



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Thursday, February 13, 2025
Time: 9:30 a.m.
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

	Pages
1. CALL TO ORDER	9:30 AM - 9:35 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM
4. DELEGATIONS - NONE	
5. TRUSTEE REPORTS	9:50 AM - 10:00 AM
Verbal Report	
6. CHAIR'S REPORT	10:00 AM - 10:05 AM
Verbal Report	
7. CRD DIRECTOR'S REPORT	10:05 AM - 10:15 AM
Verbal Report	
8. PREVIOUS MEETINGS	10:15 AM - 10:20 AM
8.1 Draft Minutes of the Salt Spring Island Local Trust Committee	
8.1.1 <u>Draft Minutes of the December 12, 2024 SSI LTC Regular Meeting</u>	5
For Adoption	
8.2 Resolutions Without Meeting Report	17
Report dated February 2025	
8.3 Draft Minutes of the Advisory Planning Commissions	
8.3.1 <u>Draft Minutes of the January 30, 2025 APC Meeting</u>	18
For Information	
8.4 Local Trust Committee Public Hearing Record - None	

9.

CORRESPONDENCE

10:20 AM - 10:25 AM

Please visit the Applications and Projects pages on the Islands Trust website for recent public submissions.

For Applications, go to: <http://www.islandstrust.bc.ca/SSIapplications>

For Projects, go to: <http://www.islandstrust.bc.ca/SSIprojects>

9.1	LTC Chair to NSSWD - Dated 13 Dec 2024 - Regarding application to the Canada Housing Infrastructure Fund	21
	For Information	
9.2	Minister of Transport to M.P. May and co-signatories - Dated 19 Dec 2024 - Regarding response to marine matters	22
	For Information	
9.3	Trustee Patrick to M.L.A. Botterell - Dated 23 Dec 2024 - Regarding funding for the Salt Spring Island Options for Sexual Health Clinic	25
	For Information	
9.4	BC Ferries to Trustee Patrick - Dated 31 Dec 2024 - Regarding end of Ferry Advisory Committee term	27
	For Information	
9.5	C. Firestone to LTC w/ CAO Bronee reply - Dated 17 Jan 2025 - Regarding trustee eligibility legislation	28
	For Information	

10.

BUSINESS ARISING FROM MINUTES

10:25 AM - 10:45 AM

10.1	Follow-Up Action List	31
	Report dated February 2025	
10.2	Complete Communities Assessment	39
	Staff Report	

11.

WORK PROGRAM

10:30 AM - 10:45 AM

11.1	Work Program Update	135
	Staff Report	
11.2	Active Projects List	140
	Report dated February 2025	
11.3	Future Projects List	145

12. COMMUNITY INFORMATION MEETING - NONE

13. PUBLIC HEARING - NONE

.....BREAK UNTIL 12:00 NOON.....

14. APPLICATIONS AND REFERRALS 12:00 PM - 1:30 PM

- | | | |
|------|---|-----|
| 14.1 | PLRZ20240251 - J. Waters - 101 Bittencourt Road, SSI | 147 |
| | Staff Report | |
| 14.2 | PLTUP20240296 - D. Ovington - 163 Drake Road, SSI | 185 |
| | Staff Report | |
| 14.3 | PLRZ20240188 - D. Ovington - 210 & 220 Kanaka Road, SSI | 207 |
| | Staff Report | |
| 14.4 | SS-SUB-2021.7 - P. Juengst - Lot 28 Welbury Drive, SSI | 225 |
| | Staff Report | |
| 14.5 | SS-SUB-2021.1 - J. Litke - 536 Beaver Point Road, SSI | 265 |
| | Staff Report | |
| 14.6 | North Pender Island Local Trust Committee Draft Bylaw No 235 Referral | 317 |
| | For Response | |

15. LOCAL TRUST COMMITTEE PROJECTS - NONE

16. NEW BUSINESS 1:30 PM - 2:00 PM

- | | | |
|------|---|--|
| 16.1 | Meeting Procedures for Remote Participation by Trustees | |
| | For Discussion | |
| 16.2 | Special Meeting with Capital Regional District Local Community Commission | |
| | Recommended Resolution - That the Salt Spring Island Local Trust Committee request staff to schedule an in-person Special Meeting with the Capital Regional District Local Community Commission at 2pm on Friday February 28, 2025 at the SIMS Boardroom, 124 Rainbow Road, Salt Spring Island, BC. | |

17. REPORTS

- | | | |
|------|--------------------------------------|-----|
| 17.1 | Policy and Standing Resolutions List | 320 |
|------|--------------------------------------|-----|

For Information

17.2	Open Applications Report	329
	Report dated February 2025	
17.3	Expense Report	348
	Reports dated November 2024 & December 2024	
17.4	Islands Trust Conservancy Reports	350
	For information	

18. CLOSED MEETING - NONE

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on March 20, 2025 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

20. ADJOURNMENT



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, December 12, 2024

Location: Meaden Hall
120 Blain Road, Salt Spring Island and Electronic Meeting (Zoom)

Members Present: Timothy Peterson, Chair
Jamie Harris, Local Trustee (Zoom)
Laura Patrick, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Warren Dingman, Bylaw Enforcement and Compliance Manager (Zoom)
Bruce Belcher, Planner 1 (Zoom)
Oluwashogo Garuba, Planner 1
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Earl Rook, Capital Regional District (CRD) Salt Spring Island Local Community Commission (LCC) Chair
There were approximately 24 members of the public in attendance

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Peterson called the meeting to order at 9:30 a.m.

SS-2024-131

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee waive Salt Spring Island Local Trust Committee Bylaw No. 529 section 44 "an individual member of the Local Trust Committee may not participate by means of electronic or other communication facilities in two consecutive regular Local Trust Committee meetings that are held in person" to allow Trustee Harris to attend and participate in the December 12, 2024 SSI LTC regular in person meeting.

CARRIED

Chair Peterson introduced Trustees and staff and acknowledged that the meeting was held on the territory of the Coast Salish First Nations. Chair Peterson read a statement regarding First Nations reconciliation.

2. APPROVAL OF AGENDA

The following item was presented for inclusion in the agenda:

Item 15.2 Lady Minto Hospital Foundation Request

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

A member of the public spoke on behalf of Positively Forward regarding the need for affordable housing and water connections for affordable housing. The speaker noted North Salt Spring Waterworks District has advised there may be opportunity for new water connections although new water connections cannot be prioritized for affordable housing. The member of the public asked the LTC to request a staff report regarding whether the LTC has the authority to require that the new water connections be prioritized for affordable housing. Trustee Patrick referred the speaker to a motion in the Follow Up Action List on page 9 of the agenda package that was moved in September 2024 regarding the topic.

A member of the public submitted a Request for Information application to Legislative Clerk Pingle. The member of the public reported they received a letter from Young Anderson law office stating that Jamie Halan-Harris and the Salty Dog Retreat has until January 7, 2025 to comply with bylaw enforcement violations. The speaker reported a Development Variance Permit application is in process and requested that the deadline be extended. RPM Hutton advised this topic is not appropriate for the Town Hall portion of the meeting as it is a bylaw enforcement issue.

A member of the public spoke on behalf of We the Friends of Baker Beach regarding the Baker Beach Area Proposal, read a statement regarding the importance of estuary ecosystems and submitted a document entitled "Baker Beach Erosion Control Dec 12, 2024". The speaker requested the LTC to wait for further information. Chair Peterson reported the LTC requested staff to forward all correspondence regarding the Baker Beach Area Proposal to the Province at the November 18, 2024 meeting.

Trustee Harris joined the meeting at 9:56 a.m.

A member of the public asked what role the public and the LTC has in protecting Baker Road Beach and asked the LTC to advocate for a more reasoned and careful approach to the issue.

A Trustee asked staff to provide a brief update regarding the Baker Beach Area Proposal.

RPM Hutton reported the Baker Beach Crown Lease application is in process. Staff have additional questions based on the initial report and it is important to note that the Development Permit application is in process. If the application meets the Islands Trust guidelines, staff will consider whether it will be approved and if the application does not meet the guidelines it may be rejected or forwarded to the LTC for consideration. There is a separate crown lease application and crown land is waiting for the Development Permit process to be complete before Crown Lands will make a decision.

A member of the public advised that there have been continuous changes to the Baker Beach Road application and asked how often an applicant can make changes to an application. RPM Hutton advised staff work with applicants to make sure applications meet the minimum standards and applications may go through iterations as part of the application process.

4. DELEGATIONS

4.1 Julian Clark, Chair - Lady Minto Hospital Foundation - Regarding affordable healthcare worker housing project at 101 Bittancourt Road

Delegation Julian Clark made a presentation entitled “Affordable Housing for Healthcare Workers on behalf of the Lady Minto Hospital Foundation and requested the LTC to support rezoning the Seabreeze property from Commercial to multi-family dwellings and requested the LTC to expedite the application to be complete by the end of March 2025.

5. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Attended the Salt Spring Foundation 40 years of giving anniversary celebration.
- Regional Parks continues to plan the Salish Sea Network Trail sections that will connect Fulford to Vesuvius.
- Attended a joint LTC and CRD Local Community Commission (LCC) meeting and Trustee Patrick is looking forward to working together on the Short Term Vacation Rentals (STVR) issue in the new year.
- Met with LCC Chair Earl Rook to prepare for the joint LTC and CRD LCC meeting.
- Attended a Complete Communities information meeting on November 24, 2024 and encouraged staff to continue to engage equitably with the community and provide updates to the community regarding the OCP/LUB update project. Trustee Patrick advised there is an article on the Salt Spring Exchange that misrepresents the OCP/LUB update project.
- Attended a meeting with Penelakut council member Kurt Irwin and acknowledged the community support of the Support the Penelakut Tribe in their Food Emergency to help Penelakut people recover from the recent power outage.
- Trustee Patrick, RPM Hutton and Bryan Young from Transitions Salt Spring are representing Salt Spring Island in a pilot program called CONEXT, a program designed to support communities through the next steps in their climate preparedness.
- Attended a Southern Gulf Island Forum meeting with MLA Rob Botterell.
- A Trust Council project to convene round tables and technical working groups on tiny homes on wheels has progressed rapidly. A steering committee has been convened and electoral area directors from four regional districts have stepped forward to be on the committee. This project will explore overcoming the barriers to legal occupancy and the associated siting and use regulations.
- Attended a BC Ferries meeting regarding disbanding Ferry Advisory Committees;
- Participated in a session of the BC Chapter of Climate Caucus and noted the two BC Green Party MLA’s represent nearly 75% of the population in the Islands Trust Area and have more coastline than any other MLA.

- Attended Trust Council in Victoria last week and noted Trust Council's support for staff to apply for a watershed security grant, which includes doing more work on watershed governance, an issue of great importance here on Salt Spring Island.
- The CAO Hiring committee has welcomed new CAO Rueben Bronee to the Islands Trust.
- Attended a webinar on the Simon Fraser University Lasqueti Archeology Project. The project has promoted community interest in learning about the occupancy and activity of indigenous peoples on the island for 1000's of years. A project like this here on Salt Spring Island would be a great idea.

6. CHAIR'S REPORT

Chair Peterson reported he has been attending Transport Canada's Pacific Region Oceans Protection Plan Dialogue Forum meetings since October 2024 and they will continue to March 2025. Chair Peterson reported he attended Trust Council on December 3 to 5, 2024 and noted the following highlights:

- Preliminary review of the draft 2025 budget.
- San Juan County Council Chair Jane Fuller met with Trust Council on areas of mutual interest.
- It was the first Trust Council for new CAO Rueben Bronee.
- Approved the 2025 Trust Council meeting schedule and agreed to meet as a Committee of the Whole more often to advance the work on the Policy Statement review, 2020 Governance Report review and Code of Conduct review.

7. CRD DIRECTOR'S REPORT

CRD SSI Local Community Commission (LCC) Chair Earl Rook presented the following report:

- The LCC is in the process of finalizing a short-term use agreement with the Chuan Society for a warming centre at the former Phoenix School building.
- An LCC Town Hall meeting will be held on January 9, 2024 to discuss the provisional 2025 budget and encouraged public input prior to January 30, 2025.
- The LCC continues to develop an integrated strategy for housing with the LTC and other partners.
- The LCC will host a roundtable meeting regarding Short Term Vacation Rentals (STVRs) on January 16, 2025.
- The LCC is making progress on a liquid waste treatment pilot project.
- The LCC is working with staff on a CRD Bylaw review and noted the focus will be agriculture and procedural bylaws.
- The LCC continues to work on the topic of live a board vessels in Ganges Harbour and harbour management issues.

CRD Director Holman asked for clarification regarding a harbour management question. A Trustee advised that the CRD "What we heard summary report - April 30, 2024 regional workshop: Collaborative action to resolve boat-related issues in the Capital Region" report was not received by the LTC.

CRD Director Holman presented the following report:

- CRD staff will provide a report on options for Harbour Management to the LCC at the January 2025 meeting.

- CRD building inspection has advised there are no building code concerns regarding the application for a boarding house at 129 Dean Road. Director Holman acknowledged the efforts of the Lighthouse Society for going through the application process. RPM Hutton advised CRD and Islands Trust staff have worked together on the application and the application is on the agenda later today.
- Expressed support for the Lady Minto Hospital Foundation's Affordable Housing for Healthcare Workers project at the Seabreeze property. The CRD Board approved including the Seabreeze property in the Ganges Sewer area although the cost estimate that was provided to extend the sewer up the hill was cost prohibitive.
- The CRD Fulford Water District asked the Vortex project applicant to work with the Islands Trust to assess the existing development potential in the Fulford Water District Area following the results of the Westin Lake Sustainability Study that indicated there may be water supply constraints.
- Asked whether CRD staff are involved in the Steering Committee regarding tiny homes. Trustee Patrick reported they will be in communication and are allowing time for the new CRD Chief Building Inspector to be involved.
- The LCC approved a grant in aid to help support the Chuan Society to operate a warming centre at the former Phoenix School building.
- There is a fully funded year-round shelter at Salt Spring Community Services, additional funding for ten spaces during emergency conditions and a supported Housing project being built on Drake Road.
- The CRD 2025/26 budget includes \$300,000 per year for detailed design of the Salish Sea Trail Network project and there is a plan to set aside 4 million dollars for construction of the Salish Sea Trail.
- The CRD Rural Housing Program includes funding for a program coordinator, suite incentives and pre-development funding.
- CRD Board approved reallocation of a portion of the CRD Director salary to the LCC Commissioners that represents the significant shift in responsibilities between the CRD Director and LCC Commissioners.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the November 14, 2024 SSI LTC Regular Meeting - For Adoption

By general consent, the minutes of November 14, 2024, Salt Spring Island Local Trust Committee Regular meeting were adopted.

8.1.2 Draft Minutes of the November 19, 2024 SSI LTC Special Meeting - For Adoption

The following items were presented for consideration:

- Item 4 - Remove "Funding programs are underway and will continue to be worked on; and" replace "Supplemental data timeline was not specifically discussed." with "It was noted the Supplemental data timeline is not aligned with the Housing Needs Assessment schedule"

- Item 5a - Replace "Discussion on this topic did not occur." with "it was discussed that a data sharing agreement is underway".
- Item 6a - Replace "Local Community Commission had discussion with Salt Spring Waterworks and the Capital Regional District and determined that specific users are not prioritized over other users when approving a building permit and said agencies work with the development plans that are submitted and issue a permit consistent with availability of connections;" with "Local Community Commission held a meeting with NSSWD, the CRD, the Islands Trust and Salt Spring Island Fire Department and determined that specific users are not prioritized over other users when approving a building permit and said agencies work with the development plans that are submitted and issue a permit consistent with availability of connections."

By general consent, the minutes of November 19, 2024, Salt Spring Island Local Trust Committee Special meeting were adopted as amended.

8.2 Resolutions Without Meeting Report- None

8.3 Draft Minutes of the Advisory Planning Commissions - None

9. CORRESPONDENCE

9.1 D. Taylor to LTC - August 30, 2024 - Regarding Letter of Agreement between the Islands Trust Council and Ministry of Transportation and Infrastructure - For Consideration

SS-2024-132

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to follow up with the sender of correspondence Item 9.1. (Taylor to LTC - August 30, 2024 - Regarding Letter of Agreement between the Islands Trust Council and Ministry of Transportation and Infrastructure and report).

CARRIED

9.2 C. Young to LTC - November 13, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

9.3 D. Denning to LTC - November 13, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

9.4 D. Thompson to LTC - November 13, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

9.5 K. Maser to LTC - November 13, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

9.6 D. Magnusson to LTC - November 15, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

9.7 P. Lloyd-Jones to LTC - November 27, 2004 - Regarding Bed and Breakfast Bylaw Enforcement - For Information

The correspondence was received.

9.8 D. Thompson to LTC - November 29, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

9.9 G. Cherneff to LTC - December 3, 2024 - Regarding Baker Road Beach - For Information

The correspondence was received.

SS-2024-133

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to continue to forward public correspondence received regarding the Baker Beach Area Crown Lease Application 1415573 as additional information to the Province.

CARRIED

9.10 North Salt Spring Waterworks District to LTC - December 5, 2024 - Regarding Letter of support for Canada Housing Infrastructure Fund application

North Salt Spring Waterworks District Manager Mark Boysen reported the Canada Housing Infrastructure Fund application deadline is March 31, 2024 and NSSWD is ready to submit the application.

SS-2024-134

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee provide a letter of support for the correspondence in agenda item 9.10 (December 5, 2024 letter from NSSWD to the LTC) North Salt Spring Waterworks District's application to the Canada Housing Infrastructure Fund for funding to support two phases of their Water Resiliency Strategy which will help address housing challenges and climate change resiliency on Salt Spring Island.

CARRIED

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List - Report dated November 2024

The report was received.

A Trustee expressed support for public communications on the OCP-LOUB project update and process and asked for clarification regarding the timeline for the Advisory Planning

Commission (APC) for the OCP-LUB Update Project. RPM Hutton reported the Request for Proposals is expected to be open in early January 2025 and the call for APC members will be early January 2025 as well. Staff will work with the Islands Trust communications specialist to develop a Frequently Asked Questions or article on the OCP-LUB update project. A Trustee advised that the CRD "What we heard summary report - April 30, 2024 regional workshop: Collaborative action to resolve boat-related issues in the Capital Region" report was not received by the LTC.

SS-2024-135

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee send a letter from the LTC Chair to the CRD Board indicating that the SSI LTC supports, in principle, the proposed approach presented in the "What we heard summary report - April 30, 2024 regional workshop: Collaborative action to resolve boat-related issues in the Capital Region."

CARRIED

A Trustee asked for the timeline regarding a staff report for the Short-Term Rental Accommodations Act and noted the intent was for Salt Spring Island to have the option to "opt into" the legislation in the future. RPM Hutton reported a staff report will be prepared for a future meeting.

10.2 Bylaw Enforcement – Staff Report

BCEM Dingman presented a staff report regarding Compliance and Enforcement Update for the Salt Spring Island Local Trust Area.

In discussion the following items were noted:

- A Trustee noted there is ambiguity regarding what is and what is not being enforced and there may be an opportunity to clarify the intent of the LTC standing resolution regarding "do not enforce". BCEM Dingman reported the CRD has jurisdiction regarding buildings being built without building permits. A Trustee expressed support to not proceed with bylaw enforcement on housing that was built without permits.
- A Trustee noted a high volume of debris washed onto Ganges Harbour shores following the recent windstorm. BCEM Dingman reported Transport Canada has regular patrols in Ganges Harbour to move derelict boats and unpermitted structures.

10.3 Rainbow Road Housing Agreement Repeal Bylaw – Staff Report

Planner Buchan presented a staff report regarding repeal of Housing Agreement Bylaw No. 447, 2010 which pertains to the property at 584 Rainbow Road (PID: 015-854-698).

SS-2024-136

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee has reviewed the Directives Only Policies and determined that Bylaw No. 540 is not contrary to or at variance with the Islands Trust Policy Statement (584 Rainbow Road).

CARRIED

SS-2024-137

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Housing Agreement Repeal Bylaw No. 540 cited as "Salt Spring Island Local Trust Committee Bylaw No. 540" be read a Third time (584 Rainbow Road).

CARRIED

SS-2024-138

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 540, cited as "Salt Spring Island Local Trust Committee Bylaw No. 540" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee (584 Rainbow Road).

CARRIED

11. COMMUNITY INFORMATION MEETING – None

12. PUBLIC HEARING – None

The meeting recessed at 11:35 a.m. for a lunch break and reconvened at 12:03 p.m.

13. APPLICATIONS AND REFERRALS

13.1 PLDVP20240174 - J. Mishrigi - 237 Isabella Point Road, SSI - Staff Report

Planner Panahifar presented a staff report to allow an increase in allowable number of storeys from two to three and raise the maximum height for structures from 7.6 m to 8.7 m.

Applicant J. Mishrigi spoke to the application.

SS-2024-139

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit PLDVP20240174 (237 Isabella Point Road).

CARRIED

13.2 PLTUP20240164 - M. Kriger - 129 Dean Road, SSI

Planner Garuba presented a staff report regarding a Temporary Use Permit application for a boarding house at 129 Dean Road.

Applicant L. Fox spoke to the application.

A Trustee acknowledged the Look Out Society for the upgrades to the property and noted the TUP would give the owner and the neighbourhood a trial period for the proposed use without permanent rezoning. There was a question regarding whether the TUP could be issued for a period of three years. RPM Hutton reported the TUP notice was posted for a period of three years and the TUP could be issued for a three-year term.

SS-2024-140

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240164 (129 Dean Road) for a period of three (3) years.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS - None

15. NEW BUSINESS

15.1 Work Program Update Staff Report

RPM Hutton presented a staff report regarding a review of supporting policies that support management and presentation of the Work Program.

In discussion the following items were noted:

- A Trustee noted the future projects list is a used as a parking lot for items that are to be considered in the future and may be better categorized as “funded projects/unfunded projects”.
- A Trustee noted more resources are needed on Salt Spring Island and Trustees need to advocate for more resources.
- A Trustee noted the federated model of governance is not working and expressed support for Trust Council’s request for the Province to review the Islands Trust Act.
- A Trustee noted the CRD Burgoyne Bay waste transfer station and the Burgoyne Bay composting facility do not have appropriate zoning. RPM Hutton advised the composting facility is within the Agricultural Land Reserve and the composting activity falls within the Right to Farm regulations;
- The commercial truck parking spaces issue was not resolved in the Industrial Land Use review. RPM Hutton advised the LTC could consider “contractor’s use of vehicles” on rural properties and this could be considered in the LUB update project.

SS-2024-141

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward the staff report in agenda item 15.1 of the December 12, 2024 meeting to the Executive Committee and request Trust Council to prioritize a review of the delivery of current and long-term planning services and identify opportunities to improve current planning cost recovery, increase staff resources dedicated to long term planning and improve alignment of long term planning staff resources with highest need.

CARRIED

15.2 Lady Minto Hospital Foundation Request

RPM Hutton advised staff have prepared a preliminary staff report regarding rezoning application PLRZ20240251 for 101 Bittancourt Road.

In discussion the following items were noted:

- A Trustee noted the risk is low for the housing to be sold or used for non-workforce housing.
- A Trustee noted there is a sign that has notified the community regarding the intention is to use the property for healthcare workforce housing.
- A Trustee noted the LTC needs to act quickly to support the project as there is risk to the community if healthcare workforce housing cannot be fulfilled.

The meeting recessed at 12:58 p.m. for a break and reconvened at 1:11 p.m.

SS-2024-142

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prioritize application PLRZ20240251 (101 Bittancourt Road.)

CARRIED

SS-2024-143

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2947, Except Part In Plan 42952, from Commercial Accommodation 2 (a) – CA2(a) to Residential 1 (R1) (101 Bittancourt Road.)

CARRIED

SS-2024-144

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with public notification for application PLRZ20240251 as per section 467 of the Local Government Act. (101 Bittancourt Road.)

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List - For Information

Received for information.

16.2 Future Projects Report dated December 2024

Received for information.

16.3 Active Projects List dated December 2024

Received for information.

16.4 Applications with Status Report dated December 2024

SS-2024-145

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to arrange a webinar for Trustees and the public on the City view program.

CARRIED

Received for information.

16.5 Expense Reports dated October 2024

Received for information.

16.6 Islands Trust Conservancy Board Report dated November 2024

Received for information.

