

AGENDA

SALT SPRING ISLAND ADVISORY PLANNING COMMISSION

Date: Thursday, August 12, 2021
Time: 1:00 PM
Location: Electronic Online

1. AGENDA

1.1 Approval of Agenda

2. MINUTES OF PREVIOUS MEETINGS

Please propose amendments to the draft minutes as worded resolutions in writing to be presented at the meeting.

2.1 Draft Minutes of the October 22, 2020 APC Meeting – *For Adoption*

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3. BUSINESS ITEMS

3.1 Election of Chair

3.2 SS-RZ-2020.2 - Peter Hunt / Meghan Carr - 125 Churchill Road
Staff Memorandum

Page 5

3.3 Ganges Village Area Planning Project
<https://islandstrust.bc.ca/ganges-village-area-plan/> Staff Verbal Report

3.4 Salt Spring Housing Action Program Project
<https://islandstrust.bc.ca/housing-action-program/> Staff Verbal Report

4. OTHER BUSINESS

4.1 Future Meetings

5. ADJOURNMENT



Salt Spring Island Advisory Planning Commission Minutes of a Regular Meeting

Date of Meeting: Thursday, October 22, 2020

Location: Electronic Meeting

Members Present: Richard Hayden, Chair
Jean Brouard, Commissioner
Francine Carlin, Commissioner
Susan Hannon, Commissioner
Nancy Krieg, Commissioner
Neil Morie, Commissioner
Stanley Shapiro, Commissioner
Janet Stethem, Commissioner
Jean Simpson, Commissioner
Maggie Squires, Commissioner
Jeff Thompson, Commissioner

Staff Present: Kristine Mayes, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Troy Grant, Applicant
Peter Grove, Local Trustee
Laura Patrick, Local Trustee
One member of the public

These minutes follow the order of the agenda although the sequence may have varied.

Chair Hayden called the meeting to order at 1:03 p.m. Chair Hayden welcomed new Commissioner Jean Porteous Simpson and introductions were carried out.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the January 9, 2020 APC Meeting

It was **MOVED** and **SECONDED**,
that the minutes of the January 9, 2020 Salt Spring Island Advisory Planning Commission meeting
be adopted.

CARRIED

3. BUSINESS ITEMS

3.1 Election of the Chair

Planner Mayes announced the election procedures.

Planner Mayes called for nominations for Chair. Commissioner Hayden was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Hayden was elected Chair by acclamation.

Commissioner Thompson joined the meeting at 1:17 p.m.

Planner Mayes called for nominations for Vice Chair. Commissioner Thompson was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Thompson was elected Vice Chair by acclamation.

3.2 SS-DP-2020.7 – T. Grant, Atkins Street Developments – 121 Atkins Road, SSI

Planner Mayes presented a memorandum dated October 14, 2020 regarding Development Permit Area guidelines for the final phase of development at 121 Atkins Road, commonly known as “Atkins Commons” or “Summerside”.

Applicant Troy Grant spoke to the application.

In discussion the following comments and questions were noted:

- Support was expressed for the design of the buildings and the landscape plan as presented in the staff report.
- Support was expressed for the addition of twelve housing units.
- Support was expressed for housing units that are within close proximity to amenities such as shopping, hospital etc.
- There was a comment that the topography of the site may be challenging to install sidewalks and there may not be sufficient space for sidewalks and green space.
- There was a question regarding the sidewalks. The applicant advised the proposed development is an addition to an existing development and there are no sidewalks on the property at present. There are informal pathways on the property. The plan is to complete the site as per the 2014 development permit recommendations to provide the addition of twelve housing units that will be as affordable as possible as there is a demand for housing in the area.
- There was a question regarding whether the existing internal trails would be formalized and maintained. The applicant advised formalizing the existing trails would be at the discretion of the strata council.
- There was a comment that sidewalks may require steps, ramps and retaining walls due to the changes in the grade of the property and the existing informal trails and pathways are appropriate for the site.
- Support was expressed for the approval of the guideline variances as presented.

- There was a comment that there is no children's play area in the proposed development. The applicant reported a children's play area is not included in the development plan and that the strata council would be responsible for the maintenance costs associated with a children's play area.
- There was concern regarding pavement over existing gravel. The applicant reported the proposed asphalt is designed for light vehicle traffic only. He reported it would be a two-day task to rebuild the asphalt by removing the top three inches of gravel, replacing it with compacted road crush and the new asphalt would be joined to the existing asphalt.
- Concern was expressed regarding the lack of support for including artisan doors in the development plan. The applicant advised he supports the use of local materials and the intent will be to use craftsman doors.
- There was a question regarding whether families live within the development. The applicant reported there are families living in the development.

Commissioner Carlin left the meeting at 1:40 p.m.

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that application SS-DP-2020.7 (107 Atkins Road) be approved.

CARRIED

4. OTHER BUSINESS - None

5. ADJOURNMENT

By general consent the meeting adjourned at 1:48 p.m.

Richard Hayden, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder



DATE OF MEETING: August 12, 2021
TO: Salt Spring Island Advisory Planning Commission
FROM: Kristine Mayes, Planner 1, Salt Spring Island Team
SUBJECT: Referral: Proposed Bylaw Nos. 523 & 524

PURPOSE

The Salt Spring Island Local Trust Committee (SS LTC) has referred proposed Bylaw No. 523 (cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2021") and proposed Bylaw No. 524 (cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2021") to the Advisory Planning Commission (APC).

BACKGROUND

At the SS LTC meeting of June 29, 2021, the LTC passed the following resolution:

SS-2021-134

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaws No. 523 and 524 to agencies, organizations and First Nations, as identified in this staff report dated June 15, 2021 (SS-RZ- 2020.2, 125 Churchill Road).

