.

B.5.1.2.8 The Local Trust Committee may consider making changes to zoning to allow the creation of live-work spaces.

This application was not accompanied with a proposal for a dwelling unit, but staff recommend folding this policy into a zone variation that would enable dwelling units at the recommended density, should the landowners wish to redevelop in the future (as was approved on adjacent lot to the east under application SS-RZ-2011.1).

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.

This proposal would create a zone boundary between the residential property along the rear parcel line (to the south). Although there are some trees and landscaping along this parcel line, the proposal has not accompanied screening from residential uses. Staff do not recommend extensive screening, as the non-residential use is housed in a heritage residential building.

B.5.1.2.13 Preservation of community heritage in villages will be guided through the Heritage Conservation Area guidelines in Part F.

The landowners have taken care to preserve the existing heritage trees, as well as to showcase the historic use of the parcel and pattern of development.

Specific policies for the Ganges Village designation:

B.5.2.2.6 When considering rezoning applications in the Ganges Village designation, the LTC 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.

The servicing impacts will be determined through the standard bylaw referral process.

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.

OCP Map 17 and the “Ganges Urban Pathway Network” developed by Island Pathways are as follows. Furthermore, in accordance with OCP Policy 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” staff have cited relevant CRD policies for park planning. The CRD’s 2011 Salt Spring Island Parks Master Plan¹ provides direction for future trails planning. Recommendation 8 directs CRD staff to “Work with the Islands Trust to acquire linear parks where gaps have been identified in the trails network. Particular attention should be paid to pathway connectivity within the three village areas.” Staff will seek further CRD input through the standard bylaw referral process.



Figure 4: Excerpt from Map 17

¹ The Parks System Master Plan was developed by the CRD 2009 in order to consolidate information on existing parks, trails and water accesses for the Island to provide future direction in park planning. Available at: <http://www.crd.bc.ca/ssiparc/documents/SSIParksSystemMasterPlan-FINALwithMAP.pdf>.

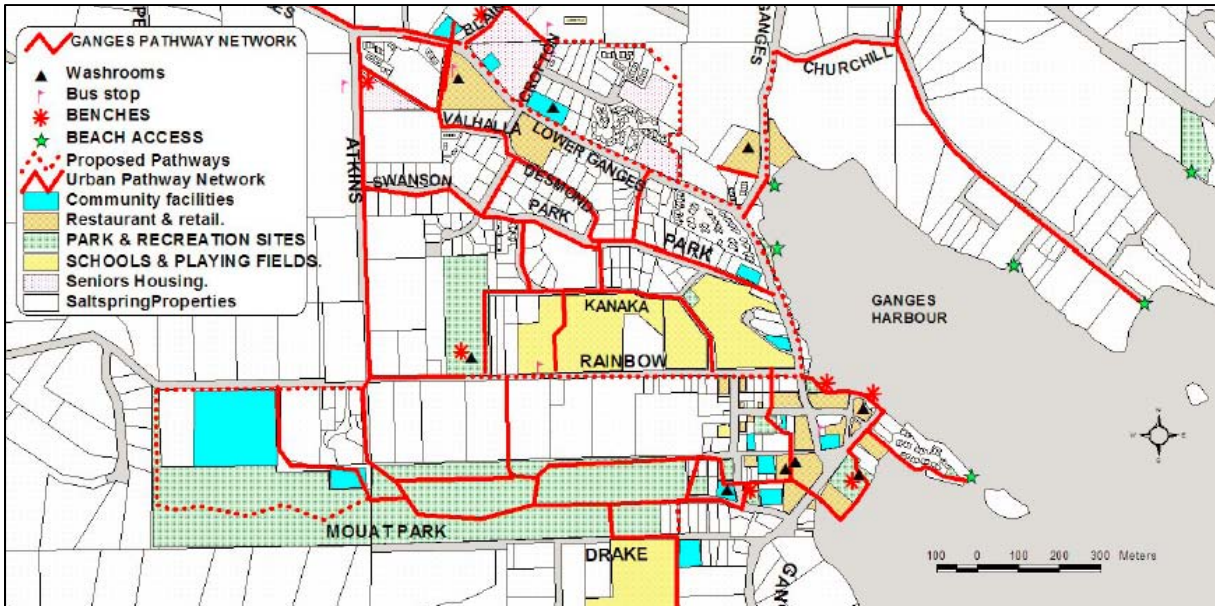


Figure 5: Excerpt from Urban Trails Task Force Report

Infrastructure and servicing policies:

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.*

The 'North Ganges Village Transportation Management Plan'² identified options for the construction of cyclist and pedestrian facilities west of 'downtown' Ganges. The report prioritized the construction of bike lanes along Rainbow Road and construction of a sidewalk on the south side of Rainbow Road when adjacent properties are rezoned for commercial uses.

Currently there are no bike lanes or formal pathways along the subject property's frontage on Rainbow Road or Jackson Avenue. There is an informal paved shoulder and gravel walkway area along both frontages (see Figures 6 and 7). Please note, any proposal to conduct works within the 4.5m right of way (RoW) along highways (any roadway on Salt Spring) may only be permitted by way of a "Provincial Highway Permit" from the Ministry of Transportation and Infrastructure. Further comments will be sought by the CRD Transportation Commission through the bylaw referral process.

² In 2007, the Capital Regional District Regional Planning office initiated a project to identify options and costs for the construction of cyclist and pedestrian facilities on Lower Ganges Road and Rainbow Road north and west of "downtown" Ganges on Salt Spring Island. Available at www.crd.bc.ca/saltspring/transportation/ganges_plan.htm.



Figure 6: Looking northward along Jackson Ave.



Figure 7: Looking westward along Rainbow Rd.

C.2.2.2.13 The Local Trust Committee will support the continued development of inter-connected pedestrian pathways and trail networks.

As above, advice from the Transportation Commission and Salt Spring Parks and Recreation Commission (PARC) of the Capital Regional District will be sought through the bylaw referral process.

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.

The proposed rezoning is located within the Village Containment boundary. The settlement pattern policies in the Official Community Plan encourage infill in the villages in order to create patterns that reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and public transit. The subject property is located approximately 250 metres from the nearest transit stop (best practices in transit planning cite a 400m maximum walking distance to encourage transit use)

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.

The change in zoning is not considered to impact parking demand beyond that which has emerged since the 2008 issuance of the Temporary Use Permit authorizing a commercial use. The parcel is located on a corner lot, so on-street parking is available along the Jackson and Rainbow Road frontages. The current proposal has no new construction, but should another development be proposed in the future a development permit would likely be required, necessitating additional off-site parking, and possibly bicycle parking at that time.

- 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 ... 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.*

The interests of the North Salt Spring Waterworks District will be determined through the bylaw referral process.

- C.4.2.2.4 When the Local Trust Committee receives rezoning applications that apply to land within the Ganges 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.*

The interests of the Ganges Sewer Committee of the Capital Regional District will be determined through the bylaw referral process.

- 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... Rezoning applications for non-residential uses should be referred to the Capital Regional District for advice on this topic.*

Although this application is for a non-residential use, the proposal houses the commercial operation in a dwelling unit. Furthermore, the proposed land uses are not expected to impart any significant waste impacts, as the proposed uses do not include any of those listed in Section 4.5.3 of the Land Use Bylaw, which require additional setbacks from water courses for protection of water quality.

Climate change policies:

- 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.*

Intensification of use in the village core is considered a best practice for energy and resource efficiency.