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on February 13, 2025 at 9:30 p.m. at the Salt Spring Legion, Meaden Hall, 120 Blain Road. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

19. ADJOURNMENT

By general consent the meeting adjourned 1:22 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder



Resolutions Without Meetings Log

Salt Spring Island

Resolution Number	Action	Date
2025-001	Carried	24-Jan-2025
Ganges Harbour Walk Steering Committee meeting on Monday, January 27, 2025		
THAT the Salt Spring Island Local Trust Committee appoint Trustee Laura Patrick as the trustee representative to attend the meeting of the Ganges Harbour Walk Steering Committee on Monday, January 27, 2025.		



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, January 30, 2025

Location: Baptist Church, Upper Hall Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Jean Brouard, Chair
Gabriel Wiebe, Vice Chair
Anne Gunn, Commissioner
Stanley Shapiro, Commissioner

Regrets: Leigh Large, Commissioner
Theresa Burley, Commissioner
Tim Hiltz, Commissioner

Staff Present: Chris Buchan, Island Planner
Rob Pingle, Legislative Clerk
Bhumika Joshi, Office Administrative Assistant
Sarah Shugar, Recorder

Others Present: Laura Patrick, Local Trustee

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

Legislative Clerk Pingle called the meeting to order at 10:15 a.m. and called for introductions and introductions were carried out.

1. COMMISSIONER TRAINING AND ELECTION OF THE CHAIR AND VICE CHAIR

Legislative Clerk Pingle presented a summary of the APC Commissioner roles and responsibilities.

Legislative Clerk Pingle announced the election procedures and called for nominations for Chair. Commissioner Brouard was nominated and accepted the nomination. Legislative Clerk Pingle called three times for further nominations. Hearing none, nominations were declared closed and Commissioner Brouard was elected Chair by acclamation.

Legislative Clerk Pingle called for nominations for Vice-Chair. Commissioner Wiebe was nominated and accepted the nomination. Legislative Clerk Pingle called three times for further nominations. Hearing none, nominations were declared closed and Commissioner Wiebe was elected Vice-Chair by acclamation.

2. AGENDA

2.1 Approval of Agenda

The following item was presented for inclusion in the agenda:

5.1 OCP/LUB Update Project

By general consent the agenda was adopted as amended.

3. MINUTES OF PREVIOUS MEETING

3.1 Draft Minutes of the June 1, 2023 APC Meeting

By general consent, the minutes of the June 1, 2023 Salt Spring Island Advisory Planning Commission meeting were adopted.

4. BUSINESS ITEMS

4.1 SS-RZ-2024.1- Vesuvius Ferry Terminal Redevelopment - To amend the OCP and Land Use Bylaw to permit the redevelopment of the existing ferry terminal area and wharf - Staff Report

Planner Buchan presented an overview of a memorandum dated November 28, 2024 and advised the Salt Spring Island Local Trust Committee referred application SS-RZ-2024.1 to the Salt Spring Island Advisory Planning Commission for its review and comment.

In discussion the following items were noted:

- There was a question regarding when the application was received by the LTC. Legislative Clerk Pingle reported the LTC received the draft Bylaws at the September 12, 2024 LTC meeting.
- There was a question regarding why the application was referred to the APC and whether the LTC flagged particular concerns for the APC to address. Planner Buchan reported rezoning applications are generally referred to the APC for review and comment. Trustee Patrick reported there were no issues of particular concern although the Vesuvius Ferry Terminal Redevelopment is an area of public interest and the BC Ferry Advisory Committees have been disbanded.
- Commissioner Wiebe advised he was a member of the Ferry Advisory Committee before the Committee was disbanded.
- There was a question regarding how the parking lot area is used as a parking lot as it is currently zoned Residential. It was noted the terminal use is likely legal non-conforming and that BC Ferries was a Crown Corporation in the past and Crown Corporations are not required to follow zoning bylaws.
- There was a suggestion that timing of construction should be considered to reduce negative impacts to the environment.
- There was a suggestion that the timing of the Qualified Environmental Professional report will be important.
- It was noted that ground truthing the maps is important
- There was a question regarding whether the eel grass and slope stability maps are up to date.
- There was a question regarding whether climate change policy is being considered.
- Concern was expressed that the application did not address climate change and specifically the probability of atmospheric rivers and related impacts to the hillside stability above the parking lots and run off that could impact forage fish.
- Support was expressed to consider the current structures and that improvements will most likely improve the situation.
- Support was expressed for comparing the current structure to the proposed structures and

whether the proposed structures would be considered more resilient.

- Concern was expressed that the applicant has not provided enough information and more information is needed.
- There was a question regarding whether the proposed improvements would increase traffic volume such as will it accommodate larger vehicles. It was noted the bigger freight vehicles currently drive over the Malahat and take the Fulford Ferry as Vesuvius does not accommodate them.
- Support was expressed for the community need for the ferry terminal to be improved.
- It was noted it is important to be diligent that policies are followed and to prioritize the community need.
- Support was expressed for future shoreline development to reduce impacts on the shoreline and that it is important that the proposed development is consistent with Section B.9.4.1.2.
- There was a question regarding changing ocean currents and it was noted dock structures are Provincial jurisdiction.

It was MOVED and SECONDED,

That the Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee ask the applicant to provide further information regarding:

- Environmental impacts regarding stormwater runoff, forage fish areas, eel grass areas, climate change impacts including atmospheric rivers and sea level change;
- A traffic impact assessment;
- How the proposed improvements would compare to the current development regarding geological and hydrological impacts;

and request the LTC to refer application SS-RZ-2024.1- Vesuvius Ferry Terminal Redevelopment back to the APC once the information has been received.

CARRIED

5. OTHER BUSINESS

5.1 Official Community Plan/Land Use Bylaw Update Project

Trustee Patrick presented an update and asked the Commissioners to consider whether they would be interested in being appointed to a new Advisory Planning Commission for the OCP/LUB Update Project. Planner Buchan spoke to the project, highlighted that it will be a community driven process and welcomed Commissioners to contact staff for further information.

6. ADJOURNMENT

By general consent the meeting adjourned at 11:15 a.m.

Jean Brouard, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder



200 – 1627 Fort Street, Victoria BC V8R 1H8
Telephone **(250) 405-5151** Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC
1.800.663.7867
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

December 13, 2024

File: 08-3070-30

North Salt Spring Waterworks District
761 Upper Ganges Road
Salt Spring Island, BC V8K 1S1

Via Email: board@nsswaterworks.ca

Dear North Salt Spring Waterworks District Board,

Re: Letter of support for North Salt Spring Waterworks District's application to the Canada Housing Infrastructure Fund

At its meeting of December 12, 2024, Salt Spring Local Trust Committee passed the following resolution:

That the Salt Spring Island Local Trust Committee provide a letter of support for the correspondence in agenda item 9.10 (December 5, 2024 letter from NSSWD to the LTC) North Salt Spring Waterworks District application to the Canada Housing Infrastructure Fund for funding to support two phases of their Water Resiliency Strategy which will help address housing challenges and climate change resiliency on Salt Spring Island.

This project would address a substantial barrier to meeting housing needs for essential working families and vulnerable persons on Salt Spring who face the dual housing challenges of affordability and availability. The Salt Spring Island Official Community Plan recognizes this limitation, and acknowledges this directly in its objectives related to Community Water Systems:

C.3.2.1.3 To ensure that zoning changes in the North Salt Spring Waterworks District do not result in such a level of development that water cannot be supplied to needed public facilities or would not be available for firefighting purposes. In particular, to ensure that water remains available for hospital and school expansion, and affordable housing.

Regards,

Tim Peterson
Chair, Salt Spring Island Local Trust Committee
tpeterson@islandstrust.bc.ca

cc. Salt Spring Island Local Trust Committee
Islands Trust Executive Committee
Mark Boysen CAO, North Salt Spring Waterworks District

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis



December 19, 2024

Elizabeth May, O.C., M.P. and co-signatories
Saanich–Gulf Islands
elizabeth.may@parl.gc.ca

Good day:

I am responding to your correspondence to my predecessor regarding the state of various marine matters on the Salish Sea, namely, mooring buoys, derelict vessels, floating accommodations (liveaboards), as well as Southern Resident killer whales (SRKW). I have noted your comments.

Mooring buoys

In Canada's marine navigation system, buoys are important to the safety of the boating community. There is a well-developed regulatory framework surrounding mooring buoys to protect navigators' capacity to safely navigate Canada's navigable waters. Under the *Canada Shipping Act, 2001* (CSA 2001), the Private Buoy Regulations regulate all private buoys, including mooring buoys, in respect of their size and colour.

In addition to these regulations, the *Canadian Navigable Waters Act* (CNWA), which replaced the *Navigation Protection Act* in 2019, restores protection on navigable waters while incorporating modern safeguards for the public right to navigation. Under section 2 of the CNWA, the placement of mooring buoys is regulated to avoid interfering with navigators' capacity to travel on Canada's navigable waters. Generally, this means a mooring buoy's placement is subject to review and approval under the CNWA. However, as you have noted, certain mooring buoys can be considered "minor works" as part of mooring systems under the Minor Works Order, if they meet the established requirements. Mooring systems that meet these requirements have minimal impact on the ability of mariners to travel by vessel on Canada's navigable waters.

Your comments are timely, as Transport Canada has recently completed a legislative review of the CNWA, and your letter was shared with the CNWA Legislative Review Team for consideration. I invite you to visit the initiative at [Canadian Navigable Waters Act legislative review \(canada.ca\)](https://canada.ca/canadian-navigable-waters-act-legislative-review).

Derelict vessels

Regarding vessels of concern moored to mooring buoys, the *Wrecked, Abandoned or Hazardous Vessels Act* was amended in June 2023 through the *Budget Implementation Act, 2023* to allow for the establishment of the Vessel Remediation Fund. Transport Canada is currently developing regulations that will be used to capitalize the fund and provide a long-term, sustainable source of funding to both address legacy vessels and prevent new vessels from becoming abandoned. The department will continue to share updates on the progress of the regulations.

Floating accommodations (liveaboards)

Transport Canada is aware that the long-term anchoring of non-traditional vessels used as floating accommodations within Canada has raised environmental, safety, and public concerns. The CSA 2001 defines a vessel as “a boat, ship or craft designed, used or capable of being used solely or partly for navigation in, on, through or immediately above water, without regard to method or lack of propulsion, and includes such a vessel that is under construction.” It does not include a floating object of a prescribed class. Under the CSA 2001, Transport Canada protects the marine environment, while preserving commercial and recreational navigation and boating safety. The department held an online consultation in fall 2023 to better understand Canadians’ perspectives on when and where it would make sense to regulate long-term anchoring, and is carefully considering submissions.

Southern Resident killer whales

Transport Canada continues to work in coordination with its federal, provincial, and municipal partners to address the abovementioned concerns, and ensure safe navigation and environmental protections for Canada’s navigable waterways. This includes ensuring the continued protection and recovery of Canada’s endangered whales. Southern Resident Killer Whales (SRKW) are icons of Canada’s Pacific coast and are culturally significant to Indigenous Peoples and coastal communities in British Columbia. In order to protect these whales and restore their population, the Government of Canada implemented protective measures for the sixth consecutive year, many of which went into effect on June 1, 2024.

These measures include two mandatory speed-restricted zones near Swiftsure Bank; two interim sanctuary zones off Pender and Saturna islands; a new voluntary speed reduction zone in Tumbo Channel; the continued requirement for vessels to stay at least 400 metres away from all killer whales; and a prohibition from impeding the path of all killer whales in southern British Columbia coastal waters, between Campbell River and Ucluelet. Additionally, closures for

commercial and recreational salmon fisheries are in place in key SRKW foraging areas in 2024 and 2025.

Moreover, Transport Canada continues to work closely with the Vancouver Fraser Port Authority's Enhancing Cetacean Habitat and Observation (ECHO) program. This program conducts ground-breaking research and coordinates voluntary underwater noise reduction initiatives encouraging ship operators to slow down or stay distanced while travelling through key habitat areas in Haro Strait, Boundary Pass, Swiftsure Bank and the Strait of Juan de Fuca. Further information and details on both the Government of Canada's measures and the ECHO measures can be found [on this webpage](#).

Thank you for reaching out and sharing your concerns on these important matters.

Yours sincerely,



The Honourable Anita Anand, P.C., M.P.
President of the Treasury Board and Minister of Transport

c.c. The Honourable Diane Lebouthillier, P.C., M.P.
Minister of Fisheries, Oceans and the Canadian Coast Guard

The Honourable Steven Guilbeault, P.C., M.P.
Minister of Environment and Climate Change



Laura Patrick
Salt Spring Island Local Trustee

PO Box 581
Salt Spring Island, BC V8K 2W2
Telephone: **250-538-8170**

Email: lpatrick@islandstrust.bc.ca
Web www.islandstrust.bc.ca

December 23, 2024

The Honorable Rob Botterell
M.L.A. Saanich North and the Islands
9828 Fourth Street
Sidney, BC V8L 2Z3

Dear Mr. Botterell:

I am writing to you as one of the Salt Spring Island Local Trustees to must express my deep concern regarding the potential closure of the Salt Spring Island Options for Sexual Health Clinic and to advocate for its continued operation. This clinic is a vital resource for our rural community, addressing critical sexual and reproductive health needs and bridging significant gaps in healthcare access.

Salt Spring Island faces a healthcare crisis. Not only do I no longer have a general practitioner, 67% of Salt Spring Island residents don't have a general practitioner (compared to the Island Health average of 78.6%). Nearly 4,000 residents lack a family doctor, and 75% of Options for Sexual Health's patients do not have a family physician, making this clinic their primary source of sexual health care. The clinic also provides essential services to vulnerable populations, including youth, unhoused individuals, and those without means to access sexual and reproductive health care off the island.

Additionally, the clinic supports reproductive health services, such as Nexplanon, IUD insertions, and cervical screening, which are otherwise limited on the island. It is also a critical partner to Lady Minto Hospital, providing follow-up care for sexual assault survivors and STI testing.

Closing the clinic would:

- Leave countless residents without accessible sexual health care.
- Exacerbate strain on Lady Minto Hospital's emergency department.
- Create delays in the detection of pregnancies, STIs, and reproductive health concerns like cervical cancer.

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

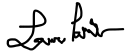
Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

- Disrupt long-standing community trust and continuity of care built over the clinic's 20-year history.

The Salt Spring Island Options for Sexual Health Clinic is indispensable to the health and well-being of our community. I urge you to recognize its critical importance and take action to ensure its continued operation.

Thank you for your attention to this urgent matter.

Sincerely,



Laura Patrick
Salt Spring Island Local Trustee

c. Chris Hutton, Islands Trust, Regional Planning Manager

British Columbia Ferry Services Inc.
The Atrium
Suite 500, 1321 Blanshard Street
Victoria, BC V8W 0B7
Tel: 1-877-978-2385
Fax (250) 978-1119
bcferries.com

December 31, 2024

Dear FAC Members,

On behalf of all of us at BC Ferries, thank you for your commitment, volunteerism and contributions over the years as part of your local Ferry Advisory Committee. We are grateful for the time and energy you dedicated to improving the system and building connections within your community.

While we recognize change isn't always comfortable, we believe the year ahead will create more ways for more people in your community to have a voice. In this spirit, we look forward to continuing our conversations and broadening our connections throughout the coastal communities we serve.

Once again, thank you for your dedication as part of a passionate and committed team of volunteers. We wish you all the best and hope that you will participate in the new engagement process, as a voice in your community, in the future.

Sincerely,



Morningstar Pinto

From: [Rueben Bronee](#)
Sent: Friday, January 17, 2025 12:54 PM
To: [Curt Firestone](#)
Cc: [Laura Patrick](#); [Jamie Harris](#)
Subject: RE: Extended absense of elected Island Trustee

Hello Mr. Firestone.

Thank you for sharing your message to Salt Spring Trustees with me. I have copied both Trustees on this response and, while I won't speak on their behalf, I can comment on the legislative context and requirements that apply in regard to your concerns.

Eligibility for election of Trustees follows the provincial Local Government Act. Under the Act (Section 82.1), to be elected as a Trustee a candidate must meet the following criteria:

- Be a Canadian citizen;
- Be at least 18 years old on election day;
- Have lived in B.C. for at least six months; and
- Have not been disqualified from voting in a B.C. local election.

The Act does not include any requirement that Trustees reside in their constituency, either at the time of election or during their term in office. That being the case, there is no basis on which Trust Council could undertake any form of censure or take any other action against a Trustee solely because they do not live in the community they were elected to represent or within the Islands Trust Area.

It's important to note this is not unique to the Islands Trust. This is the case for any local government under the provisions of the Local Government Act.

As you observed, Trustees are accountable to the communities they represent. With that in mind, I will leave it to the Trustees themselves to address any concerns about their individual engagement with the community.

Thank you.

Rueben Bronee

Chief Administrative Officer
Islands Trust

From: Curt Firestone <curtfirestone@gmail.com>
Sent: Monday, January 13, 2025 8:36 PM
To: Rueben Bronee <rbronee@islandstrust.bc.ca>
Subject: Fwd: Extended absense of elected Island Trustee

Dear Salt Spring Island Trustees,

The greatness of a representative democracy is that a community, a province, a nation elects one of its own. Each elected representative commits to taking the time and energy to understand and speak on behalf of those whom they represent on a body with other elected officials.

At a community level of government, an elected representative walks amongst his/her constituents almost daily, gaining understanding and knowledge. Conversations happen, observations are made, and issues of importance are discussed. This intimate understanding of one's community is essential to informed decision making.

It has now come to the community's attention that one of the trustees elected by the people of Salt Spring Island to sit on the Islands Trust council may no longer live on Salt Spring Island or anywhere else within the area designated as governed by the Island Trust. This prevents the trustee from being able to attend community functions and gain the knowledge and understanding needed to make informed decisions on behalf of the people. This is especially true in land use decisions of all proportions.

Is this Trustee simply on an extended holiday for an approved specified period of time or has he moved permanently away from Salt Spring Island? Assuming the former, might the Islands Trust Council simply grant him a non-voting, non-paid leave of absence from his elected duties until he returns from his holiday?

If the trustee is no longer a Salt Spring Island resident, might the Islands Trust Council accordingly give the incumbent a permanent non-paid, non-voting leave of absence? Or formally request a resignation from office? To continue the process of allowing the elected official, while living elsewhere, to vote on Island Trust local matters undermines the integrity of the Islands Trust and should be discontinued.

The decisions of the Islands Trust must be made by those with a full and immediate understanding of the community as a whole. The community deserves the knowledge that their elected representatives are able to attend fully to the business for which they were elected.

With the desire that representative government be fully representative,
Curt Firestone
Salt Spring Island, BC

Follow Up Action Report

Salt Spring Island

11-Apr-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Resolution No: SS-2024-029 Staff to report options to exercise authorities regarding Short-Term Rental Accommodations Act and relevant regulations. Updates: ·Jan. 2025: Staff will prepare follow-up report at February TLC based on coordination and engagement with governance partners. ·Dec. 2024: LCC agreed to host a Short Term Rental Roundtable ·Nov. 2024: Anticipated discussion with LCC at upcoming joint meeting. Staff report to be presented in December.	Chris Hutton	Target: 13-Dec-2024	In Progress
49%	2 Resolution No: SS-2024-30 Work with Tsawout First Nation staff to develop a MOU and report back to the LTC. Updates: Feb - Staff to provide update at Feb TLC meeting following Feb 7 meeting. Nov - Staff continue to work with Tsawout to determine attendees. TAS now supporting with resources. Jun - Leadership meeting held. Feast planning ongoing, Tsawout anticipates MOU after the feast with the Tsawout First Nation;	Chris Hutton Chris Buchan Clare Frater		In Progress
50%	3 Standing Resolution SS-2019-153 regarding Short Term Vacation Rentals That the Salt Spring Island Local Trust Committee rescind Standing Resolution SS-2019-153 and that staff report back on further considerations regarding proactive management of Short Term Vacation Rental's by March 1, 2025.	Warren Dingman	Target: 01-Mar-2025	In Progress

Follow Up Action Report

Salt Spring Island

06-Jun-2024

Progress	Activity	Responsibility	Dates	Status
50%	1 Bylaw Enforcement Policy That the Salt Spring Local Trust Committee direct staff to close files for non-permitted dwellings where there is no evidence of disposal of waste on land.	Rob Kroeker Warren Dingman		In Progress

12-Sep-2024

Progress	Activity	Responsibility	Dates	Status
15%	1 SS-RZ-2024.1 - F. Oprea - Vesuvius Ferry Terminal, SSI - Staff Report That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaw No's. 538 and 539 to the Advisory Planning Committee for comment.	Chris Buchan Kalyaan Selvakumar	Target: 13-Feb-2025	Completed
0%	2 SS-RZ-2024.1 - F. Oprea - Vesuvius Ferry Terminal, SSI - Staff Report That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a report from a qualified environmental professional prior to second reading conducting an assessment of the following: a. Conservation Assessment; b. Site Impact Assessment; c. Impact Mitigation Measures; d. Monitoring Requirements; e. Restoration Assessment; f. A Professionally certified opinion that, if the development is implemented as proposed, there will be no harmful alteration, disruption or destruction of environmentally valuable features, functions and conditions.	Chris Buchan		Completed

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 "Housing Action Program" FUAL item That the Salt Spring Island Local Trust Committee acknowledge that the Housing Task Force work program is complete and that the Chair send a letter to thank the members for their service and advise members that there are vacancies on Advisory Planning Commissions.	Bhumika Joshi Chris Hutton Kalyaan Selvakumar		Completed
0%	2 K. Wiens to LTC - October 31, 2024 - Regarding Vessel Operation Restriction Regulations That the Salt Spring Island Local Trust Committee forward correspondence item 9.3 to the CRD Local Community Commission and that the correspondence item be added to the November 19, 2024, joint meeting.	Chris Hutton		Completed
0%	3 PLRZ20240145 - J. Litke - 200 Collins Road, SSI That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Section 3, Range 2 West, North Salt Spring Island, Cowichan District, Except Part In Plan 3955, from Rural (R) zone to a Rural (f) (R(f)) zone permitting a Full time rental cottage with floor area up to 90m2	Oluwashogo Garuba	Target: 25-Feb-2025	Completed
0%	4 PLRZ20240145 - J. Litke - 200 Collins Road, SSI That the Salt Spring Island Local Trust Committee request staff to refer to and seek input from the Islands Trust Conservancy Board and other applicable agencies and First Nations that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999. Referral process begun 17 Jan 2025	Oluwashogo Garuba Rob Pingle	Target: 17-Mar-2025	Completed

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	5 PLRZ20240145 - J. Litke - 200 Collins Road, SSI That the Salt Spring Island Local Trust Committee request staff to proceed with public notification for application PLRZ20240145 as per section 467 of the Local Government Act.	Oluwashogo Garuba Rob Pingle	Target: 30-Apr-2025	In Progress
0%	6 Draft 2025/26 Salt Spring Island Local Trust Committee Annual Meeting Schedule - Request For Decision That the Salt Spring Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule as presented	Lisa Millard Rob Pingle		Completed
0%	7 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report That the Salt Spring Island Local Trust Committee request a robust communications effort and plan for two staff led community information meetings/ town halls to be held outside of regular meeting times for Phase 4 community engagement of the new draft Islands Trust Policy Statement.	Chris Hutton Jason Youmans		Completed
30%	8 Baker Beach Area Crown Lease Application That the Salt Spring Island Local Trust Committee direct staff to forward public correspondence and the petition received regarding the Baker Beach Area Crown Lease Application 1415573 as additional information to the Province.	Chris Hutton Oluwashogo Garuba		Completed

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	9 Baker Beach Area Crown Lease Application That the Salt Spring Island Local Trust Committee direct staff to provide the LTC with Crown Land Lease Referrals with sufficient time for consideration of response and that they be added to the applications report. Feb 2025 - This task has been delegated to LPS management for follow up with EC	Chris Hutton Stefan Cermak		In Progress

Follow Up Action Report

Salt Spring Island

12-Dec-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Resolution No: SS-2024-132 Staff to follow up with the sender of correspondence Item 9.1 . (Taylor to LTC - August 30, 2024 - Regarding Letter of Agreement between the Islands Trust Council and Ministry of Transportation and Infrastructure and report)	Bhumika Joshi Chris Hutton		In Progress
0%	2 Resolution No: SS-2024-133 Staff to continue to forward public correspondence received regarding the Baker Beach Area Crown Lease Application 1415573 as additional information to the Province Update: 2025-02-03: Staff continue to monitor for incoming correspondence regarding Baker Beach. Will continue to do so until file is closed.	Oluwashogo Garuba	Target: 28-Feb-2025	In Progress
0%	3 Resolution No: SS-2024-134 Letter of support sent for the correspondence in agenda item 9.10 (December 5, 2024 letter from NSSWD to the LTC) North Salt Spring Waterworks District's application to the Canada Housing Infrastructure Fund for funding to support two phases of their Water Resiliency Strategy which will help address housing challenges and climate change resiliency on Salt Spring Island.	Chris Hutton Kalyaan Selvakumar Rob Pingle		Completed

Follow Up Action Report

Salt Spring Island

12-Dec-2024

Progress	Activity	Responsibility	Dates	Status
0%	4 Resolution No: SS-2024-135 Staff to send a letter from the LTC Chair to the CRD Board indicating that the SSI LTC supports, in principle, the proposed approach presented in the 'What we heard summary report - April 30, 2024 regional workshop: Collaborative action to resolve boat-related issues in the Capital Region. 2025-02-07- Letter Drafted and in Review. anticipate to arrive in time for next Environmental Services Committee.	Bhumika Joshi Chris Hutton Rob Pingle		In Progress
0%	5 Resolution No: SS-2024-137 That the Salt Spring Island Local Trust Committee Housing Agreement Repeal Bylaw No. 540 cited as "Salt Spring Island Local Trust Committee Bylaw No. 540" be read a Third time (584 Rainbow Road).	Chris Hutton		In Progress
0%	6 Resolution No: SS-2024-138 Staff to forward the 'Salt Spring Island Local Trust Committee Bylaw No. 540' to the Secretary of the Islands Trust for approval by the Executive Committee (584 Rainbow Road).	Bhumika Joshi Chris Hutton Chris Buchan		In Progress
0%	7 Resolution No: SS-2024-142 Staff to prioritize application PLRZ20240251 (101 Bittancourt Road.) Updates: 2025-02-03: Report has been included in Feb. 12, 2025 Regular Meeting Agenda.			Completed

Follow Up Action Report

Salt Spring Island

12-Dec-2024

Progress	Activity	Responsibility	Dates	Status
0%	8 Resolution No: SS-2024-143 Staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2947, Except Part In Plan 42952, from Commercial Accommodation 2 (a) - CA2(a) to Residential 1 (R1) (101 Bittancourt Road.) 2025-02-03: Draft Bylaw presented at Feb. 13, 2025 Regular Agenda.	Chris Hutton Chris Buchan		Completed
0%	9 Resolution No: SS-2024-144 Staff to proceed with public notification for application PLRZ20240251 (101 Bittancourt Road.) 2025.02-03: Staff issued notice for consideration at Feb 12, 2025 agenda.	Chris Hutton Chris Buchan Rob Pingle		Completed
0%	10 Resolution No: SS-2024-145 Staff to arrange a webinar for Trustees and the public on the City view program.	Bhumika Joshi Chris Hutton Kalyaan Selvakumar		In Progress

12-12-6500-20-2007
Salt Spring Island Complete
Communities Project

DATE OF MEETING: February 13, 2025
TO: Salt Spring Island Local Trust Committee
FROM: Chris Buchan, A/Island Planner
Salt Spring Island Team
COPY: Chris Hutton, Regional Planning Manager
SUBJECT: Complete Communities Assessment Final Report: Staff Memo

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee receive the report titled “Salt Spring Island Complete Communities Assessment: Final Report” dated December 11, 2024 and authored by Qatalyst Research Group for information.