CARRIED

The community need memorandum, preliminary staff report including site context, photos, and correspondence can be found on the Salt Spring Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications>

NEXT STEPS

Once the APC has deliberated on the proposed bylaws, the following draft resolutions have been provided for consideration:

1. If the APC wishes to recommend proceeding with the bylaw:

That the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw Nos. 523 and 524 proceed for the following reasons:

- *[list reasons]...*

2. If the APC wishes to recommend proceeding with the subject to conditions:

That the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw Nos. 523 and 524 proceed, subject to the following recommendations:

- *[list recommendations]...*

3. If the APC wishes to recommend not proceeding with the bylaw:

That the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw Nos. 523 and 524 not proceed for the following reasons:

- *[list reasons]...*

Submitted By:	Kristine Mayes, Planner 1	July 29, 2021
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ATTACHMENTS

1. Staff Report from the June 29, 2021 Meeting Agenda Package



File No.: SS-RZ-2020.2

X-ref: SS-BP-2019.89 & SS-BE-2019.68

DATE OF MEETING: June 29, 2021
TO: Salt Spring Island Local Trust Committee
FROM: Kristine Mayes, Planner 1, Salt Spring Island Team
COPY: Stefan Cermak, Regional Planning Manager, Salt Spring Island Team
SUBJECT: Rezoning (Bylaw Amendment) from Residential 7 (R7) to Commercial 4 Variant
Applicant: P. Hunt & M. Carr
Location: 125 Churchill Road, Salt Spring Island (PID: 017-873-134)

RECOMMENDATION

1. That Salt Spring Island Local Trust Committee Bylaw No. 523, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2021”, be read a first time (SS-RZ-2020.2, 125 Churchill Road).
2. That Salt Spring Island Local Trust Committee Bylaw No. 524, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2021”, be read a first time (SS-RZ-2020.2, 125 Churchill Road).
3. That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaw Nos. 523 and 524 to agencies, organizations and First Nations, as identified in this staff report dated June 15, 2021 (SS-RZ-2020.2, 125 Churchill Road).

REPORT SUMMARY

This staff report proposes amendments to the [Salt Spring Island Land Use Bylaw No. 355](#) and the [Salt Spring Island Official Community Plan No. 434](#) (OCP) to make lawful a restaurant and two commercial accommodation units. Staff recommend the Salt Spring Island Local Trust Committee (LTC) consider first reading of the draft bylaws (Appendix No. 1 & 2), and direct staff to refer them to agencies and First Nations.

BACKGROUND

This report follows a preliminary staff report to the February 16, 2021 meeting of the LTC where the following resolutions were passed (the community need memorandum, preliminary staff report including site context, photos, and correspondence can be found on the [Salt Spring Island Current Applications webpage](#)):

SS-2021-038

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Land Use Bylaw No. 355 to permit the following additional uses:

- 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;
- c) One restaurant not to exceed the size of the current restaurant; and
- d) Two *Commercial guest accommodation units* in *cabins* not exceeding 25 square metres each.
- e) Requires a *vegetation screen* to be maintained within the *buffer area* along any property line that abuts property not zoned for commercial use.

CARRIED

SS-2021-039**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Official Community Plan No. 434 to amend the land use designation, Development Permit Area boundaries, and other policies to support land use bylaw amendments.

CARRIED**SS-2021-040****It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to report back regarding alternative definitions for restaurants to include for example cafés and bakeries.

CARRIED

The applicant has also provided a Parking Plan (Appendix No. 3) and Septic Report (Appendix No. 4).

ANALYSIS**Policy/Regulatory**

The LTC is unfettered in its consideration of an OCP amendment and rezoning and may choose to request more information, proceed more incrementally, or defer the application.

Islands Trust Policy Statement:

An assessment of the proposed application relative to the Islands Trust Policy Statement will be undertaken following first reading of a draft bylaw.

Issues and Opportunities**Parking & Septic Report**

Staff explored the issue of parking in the preliminary staff report, noting the number of parking spaces required for the uses occurring and on the subject property (13 automobile parking spaces – 1 which must be designed for use by the disabled – and 2 bicycle parking spaces), as well as the use of the Ministry of Transportation and Infrastructure (MoTI) right of way along Churchill Road (adjacent to agricultural lands) as overflow parking during hours of operation. In accordance with the [Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175](#) (DAI Bylaw), staff required the applicant to provide a Parking Study to address parking on the subject property and requested the professional *determine recommendations for improving the parking area if applicable*. The architect noted “...given that we have provided a parking plan with the least amount of disturbance to the natural environment (no tree removal req’d[sic]) and met the bylaw requirements I do not consider additional recommendations to improve the parking area applicable.” The applicant supplied a Parking Plan (Appendix No. 3) and advised works have been undertaken to alter the parking lot in accordance with the submitted plan to supply the required parking spaces per the [Salt Spring Island Land Use Bylaw No. 355](#) (LUB). The applicant has noted that the covered bicycle parking has not yet been installed. Notwithstanding, parking along the highway right of way has been observed as a common occurrence during operating hours. Staff note the parking plan addresses the parking regulations of LUB but does not account for outdoor seating – commercial zoned properties permitting restaurants on Salt Spring Island generally do not encompass large volumes of outdoor space and as such, outdoor seating is limited. An unintended consequence of the inclusion of the word “indoor” within Table 3 of the parking regulations for restaurants is that outdoor seats do not require parking spaces. The subject property, measuring 0.89-hectares, enjoys an abundance of unenclosed space including an outdoor gallery for patrons to enjoy. Presently the hours of operation for the business are Saturdays, Sundays and Tuesdays but will likely increase and its popularity with locals may be a contributing factor to higher instances of single occupancy of vehicles. In consideration of the forgoing, staff consider this issue unsatisfactorily addressed as the subject property could contain any number of outdoor seats without requiring additional parking. As such, staff have included a regulation in the draft LUB amendment (Appendix No. 2) stipulating the maximum number of indoor and outdoor seats as 38 to mirror the volume the septic treatment system has been designed for in accordance with OCP Policy C.4.2.3.1 (Appendix No. 4). The applicant noted they have implemented several [mitigation measures](#) to address the parking issue including installation of signage to limit parking along 100 metres

(approximately 14 parallel parking spaces using LUB standards for automobile spaces) of the MoTI right of way (constituting usurpation of public space), offering delivery to Ganges and the North End, and offering discounts to pedestrians and cyclists. Staff note that upon adoption of the bylaw as drafted, the maximum number of seats could be varied should the applicant wish to upgrade their septic system and expand their parking facilities in the future. It should be noted that use of the MoTI right of way to supplement parking for a commercial use may require a [Highway Use Permit](#) or Licence of Occupation as “highway users have certain rights of safe and efficient travel” (MoTI is included as a referral public agency in the below table in the consultation section of this staff report). The LTC could also consider requesting a Traffic Impact Study to determine if more parking spaces are required and if so, how many as well as other improvements to the property (such as widening of the driveway and removal of trees).

Proposed Expansion to Bakery Building

LTC resolution SS-2021-038 specified the draft amendment to the LUB should include “One restaurant not to exceed the size of the current restaurant”. The applicant’s rationale for applying for a bylaw amendment versus a Temporary Use Permit was the intent to expand the current building (approximately 75 square metres) to include additional storage space and an accessible washroom at the rear of the building (Figure No. 1 & 2). Staff have included the proposed addition measuring approximately 30 square meters in the total floor area calculation (110 square metres) within the draft LUB amendment.