LAND USE BYLAW NO. 355:

Current zoning - The property is currently zoned Residential 6 (R6). The maximum combined lot coverage of all buildings and structures is 33 percent. The general provisions for maximum height of a building and setback from lot lines – Section 4.3.1 apply:

- (1) front lot line: 7.5 m
- (2) rear lot line: 7.5 m
- (3) interior side lot line: 3.0 m
- (4) exterior side lot line: 4.5 m

The range of permitted uses in Residential zones is as follows:

<i>Principal Uses, Buildings and Structures</i>	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
<i>Single-family dwellings</i>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
<i>Two-family dwellings</i>	◆	◆				◆						
<i>Two family dwellings constructed before July 31, 1990</i>							◆	◆	◆			
<i>Multi-family dwellings</i>	◆	◆		◆							◆ ¹	
Dental and medical office <i>services</i> for a maximum of two medical practitioners						◆	◆	◆	◆	◆		
<i>Elementary schools, pre-schools and child day care centres</i>						◆	◆	◆	◆			
Hospitals and <i>public health care facilities</i>						◆	◆	◆	◆			
<i>Community halls</i>						◆	◆	◆	◆			
<i>Non-commercial outdoor active recreation</i>	◆					◆	◆	◆	◆			
<i>Churches</i>						◆	◆	◆	◆			
<i>Agriculture, excluding intensive agriculture</i>							◆	◆	◆			
<i>Public service uses</i>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
<i>Seniors' supportive housing complex</i>												◆ ²
Accessory Uses												
<i>Home-based businesses, subject to Section 3.13</i>	◆	◆	◆	◆	◆	◆	◆	◆	◆			
<i>Seasonal cottages subject to Section 3.14</i>							◆	◆	◆			

Proposed zoning – The range of permitted uses in the commercial zones are as follows:

	C1	C2	C3	C4	C5	C6
Principal Uses, Buildings and Structures						
<i>Indoor retail sales and rentals</i>	♦	♦	♦			
<i>Indoor retail services, excluding Laundromats</i>	♦	♦	♦	♦		
<i>Laundromats</i>	♦					
<i>Outdoor retail sales of nursery plants and home gardening supplies</i>	♦	♦				
<i>Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 L/day</i>	♦	♦	♦			
<i>Offices</i>	♦	♦		♦		
<i>Banks and credit unions</i>	♦	♦				
<i>Indoor commercial recreation and amusement facilities</i>	♦	♦			♦	
<i>Restaurants</i>	♦	♦	♦			
<i>Churches</i>	♦	♦				
<i>Libraries</i>	♦	♦				
<i>Offices for use by building construction professionals and trades</i>	♦	♦				♦
<i>Automobile service stations</i>			♦			
<i>Automobile rentals with a maximum of five vehicles stored on-site</i>	♦	♦	♦			♦
<i>Veterinarian clinics and animal hospitals</i>	♦	♦				
<i>Indoor commercial and vocational schools</i>	♦	♦				
<i>Daycare centres for children, seniors, or people with special needs</i>	♦	♦				
<i>Funeral homes</i>						♦
<i>Multifamily dwelling units</i>		♦				
<i>Commercial guest accommodation in hotels or guest houses.</i>		♦				
<i>Retail sales of building supplies, appliances and furniture</i>						♦
<i>Light industry, excluding uses that consume or use more than 1600 litres/day of water</i>						♦
<i>Wholesale sales</i>						♦
<i>Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials</i>						♦
<i>Boat building, servicing and repairs</i>						♦
<i>Service, repairs and sales of vehicles and equipment.</i>						♦
<i>Collection of recyclable materials, excluding outdoor sorting and storage</i>	♦		♦		♦	♦
<i>Public service uses</i>	♦	♦	♦	♦	♦	♦
Accessory Uses						
<i>Indoor retail sales accessory to another permitted use</i>						♦
<i>Dwelling units accessory to a commercial use</i>	♦	♦	♦	♦	♦	♦
<i>Restaurant accessory to another permitted use</i>					♦	
<i>Home-based businesses accessory to residential use</i>		♦				

Consideration of a commercial variation – C4(a):

Permitted uses:

Staff note that in accordance with OCP policy B.5.1.2.2 – “Commercial zoning should be simplified with fewer zones and a broader range of uses allowed in each,” the LTC may wish to consider the zone variant C4(a) that was created for the adjacent parcel to the east. The provisions of C4(a) vary the C4 zone as follows:

1. Additional principal uses:
 - a. *Indoor retail sales and rentals*
2. Additional accessory uses:
 - a. *dwelling units*

The applicants have requested indoor production of goods as a permitted use in the zone. In order to simplify the range of zoning in Ganges Village core, staff recommend the addition of this additional principal use, which may be considered appropriate for the neighbourhood (please refer to preliminary draft LUB amendment in Appendix 1).

- b. *Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day*

Parking:

In keeping with the OCP objective B.5.1.1.5 - *to avoid the development of commercial strips along roads leading into island villages*, the C4(a) zone variation reduced the number of parking spaces:

- a. parking requirement for a single-family dwelling unit from 2 per unit to 1 (for a floor area less than 70m² /720ft²)

The standards LUB parking requirements for the range of recommended uses are as follows (extracted from the Land Use Bylaw Table 3 – *Minimum number of parking spaces for automobiles, disabled parking and bicycles*):

LAND USE	Number of parking spaces required	Number of spaces designed for use by the disabled	Number of bicycle parking spaces required
Single-family <i>dwelling unit</i>	2 per unit	0	0
Other <i>commercial uses</i>	1 per 25m ² of <i>floor area</i> and <i>outdoor sales area</i>	5%	1per 250m ² <i>floor area</i>

The subject property was granted a reduction in the required parking spaces for a commercial space from 5 to 2 through a development variance permit (SS-DVP-2008.8). This variance was tied to a reference plan for the existing 131m² (1410ft²) of commercial space only. Any new development would require a new variance request or off-street parking via a development permit application.

Loading space:

The C4(a) zone also eliminated the LUB Section 7.6.1 requirement of a loading space for each parcel occupied by a commercial use. Staff recommend continuing with this exemption, given the small size of the building and parcel.

Density:

In keeping with traditional village form and current residential zoning, staff recommend maintaining the lot coverage permitted by both the Residential 6 and Commercial 4 zoning of 33 percent, in place of the higher density permitted in some commercial zones. The site layout has preserved heritage apple and pear trees, which are protected community heritage.

Setbacks:

Staff recommend maintaining the provisions of C4(a), which permitted a rain harvesting collection *structure* to be constructed within the setbacks from a *rear lot line* and an *interior side lot line*. (For reference, Section 4.3 restricts the siting of anything other than a “building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within the setbacks from lot lines or road access easements.”)

Although the proposal does not include a rainwater collection structure, staff recommend including this in the bylaw should one be proposed in the future.

ISLANDS TRUST FUND:

There are no known Island Trust Fund properties or interests in the vicinity of the subject property.

SENSITIVE ECOSYSTEMS:

The subject property is considered developed by the Islands Trust Ecosystem database, and does not contain any sensitive ecosystems or features according to the 2004 Sensitive Ecosystems Inventory. The rear portion of the property is considered to have moderately high intrinsic groundwater susceptibility. No industrial uses have been proposed, or would be permitted in the draft bylaw.

HAZARD AREAS:

The subject property contains no known hazard areas.

COVENANTS:

The subject property has no covenants registered on title.

ARCHAEOLOGICAL SITES:

Based on the data provided by the Provincial Remote Access to Archaeological Data, there are no known archaeological sites or areas of significant potential to contain unknown but protected archaeological sites on the subject property.

RIPARIAN AREA REGULATION:

The subject property is located in a Riparian Area Regulation designated watershed. The SPEA has been identified for the subject stream, and aligns with the Development Permit Area 4 designation. An updated RAR report would be required should the landowner propose any new construction triggering a development permit application.

COMMUNITY INFORMATION MEETING(S):

None held to date.