REPORT SUMMARY

The purpose of this report is to provide the Salt Spring Island Local Trust Committee (SS LTC) with an executive summary of the Complete Communities Assessment Project, while providing a copy of the consultant’s final report for the project. Staff recommend that the Local Trust Committee choose to accept this report for information, which may inform the upcoming update of the Salt Spring Island Official Community Plan and Land Use Bylaw, as well as other future policy projects.

BACKGROUND

The SS LTC requested Staff to submit a Complete Communities Grant Application in late 2023. This grant is administered by the Union of BC Municipalities (UBCM), and made possible through a \$10M fund issued by the Province. The Islands Trust Salt Spring Office was successful in obtaining grant funding to secure a consultant to conduct the mapping, public engagement, and scenario/policy development activities in accordance with the UBCM’s [Complete Communities Guide](#). The consultant was secured in the late spring of 2024, where grant funded activities took place until the beginning of December, 2024.

Of the \$150,000 grant, \$133,901 was spent. These funds must be used towards the project, or be returned. A grant deadline extension of [date] was been granted, and the contract with Qatalyst is now fulfilled.

DISCUSSION

The project involved community engagement and expert technical analysis to better understand the Islands’ strengths, weaknesses, gaps, and opportunities for building a more complete community. Housing, daily needs, transportation, and infrastructure are the core “lenses” through which a community’s completeness were assessed. Through the stakeholder workshops an additional two “lenses” were added, being environmental features and population/demographics. Analysis of the “lenses” were focused on determining the extent to which

the key features exist on Salt Spring, with the goal that an understanding of current completeness allows for targeted policies in future planning.

Through this exercise, Staff undertook:

1. Two separate agency working groups to inform lenses and respond to the produced maps
2. Conducted three in-person events over the span of two months to relay mapping information to the public
3. Released an online/paper survey to better gauge residents on the Complete Communities goals/maps over the span of two months.

This exercise resulted in the development of nearly 60 maps based on available local and census data. It is important to note that this exercise was not intended to gather or create new information, but to geospatially analyze and map out data at hand. In the Complete Communities Final Report, the consultant has presented the final maps, a summary of the assessment process and engagement, and recommended village growth-oriented scenarios in line with the [Complete Communities' Guide](#).

The scenarios do not amount to a complete growth model or intended final pattern of development. This work is a part of the upcoming OCP-LUB Project and requires a deep level of engagement with a wide range of governance and community interest holders. This assessment was prepared with the intent of *informing* and building a common understanding of what is *possible*, not what must necessarily be.

The information included in this report can be used to inform the upcoming update of the Salt Spring Island Official Community Plan and Land Use Bylaw, as well as other future policy projects.

Next Steps Required

Staff have recommended that the SS LTC accepts the Final Report for information, the maps and recommended scenario options may be used to inform future policy changes. Staff will submit a report to UBCM wrapping up the grant activities, allowing the commencement of the anticipated OCP/LUB project currently out for consultant recruitment.

Rationale for Recommendation

The Salt Spring Island Complete Communities Assessment Final Report provides insights into Salt Spring Island's current strengths and gaps in housing, transportation, daily needs, island demographics, infrastructure, and the environment. The project included public engagement, expert analysis, and technical mapping to better understand how the island functions as a community. Accepting this report allows staff to complete the grant process with the Union of BC Municipalities (UBCM) without delaying next steps.

ALTERNATIVES

1. Put the Final Report into Abeyance:

The LTC may request that the final report be put into abeyance while the future OCP/LUB consultant conducts community engagement related to the OCP/LUB project to inform future growth models, incorporating data from the assessment and presented scenarios found in the Complete Communities Final Report. This would require confirmation through UBCM regarding the remaining grant funding and compatible grant activities.

Requesting changes to the report or putting it on hold could lead to extra costs, delays, and complications in closing out the grant; however, LTC may wish for the future consultant to further detail the presented scenarios with further community engagement input from the OCP/LUB exercise. Since the report already meets the project's goals, accepting it now ensures the information is available for future policy work without slowing down the larger OCP/LUB project.

Recommended wording for resolution is as follows:

“That the Salt Spring Island Local Trust Committee put the report titled “Salt Spring Island Complete Communities Assessment: Final Report” dated December 11, 2024 and authored by Qatalyst Research Group into abeyance, and direct staff to explore further growth model development options under the remaining grant funds through with the Union of BC Municipalities.”

Submitted By:	Chris Buchan, A/Island Planner	February 6, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	February 7, 2025

ATTACHMENTS

1. Complete Communities Final Report: Qatalyst Research Group

Salt Spring Island Complete Communities Assessment

Final Report

December 11, 2024

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1. PROJECT CONTEXT

The Salt Spring Island Complete Communities Assessment was undertaken to address critical challenges in land use, housing, and community development, while ensuring that future growth aligns with the island's unique character and sustainability goals. Rooted in the principles outlined in the BC Complete Communities Guide, this project focused on evaluating the community's "completeness" through the foundational lenses of housing, daily needs, transportation, and infrastructure. These elements are essential for creating communities that are equitable, sustainable, and capable of meeting the diverse needs of residents.

WHAT IS A COMPLETE COMMUNITIES ASSESSMENT?

A Complete Communities Assessment is a planning tool used to evaluate how effectively a community meets the needs of its residents in four foundational areas:

1. **Housing:** Ensuring a variety of affordable, accessible, and diverse housing options to accommodate different household types and income levels.
2. **Daily Needs:** Providing convenient access to essential services such as groceries, healthcare, education, and recreational spaces to reduce travel time and promote equity.
3. **Transportation:** Promoting active transportation options, reducing reliance on private vehicles, and ensuring robust connectivity to improve accessibility and reduce greenhouse gas emissions.
4. **Infrastructure:** Developing efficient and sustainable systems for utilities, waste management, and other essential services to support growth and environmental resilience.

These assessments help communities identify gaps, prioritize areas for improvement, and create evidence-based strategies to promote sustainability, equity, and resilience. The provincial government's Complete Communities Program supports these projects with grants, recognizing their role in addressing housing affordability, climate goals, and quality of life for residents.

The Salt Spring Island Complete Communities Assessment sought to apply this framework to evaluate the island's unique characteristics and challenges, generating actionable insights to guide future planning and policy development.

SALT SPRING ISLAND'S COMPLETE COMMUNITIES ASSESSMENT

Salt Spring Island pursued this project to address several interconnected challenges and opportunities that have become increasingly pressing in recent years:

1. **Housing Challenges:**
The island faces significant housing affordability and availability issues, with limited options for workforce housing and diverse demographic groups. These challenges have been documented in previous studies but remain unresolved. The Complete Communities

Assessment provided an opportunity to analyze these issues comprehensively, identifying barriers and proposing targeted interventions to meet the community's needs.

2. **Environmental and Infrastructure Considerations:**

Salt Spring Island is home to sensitive ecosystems and rich biodiversity that are central to its identity. The project aimed to integrate conservation goals with infrastructure planning, ensuring that future development respects ecological limits while addressing infrastructure gaps, such as those related to transportation and utilities.

3. **Community Engagement:**

The project emphasized meaningful engagement with residents to ensure that their perspectives were captured in the findings. Through a community survey and open house sessions, residents provided valuable input that shaped the assessment and its recommendations, reflecting the community's shared vision and priorities.

4. **Alignment with Provincial Goals:**

The project aligns with the provincial government's objectives to increase housing affordability, enhance walkability, reduce greenhouse gas emissions, and promote sustainable infrastructure development across British Columbia. By participating in this program, Salt Spring Island demonstrated its commitment to these goals while addressing its unique local needs.

This assessment represents a forward-looking approach to addressing Salt Spring Island's challenges and opportunities. By analyzing current conditions and envisioning potential improvements, the Salt Spring Island Complete Communities Assessment provides a foundation for evidence-based decision-making that supports a sustainable, inclusive, and resilient future.

2. PROJECT OVERVIEW

The Salt Spring Island Complete Communities Assessment was launched to evaluate and enhance the Salt Spring Island Local Trust Area's (SS LTA) capacity to meet the evolving needs of its residents. This initiative was rooted in the framework of the BC Complete Communities Guide and focused on fostering a sustainable, equitable, and livable future for the island. Through data collection, stakeholder engagement, and the development of actionable scenarios, the project aimed to provide a robust foundation for policy development in key areas such as housing, transportation, infrastructure, and daily needs.

2.1 PROJECT OBJECTIVES

The objectives of the Salt Spring Island Complete Communities Assessment were twofold:

1. **Comprehensive Assessment:**

To conduct a thorough collection, synthesis, and analysis of local infrastructure, studies, and technical data, identifying areas suitable for housing and supporting the SS LTA's evolution into a complete community. The assessment focused on:

- Diversifying housing options for the workforce and various income and social groups, including purpose-built affordable housing.
- Ensuring equitable access to safe housing with appropriate infrastructure and community services.
- Increasing housing supply in locations aligned with existing infrastructure, transportation options, and walkability.
- Promoting climate adaptation and resiliency while reducing greenhouse gas (GHG) emissions through sustainable design, green transportation infrastructure, and complete streets.
- Discouraging or mitigating development in environmentally sensitive or hazardous areas while encouraging density near infrastructure and amenities.
- Protecting the natural environment and archaeological heritage.

2. **Engagement and Communication:**

To implement a Communications and Engagement Plan reflecting equity principles, ensuring broad and inclusive participation. The engagement process aimed to:

- Communicate important project information effectively.
- Inform and educate interest holders about key concepts and project deliverables.
- Gather input from key stakeholders through targeted engagement activities.
- Strengthen working relationships with governance partners, local organizations, and the community.

2.2 KEY DELIVERABLES

The project was structured into several deliverables, culminating in a comprehensive final report that synthesized findings and recommendations:

1. **Kick-off Meeting and Island Visit (April 2024)**

The project began with a kick-off meeting and site visit to confirm objectives, deliverables, and timelines. These initial activities provided a shared understanding among the project team and stakeholders.

2. **Development and Approval of Engagement Plan (May 2024)**

A comprehensive engagement plan was developed, reviewed, and approved, outlining how stakeholders would be informed and involved throughout the project.

3. **Identification of Key Indicators (June - July 2024)**

Key indicators and data sources were identified and socialized with stakeholders during an indicator workshop. This process ensured that the assessment reflected community priorities.

4. **Creation of a Map Book (August – September 2024)**

A detailed set of maps was created to visualize the data for each of the key indicators selected for inclusion in the assessment. These maps highlighted areas suitable for housing and opportunities for improvements in transportation, infrastructure, and daily needs.

5. **Map Book Socialization and Feedback Gathering (October – November 2024)**

The maps created were socialized with residents through multiple open house sessions. Residents were invited to learn about the maps and ask questions. Residents were also provided with the opportunity to share feedback through an online or paper survey.

6. **Final Report (December 2024)**

The culmination of the Salt Spring Island Complete Communities Assessment is this final report, which brings together all elements of the project into a comprehensive document. It includes a detailed **Project Context** and **Overview**, providing background on the assessment's purpose and objectives, as well as an explanation of how key indicators were selected to guide the development of the final maps. The **Map Book**, a centerpiece of the report, visualizes data for each indicator and highlights areas suitable for housing while identifying opportunities for improvements in transportation, infrastructure, and daily needs. The report also features an **Engagement Summary**, analyzing feedback from stakeholders and community members gathered through open houses and surveys, and demonstrates how this input was integrated into the findings. Finally, the report presents the **Scenario Development**, outlining the potential impacts of key actions and interventions, shaped by the maps and community feedback, to provide actionable recommendations for future planning.

3. INDICATOR SELECTION PROCESS

The process of identifying and selecting indicators for the Salt Spring Island Complete Communities Assessment was a thorough and collaborative effort involving community stakeholders, technical experts, and the project team. This process ensured the final set of indicators aligned with the assessment's objectives, reflected community priorities, and provided actionable insights for planning. These indicators became the foundation for nearly 60 maps included in the Map Book.

3.1 STAKEHOLDER WORKSHOP

On June 24, 2024, a workshop was held with key stakeholders from various community organizations, governance bodies, and social service groups to gather insights and feedback on potential indicators for the assessment. This session began with an overview of the Complete Communities Assessment framework, emphasizing the importance of indicators as visual tools to map and analyze aspects of community completeness.

Participants reviewed proposed indicators across key domains from the BC Complete Communities Guide, including population demographics, housing, transportation, infrastructure, and environmental features. The initial list of indicators proposed by the project team included data points such as housing density, proximity to services, and transportation accessibility. Workshop participants provided critical feedback on the relevance of these indicators and identified additional areas of interest specific to Salt Spring Island's unique context, such as mapping unconventional housing (e.g., liveaboards, RVs), proximity to small farms and cultural facilities, and natural hazard risks such as wildfire vulnerability and tsunami exposure.

3.2 INDICATOR REFINEMENT

After the workshop, the project team worked closely with members of the Islands Trust to evaluate the feasibility and utility of the proposed and suggested indicators. These discussions focused on:

- **Data Availability and Quality:** Determining whether reliable and accurate data were available for mapping specific indicators.
- **Relevance to Project Objectives:** Ensuring each indicator aligned with the assessment's focus on housing, infrastructure, transportation, and daily needs.
- **Community and Environmental Priorities:** Balancing stakeholder feedback with considerations for protecting sensitive environments and addressing pressing community issues.

Through this iterative process, the initial list of indicators was refined to focus on those that were both feasible to map and most likely to generate actionable insights. This refinement ensured that the selected indicators addressed the needs identified during the workshop while remaining within the scope and resources of the project.

3.3 FINAL INDICATOR SET AND MAP DEVELOPMENT

The final set of indicators included a diverse array of data points designed to provide a comprehensive understanding of Salt Spring Island's community completeness. Key indicators included:

- **Housing:** Housing density, tenure types, rental housing, and the distribution of affordable housing.
- **Transportation and Mobility:** Proximity to public transit, walking and cycling paths, and road network density.
- **Daily Needs:** Accessibility to health services, grocery stores, recreational facilities, and cultural spaces.
- **Environmental and Geographic Features:** Mapping environmentally sensitive areas, natural hazards, and biodiversity.

This focused list enabled the development of nearly 60 maps, each visualizing specific aspects of the indicators. These maps provided detailed spatial analyses of Salt Spring Island, highlighting areas suitable for housing, gaps in infrastructure, and opportunities to improve transportation and service accessibility. The maps also identified environmentally sensitive areas requiring conservation or careful management.

3.4 SUPPORTING THE ENGAGEMENT PROCESS AND SCENARIO DEVELOPMENT

The maps were integral to subsequent engagement activities, where residents and stakeholders reviewed and provided feedback on their accuracy and utility. This feedback informed adjustments to the maps and shaped the development of the final actionable scenario. The selected indicators and resulting maps ensured that the assessment was data-driven and reflective of both community priorities and the island's unique characteristics.

By carefully selecting and refining indicators through an inclusive and iterative process, the Salt Spring Island Complete Communities Assessment provided a robust foundation for understanding the island's strengths, gaps, and opportunities, supporting sustainable and informed planning for the future.

4. MAP BOOK

The Salt Spring Island Complete Communities Assessment Map Book serves as a central component of the project, visualizing key data points across a range of indicators to inform evidence-based community planning. Developed as part of the assessment, the Map Book translates complex datasets into accessible and engaging visuals. These maps are organized by domains such as Population and Demographics, Housing and Accommodation, Proximity and Accessibility, Transportation and Mobility, Utilities and Infrastructure, and Geographic and Environmental Features.

Each map offers detailed insights into the spatial distribution of resources, services, and demographic patterns across Salt Spring Island. By illustrating these elements, the Map Book identifies areas suitable for housing development, highlights gaps in service provision, and uncovers opportunities for sustainable and inclusive community growth. This collection of maps plays a critical role in supporting data-driven decision-making and engaging the community in envisioning Salt Spring Island's future.

The maps were created using an iterative process informed by stakeholder input, ensuring alignment with local priorities and planning needs. The final compilation includes nearly 60 maps, each accompanied by descriptive data to enhance their utility for policymakers, community members, and key stakeholders.

4.1 MAPS WITH INDICATOR DATA DESCRIPTIONS BY DOMAIN

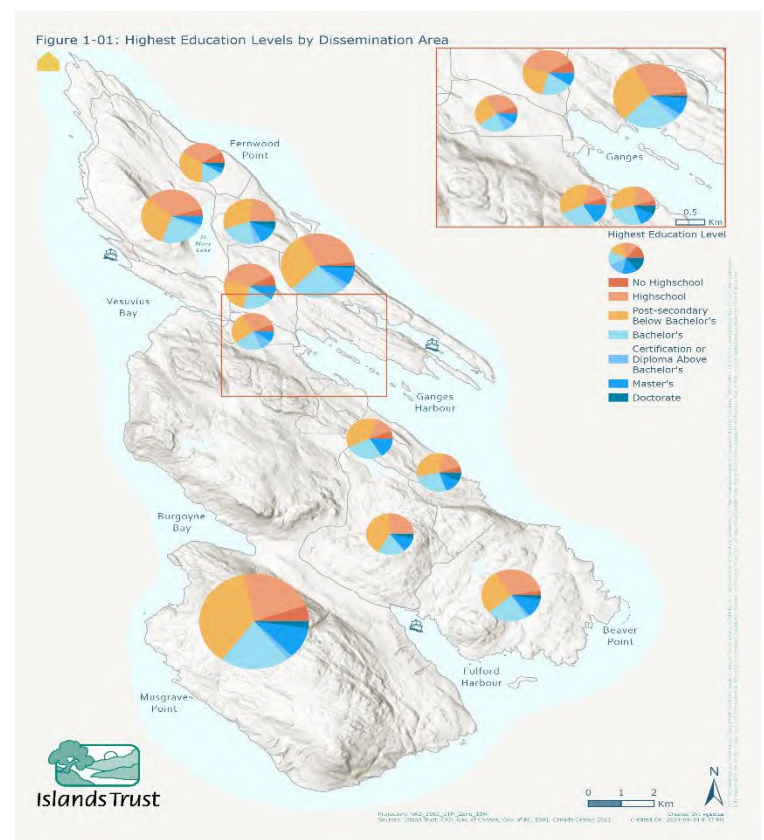
4.1.1 POPULATION AND DEMOGRAPHICS

Map 1-01 - Highest Education Levels by Dissemination Area

Category: Education

This map utilizes data from Census Canada to depict the highest level of education achieved within each dissemination area. The educational attainment levels range from no high school diploma to the completion of a doctoral degree.

Visualization of this data is important because it provides insights into the educational landscape of different areas, which can influence economic development, workforce planning, and social services. It helps identify regions that may need more educational support or resources and allows policymakers and educators to tailor programs to meet the specific needs of the population. Additionally, it can guide community development efforts by highlighting areas with higher educational attainment that may attract businesses and professionals.



All data is based on “Total - Highest certificate, diploma or degree for the population aged 25 to 64 years in private households.” This data is not 100% represented, as it excludes 35 students, or 0.65% of the 5,375 students represented overall, who obtained a degree in medicine, dentistry, veterinary medicine, or optometry, specifically. This category was omitted from the results as it represents an extremely small percentage of the population and is therefore not significant for the study area or purpose.

Map 1-02 - Distribution of Employment by Dissemination Area

Category: Employment

This map utilizes Census Canada data to provide a comprehensive analysis of the labor force and employment landscape within each dissemination area. It shows the number of people actively participating in the labor force versus those who are not, and includes the labor force participation rate, highlighting the percentage of the working-age population that is either employed or actively seeking employment.

Being **in the labour force** means that a person is either working (employed) or actively looking for work (unemployed). It includes everyone who is capable of working and is either currently employed or seeking employment, but it does not include people who are not looking for work, such as retirees, students, or those unable to work.

Employed refers to people who have a job and are currently working, whether full-time or part-time. This includes anyone who is performing paid work, or who is temporarily absent from work due to reasons like vacation, illness, or other personal circumstances.