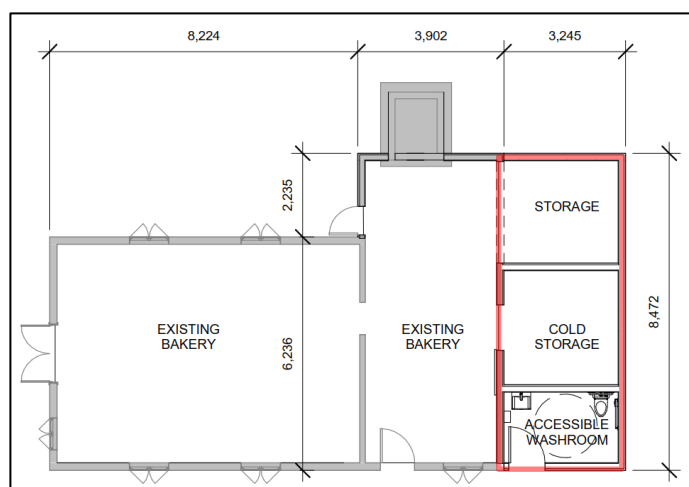


Figure 1: Proposed Future Addition to Bakery Building (in Red)



Figure 2: Location of Proposed Future Addition to Bakery Building

Alternative Definitions for “Restaurant”

At the direction of the LTC, staff reviewed land use regulations across the Islands Trust area, communities in British Columbia, as well as select jurisdictions outside of British Columbia (Alberta and the West Coast of the United States of America) that share some of the hallmarks of Salt Spring Island’s unique rural character. Staff have extracted definitions and regulations of note from twenty-two jurisdictions (Appendix No. 5). Observations in reviewing various bylaws noted common themes such as the limitation of use of only indoor floor area for home-based businesses (also referenced as “home occupations” or “cottage industries”). Notably, Salt Spring Island’s home-based businesses regulations, by design, are more permissive in respect to occupations that may be conducted, number of employees and floor area. Across these jurisdictions, restaurants (or bakeries, cafes, or eating establishments) are permitted primarily in commercial zones and in some cases, specifically prohibited as a home occupation. Staff caution that creating a new definition to address the use occurring specifically at the subject property as this may have unintended consequences and as such, recommend that the designation of the use remain a “restaurant”. Notwithstanding, the LTC could consider defining the use occurring on the property to prohibit the service of alcoholic beverages, establish hours of operation, or limit the number of seats, however staff note that adding definitions which are narrow in scope may require future bylaw amendments if any component of the business were to change.

Implications of Rezoning

The draft LUB amendment proposes to amend the zoning to commercial to make lawful activities occurring on the subject property. The removal of this property from the R7 zone removes uses from the subject property including:

- *Elementary schools, pre-schools and child day care centres;*
- *Hospitals and public health care facilities;*
- *Community halls*
- Non-commercial outdoor active recreation;
- Churches; and
- Agriculture, excluding intensive agriculture.
- Home-based businesses, subject to Section 3.13

The proposed C4 variant zone permits 'offices' which parallels "dental and medical offices". Notwithstanding, Subsection 3.21.1 prohibits the construction or occupancy of a single-family dwelling with a public school, public hospital, community hall, or emergency response facility – as the subject property contains a single-family dwelling (and secondary suite), the above uses in italics would have been prohibited regardless. Staff note the intent of this application is to make lawful commercial uses that exceed or contravene home-based business regulations and it is unlikely the property would have the capacity to sustain a commercial agricultural operation outside of a personal garden. Accordingly, the gain of the property in respect to the proposed zoning far outweighs the uses to be removed upon adoption of the draft LUB amendment.

Ganges Village Planning Project

A review of relevant OCP policies and objectives (Appendix No. 6) indicates the proposed bylaw amendments are in substantial compliance with the OCP, but are at variance with the following:

Policy 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.

Staff Comments: The zoning amendment proposes "leap frog" development in rural lands.

Policy 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.

Staff Comments: The zoning amendment proposes to rezone the subject property from R7 to a C4 variant.

Objective B.5.1.1.3 To encourage the commercial viability of island villages and to retain traditional village functions.

Staff Comments: The zoning amendment proposes commercial uses outside village designations.

Policy 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.

Staff Comments: The zoning amendment proposes a restaurant and offices outside village designations.

The LTC directed staff in October 2020 to develop a [Ganges Village Area Plan](#) "to ensure development occurs in a coordinated, sustainable, and resilient manner in order to address the issues impacting the social, economic, cultural, and environment sustainability of Ganges Village". The [project charter](#) notes the potential inclusion or exclusion of areas within Ganges Village or Upper Ganges Village Designation within Phase 2 of the project. It is unknown whether the LTC may consider expanding the boundaries of the village to include the subject property. In consideration of a broader discussion in the community, staff have declined to recommend an amendment to the land use designation, only recommending inclusion of the subject property within DPA2.

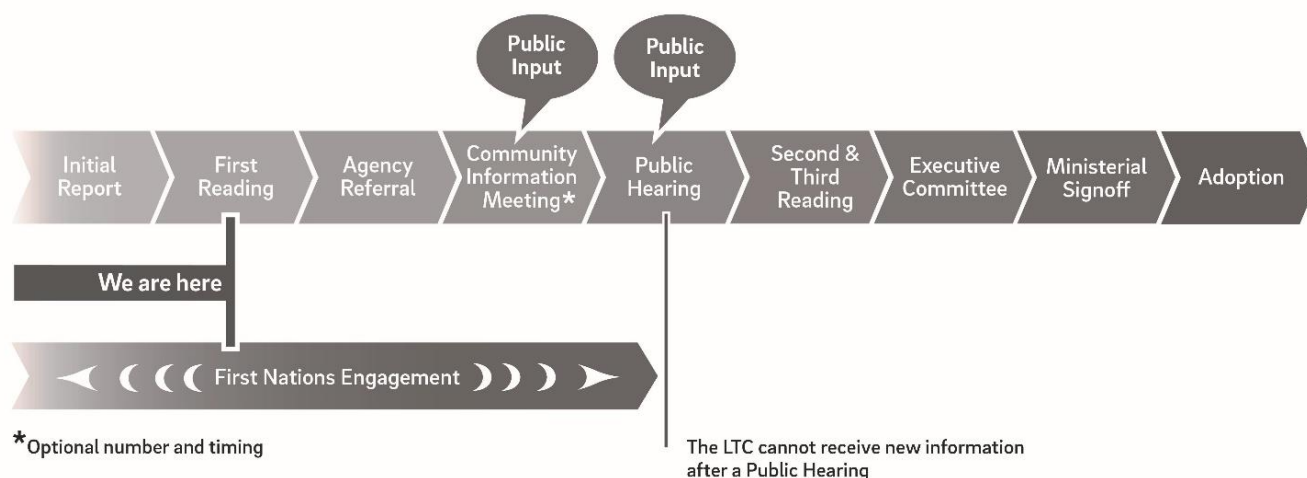
Consultation

At time of this report, no referrals have been conducted. Referrals of rezoning bylaws to agencies, organizations and First Nations typically occur at time of first reading. As the application also involves an OCP amendment, the LTC is required by [Section 475](#) of the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. In light of this requirement, the LTC may consider if it wishes to undertake additional consultation beyond the below groups identified in this report and direct staff accordingly.