RESULTS OF CIRCULATION:

At time of application for a Temporary Use Permit, notice was circulated to neighbours and posted in the local newspaper (July 2008, on file). No correspondence received by the Islands Trust in response to the notice, but the office received 58 letters of support requesting the application process be expedited and the TUP issued. A petition containing 145 signatures in support of the application was received. Furthermore, many off-islanders responded that the main reason they visit Salt Spring Island is to shop at Stitches or participate in a Stitches event, creating business opportunities for the wider community.

ISSUES SUMMARY:

Staff have identified the following issues, which may be resolved pending notification, public hearing and referrals to public agencies, the subject neighbourhood and the broader community:

1. Public comment – no community information meeting and no circulation to surrounding property owners and residents have been conducted to date. A similar bylaw amendment application for the adjacent property solicited very little community feedback. Pending LTC consideration of first reading to a proposed bylaw amendment, staff would seek LTC direction to begin the notification and referral process.
2. Implications for servicing – because the draft bylaw has not yet been referred to public agencies, staff have not determined the implications the proposed intensification may have on infrastructure. However, the recent referral of the adjacent parcel's similar application resulted in no issue from a servicing perspective, but frontage works were required.
3. Implications for connectivity – feedback from public agencies will also be sought through the bylaw referral processes regarding sidewalks and connections to the Ganges Public Pathway System. As previously noted, staff have referenced the relevant recommendations from the North Salt Spring Island Transportation Plan, and would seek a referral from the Capital Regional District's Transportation Commission and Park and Recreation Commission (PARC). Any sidewalk works require the approval of the Ministry of Transportation and Infrastructure. The Ministry is hesitant to approve piecemeal construction of pathways, and as such, may not approve any pathway works in their 4.5m Right of Way. The LTC may consider a contribution to future frontage works as condition of zoning.

4. Impact on existing character – The surrounding area is mixed institutional, commercial and residential in character. The proposal is housed in a residential building which preserved the village’s heritage features.
5. Impact on adjacent parcels – The subject property is adjacent to two parcels: directly to the east (125 Rainbow Road) and directly to the south (123 Jackson Avenue).

125 Rainbow Road: The proposed changes to the C4(a) variant would affect one other parcel: the adjacent property to the east. In discussions with staff, the landowner of this adjacent parcel has expressed his approval for the proposed changes.

123 Jackson Avenue: In accordance with OCP policy B.5.1.2.10, “non-residential uses should be well screened from residential uses,” the LTC may require some type of screening along this shared parcel line as a condition of rezoning.

6. Impacts on parking – The subject property is a corner lot, and thus has significant off-street parking. However, the area available for parking (Ministry of Transportation and Infrastructure Right of Way) must also accommodate stormwater channels and potential pathway/sidewalk construction or bike lanes. The property owner would be required to provide onsite bicycle parking spaces to comply with the Land Use Bylaw.
7. Climate change impacts – infill development in the village centre may encourage the efficient use of existing infrastructure and reduce reliance on automobile transportation. The proposed site is located in the core of Ganges, which may encourage walking and cycling. The lot is approximately 250m from the nearest bus stop, which is less than the 400m maximum walking distance recommended by transportation best practices to encourage transit use.

STAFF COMMENTS:

Official Community Plan policy/ Trust Policy Statement compliance: At this preliminary stage of analysis, staff consider the proposed bylaw amendment to be generally in accordance with the Trust Policy Statement and the Salt Spring Island Official Community Plan land use and general policies for Ganges Village Core. The Ganges Village Core designation is intended to encourage a modest scale of village development compatible with the overall rural character of Salt Spring Island and within the ecological and infrastructure capacities of the community’s natural and public resources. Staff consider this proposed intensification to further the OCP policy which encourages commercial uses in Ganges.

Staff consider that the limited site coverage and preservation of protected heritage fruit trees to be compatible with the village context and neighbourhood in terms of scale, use and character. Because adjacent land uses (public schools, gas station, retail shop and parking lot are already impacted by relatively heavy traffic flows, an additional residential/ commercial parcel is unlikely to impart a significant impact on a decreasingly residential-only neighbourhood.