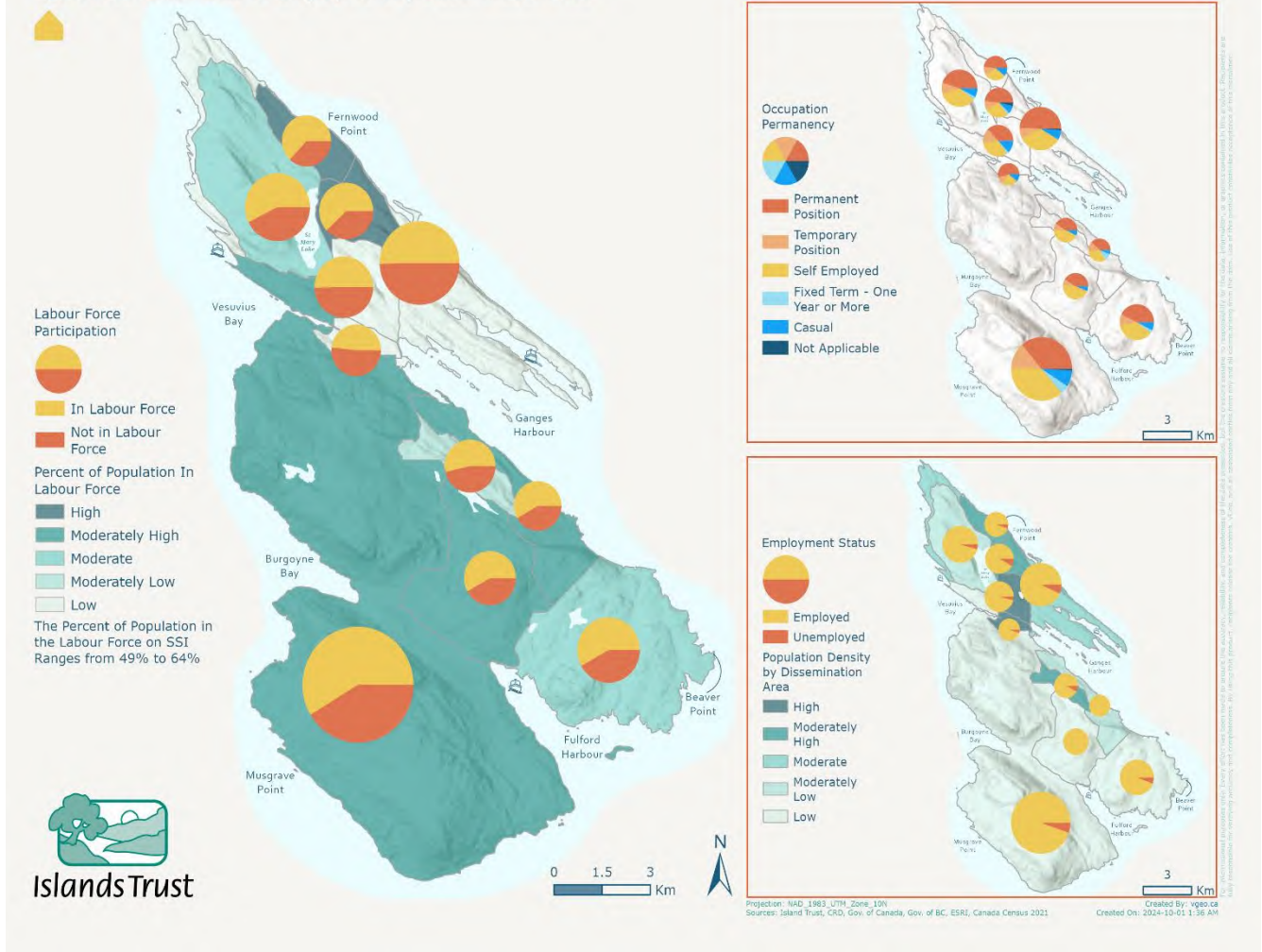
Unemployed status entails individuals who do not currently have a job but are actively looking for work and are available to start working. This includes those who are applying for jobs, attending interviews, or taking steps to find employment.

The map also illustrates the distribution of the population based on the permanency of their occupational positions—categorized as permanent, temporary, or contract-based—offering insights into job security and employment stability. Additionally, it presents data on the employment status of the population, distinguishing between employed and unemployed individuals, while also showing the total population density per square kilometer. This combined data provides a detailed view of economic activity and workforce engagement across dissemination area.

Specific Census datasets used in this map include Total -Labour force aged 15 years and over by class of worker including job permanency and Total - Population aged 15 years and over by labor force status. The population and dissemination data were pulled from the Census Population and Dwellings table for Salt Spring Island, and divided against the total land area per dissemination area.

All data displayed on the map is based on ages 15 and over. Regarding occupation permanency, “Not Applicable” refers to unemployed persons aged 15 and over who have never worked for pay or in self-employment, or who had last worked prior to January 1, 2021.

Figure 1-02: Distribution of Employment by Dissemination Area



Map 1-03 - Family and Household Characteristics by Dissemination Area

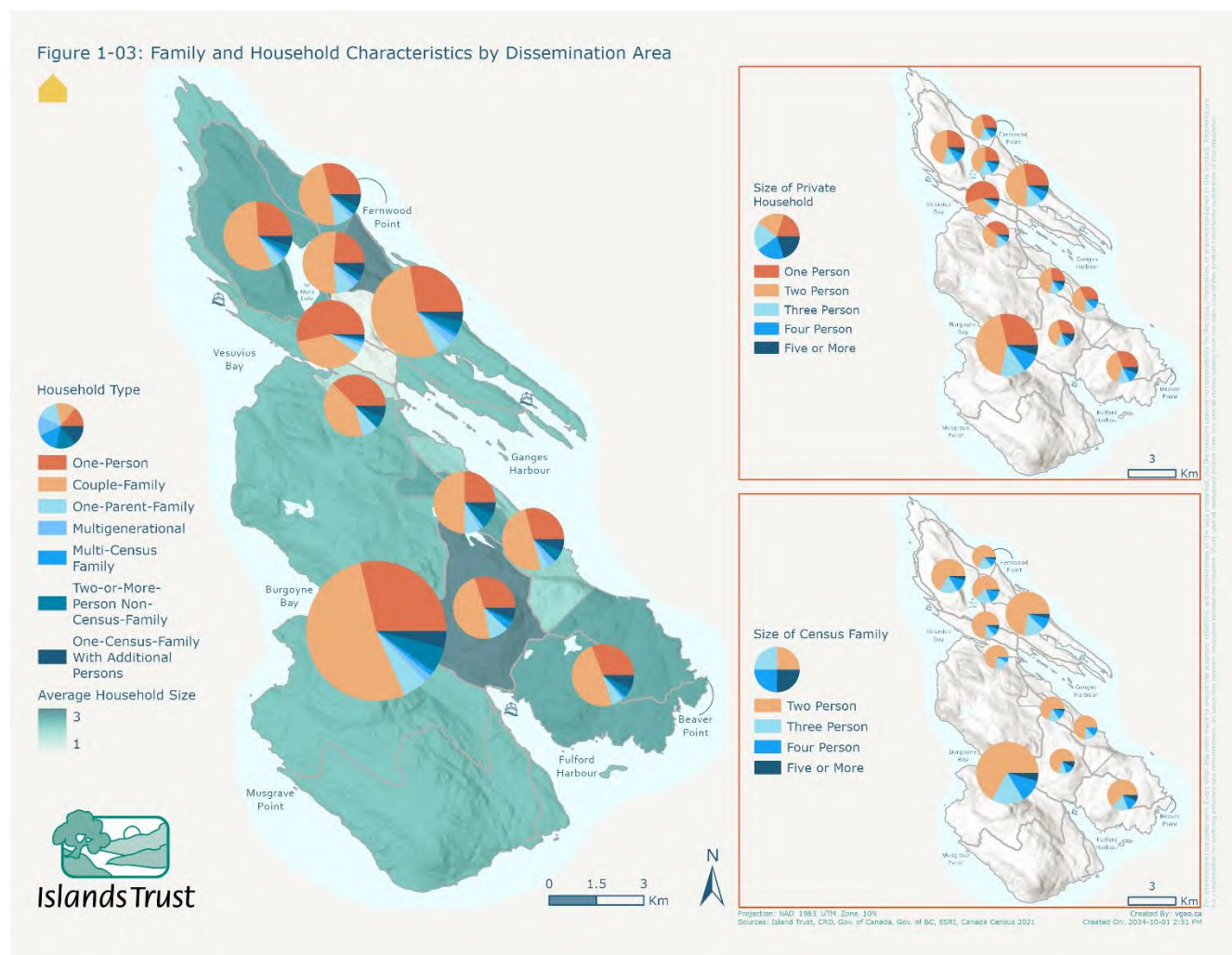
Category: Population

This map leverages Census Canada data to depict the distribution of housing characteristics across each dissemination area. It provides detailed insights into the size of private households and census families, the total number of private households and census families, and the distribution of specific household types. This information offers a comprehensive view of the housing landscape and family dynamics within different regions.

The specific Census datasets used in this map include; Total - Census families in private households by family size, Total - Private households by household size, and Total - Household type.

The statistic "total number of private households" represents the total number of households that are occupied by usual residents. A "private household" is defined as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad.

The statistic "total number of census families" refers to the total number of families identified as census families. A census family is defined as a married couple (with or without children), a common-law couple (with or without children), or a lone parent living with at least one child in the same dwelling. Children in a census family must be unmarried and do not have their own children living in the household.



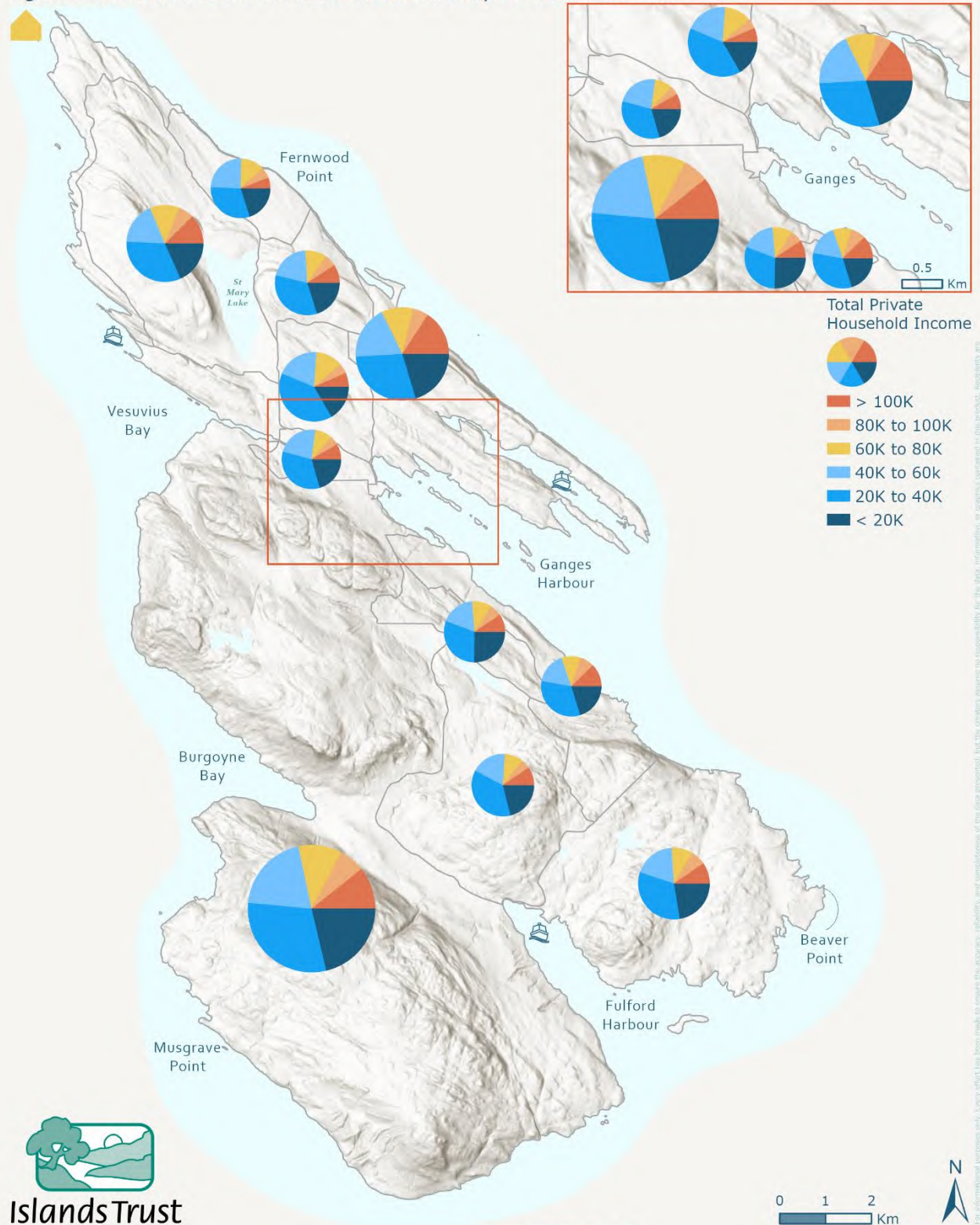
Map 1-04 - Total Income in Private Households by Dissemination Area

Category: Population

This map illustrates Census Canada data on the distribution of total private household income across each dissemination area. A "private household" is defined as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The income data is grouped in increments of \$20,000, providing a clear and organized view of income levels and economic variations within different regions.

The Census dataset used in this map is "Total - Total income groups in 2020 for the population aged 15 years and over in private households."

Figure 1-04: Total Income in Private Households by Dissemination Area



Islands Trust is a registered charity. While every effort has been made to ensure the accuracy, reliability, and completeness of the data presented, the user assumes responsibility for the data. Information on this map is provided as a general guide only. It is not intended to be used for legal purposes. Use of this product constitutes acceptance of this disclaimer.

Map 1-05 - Mobility and Migration Over a One Year Period by Dissemination Area

Category: Population

This map presents Census Canada data on residential movements over a one-year period, detailing the total number of residents who moved, as well as those who did not. It further breaks down the data to show the number of non-migrants, internal movers, and external movers within each dissemination area, providing a comprehensive view of population mobility and migration patterns across the region.

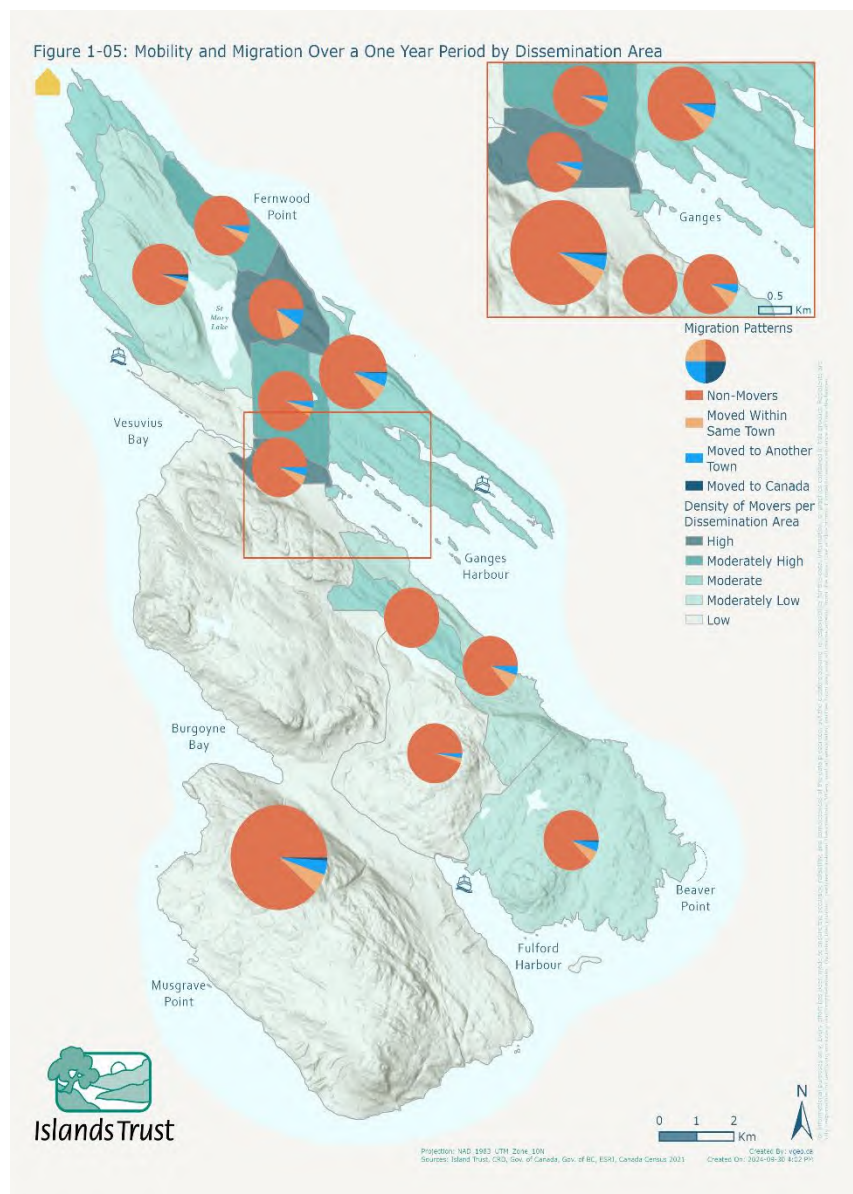
The Census dataset used in this map is “Total - Mobility status 1 year ago.”

Mobility status 1 year ago refers to the status of a person with regard to the place of residence on the reference day, May 11, 2021, in relation to the place of residence on the same date one year earlier at the provincial level.

There are two overarching categories of migrants, being **Movers** and **Non-movers**. Movers are residents who moved within the specified period, whereas non-movers did not move within that year period.

There are four classes of migrants displayed on this map. This includes; **Non-movers**: Residents who did not move within the specified time frame, **Non-migrants** (“Moved Within the Same Town”): Residents who moved within the same municipality or census subdivision, **Migrants** (“Moved to a Different Town”): Residents who moved from one municipality or census subdivision to another, and **External migrants** (“Moved to Canada”): Residents who moved to Canada from another country.

Migrants, in this map, includes **Intraprovincial migrants**, being Residents who moved within the same province or territory, and **Interprovincial migrants**, being residents who moved from one province or territory to another.



Map 1-06 - Population by Dissemination Block

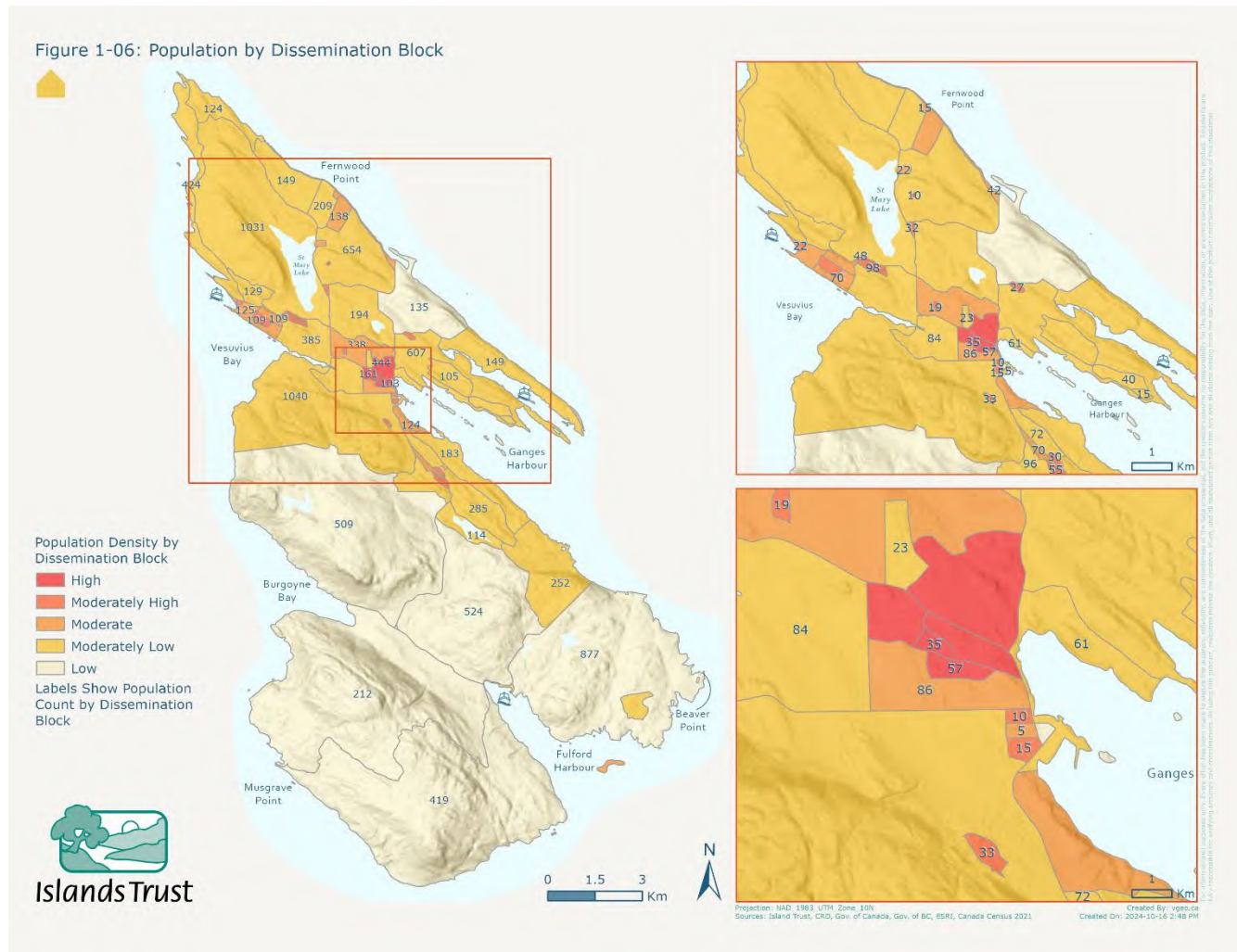
Category: Population

The Population by Dissemination Block map displays the total population density per census dissemination block, per square kilometer, as well as the total population count per block.

This map also includes significant landmarks such as the three ferry terminals and seven major points, bays, and harbors dispersed around the island.

This figure utilizes Census data from the Government of Canada to highlight dissemination block boundaries and population statistics. Population density for each dissemination block is calculated by dividing the total population by the total land area, providing a clear representation of how densely populated each area is.

Understanding population density at the dissemination block level is important because it provides valuable insights into how people are distributed across different regions. This information is crucial for effective urban planning, infrastructure development, and resource allocation.



Map 1-07 - Population Age Group by Dissemination Area

Category: Population

Canada's Census data segmented by age groups per dissemination area. There are three classes of age groups separating 0 to 14 years, 15 to 64 years, and equal to or greater than 65 years of age.

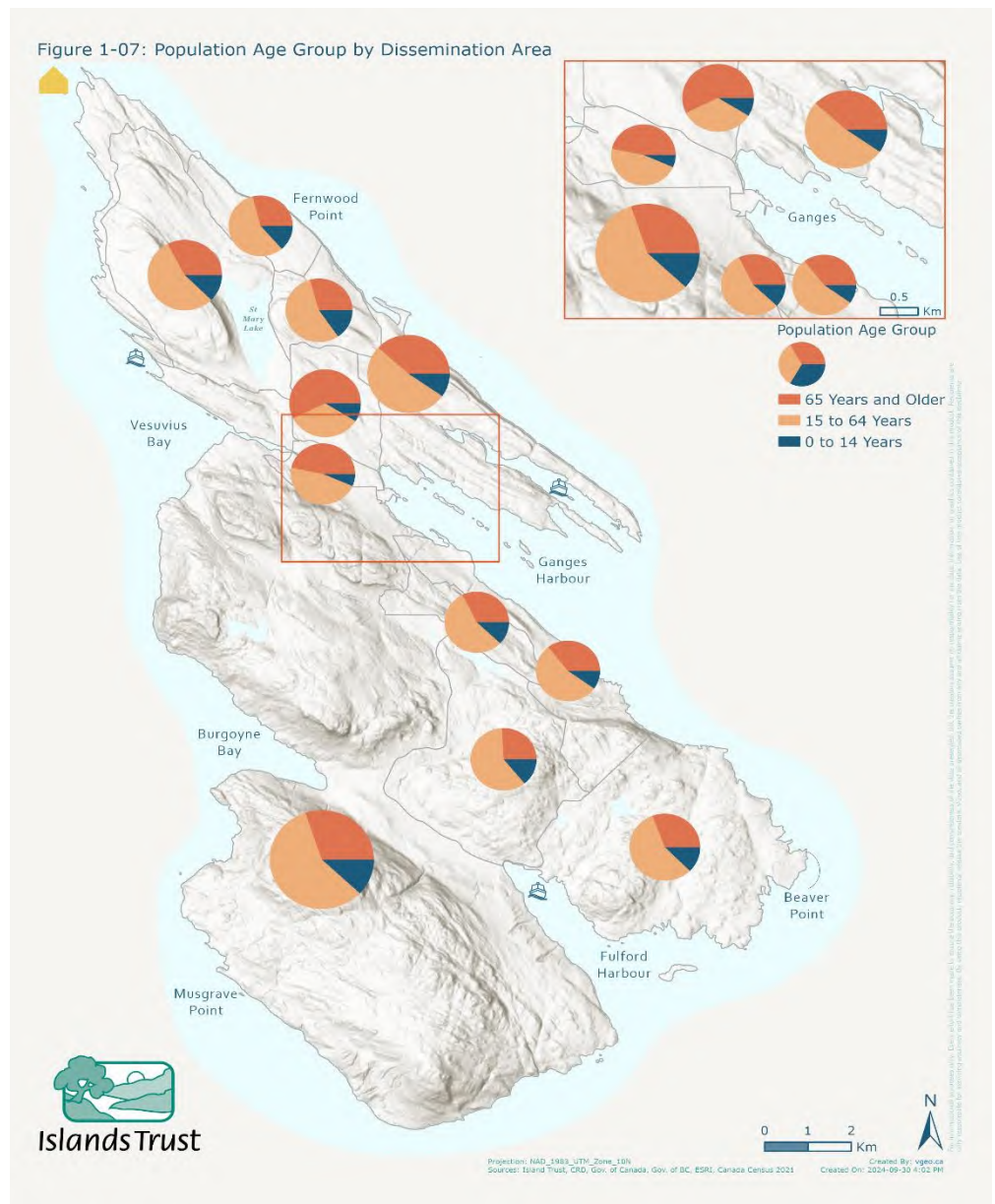
The Census dataset used in this map is "Total - Age groups of the population."