<i>Public Agencies</i>	<i>Community Agencies/Groups</i>	<i>Local Trust Committees</i>	<i>First Nations</i>
- Ministry of Transportation and Infrastructure - Ministry of Agriculture, Food and Fisheries - Agricultural Land Commission - Vancouver Island Health Authority - Salt Spring Island Fire Protection District - BC Assessment Authority - BC Transit - CRD Building Inspection	- North Salt Spring Waterworks District - Salt Spring Island Transportation Commission (SSITC) - CRD Parks and Recreation Commission - CRD Economic Development Commission - Chamber of Commerce - Island Pathways - Salt Spring Island Advisory Planning Commission - Salt Spring Island Agricultural Advisory Planning Commission - Salt Spring Island Agricultural Alliance	- North Pender Island Local Trust Committee - Galiano Island Local Trust Committee - Thetis Island Local Trust Committee - Mayne Island Local Trust Committee - Cowichan Valley Regional District	- Cowichan Tribes - Halalt First Nation - Lake Cowichan First Nation - Lyackson First Nation - Penelakut Tribe - Stz'uminus First Nation - Malahat First Nation - Pauquachin First Nation - Tsartlip First Nation - Tsawout First Nation - Tseycum First Nation - Semiahmoo First Nation - Tsawwassen First Nation - Hul'qumi'num Treaty Group (<i>for information only</i>) - Te'Mexw Treaty Association (<i>for information only</i>)

Statutory notification of the proposed rezoning will be made in accordance with [Section 466](#) of the *Local Government Act* and the [Salt Spring Island Development Procedures Bylaw No. 304](#) at time of public hearing. Staff recommend that all neighbours fronting or directly abutting Churchill Road be notified of the proposed bylaw amendment as increased traffic is an identified issue for this application.

Timeline



Agencies

No referrals have been conducted to date. Staff have provided a list of agencies, organizations and First Nations for referral in the Consultation section of this staff report. In accordance with Section B.2 of the [Islands Trust Local Trust Committee Bylaws Checklist Policy 5.7.1](#), staff will forward the bylaw to referral agencies after the bylaw has received first reading.

First Nations

Staff referred this application to the Islands Trust Senior Intergovernmental Policy Advisor who reviewed the application and preliminary staff report. It was noted that as the subject property is in proximity to Shiya'hwt (Ganges Village), prior to excavation the applicant should contact the BC Archaeology Branch and obtain a permit if required. A list of First Nations to be engaged during the referral has been developed in consultation with the Islands Trust Senior Governmental Policy Advisor.

Rationale for Recommendation

In respect to the three recommendations noted above, staff note the following:

1. *That Salt Spring Island Local Trust Committee Bylaw No. 523, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2021", be read a first time.*

In consideration the Ganges Village Area Project and in anticipation of a broader conversation in the community regarding potential expansion of the village containment boundaries, staff have declined to recommend an amendment to the land use designation for the subject property but have instead opted to include it within the boundaries of DPA2. This ensures some certainty for the neighbourhood that should future development occur on the property (triggering the requirement for a Development Permit) this would be addressed via an assessment of the associated guidelines under this Development Permit Area.

2. *That Salt Spring Island Local Trust Committee Bylaw No. 524, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2021", be read a first time.*

The applicant is seeking to make lawful uses occurring on the subject property – a bakery (with plans for limited expansion) and two commercial guest accommodation units. OCP policies and objectives are generally supportive of this amendment but it should be noted there are unresolved issues in respect to the use of the MoTI right of way by patrons for parking and capacity limits for proposed infrastructure (septic). In consideration of the forgoing, staff recommend first reading of a draft LUB amendment that specifies a seat limit for the property in addition to the limitation of total floor area for the restaurant use.

3. *That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaw No. 524 to agencies, organizations and First Nations, as identified in this staff report dated June 15, 2021.*

Subsequent to first reading, staff recommend referral of the draft LUB amendment to various agencies, organizations and first nations including the Advisory Planning Commission and Agricultural Advisory Planning Commission. Once the referral period has concluded staff will have the opportunity to collate the responses for consideration by the LTC.

ALTERNATIVES

The Local Trust Committee may consider the following alternatives to the staff recommendation:

1. Amend the Draft Bylaw No. 524

The LTC may wish to amend the draft LUB. If selecting this alternative, the LTC should describe the specific amendment. Recommended wording for resolution:

That Salt Spring Island Local Trust Committee Bylaw No. 524, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2021", be amended as follows: [list amendments] (SS-RZ-2020.2, 125 Churchill Road).

That Salt Spring Island Local Trust Committee Bylaw No. 524, cited as ""Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2021", be read a first time, as amended (SS-RZ-2020.2, 125 Churchill Road).

2. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are increased processing time and potentially increased costs to the applicant. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns] (SS-RZ-2020.2, 125 Churchill Road).

3. Proceed no further

The LTC may decide to proceed no further with the application. Staff advise that the implication of this alternative is that the file would be closed and Bylaw Compliance and Enforcement will be informed of the outcome. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee deny application SS-RZ-2020.2 (125 Churchill Road) for the following reasons: [list reasons e.g. application represents an increased intensity of use that is incompatible with surrounding land uses; the Official Community Plan contains policies that direct the LTC to not increase intensity of use in areas with known water quantity and quality issues; and/or the applicant has not demonstrated that a sufficient alternative appropriately zoned site is not available].

NEXT STEPS

If the recommended resolutions are accepted, the draft bylaws will be given first reading and sent to agencies, organizations and First Nations. The application will return to the LTC for their consideration once the referral period has concluded.