Pending the feedback from servicing agencies, the application may be vetted for compliance with other servicing policies.

SUMMARY OF OPTIONS:

Recommendation 1: When considering rezoning applications, the Local Trust Committee has an established practice to require a resolution directing staff to draft a bylaw amendment as the first step. As such, staff have recommended the LTC directs staff to draft a bylaw amendment.

Optional Recommendation 2: is provided in accordance with OCP policy B.5.1.2.5(e). The Local Trust Committee may wish to direct staff to undertake a formal review of existing commercially zoned land before rezoning more parcels to commercial in the village core. This would likely require resources sufficient to warrant an associated adjustment to the LTC Work Program or direction to staff to seek the assistance of a consultant. However, given that village planning is on the LTC's long list of project priorities, the initiative may be considered at a later time.

Alternate Recommendations 3 through 5: Because a similar rezoning application was recently approved by the Local Trust Committee for the adjacent parcel to the east, staff have presented alternate recommendations to proceed to first reading of the attached draft bylaw. The LTC should recall that the bylaw as presented is the same as the current C4(a) with the addition of one permitted principal use: "*Indoor* production of food and drink items, clothing, crafts, artwork, jewellery and similar items for *retail* or *wholesale sales*, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day." Because staff consider this a minor change in permitted use, the LTC may consider first reading at this time. The recommendations are standard practice for proceeding with first reading of a bylaw amendment, and seeking advice from advisory committees and referral agencies.

RECOMMENDATION:

1. **THAT** the Salt Spring Island Local Trust Committee **DIRECTS** staff to prepare a draft bylaw to amend the Land Use Bylaw No. 355 to rezone Lot 9, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371 from R6 to a commercial variation (Tottman, 127 Rainbow Road, SS-RZ-2011.5).

OPTIONAL:

2. **THAT** the Salt Spring Island Local Trust Committee **DIRECTS** staff to undertake a review and inventory of existing commercially zoned land and development, and assess existing and future projected demand, as part of the Salt Spring Island Local Trust Committee Work Program.

ALTERNATE RECOMMENDATIONS:

3. **THAT** the Salt Spring Island Local Trust Committee **GIVES FIRST READING** to Draft Bylaw No. 460, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2012" (Tottman, 127 Rainbow Road, SS-RZ-2011.5).
4. **THAT** the Salt Spring Island Local Trust Committee **INSTRUCTS** staff to refer Proposed Bylaw No. 460, to public agencies for comment (Tottman, 127 Rainbow Road, SS-RZ-2011.5).
5. **THAT** the Salt Spring Island Local Trust Committee **REFER** Proposed Bylaw No. 460 to the Advisory Planning Commission (Tottman, 127 Rainbow Road, SS-RZ-2011.5).

Respectfully submitted by:

Kristin Aasen, Planner 1

Date

Concurred by:

Leah Hartley, Regional Planning Manager

Date

Appendix 1: Draft Bylaw No. 460

Appendix 2: Relevant OCP Development Permit Area 1 guidelines

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 460

A BYLAW TO AMEND “SALT SPRING ISLAND LAND USE BYLAW, 1999”,
BEING BYLAW NO. 355

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

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

1. By deleting Subsections 9.2.4 (9) through (14) – Exceptions in Particular Locations – and inserting in its place the following new Commercial 4 Zone Variation (a) – C4(a) after Commercial 2 Zone Variation (a) – C2(a):

“Zone Variation – C4(a)

- (9) The following additional *principal use* is permitted:

- (a) *Indoor retail sales*
 - (b) *Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day*

- (10) The following additional *accessory use* is permitted:

- (a) *Dwelling units.*

- (11) Despite Section 4.3, no *building* or *structure* except a fence, *pumphouse*, *public utility structure* or underground utility may be constructed within the following setbacks from *lot lines* or road access easements:

- (a) Setback from *front lot line*: 4.5 m.
 - (b) Setback from *interior side lot line* abutting a *commercial* or industrial zone: 1.0 m.
 - (c) Setback from *interior side lot line* abutting non-commercial or non-industrial zone: 3.0m.