In the context of the Canada Census, "Total - Age groups of the population" refers to the breakdown of the population into different age categories. These categories allow for a detailed analysis of the population's age distribution, which can be important for various planning and policy-making purposes.

The available categories typically include:

1. **Total Population:**
The entire population count.
2. **0 to 14 years:**
Represents the young population, including children and early adolescents.
3. **15 to 64 years:** The working-age population, typically considered the economically active group.
4. **65 years and over:**
The senior population

These categories provide insights into the age structure of the population, which is critical for understanding demographic trends, planning for services like education and healthcare, and assessing the dependency ratio (the ratio of dependents—people younger than 15 or older than 64—to the working-age population).



4.1.2 HOUSING AND ACCOMMODATION

Map 2-01 - Shelter Costs, Quality, and Occupants by Dissemination Area

This dataset from the Government of Canada's Census provides detailed information on housing conditions across dissemination areas. It includes data on the percentage of tenants in subsidized housing, the quality of housing, types of homeownership, the number of occupied homes, and the percentage of people spending more than 30% of their income on housing.

Subsidized housing is a type of housing provided at a reduced cost for low-income individuals or families. The government or a nonprofit organization helps cover part of the rent or housing costs, making it more affordable for those who cannot pay the full market price. The goal of subsidized housing is to ensure that people have access to safe and stable housing even if they have limited financial resources.

Regarding housing quality, **Suitable housing condition** refers to housing that meets the basic needs and standards for safe, comfortable, and healthy living. This includes adequate space for the household size, proper maintenance, access to necessary utilities (like water, electricity, and heating), and a safe environment. Suitable housing is also free from significant hazards, overcrowding, and in compliance with local building codes.

Non-suitable housing condition refers to housing that does not meet these basic standards. This could include issues like overcrowding, poor maintenance, lack of essential utilities, unsafe structural conditions, or being located in a hazardous area. Non-suitable housing is typically inadequate for healthy living and may pose risks to the occupants' well-being.

For types of home ownership, an **Owner** legally holds the property title and can live in, rent out, or sell it. They are responsible for taxes, maintenance, and mortgage payments, and they build equity over time. A **Renter** pays to live in a property they do not own, signing a lease for a set period. Renters cannot make significant changes to the property without permission and do not build equity, paying rent to the owner instead.

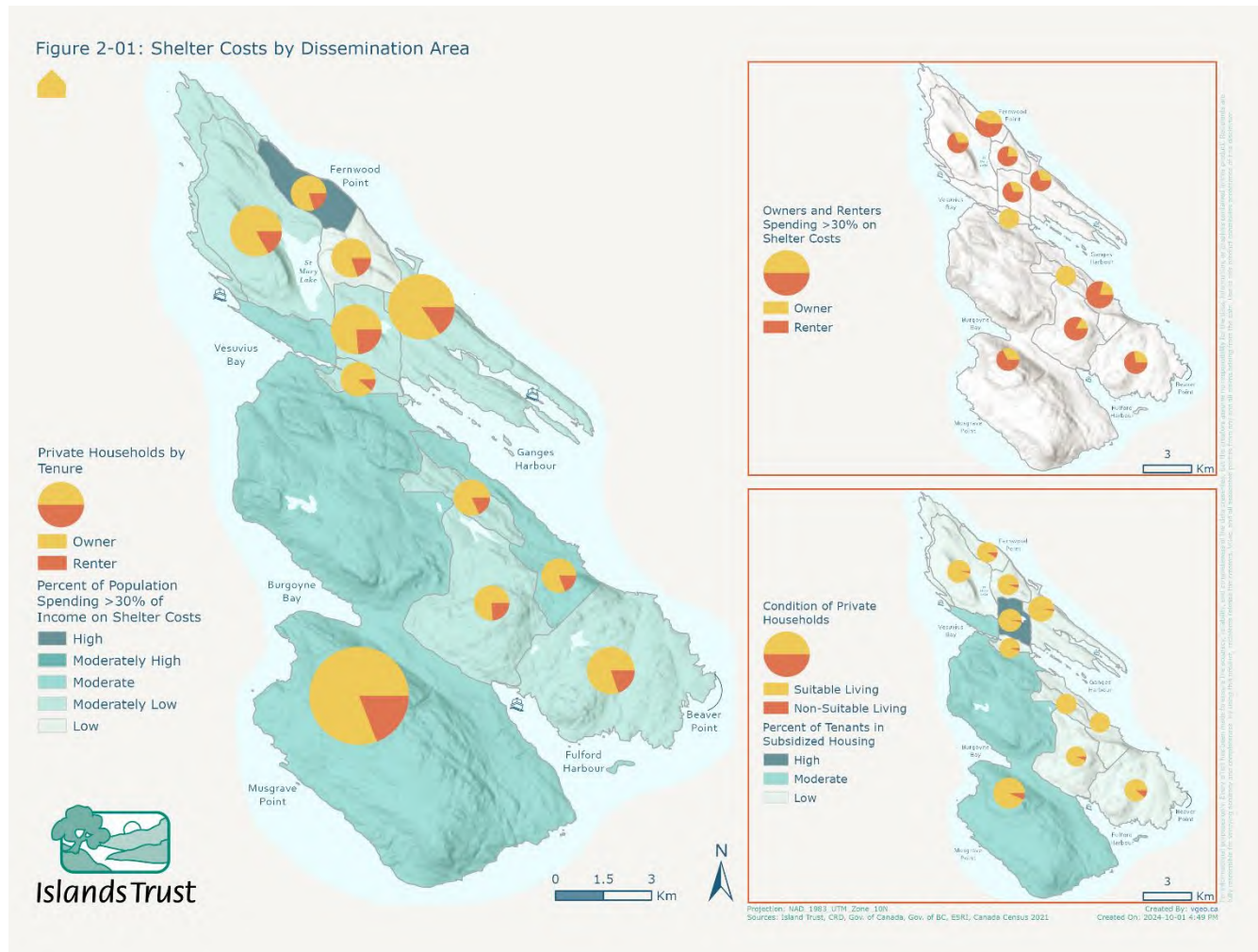
Total Occupied Condominiums refers to the number of private households that occupy residential units registered as condominiums. Condominiums are properties where individuals own their specific unit but share ownership of common areas like hallways, lobbies, or amenities. Owners of condominiums typically pay a monthly fee for maintenance of these shared spaces. **Non-Condominiums**, on the other hand, refer to residential units that are not part of a condominium arrangement. These could include single-family homes, duplexes, or apartments where the entire property is owned outright without shared ownership of common areas.

The census differentiates between these types of ownership to capture various housing arrangements and provide insight into the housing market and living conditions across the country. This data helps in understanding the distribution and types of housing available in different regions.

The number of **occupied homes** refers to the total count of residential units that are currently being lived in by individuals or households, including if they are both owned or rented.

Population spending >30% of income on shelter cost means that any owner or tenant households with household total income greater than zero, in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio, are spending 30% of their **total** income on housing.

The Census datasets displayed in this map include; Total - Owner and tenant households with household total income greater than zero - Spending 30% or more of income on shelter costs, Total - Private households by tenure, Total - Occupied private dwellings by condominium status, Total - Private households by housing suitability, and Total - Tenant households in non-farm, non-reserve private dwellings - % of tenant households in subsidized housing.



Map 2-02 - Total Occupied Dwellings by Structural Type

This figure uses Census data from the Government of Canada to show dissemination area boundaries, population density, and dwelling occupancy by structural type. Population density has been calculated for each dissemination area to provide further insights into these patterns.

Total - Occupied Private Dwellings refers to the total number of residential units that are occupied by a household at the time of the census. These dwellings include a variety of housing types, such as single-detached houses, apartments, duplexes, and other forms of housing where people live.

Dwelling occupancy refers to the use or occupation of a residential unit by individuals or households. It indicates whether a dwelling, such as a house, apartment, or other residential structure, is being lived in.

Population Density by Dissemination Area refers to the number of people living within a specific, small geographic area known as a dissemination area (DA).

Structural type refers to the classification of buildings based on their physical form, design, and construction. In the context of housing, structural type describes the nature of the residential building, such as whether it is a single-family home, an apartment, a row house, a flat or duplex, or a mobile home. Structural types are used to categorize housing according to its layout, number of units, and how it shares space or walls with other dwellings. These classifications help in understanding housing patterns, urban planning, and market analysis.

Distribution of Single-Unit Housing refers to the breakdown or percentage of all private dwellings that are classified as single-unit homes. **Single-Unit Housing:** This refers to a standalone residential building designed for one household. Examples include detached houses, cottages, and bungalows. Single-unit housing typically does not share walls, floors, or ceilings with other units and is usually surrounded by its own yard or land.

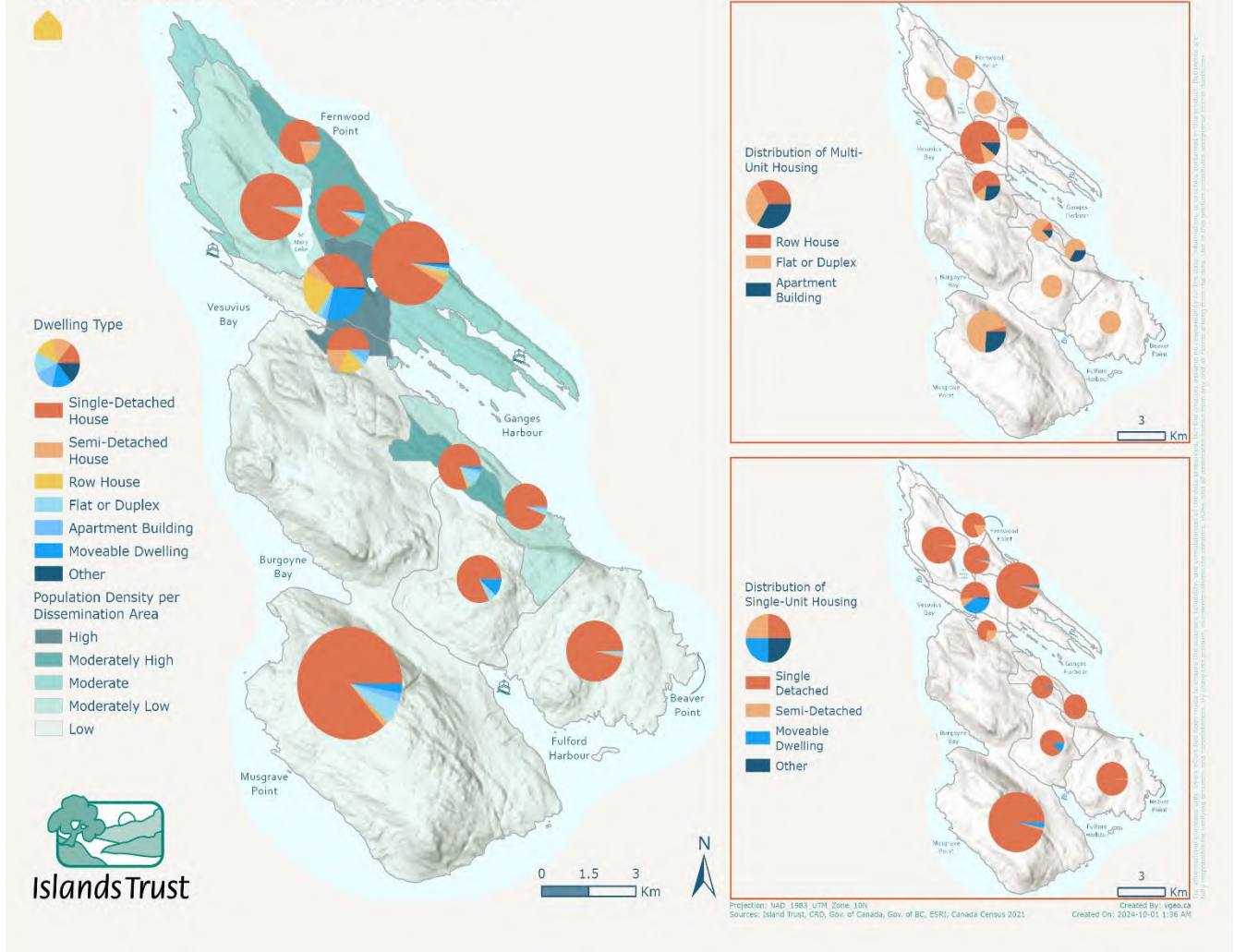
Distribution of Multi-Unit Housing refers to the breakdown or percentage of all private dwellings that are classified as multi-unit homes. **Multi-Unit Housing:** This refers to a residential building or complex that contains multiple separate housing units within a single structure. Examples include apartment buildings, duplexes, triplexes, townhouses, and condominiums. Multi-unit housing shares walls, floors, and/or ceilings with other units and often has common areas like hallways or courtyards.

The Census data displayed in this map includes **Total - Occupied private dwellings by structural type of dwelling** refers to the classification of all occupied private dwellings based on their physical structure or building type. This includes categories such as:

- **Single-detached houses:** Standalone homes not attached to any other dwelling.
- **Semi-detached houses:** Homes that share one wall with another dwelling.
- **Row houses:** Also known as townhouses, these are attached homes that share walls with neighboring units.
- **Apartments:** Multi-unit buildings, either in structures with fewer than five stories or high-rise buildings with five or more stories.
- **Duplexes:** Homes that contain two separate living units, one above the other or side by side.
- **Mobile homes or movable dwellings:** Portable homes that can be moved from one location to another.

This data helps in understanding the distribution and prevalence of different types of housing structures across Canada, providing valuable insights for urban planning, housing policy, and demographic analysis. It highlights the variety of living arrangements and how they are distributed across urban and rural areas.

Figure 2-02: Total Occupied Dwellings by Structural Type



Map 2-03 - Dwelling Occupancy per Dissemination Block

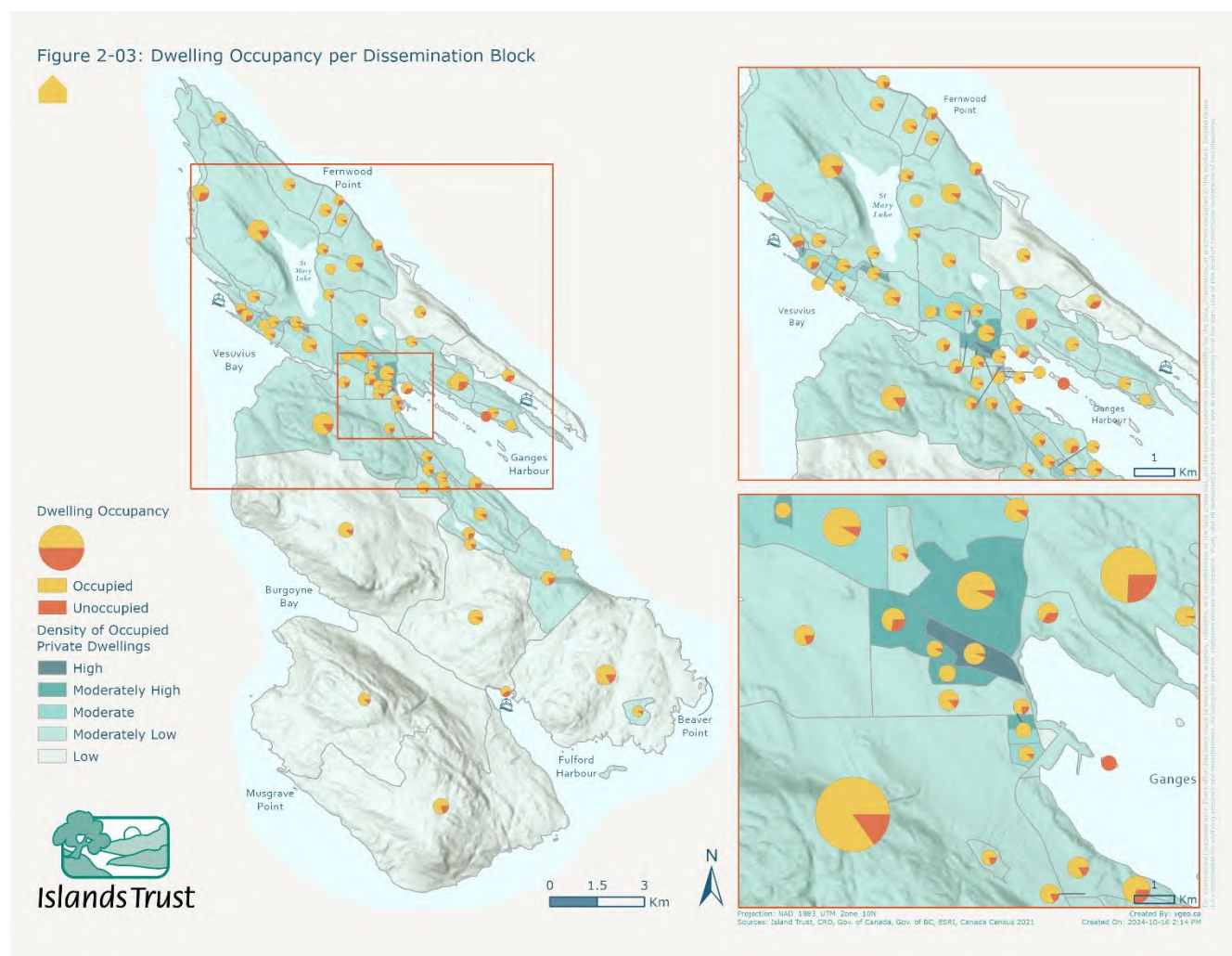
Category: Housing Type

This map, using the Government of Canada's Census data, highlights the distribution of occupied dwellings within each **dissemination block**, showing where people are living and how residential spaces are being utilized. This layer provides insights into housing occupancy rates, including potential areas of underutilized or vacant properties.

The base layer of the map uses a choropleth approach to illustrate **population density**, with varying shades representing the number of people per square kilometer. Darker shades typically indicate higher population densities, while lighter shades reflect less densely populated areas. This helps in understanding the concentration of people across the region.

Dwelling occupancy refers to the use or occupation of a residential unit by individuals or households. It indicates whether a dwelling, such as a house, apartment, or other residential structure, is being lived in.

The Census datasets displayed in this map include Total - Occupied private dwellings by structural type of dwelling and population data that was pulled from the Census Population and Dwellings table for Salt Spring Island.



Map 2-04 - Dwelling Density by Dissemination Block

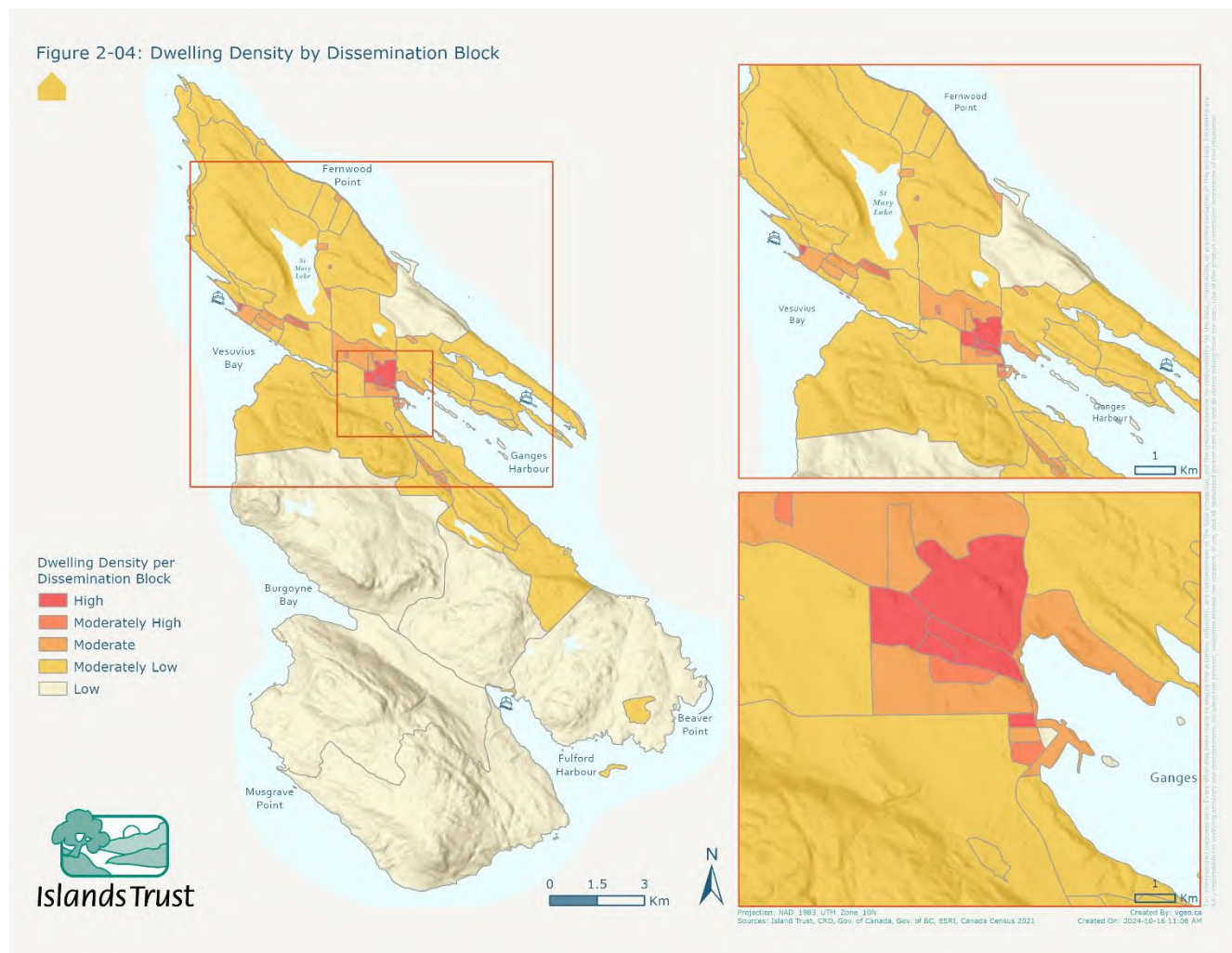
Category: Housing Distribution

This figure utilizes Census data from the Government of Canada to illustrate dissemination block boundaries and dwelling density statistics. Dwelling density for each dissemination block has been calculated by dividing the total number of dwellings by the land area of each block, providing a detailed analysis of housing distribution.

This visualization provides insight into the spatial distribution of the population, and how the sparsity or density correlates with the size of the dissemination block. Understanding this information is crucial for identifying housing needs, guiding urban planning, and tracking population trends. It helps ensure balanced growth, adequate housing, and sustainable land use, supporting informed decisions that benefit communities.

Dwelling density refers to the number of residential units or dwellings within a given area of land. It measures how densely populated a specific area is in terms of housing.

The Census dataset displayed in this map was pulled from the Census Population and Dwellings table for Salt Spring Island.



Map 2-05 - Senior Demographics by Dissemination Area

Category: Housing Distribution

This map presents Census Canada data on the demographic of residents aged 65 and over, along with the distribution of accommodations, including seniors subsidized housing and senior's housing with additional care. The senior accommodation locations shown on the map fall into the following two categories:

Seniors Subsidized Housing: This type of housing offers financial assistance to seniors to help reduce the cost of rent or mortgage. The goal is to make housing more affordable for low-income older adults. The housing itself typically does not include additional care services; it provides a basic living arrangement where seniors live independently but receive financial support to help cover housing costs.