Submitted By:	Kristine Mayes, Planner 1	June 15, 2021
Concurrence:	Stefan Cermak, Regional Planning Manager	June 16, 2021

APPENDICES

1. Draft Bylaw No. 523 (OCP)
2. Draft Bylaw No. 524 (LUB)
3. Parking Plan dated February 24, 2021
4. Septic Report dated May 23, 2021
5. Alternative Restaurant Definitions
6. OCP Policies

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 523

A BYLAW TO AMEND SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 434, 2008

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 Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2021".

2. Salt Spring Island Local Trust Committee Bylaw No. 434, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008," is amended as shown on Schedule Nos. 1 and 2 attached to and forming part of this bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

DRAFT

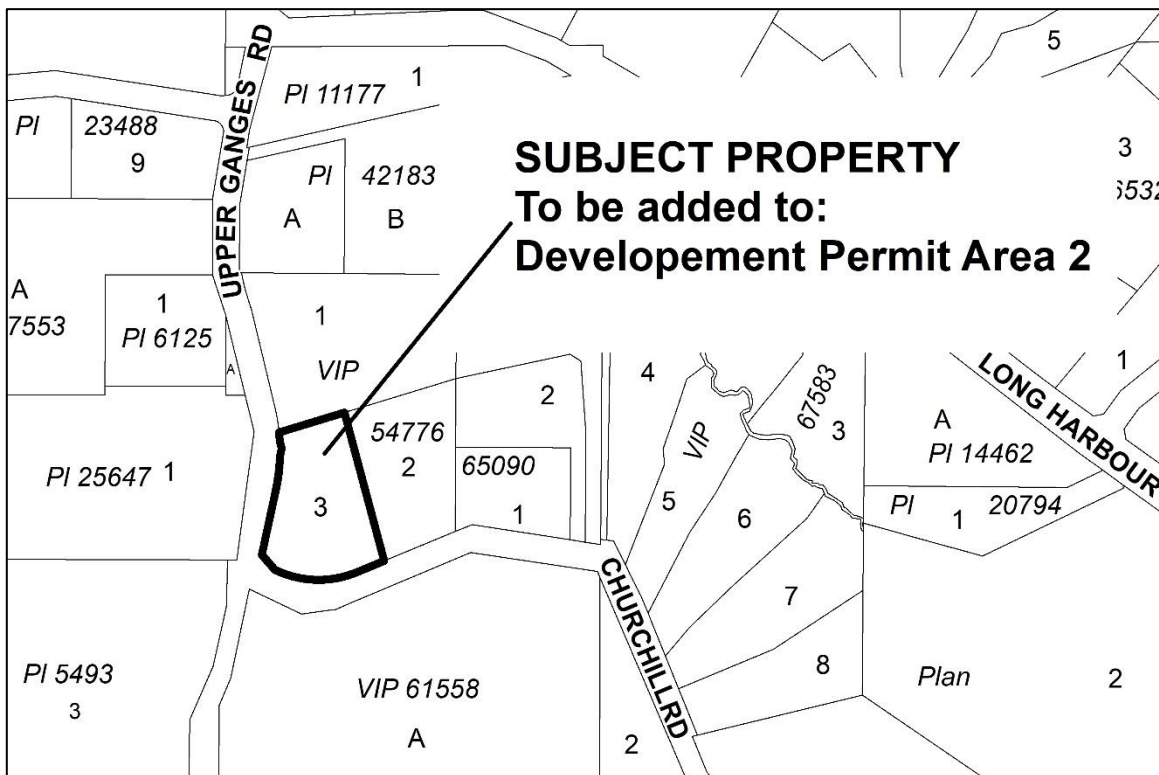
SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 523

SCHEDULE NO. 1

1. Schedule "A", Volume 2 is amended as follows:

- 2.1 Map 19 – Development Permit Area 2 Non-Village Commercial and General Employment is amended by including Lot 3, Sections 3 and 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP54776 as shown on Plan No. 1 of this bylaw.

PLAN NO. 1



DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 524

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 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. 1, 2021”.

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 By inserting in Subsection 9.2.4 – Exceptions in Particular Locations – the following new Commercial 4 Zone Variation (b) – C4(b) after Zone Variation C4(a):

“Zone Variation – C4(b)

(18) The following additional *uses* are 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;
- (c) One restaurant not to exceed a total *floor area* of 110 square metres with a maximum number of 38 of *indoor* and *outdoor* seats; and
- (d) Two *Commercial guest accommodation units* in *cabins* not to exceed a total *floor area* of 25 square metres each.

(19) A *vegetation screen* must be provided and maintained within the *buffer area* along any property line that abuts property not *zoned* for *commercial use* in accordance with Section 3.4.

(20) Despite Subsection 9.2.3, the minimum average area of *lots* in a *subdivision* is 1 ha.

And by making consequential numbering alterations to effect this change.

2.2 By changing the zoning classification of Lot 3, Sections 3 and 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP54776 from Residential 7 – (R7) to Commercial 4 Zone Variation (b) – C4(b), as shown on Plan No. 1 attached to and

forming part of this bylaw, and by making such alterations to Schedule "A" of Bylaw No. 355 as are required to effect this change.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20_____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