- (12) Despite Section 4.3, a rain collection *structure* may be constructed within the setbacks from a *rear lot line* and an *interior side lot line*.

- (13) Despite all other regulations of this bylaw, the number of *dwelling units* per hectare is 37.

- (14) Despite Part 7, one off-street loading space is not required.

- (15) Despite Part 7, one off-street *parking space* is required per *dwelling unit* not exceeding 70 square meters in *floor area*.”

2. By changing the zoning classification of Lot 9, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371 from Residential 6 – (R6) to Commercial 4 Zone Variation (a) – C4(a), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

READ A FIRST TIME THIS DAY OF , 20__

PUBLIC HEARING HELD THIS DAY OF , 20__

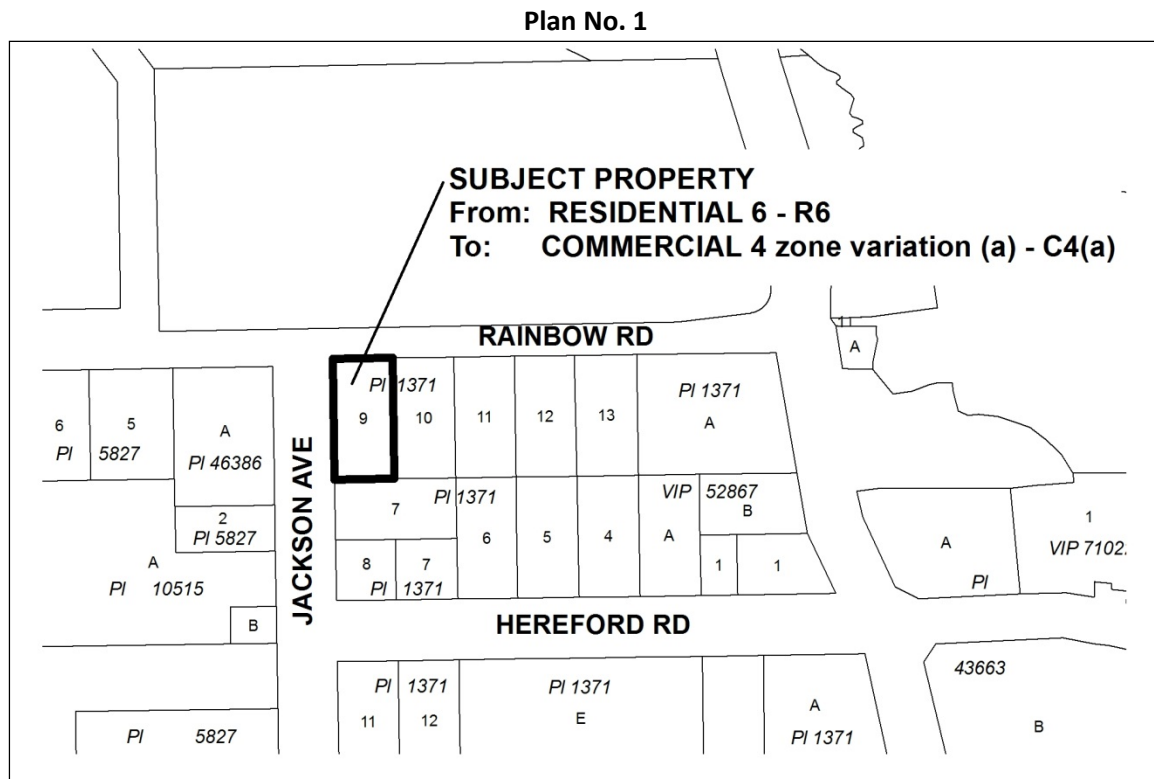
READ A SECOND TIME THIS DAY OF , 20__

READ A THIRD TIME THIS DAY OF , 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS DAY OF , 20__