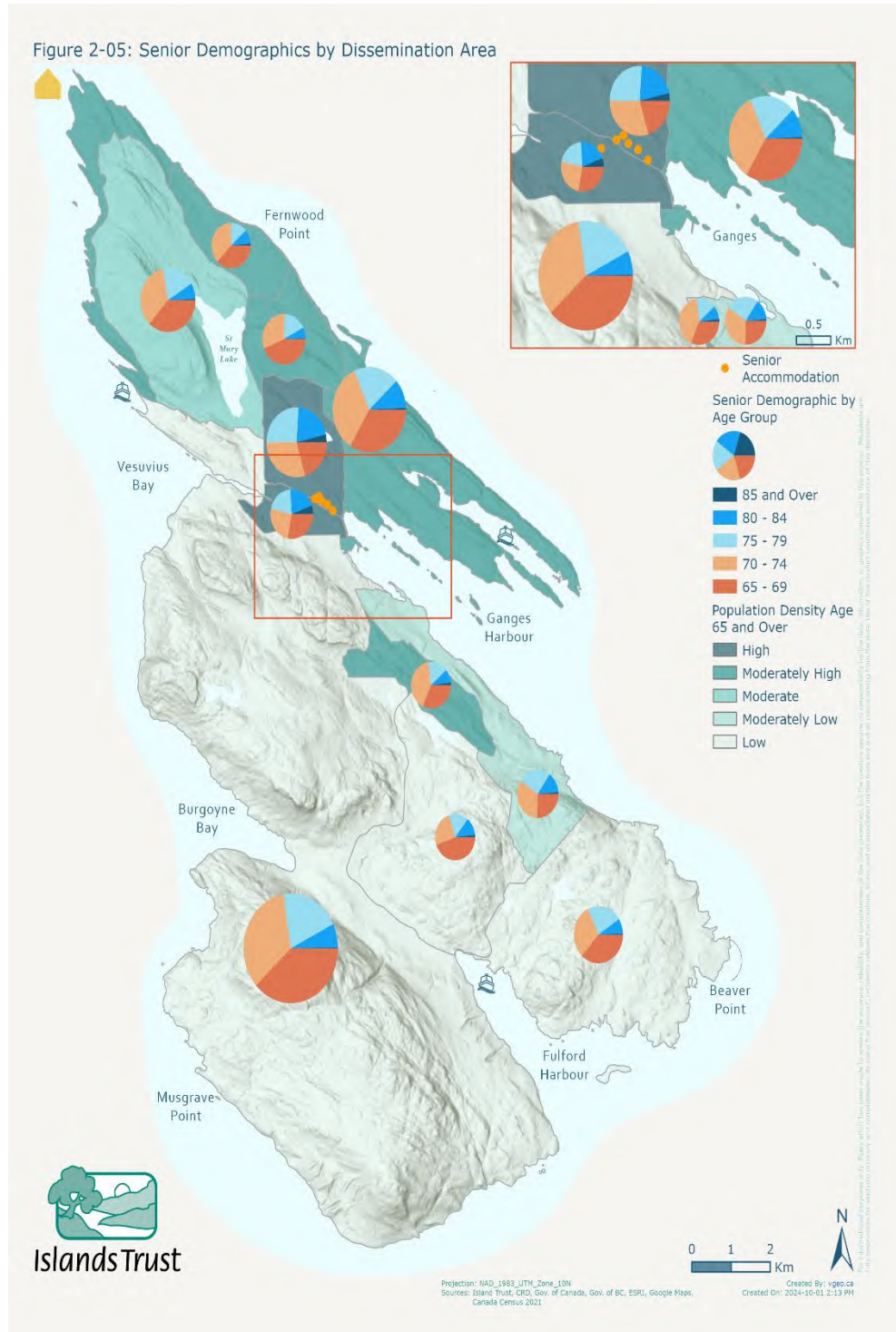
Senior's Housing with Additional Care: This type of housing provides not only accommodation, but also additional care and support services tailored to the needs of seniors who may require assistance with daily activities. This can include services such as personal care, health monitoring, medication management, and help with activities like bathing or dressing. Examples include assisted living facilities, nursing homes, or continuing care retirement communities (CCRCs). The focus here is on providing a higher level of care and support in addition to housing.

This map shows the counts for the population **65 years and over** as the background, as well as the breakdown of age groups as pie charts:

- **65 to 69 years**
- **70 to 74 years**
- **75 to 79 years**
- **80 to 84 years**
- **85 years and over**

Visualizing this data ensures there is awareness of the extent of accommodations for the aging population. It helps plan for their needs, guide policy decisions, support healthcare services, and promote community well-being by aligning resources with where older adults live.

The Census dataset used in this map is "Total - Age groups of the population," which further isolated the 65 years and over data. Senior accommodation locations were sourced from Google Maps.



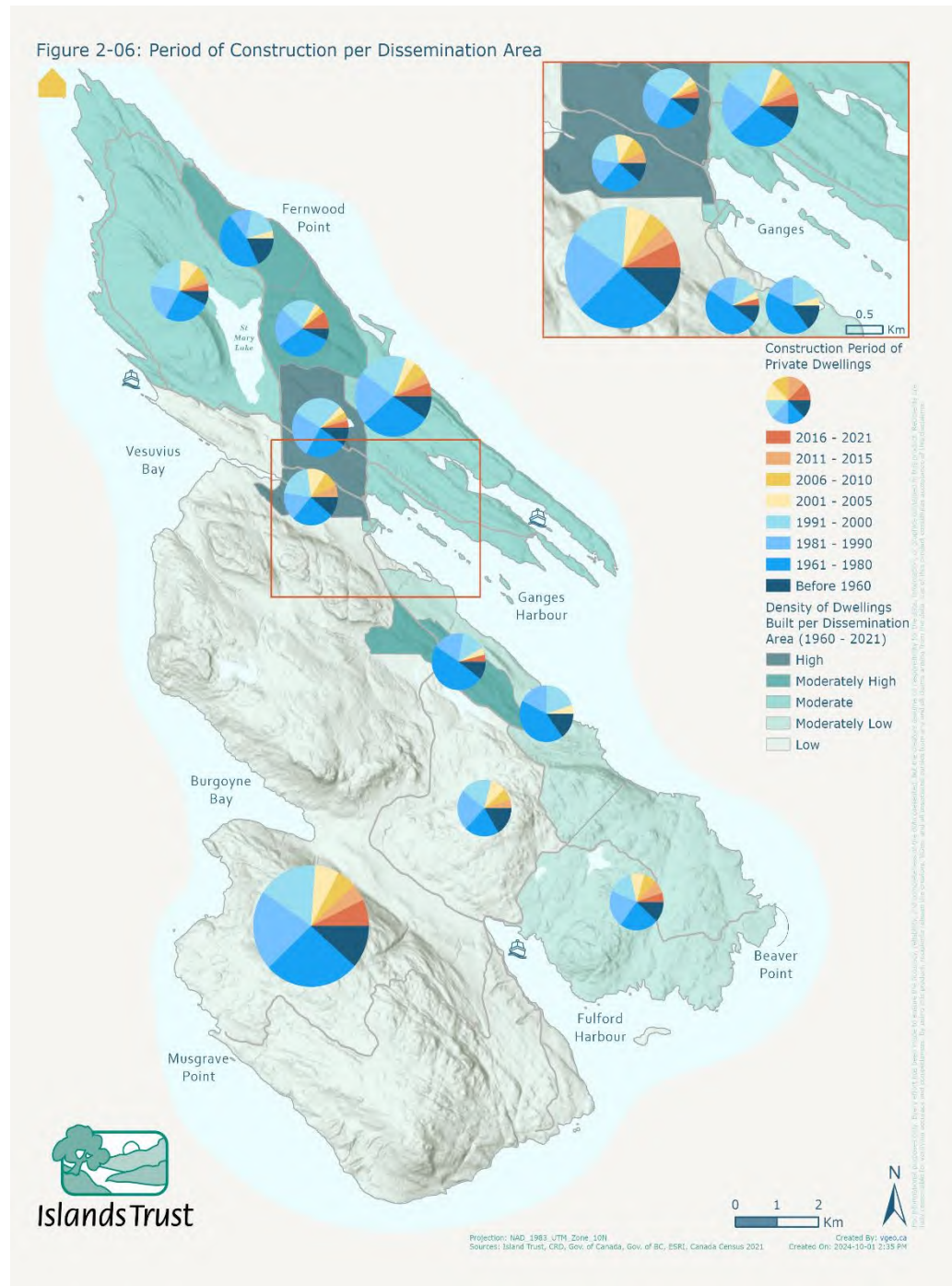
Map 2-06 - Period of Construction per Dissemination Area

Category: Housing Type

This map category, **Construction Period of Private Dwellings**, displays the breakdown of dwellings by their period of construction: 1960 or before, 1961 to 1980, 1981 to 1990, 1991 to 2000, 2001 to 2005, 2006 to 2010, 2011 to 2015, and 2016 to 2021.

The map also shows **Total Dwellings Built Per Dissemination Area (1960 - 2021)** which is based on the census statistic **Total - Occupied Private Dwellings by Period of Construction**. This represents the total number of currently occupied private dwellings built between 1960 and 2021.

Understanding the period of construction of occupied private dwellings can help with urban planning, infrastructure development, and housing policy. It gives planners and policymakers an idea of the housing trends over time, identifies areas with older housing that may require maintenance or modernization, and supports the assessment of housing needs and trends.



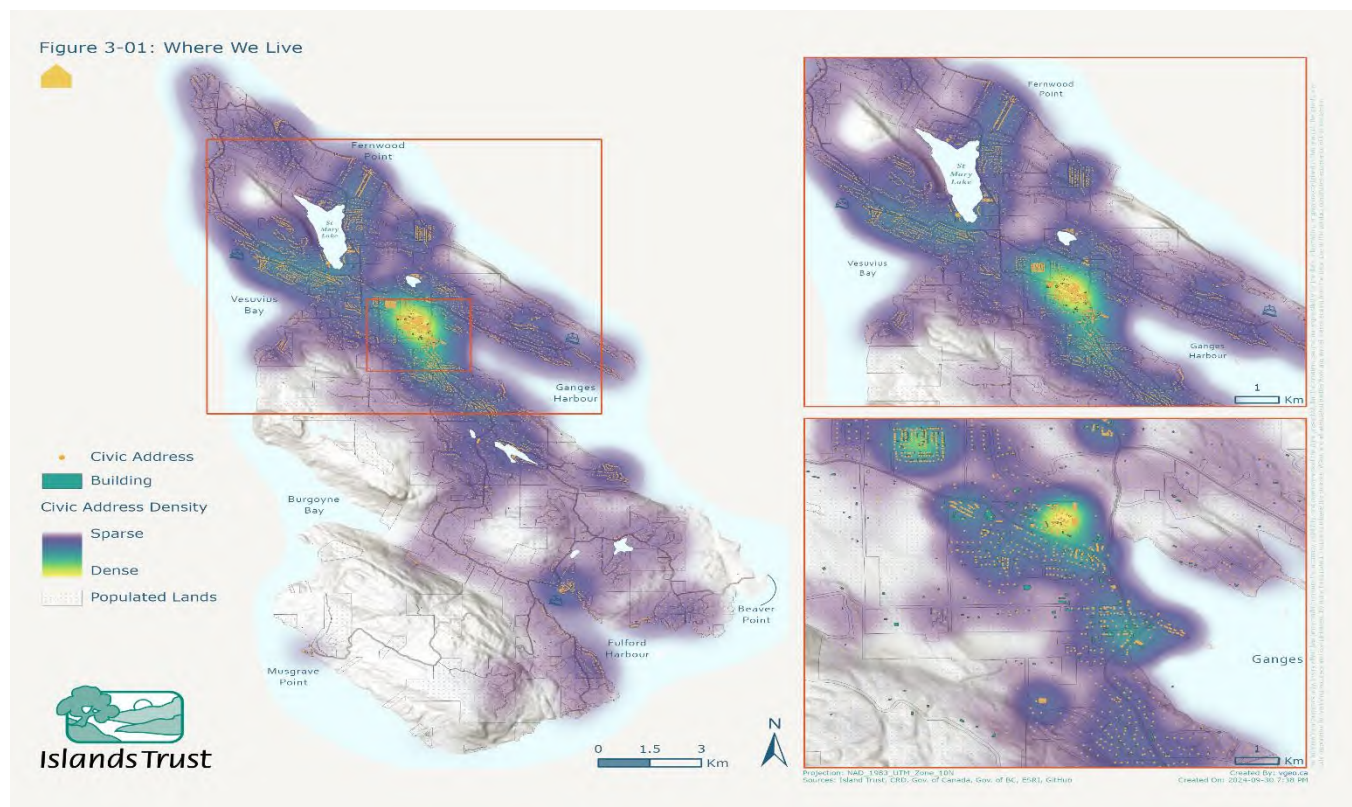
4.1.3 PROXIMITY AND ACCESSIBILITY

Map 3-01 – Where We Live

The foundation of the proximity-based maps for Salt Spring Island is built upon an analysis of populated lands. Due to the island's sparse population and small size methods used in other jurisdictions which are based on dissemination blocks do not adequately represent where people live on SSI and are not detailed enough to yield the desired results. Therefore, a combination of parcel data and civic address data was used to derive a populated lands dataset which represents where people live on SSI at a detailed scale of 50x50 meters. Although this method does not directly represent population count as it is based on the density of civic addresses, this method is preferable as it is a proxy for the location of the population offering a much more detailed view than available in census data.

Proximity Analysis Details: Each amenity was assessed in terms of its relationship to transportation infrastructure and the populated lands database. The analysis for cycling and driving was further refined by only including areas within 400 meters of a road or path to exclude areas with no transportation infrastructure. The following categories were assessed:

- Easily Walkable: within 400 m (5-minute walk)
- Moderately Walkable: within 1 km (15-minute walk)
- Cycling Buffer: within 3 km (10-minute cycling)
- Drive-Time Buffer: within 4 km (5-minute driving)



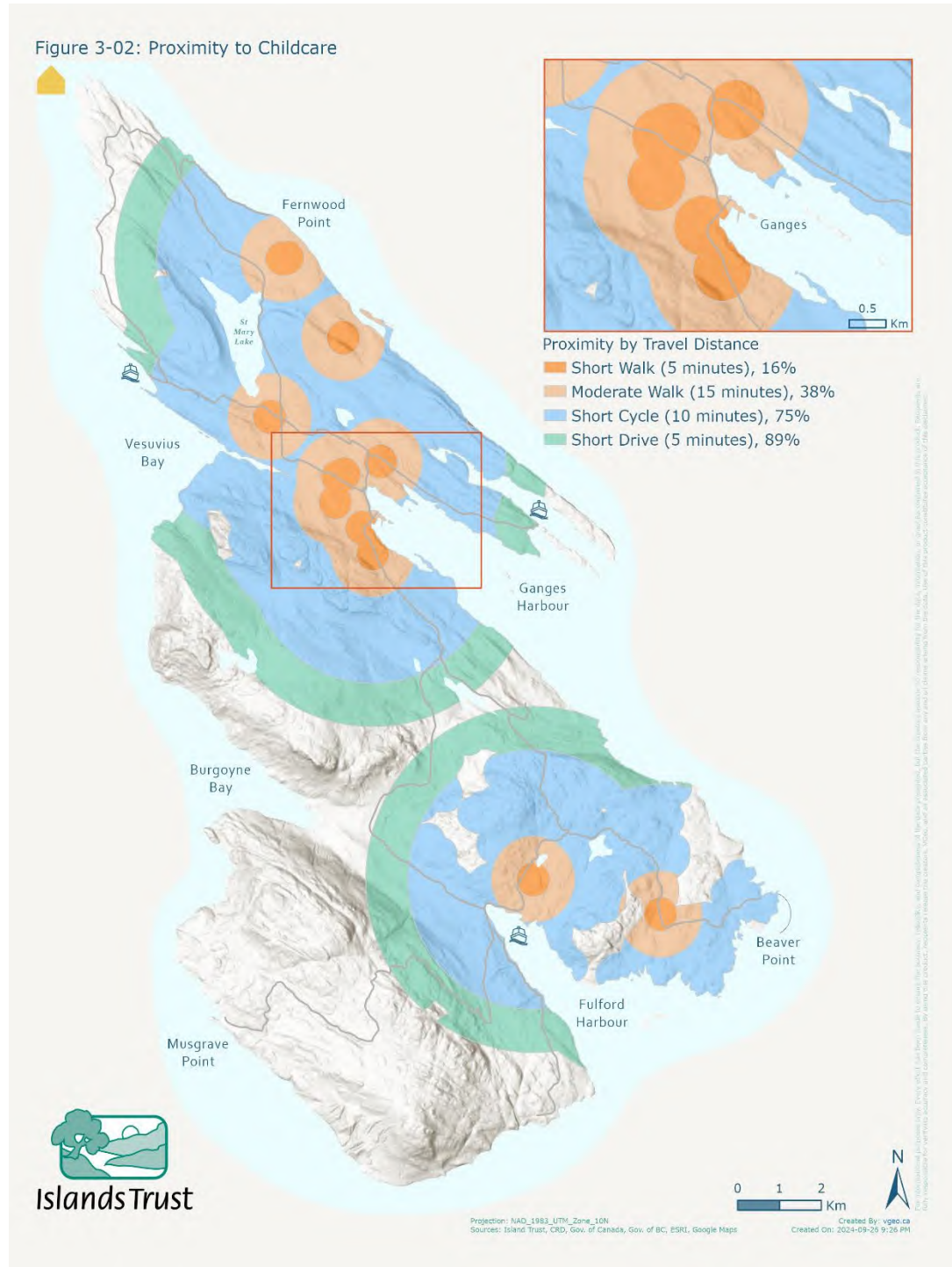
Map 3-02 - Proximity to Childcare

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

This map shows the locations of 13 licensed childcare facilities servicing the SSI community. The data has been sourced from the list presented in [Licensed Centres and Early Learning on the Gulf Islands](#) and Google Maps.

A licensed childcare facility is a childcare facility that has met the regulatory requirements set by government authorities to operate legally. Licensing ensures that the daycare adheres to specific standards related to health, safety, staff qualifications, and operational practices.



Map 3-03 - Proximity to Educational Institutions

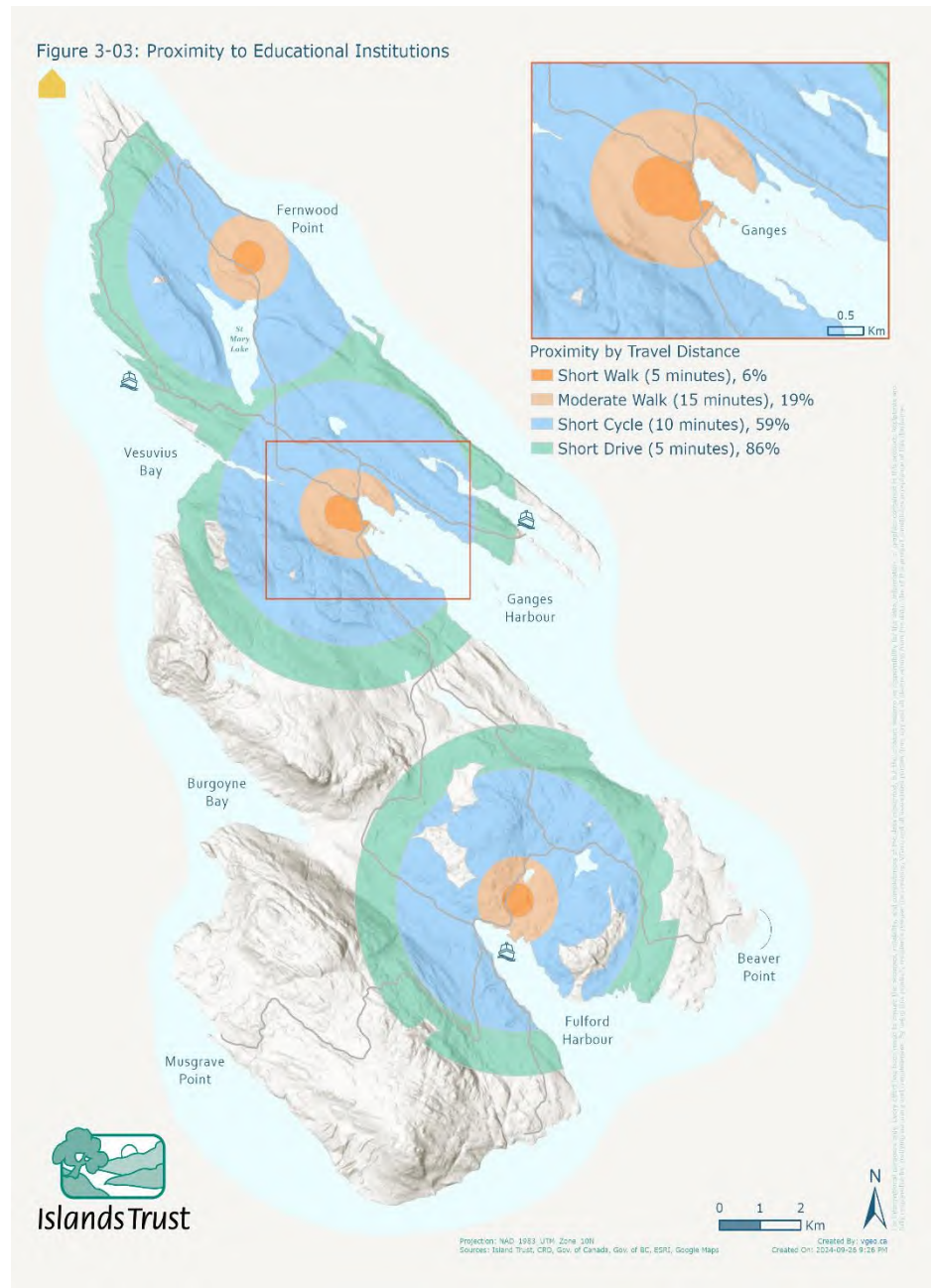
Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

This map illustrates the locations of four schools, three elementary and one secondary, and their proximity to residential areas, highlighting access to educational institutions. The amenity locations used for this map were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

An **educational institution** is an organization dedicated to providing structured learning and instruction to individuals. These institutions are designed to facilitate education and skill development across various levels and disciplines. Educational institutions can vary in type, purpose, and the age groups they serve.

An **elementary and secondary school** is an educational institution that provides education to students from kindergarten through twelfth grade. **Elementary school** focuses on foundational skills for young children, typically up to grade five or six, while **secondary school**, including middle and high school, serves older students from grades six or seven through twelve, offering more specialized and advanced subjects to prepare them for higher education or the workforce.



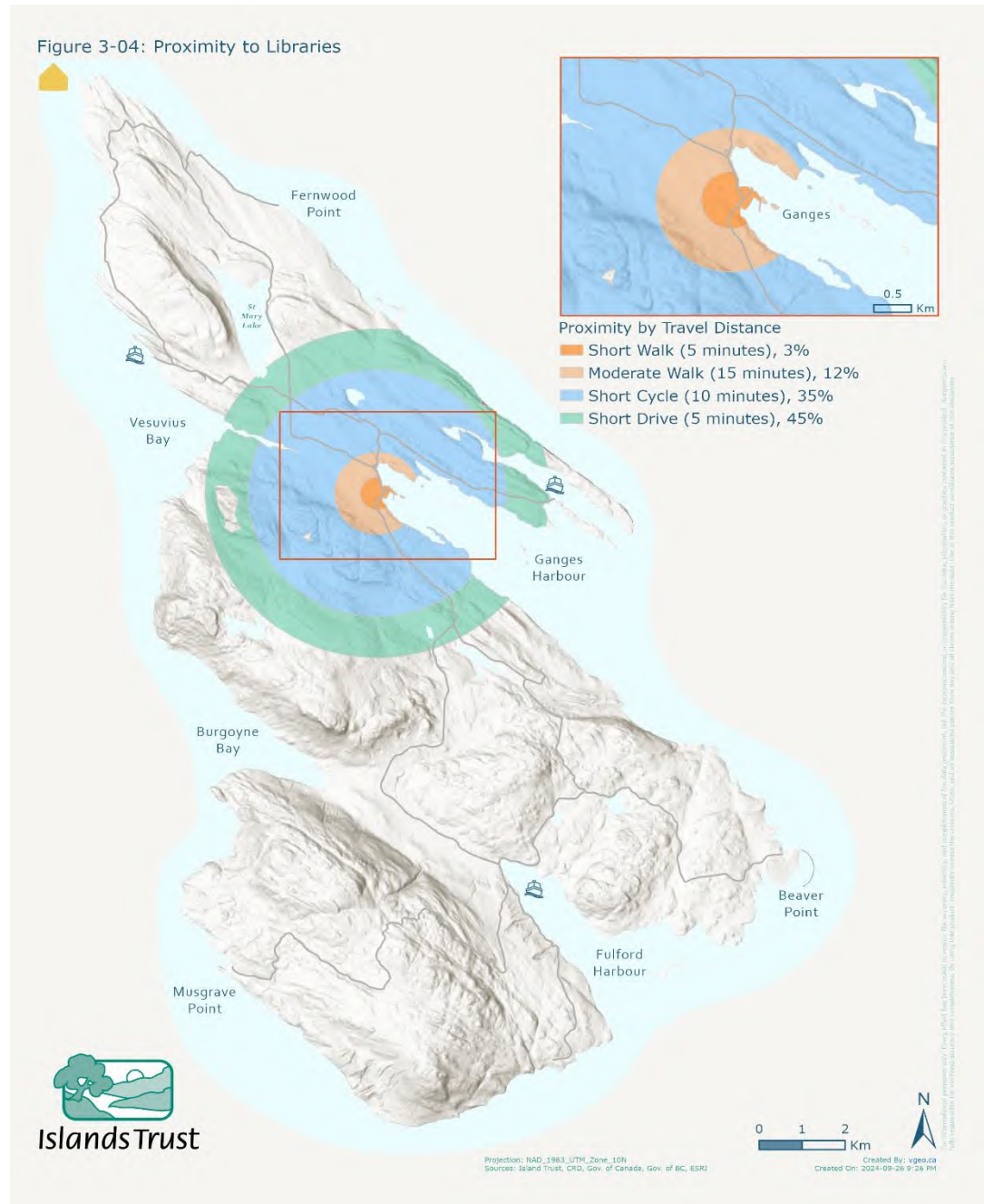
Map 3-04 - Proximity to Libraries

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The location of the only public library on Salt Spring Island was sourced from data provided by the Island Trust (Physical Features).