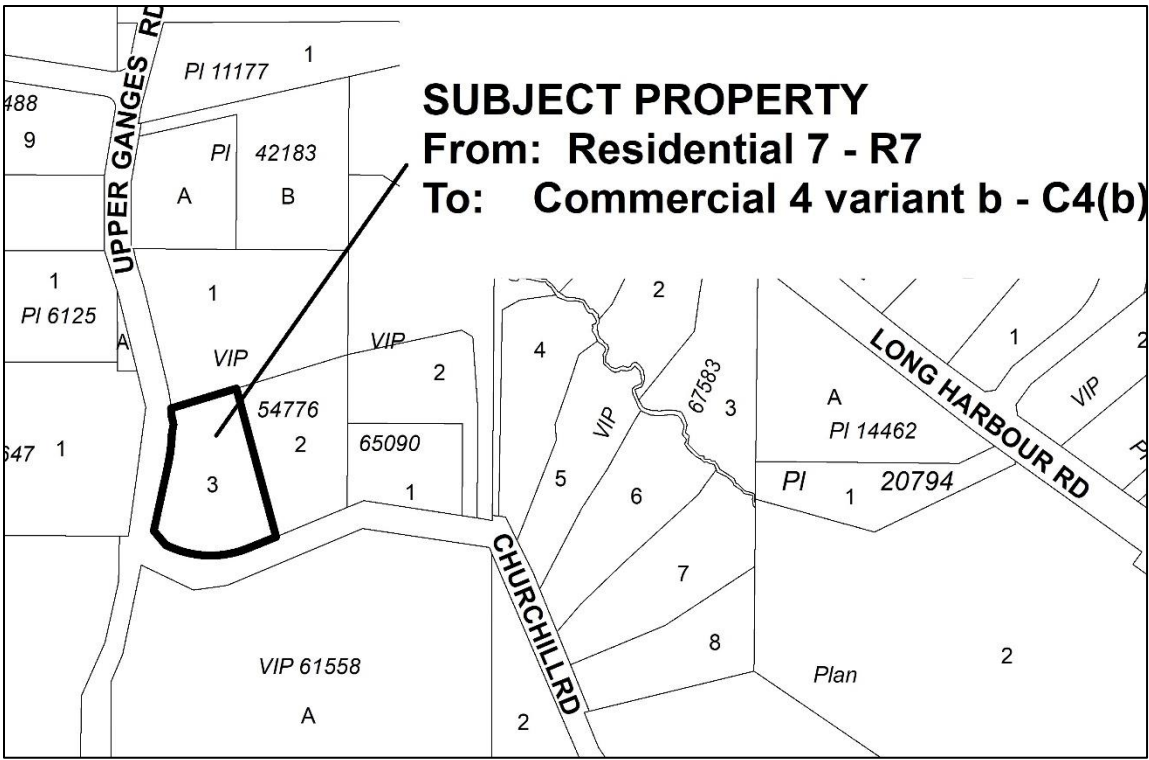
____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

Plan No. 1





W O V E N
ARCHITECTURE AND DESIGN

642 Vesuvius Bay Rd
Salt Spring Island, BC
Canada, V8K 1H5
T: 250.931.7169
E: info@wovenarchitecturedesign.com
W: wovenarchitecturedesign.com



TRUE NORTH

ISSUES

ISSUES	DATE
1 ISSUED FOR REZONING APPLICATION	2021-02-15
2 RE-ISSUED FOR REZONING APP.	2021-02-24
3	
4	
5	
6	
7	

DATE

PROJECT NUMBER

FRANCIS

1/18"-1'-0"

SCALE

CONSULTANT

PROJECT

DRAWING TITLE

DRAWING No.

125 CHURCHILL RD

PARKING PLAN

A1.01

May 23rd/2021

To Whom It May Concern,

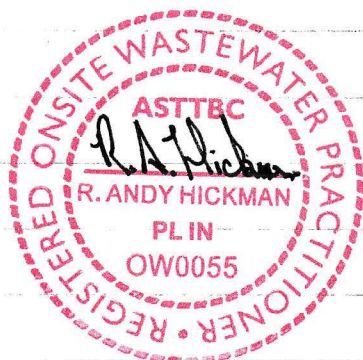
I am writing this letter to inform you that we have carried out the soil testing and site exploration required by the B.C. Ministry of Health guidelines in order to design a Sewerage System for the property located at 125 Churchill Road.

As per Owner's instructions, we have designed a treatment protocol that will service a restaurant/bakery of up to 38 seats and is in the category of fast food and/or takeaway with paper service, as described in the ASTTBC Standard Practice Manual Vol.3, Table III.

Our test results show suitable soil types for the dispersal of effluent, and enough space on the property for the installation of a Fats, Oil and Grease trap system, two septic tanks in series, an Aeration treatment plant and a pump chamber which will forward treated effluent under pressure to the septic field location.

Should you require additional information regarding soil type, tank volumes etc. please contact me by phone at 250-537-6609 or by e mail at hattieboy47@gmail.com.

Yours Truly,
R. Andy Hickman
R.O.W.P. #OW0055





P.I.D: 017 873 134
Folio: 764 007 38040

57.3 0 28.7 57.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Islands Trust



1:1,128

May 7, 2021

Salt Spring Island Advisory Planning Commission
August 12, 2021

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Islands Trust makes no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
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ATTACHMENT 5 – ALTERNATIVE RESTAURANT DEFINITIONS

Galiano Island Land Use Bylaw No. 127	3.7 No restaurant, cafe, commercial water bottling enterprise, boarding kennel, fur farm, feed lot or manure-based mushroom growing enterprise is permitted as a home occupation.
Mayne Island Bylaw No. 146	"Restaurant" means the use of a building for the serving of meals and alcoholic beverages, and with a food-primary license. (cafes not defined but referenced)
North Pender Land Use Bylaw No. 103	"restaurant" includes the use of a building for the serving of alcoholic beverages with meals; "cafe" means a restaurant in which the service of alcoholic beverages is not provided.
Gabriola Island Land Use Bylaw No. 177	restaurant an eating establishment providing for the sale of prepared foods and beverages to be consumed on or off the premises, and many include café, delicatessen, and take-out restaurant, but specifically excludes neighbourhood pub, drive-in and drive-thru establishment; (cafes and bakeries not defined but referenced)
Hornby Island Land Use Bylaw No. 150	restaurant means an establishment providing primarily for the preparation and sale of food for eating in the establishment or taking out, and may include the serving of alcoholic beverages in conjunction with food. food processing and catering in regards to a home occupation means the creation of food products for consumption off-site and excludes take-out restaurants, cafes or similar food service facilities. Bakery permitted as a permitted use in Commercial 2 – Limited Commercial (C2) Zone
Denman Island Land Use Bylaw No. 186	food processing in regards to a home occupation means the creation of packaged food products intended for consumption off-site and excludes take-out restaurants, cafes or similar food service facilities;
Cowichan Valley Regional District Bylaw No. 1015	"Bakery" means a building within which baked goods are produced and sold at retail, and which may include a café; "Café" means the use of a building or structure for the service to customers of coffee, tea and light refreshments, including service of pre-prepared or rapidly prepared food directly to customers at a walk-up counter, for consumption on or off the premises;
City of Nanaimo Bylaw No. 4500	"Production Bakery" - means the use of a building for a large scale bakery for the purposes of production of baked goods for retail or wholesale to the final consumer or other retailers. 6.20.5 specifically prohibits restaurants / retail sales of items other than those manufactured by HBB
Regional District of Nanaimo Bylaw No. 500	"Restaurant" means an eating establishment providing for the sale of prepared foods and beverages to be consumed on or off the premises, and may include café, delicatessen, and take-out restaurant, but specifically excludes neighbourhood pub, drive-in and drive-thru establishment; 3.13(b) Despite Section 3.3.12 a), the following activities are prohibited as a home based business: xxv) sale of food and/or beverages for immediate consumption on or off the premises by an individual or household, and specifically including fast food outlets, neighbourhood pubs and restaurants, but not including breakfast served by a bed and breakfast to the traveling public who have been provided with overnight accommodation;
City of Parksville Zoning and Development Bylaw No. 2000	food catering facility means a business which, in return for consideration, serves prepared food to the public for consumption on or off the premises, including a coffee shop, delicatessen, restaurant, drive-through restaurant, mobile food cart or food concession vehicle but specifically excludes a neighborhood pub but specifically excludes the sale or preparation of foods or beverages containing cannabis; restaurant means an eating establishment where food is sold to the public for immediate consumption within the premises or delivered to other premises, but excludes a drive-in restaurant or a fast food outlet but specifically excludes the sale or preparation of foods or beverages containing cannabis;