ADOPTED THIS DAY OF , 20__

CHAIRPERSON



Relevant OCP Development Permit Area 1 Guidelines

DPA 1 Guideline	Compliance
General guidelines	
E.1.4.1 All commercial sites should be designed to reduce impacts on neighbouring properties, on-site residential areas and public places. 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.	yes
E.1.4.2 All commercial developments should be designed so that the obstruction of views from neighbouring properties is minimized.	yes
E.1.4.5 Site access to commercial developments should encourage use by pedestrians and cyclists. Site access in Ganges Village should be arranged to coordinate with the Ganges Public Pathway System.	To be determined through bylaw referral process.
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.	** bicycle parking should be provided
E.1.4.7 Where appropriate, buildings in the Ganges Village Core 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.	yes
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.	yes
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 should ideally be located with no or little setback from the front property line.	The building is already setback 7.5m and 3m from the front and side lot lines, respectively.
Guidelines for Offstreet Parking Lot Location and Design	
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, street front parking lots should be designed with a maximum street frontage of 10 m and an effective landscape screen.	yes
E.1.5.3 Parking lots should hold all vehicular manoeuvring requirements for entry and exit to and from individual parking spaces.	yes
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.	No, but the building has been in place since the 1960s.
E.1.5.5 In Ganges, between Jackson Ave and Lower Ganges Road, new developments proposed along the north side of McPhillips, both sides of Hereford 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	No, staff consider a laneway impractical due to the close siting of buildings to the rear lot

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.	lines. Staff also consider the lot too small to accommodate secondary retail frontage.
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.	yes
E.1.5.9 Parking should only be at ground level or below.	yes
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 reach all parts of the development easily.	No – staff are recommending eliminating the loading space requirement in the bylaw amendment.
Guidelines for Building Form	
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.	Yes, staff consider the lot too small to accommodate rear retail frontage.
E.1.6.11 All roof-top mechanical equipment (satellite dishes, air-conditioning) should be screened from view.	yes
E.1.6.13 The use of handcrafted doors made by local artisans is encouraged.	The renovations preserved as much of the original craftsmanship as possible, while complying with the updated building code.
E.1.6.14 The use of imaginative, handcrafted products of local craftspeople is encouraged. More conventional or formal materials should be avoided.	as above
E.1.6.15 A pleasant pedestrian environment in villages should be enhanced by pedestrian-oriented features.	yes
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.	Yes – the building and site include no blank walls and substantial landscaping
E.1.6.20 Facilities should be provided for convenient, barrier-free access for the disabled.	yes
Guidelines for Landscaping and Parking Surfaces	
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.	yes
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.	yes
E.1.7.5 Soft landscaping should cover a minimum of at least 20% of the parcel area in commercial and industrial developments. The area calculated as soft landscaping does	yes

not include parking areas, vehicle lanes and manoeuvring areas, private open space and adjacent boulevards on public lands.	
E.1.7.8 Plant materials should be chosen with a view to conserve water.	yes
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.	At time of DVP application, landscaping was signed off by RPBio
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.	the proposal includes no fencing
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:	yes
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 2m.	no – the site is too small to accommodate a 3m landscape strip
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.	yes
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.	yes – unpaved to maintain drainage recommended by staff
E.1.7.18 Sidewalks, patios and decks should be constructed of natural materials or interlocking pavers. Brushed concrete and asphalt should be avoided.	yes
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.	the existing pathway is not part of GPPS
Guidelines regarding Stormwater Drainage and Water Pollution	
E.1.10.2 Developments that would create less than 280 m ² 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.	the proposal is for an existing development
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.	The proposal is for an existing development; the SPEA has been determined to correspond to the exiting DPA4 designation.