A **public library** is an institution that collects, organizes, and provides access to books, digital media, and other informational resources for reading, research, and education. Libraries typically offer services such as lending books and other materials, providing internet access, and hosting community programs and events. They serve as a resource for learning, cultural enrichment, and information sharing within a community.



Map 3-05 - Proximity to Community, Art, and Cultural Gathering Spaces

Category: Accessibility to Key Amenities

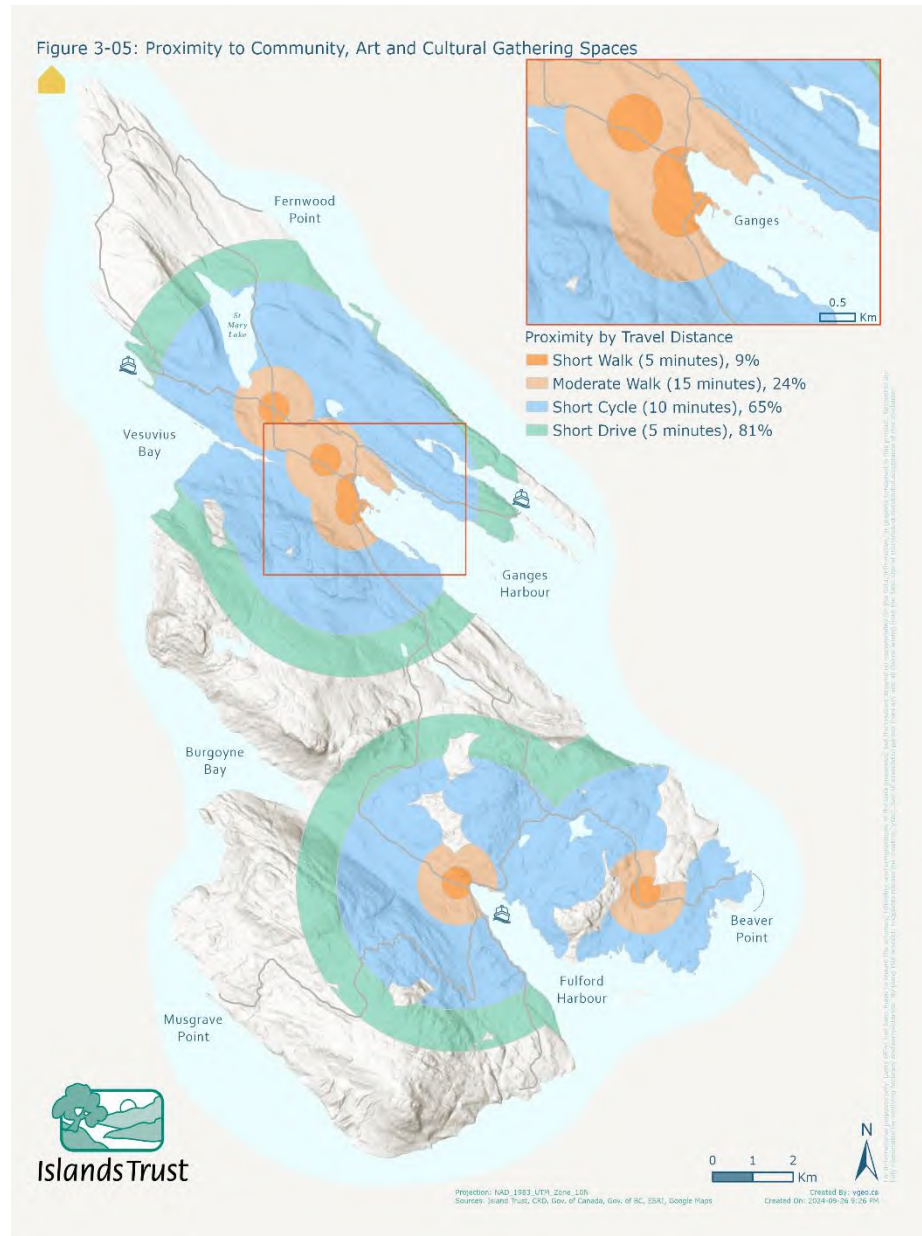
This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

Within the Arts and Culture layer, there are currently three community halls, one Legion, and two locations that fall within the Arts category. The amenity locations used for this map were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

Community Hall: A general-purpose venue for local community events and gatherings, managed by local organizations or authorities. They serve as important gathering places for residents and visitors alike and host a wide range of events and activities, fostering a sense of community and providing spaces where people can come together to celebrate, learn, and enjoy cultural experiences.

Legion: A venue associated with veterans' organizations, focusing on support for veterans and their families, as well as hosting related social and community events.

Art: These locations serve as a hub for performing and visual arts, offering a wide range of cultural experiences to both residents and visitors.



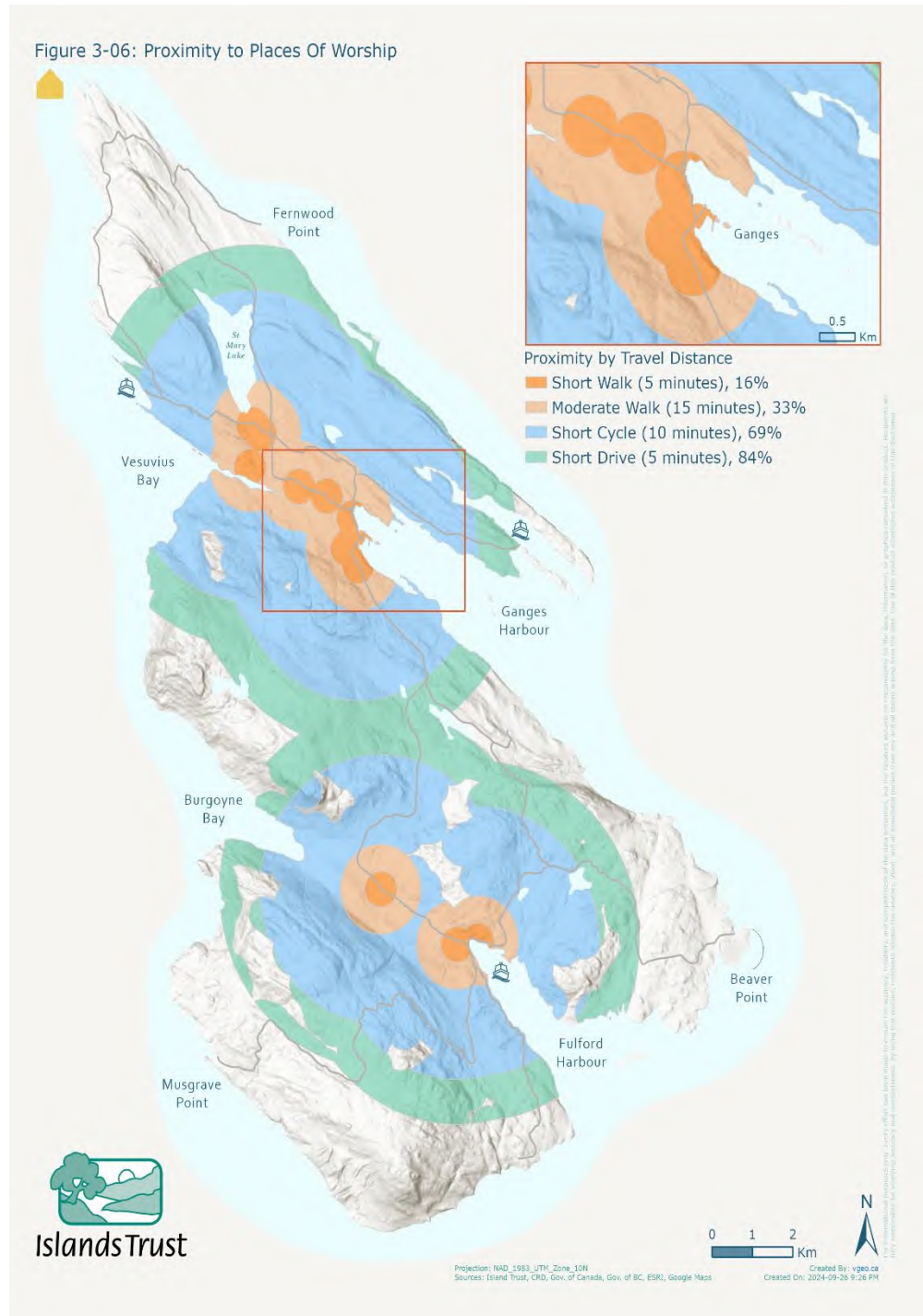
Map 3-06 - Proximity to Places of Worship

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The data used for this map includes 13 places of worship whose locations were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

A **place of worship** is a building or designated space where individuals or groups gather to practice, observe, and participate in religious activities and rituals. This can include activities such as prayer, meditation, singing, and ceremonies specific to the religious tradition. These spaces are often considered sacred by the religious community and serve as a focal point for communal worship, spiritual reflection, and religious teaching.



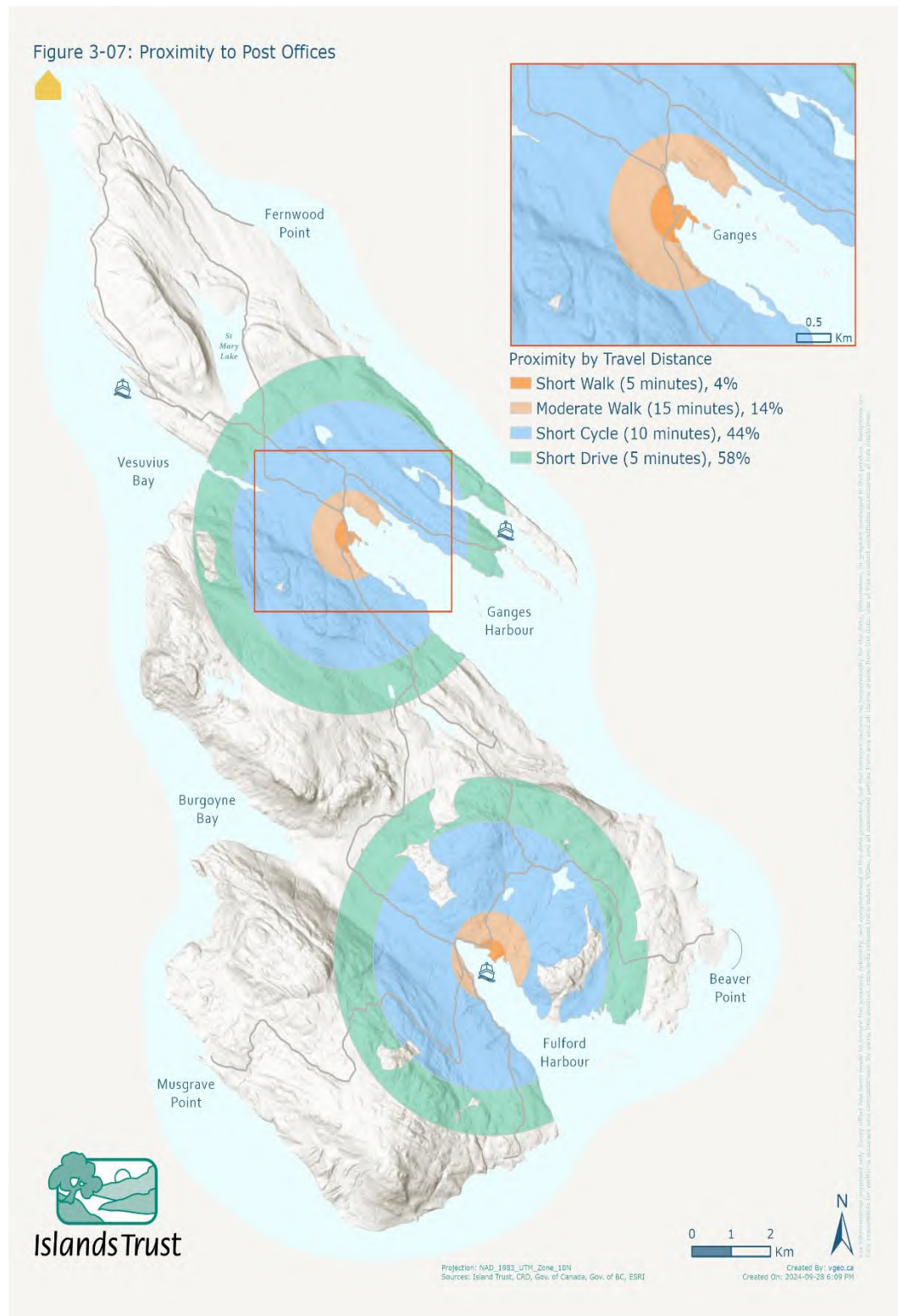
Map 3-07 - Proximity to Post Offices

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The location of the only post office in downtown Ganges was sourced from the data provided by the Island Trust (Physical Features).

A **post office** is a public facility or building that provides a variety of mail-related services, including the sending, receiving, sorting, and delivery of letters and packages. Post offices also offer additional services such as selling postage stamps, providing mailboxes, and offering money orders and other financial services.



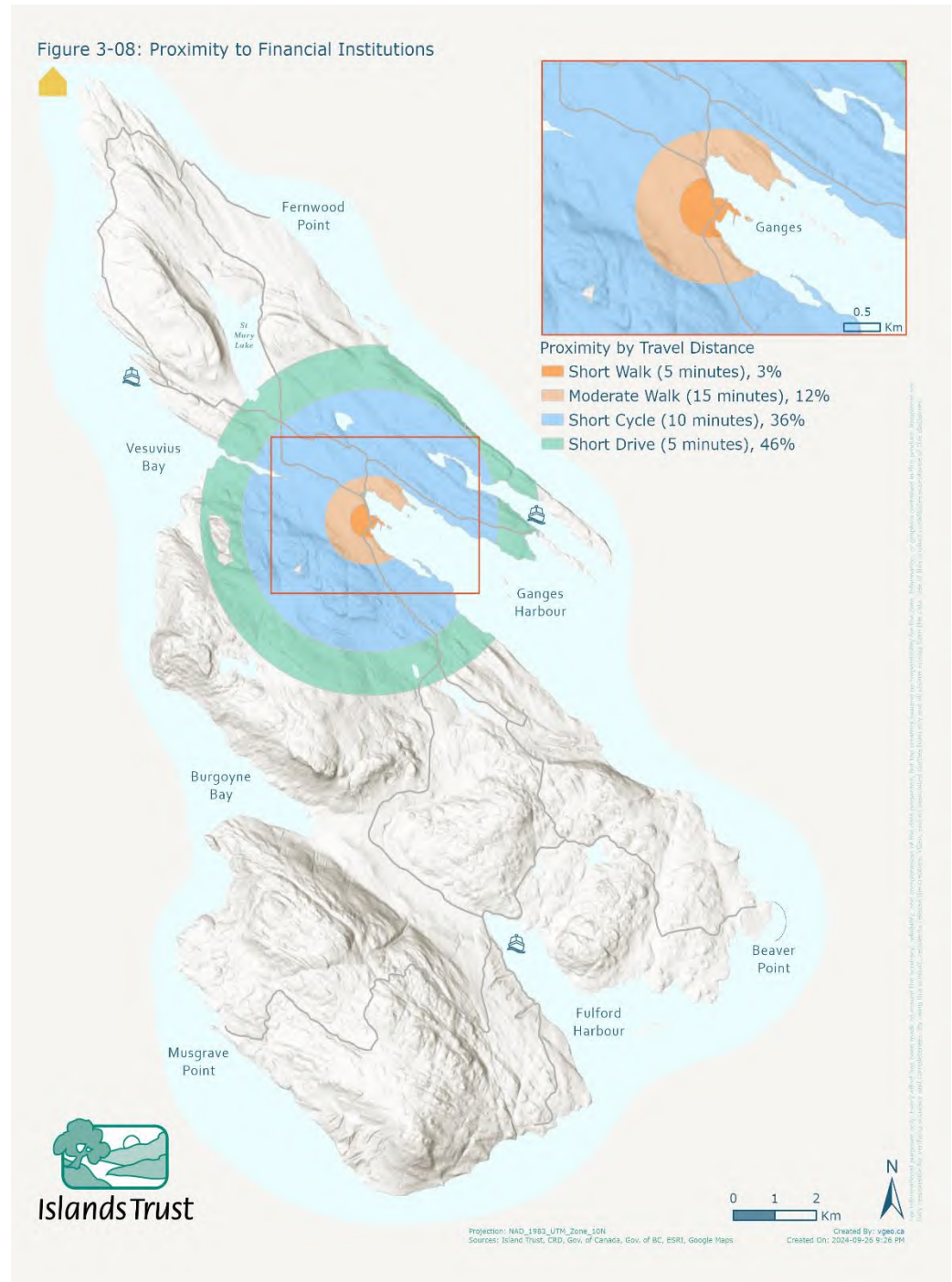
Map 3-08 - Proximity to Financial Institutions

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The three bank locations used for this map were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

A **bank** is a financial institution that provides services such as accepting deposits, offering loans, and managing various financial products like checking and savings accounts. These locations may also offer **ATM** (Automated Teller Machine) services, allowing clients to perform financial transactions, such as withdrawing cash, checking balances, and depositing money, without needing to interact directly with a bank teller.



Map 3-09 - Proximity to First Responders

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

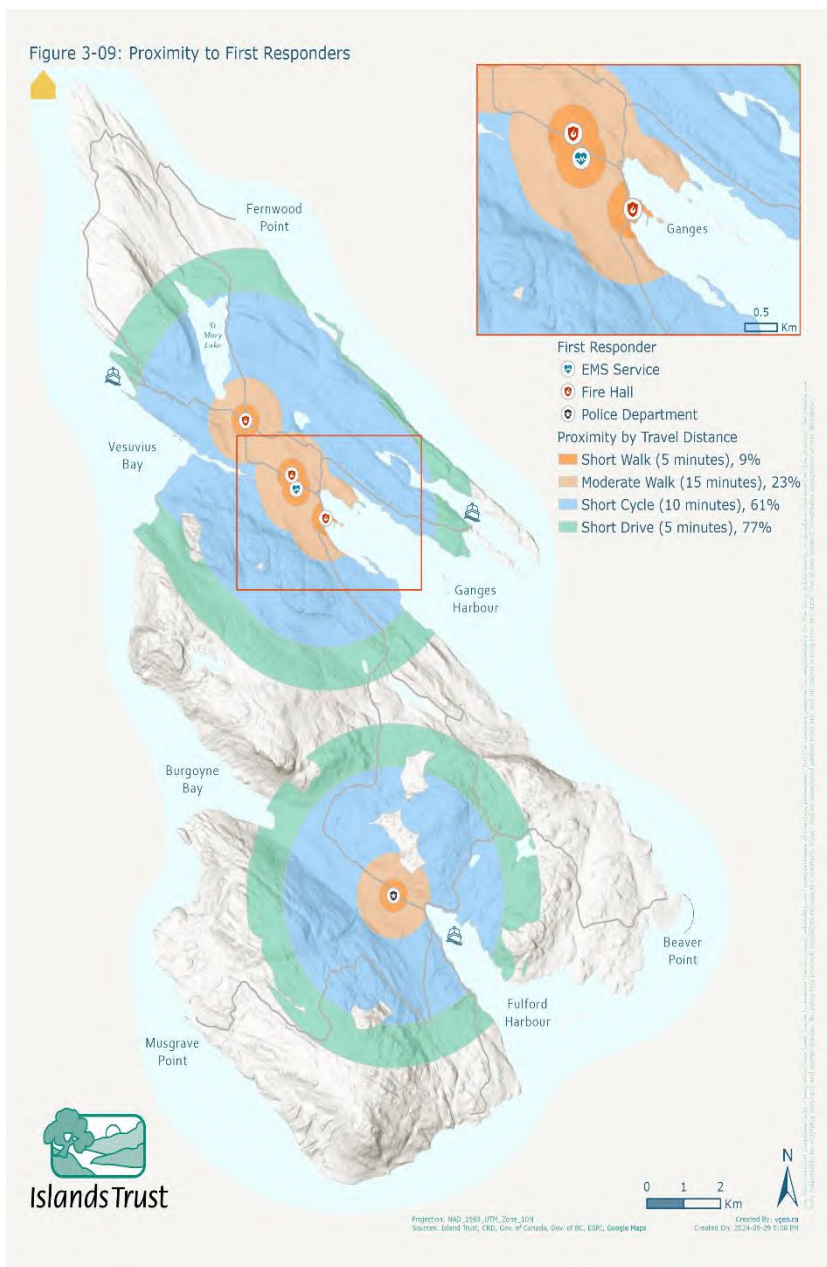
The four first responder locations used for this map include one police station and three fire halls. The locations were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

A **first responder** is a trained professional who is among the first to arrive and provide assistance at the scene of an emergency or accident. Police and firefighters fall within this category, supporting the overall emergency response effort.

A **fire hall**, also known as a fire station or firehouse, is a building where firefighting equipment and personnel are housed. It serves as the headquarters for firefighters and emergency response teams, providing space for fire engines, trucks, and other firefighting apparatus. Fire halls are

strategically located within communities to ensure a rapid response to emergencies such as fires, accidents, and other incidents requiring immediate assistance.

A **police station** is a building where police officers and other law enforcement personnel are based and carry out their duties. It serves as the headquarters for police operations in a specific area or community. Police stations are central to maintaining public safety, enforcing laws, and responding to emergencies and other incidents within their jurisdiction.



Map 3-10 - Proximity to Healthcare Facilities

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The Healthcare layer represents essential health facilities which includes nine walk-in medical clinics, four pharmacies, one hospital, two locations offering mental health services, and one physiotherapy rehabilitation center across Salt Spring Island. The map data has been obtained from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

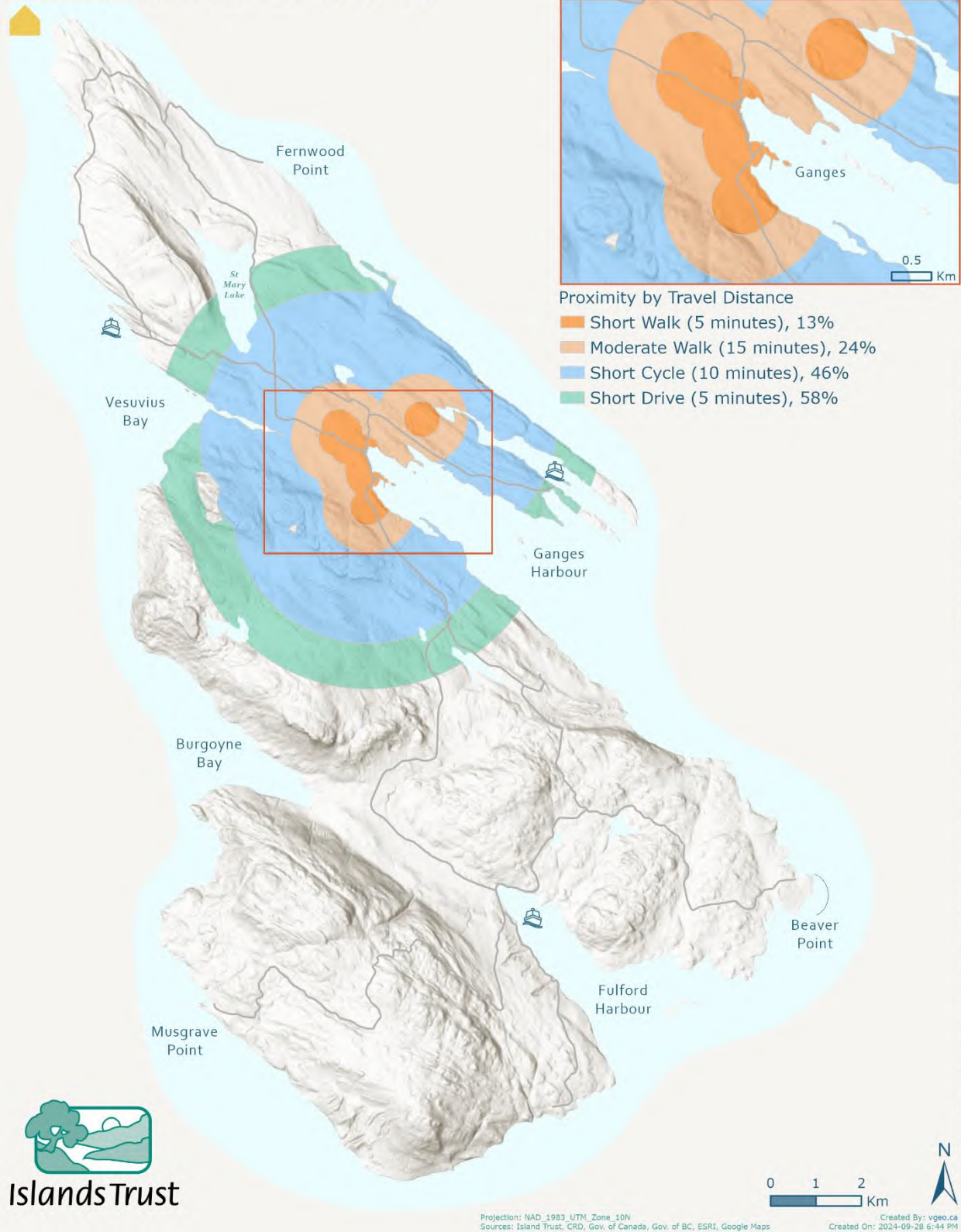
A **healthcare facility** is a place that provides medical services, care, and treatment to individuals. These facilities are equipped to manage a range of healthcare needs and are staffed by medical professionals such as doctors, nurses, and therapists.