Comox Valley Regional District "Rural Comox Valley Zoning Bylaw No. 520"	"Restaurant" means an eating establishment providing for the sale of prepared foods and beverages to be primarily consumed on the premises, but may include establishments providing take-out food only. Restaurant does not include premises where food is sold but to which minors are not allowed entry. "Open space" means the gross area of the subject lot less the gross area of all buildings, exterior areas dedicated to parking, and other hard-surfaced facilities. Open space includes roadways, trails and paths, tennis courts, and public areas such as patios associated with a restaurant.
District of Tofino Zoning Bylaw No. 770	CAFE means a restaurant facility which is limited to a maximum of 12 seats only. RESTAURANT means a permanent and fixed premises in which food is prepared, cooked and served to the public in exchange for money for service or to which the public have access for the purpose of purchasing prepared food for human consumption on the premises. Bakeries a permitted use in the Service Commercial District (C3)
Strathcona Regional District Campbell River Area Zoning Bylaw No. 1404	RESTAURANT means an eating establishment providing for the sale of prepared foods and beverages to be consumed on the premises, but specifically excludes neighbourhood pubs. 'Café' – not defined but zoning bylaw specifies number of required parking spaces depending on whether there are indoor seats, drive-in, or take-out only.
District of Kent (Agassiz) Zoning Bylaw No. 1219	restaurant use means a commercial use where meals and/or refreshments are prepared for consumption on or off the premises, and may include associated equipment; includes cafes; excludes cabaret use; Non-Permitted home occupations (Table 7.12.7(b)): restaurants, ice cream parlours, coffee and beverage facilities; "wholesale bakery" a permitted home occupation (Table 7.12.6(c)) in specific zones conducted within dwelling/1 accessory building (and may require registration of a S.219 covenant).
Village of Pemberton Zoning Bylaw No. 832	Restaurant means an eating establishment where food is prepared and served, in a building on the same lot, for sale to the public for consumption primarily at tables within the building or on a patio on the same lot Bistros & Cafes are undefined but specifically excluded as an Agri-tourism Activity.
City of Penticton Zoning Bylaw No. 2017-08	RESTAURANT means a location where prepared food and beverages are offered for sale to the public. BAKERY means any building or structure or part of a building or structure where bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, are manufactured for sale and/or consumption on or off premises
District of Summerland Zoning Bylaw No. 2000-450	Eating & Drinking Establishment means a Use where food and/or beverages are offered to the public for consumption within the Premises or off site. Typical Uses include, but are not limited to, restaurants, dairy bars, coffee shops, delicatessens, and licensed drinking establishments. Home Occupation means an occupation, Business, or professional practice conducted for remuneration and contained entirely within a Dwelling or its Accessory Buildings which is clearly subordinate to the Principal Use as a Dwelling and where the proprietor is also a resident of the Dwelling where the Home Occupation occurs. This does not include Uses such as Automotive & Equipment Repair Shops, Autobody Repair Shops, Eating & Drinking Establishments, Commercial Kennels, Veterinary Clinics, Animal Shelters (Major and Minor), Group Homes, Child Care Centres, Health Services, Retail Cannabis Sales, and Cannabis Production. Specific Use Regulations for Home Occupations are in Section 7.644 .
Regional District of Central Okanagan Zoning Bylaw No. 871	RESTAURANT includes take-out restaurants and drive-through restaurants. RESTAURANT, DRIVE-THROUGH means premises where food or beverages are prepared and sold to customers in motor vehicles, regardless of whether or not it also serves prepared food or beverages to customers who are not in motor vehicles, for consumption either on or off the premises. RESTAURANT, TAKE-OUT means premises where food or beverages are prepared and sold and picked up by customers for consumption off the premises. DINING ROOM means that part of a restaurant or other building, which is used for the consumption of food by persons seated at booths, counters, tables or a combination thereof.

FOOD PRIMARY ESTABLISHMENT, means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However a full range of appetizers and main courses must be available whenever liquor is available. Restaurants may remain open 24 hours a day but may only serve liquor between 9:00 a.m. and 4:00 a.m. daily. This definition includes drive-in food services unless otherwise stipulated in development regulations for specific zones. These establishments may be holders of a Food Primary License.

FOOD PRIMARY LICENSE means liquor license issued by the Province of British Columbia Liquor Control and Licensing Branch for a business in the hospitality, entertainment or beverage industry including restaurants where the service of food rather than the service of liquor is the primary focus of the business.

MARKET RESTAURANT AND CAFÉ means premises where prepared food and beverages are sold and consumed. The Market Restaurant and Café use shall support the use of ingredients produced in BC and may be holders of a Food Primary License, where the alcoholic beverages offered for sale feature BC products. The maximum person capacity for any Market Café shall be 20 patrons. The maximum person capacity for any Market Restaurant shall be 100 patrons and may hold a Food Primary License, where the majority of alcoholic beverages offered for sale are sourced and produced in British Columbia.

RETAIL STORE, SERVICE COMMERCIAL means premises where goods, merchandise or other materials are offered for sale at retail to the general public and require extensive on-site storage to support the store's operations, either for product storage, or for processing, manufacturing or repairing goods sold on site. Typical uses include but are not limited to sales of automotive parts, and bakeries and butchers that process on site. This use does not include the retail sale or dispensing of cannabis.

(AB) [Town of Banff Land Use Bylaw](#)

Eating and Drinking Establishment means the sale to the public of prepared foods and beverages for consumption within the premises or off the site. This includes licensed drinking establishments, restaurants, cafes, delicatessens, ice cream shops, tea rooms, lunchrooms and take-out restaurants. It does not include drive-in food services which provide services to customers who remain in their vehicles, refreshment stands, take-out windows where service is provided to customers on the outside, or mobile catering food services. An eating & drinking establishment may include fast-food delivery as an ancillary use.

(WA) [San Juan County Unified Development Code](#)

“Cottage enterprise” means a commercial or manufacturing activity conducted in whole or in part in either the resident's single-family dwelling unit or in an accessory building, but is of a scale larger than a home occupation.

(OR) [Tillamook County Land Use Ordinance](#)

COTTAGE INDUSTRY: A business or business-related activity that is carried on within either a dwelling or a building accessory to that dwelling, which employs no more than two non-family members, and which has limited impacts on the surrounding properties. Deliveries and customer visitations are limited to the hours between 8:00 a.m. and 6:00 p.m. Outdoor storage is allowed if it is similar to what legally occurs in the neighborhood, and accessory structures conform to the character of the neighborhood.

ATTACHMENT 6 – POLICIES

OFFICIAL COMMUNITY PLAN No. 434

OCP Objective/Policy	Complies	Planner Comments
Objective 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.	yes	The zoning amendment proposes a moderate increase of potable water volume.
Objective 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.	yes	The zoning amendment proposes to make lawful a bakery, which has received a large volume of public correspondence in support of the application.
Objective A.4.6.1 To recognize the important role that varied livelihoods and a vibrant economy play in our community's unique character.	yes	The zoning amendment proposes to make lawful a bakery, which has received a large volume of public correspondence in support of the application.
Objective 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.	yes	The zoning amendment proposes to make lawful a small locally owned bakery business.
Objective 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.	yes	The bakery is operated by young people and operates year round (providing year-round employment for 4 employees)
Policy A.6.6.2 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.	maybe	The applicant has advised they intend to add to current water catchments to capture rainwater to use to water plans and grass for water conservation purposes.
Objective 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.	yes	The bakery is within walking distance to Ganges Village and is located along a bus route and pedestrian trail.
Policy 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 <i>environmentally sensitive areas</i> . 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 <i>affordable housing</i> , 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.	no	The zoning amendment proposes "leap frog" development in rural lands.

Policy B.2.4.2.2 Zones within the Residential Neighbourhoods Designation will continue to accommodate the <i>medium density residential uses</i> and the other compatible land uses allowed in the existing bylaw. Existing commercial, <i>general employment</i> 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 <i>affordable housing</i> projects.	no	The zoning amendment proposes to rezone the subject property from R7 to a C4 variant.
Objective 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.	yes	The zoning amendment proposes to make lawful two commercial guest accommodation units operated by the property owners.
Objective 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.	yes	The zoning amendment proposes to make lawful a bakery and two commercial guest accommodation units.
Policy B.3.1.2.2 <i>Bed and Breakfast</i> operations will continue to be allowed as home based businesses in residential areas.	N/A	Bed and breakfasts are permitted in the R7 zone – the CA4 zone variant would not permit home-based businesses.
Policy 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.	yes	The 2 commercial guest accommodation units are operated by the owners of the subject property.
Policy 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.	yes	The draft bylaw proposes to make lawful two commercial guest accommodation units under 25m ² .
Policy 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.	yes	a. the draft bylaw proposes to limit the tourist accommodation units to 2; b. the draft bylaw proposes floor area limits for each cabin (25 square metres); c. the draft bylaw proposes standards for vegetation screening; d. No campground permitted.
Objective B.5.1.1.3 To encourage the commercial viability of island villages and to retain traditional village functions.	no	The zoning amendment proposes commercial uses outside village designations.
Objective B.5.1.1.5 To avoid the development of commercial strips along roads leading into island villages.	yes	The zoning amendment proposes a potential commercial strip (as a nearby property along Upper Ganges Road is also undergoing a rezoning to General Employment and Commercial Services).
Policy 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: <i>home-based businesses</i> 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.	no	The zoning amendment proposes a restaurant and offices outside village designations.
Policy 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.	yes	This application proposed to rezone a Residential 7 property to a Commercial 4 variant.
Policy B.5.1.2.9 The Local Trust Committee may consider making changes to zoning to establish maximum floor area limits on commercial and <i>general employment</i> uses.	yes	The draft bylaw proposes a floor area limit for the restaurant and commercial guest accommodation units.

Policy 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.	yes	The zoning amendment is proposed along two highways, a rear lot line and an interior side lot line. The non-residential uses are generally well screened from residential uses with the exception of one of the commercial guest accommodation units (Glamp) which overlooks the neighbouring property. The draft bylaw proposes standards for vegetation screening.
Policy 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.	maybe	Staff recommend the LTC refer the zoning amendment to the Agricultural Advisory Planning Commission.
Policy B.6.2.2.19 When it considers rezoning applications for land that borders or drains into <i>agricultural land</i> , 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 <i>agricultural land</i> .	maybe	The draft bylaw proposes standards for vegetation screening. Staff recommend the LTC refer the zoning amendment to the Agricultural Advisory Planning Commission.
Policy C.2.2.2.15 When considering rezoning applications, the Local Trust Committee should ensure that the proposed zoning change supports the development of <i>non-automotive</i> transportation and public transit service.	yes	The bakery is within walking distance to Ganges Village and is located along a bus route and pedestrian trail.
Policy C.2.3.2.6 The form and character of large new commercial and <i>general employment parking lots</i> will be managed through the Development Permit process.	maybe	The draft bylaw proposes to add the subject property into DPA2.
Objective 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.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District.
Objective C.3.2.1.2 To reduce, delay or avoid the impacts of withdrawing additional water from surface water bodies.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District.
Objective 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 <i>affordable housing</i> .	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District.
Objective C.3.2.1.4 To encourage a variety of <i>conservation</i> methods in all community water systems	maybe	The applicant has advised they intend to add to current water catchments to capture rainwater to use to water plans and grass for water conservation purposes.
Objective 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.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District and the Agricultural Advisory Planning Commission.

Policy 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 <i>conservation</i> 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 <i>affordable housing</i> 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.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District.
Policy 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 <i>affordable housing</i> 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.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District. The proposed uses are not priority projects identified within this policy.
Policy 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.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District.
Policy C.3.2.2.6 The Local Trust Committee will continue to encourage water <i>conservation</i> through guidelines for xeriscape landscaping of commercial, <i>general employment</i> and multi-family developments in island villages.	maybe	No guidelines for xeriscape landscaping of commercial developments are available (and the subject property is located just outside of the boundaries of Ganges Village)
Policy 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.	maybe	Staff recommend the LTC refer the zoning amendment to the North Salt Spring Waterworks District and the Agricultural Advisory Planning Commission.
Policy 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.	yes	The applicant has supplied a septic report for 38 seats. The draft bylaw proposes this limit to the number of indoor and outdoor seats.