Essential health facilities typically refer to healthcare services and infrastructure that are critical for maintaining public health and providing basic medical care. These facilities include:

- **Hospitals:** Facilities offering a wide range of medical services, including emergency care, surgery, and specialized treatment.
- **Primary Care Centers:** Clinics that provide general medical services, preventive care, and basic health services.
- **Emergency Medical Services (EMS):** Services that provide urgent medical care, such as ambulance services and emergency rooms.
- **Pharmacies:** Facilities where essential medications and medical supplies are dispensed.
- **Public Health Facilities:** Locations that offer vaccination, disease prevention, and health promotion services.
- **Maternal and Child Health Centers:** Facilities focusing on the health needs of women, infants, and children.
- **Mental Health Facilities:** Centers providing psychiatric services, counseling, and support for mental health conditions.
- **Rehabilitation Centres:** Facilities that offer therapy and recovery services for individuals with disabilities or those recovering from surgery, injury, or illness.

These facilities are considered essential because they provide crucial services that help maintain overall public health, prevent the spread of diseases, and ensure that people have access to necessary medical care.

Figure 3-10: Proximity to Healthcare Facilities



This map was created using data from various sources, including the Islands Trust, CRD, Gov. of Canada, Gov. of BC, ESRI, Google Maps, and other public domain data. The map is for informational purposes only and should not be used for navigation or other critical decisions. The map is not a guarantee of accuracy and is subject to change without notice. The map is not a guarantee of accuracy and is subject to change without notice.

Map 3-11 - Proximity to Dine-in Establishments

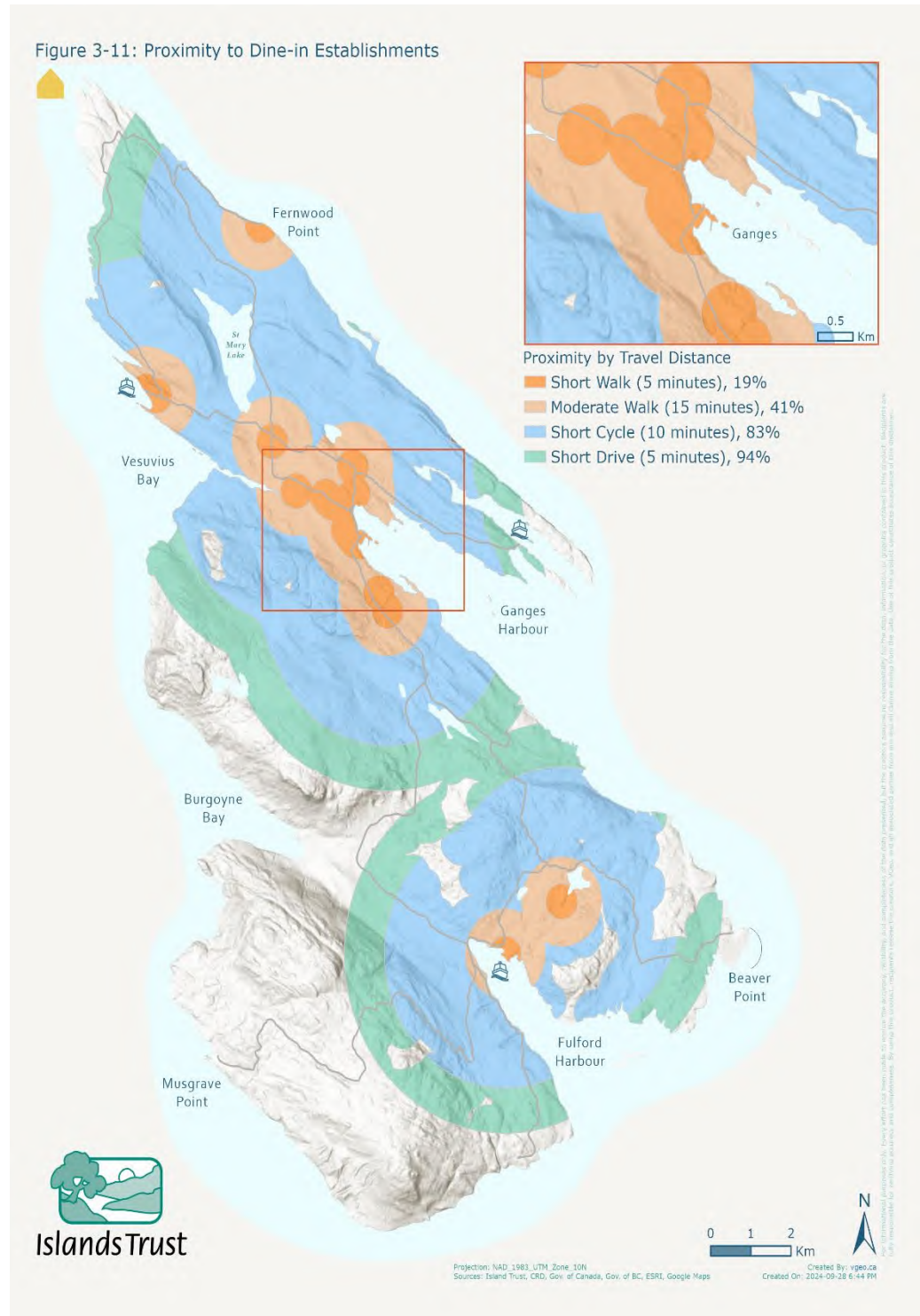
Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The distribution of 50 dine-in locations, including 40 restaurants, six cafes, and four bars across the island, were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

Dine in locations represent places where people can get a sit down meal. These include:

- **Cafes:** Focuses on coffee, tea, and light snacks in a casual setting.
- **Restaurants:** Offers a full menu of meals with a range of dining experiences.
- **Bars:** Specializes in alcoholic beverages, often with some food options, in a social setting.



Map 3-12 - Proximity to Grocery Stores

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

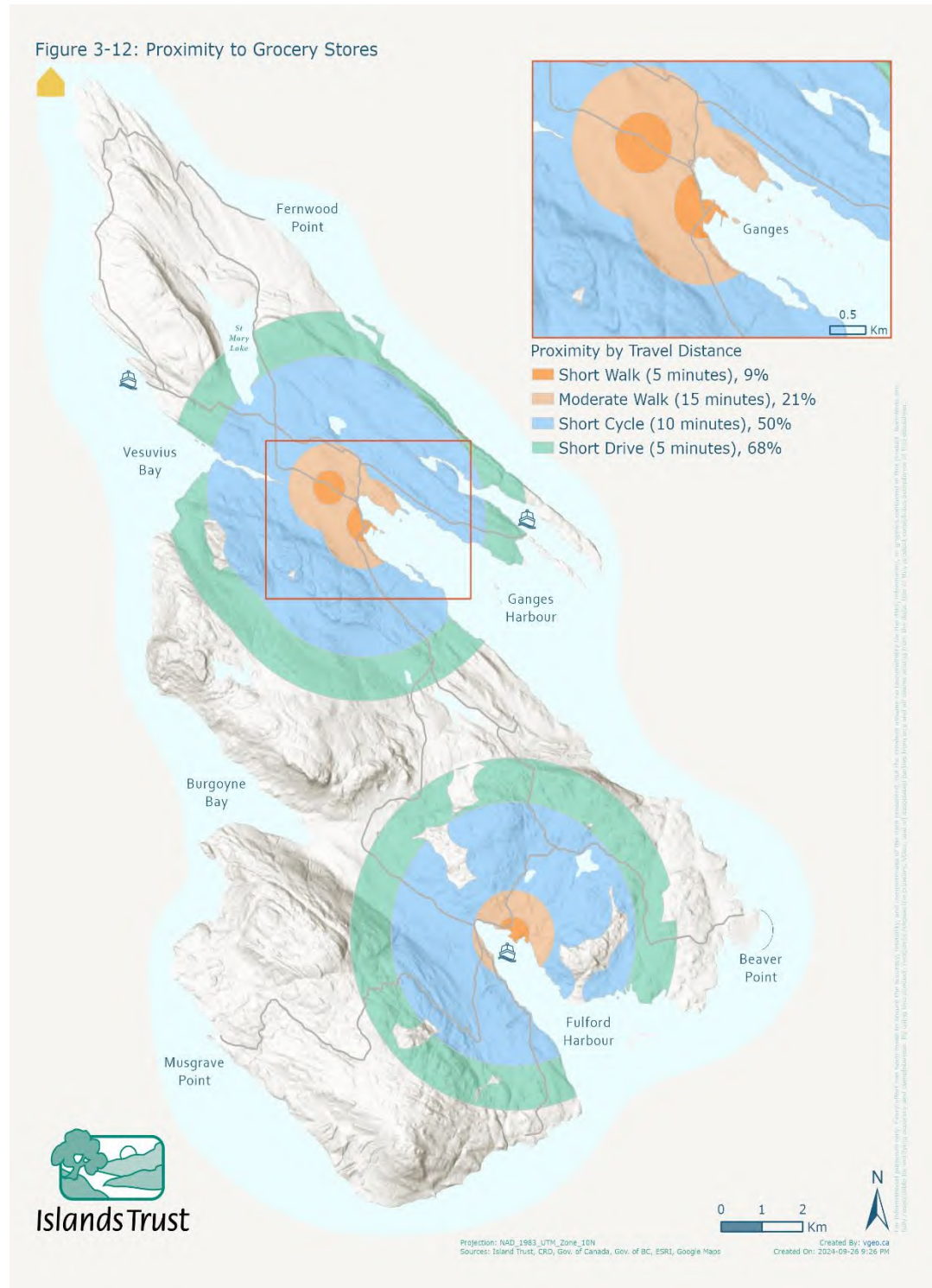
There are four amenity locations shown in this map, which include three grocery stores and one general store on the island. The points were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

Grocery Store:

Specializes mainly in food and beverage products, with additional household essentials.

General Store:

Offers a wide variety of products, including groceries, household items, clothing, and other goods.



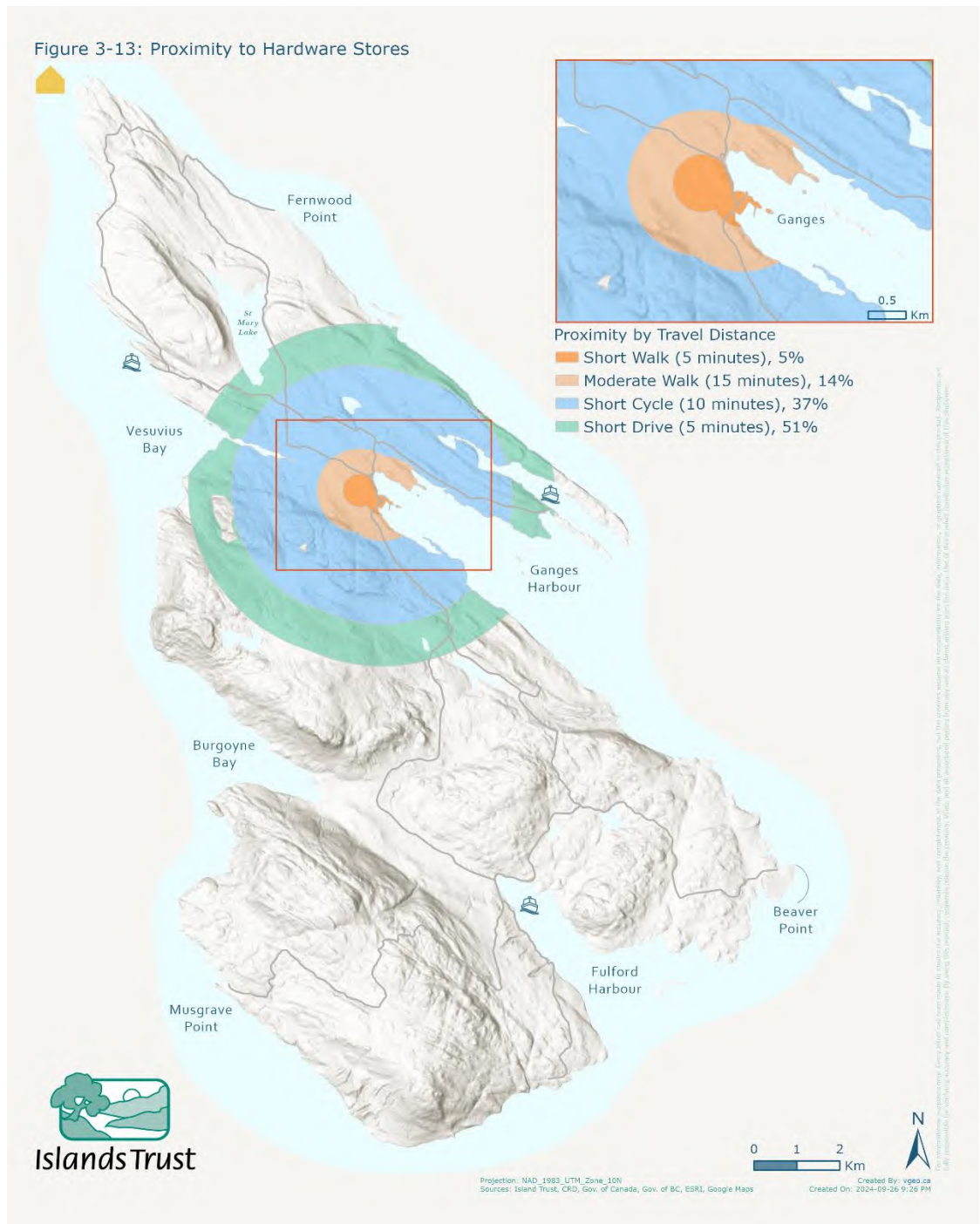
Map 3-13 - Proximity to Hardware Stores

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The amenity locations of three hardware stores were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

A **hardware store** is a retail establishment that sells a wide variety of tools, building materials, and home improvement supplies. These stores typically carry products such as hand tools, power tools, fasteners (like nails and screws), plumbing supplies, electrical supplies, paint, gardening equipment, and various household repair items. Many hardware stores also provide services like key cutting, paint mixing, and tool rental.



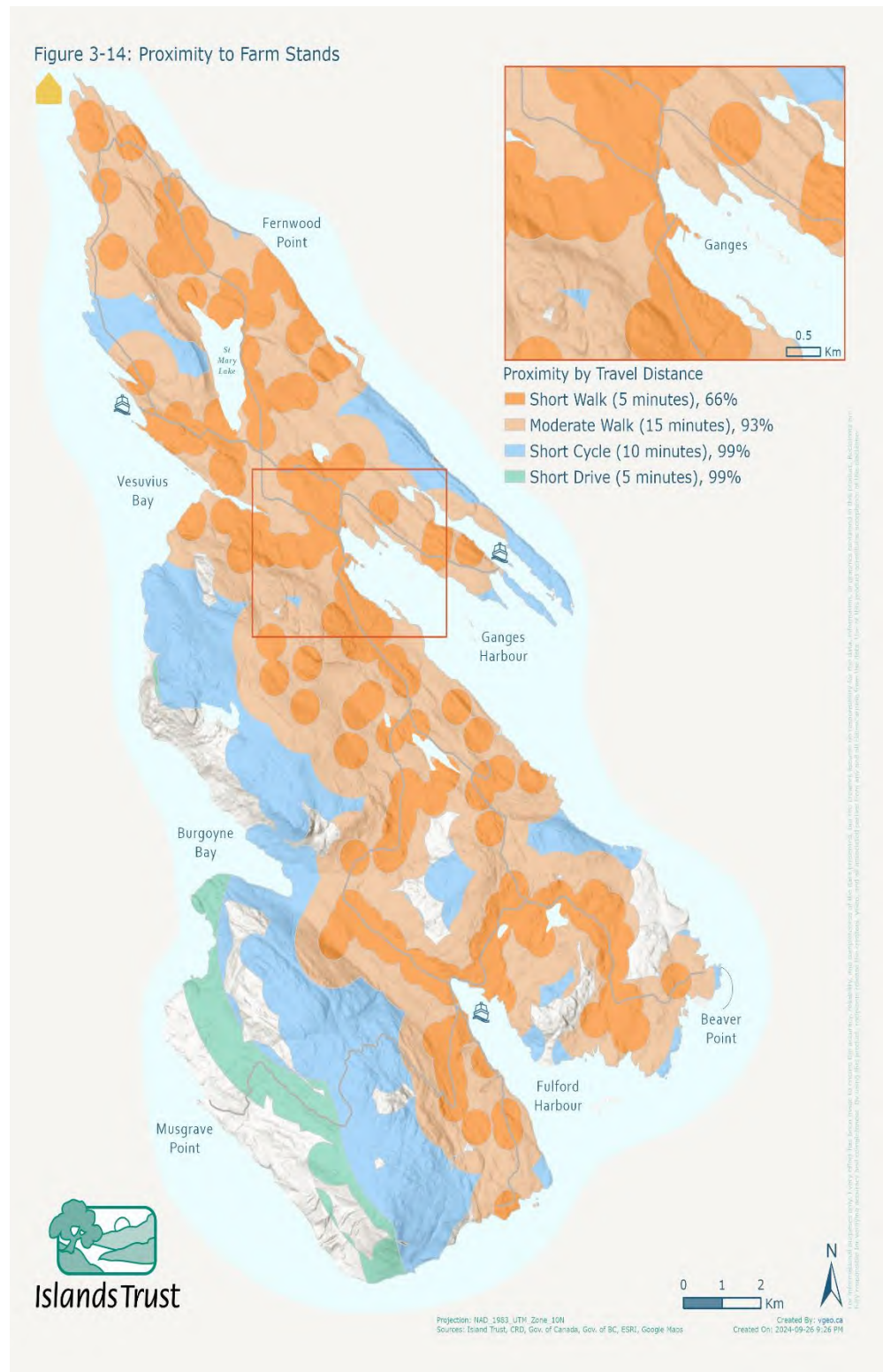
Map 3-14 - Proximity to Farm Stands

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

It shows the distribution of 208 farm stands across Salt Spring Island. The amenity locations visualized in this figure have been sourced from the [Farm Stand Tour interactive map provided by Google Maps](#).

A **farm stand** is a small, often temporary structure or stall where a farmer or group of farmers sell their agricultural products directly to consumers. It typically features fresh produce, such as fruits, vegetables, and herbs, and may also include other farm products like eggs, honey, flowers, baked goods, or homemade preserves. Farm stands are commonly found on or near the farms where the products are grown, or along roadsides, and they provide a direct link between farmers and the local community.



Map 3-15 - Proximity to Public Boat Launches

Category: Proximity

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The eight public boat launch sites used for this map were created from a combination of information found in data provided by Boatramp.com and Google Maps. The “Marines, Boat Launches and Landings” KML obtained from Google Maps included two points classified as boat launches, and Boatramp confirmed six other active launch sites. After evaluation of the ramps sourced from Boatramp.com, SSI staff used their local knowledge to determine the locations which should be included in the final dataset.

The two boat launches sourced from Google Maps include,

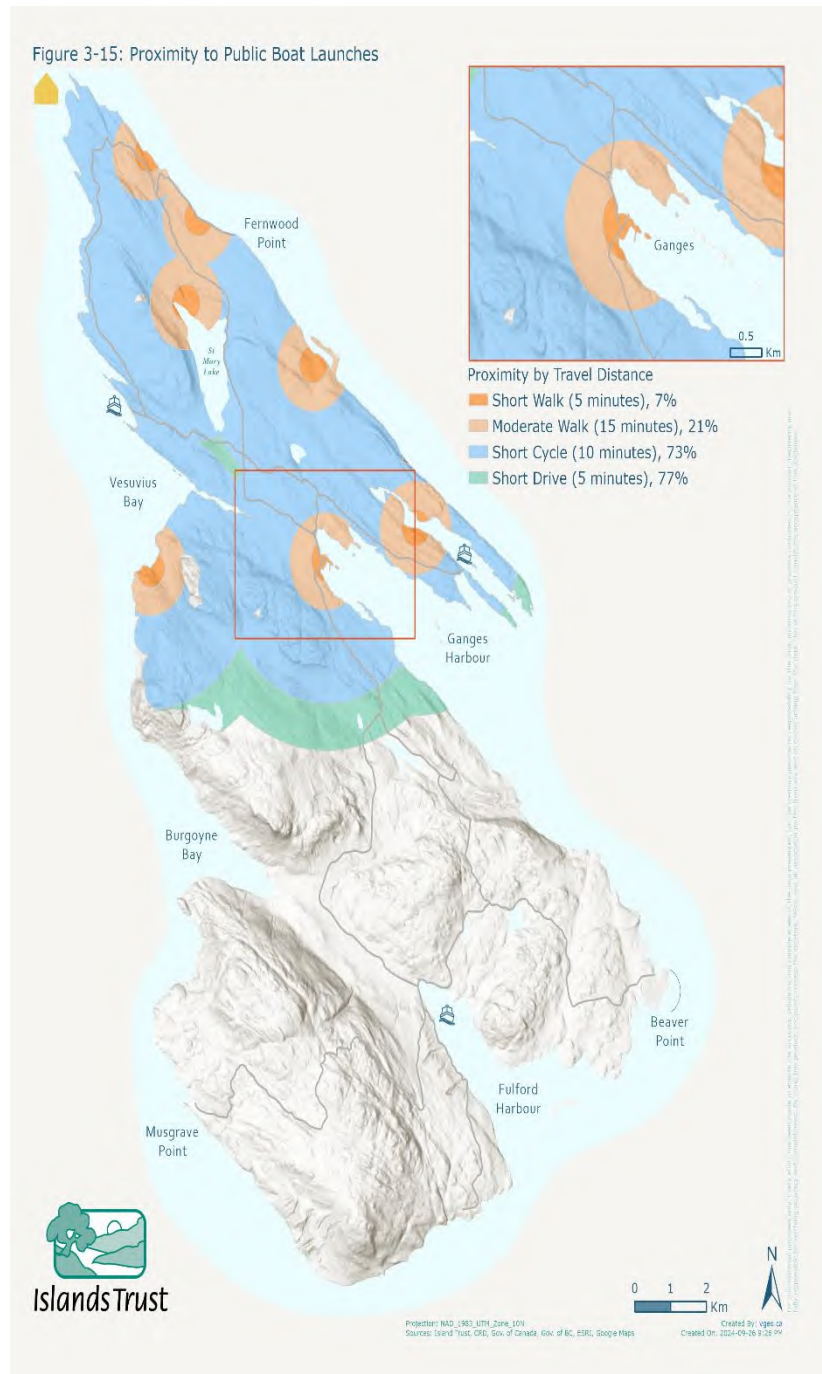
- Harbour Authority Boat Launch
- Ontario Place Boat Launch

The six boat launches sourced from Boatramp.com include,

- Narrows West Road Boat Launch
- Ganges Boat Launch
- Grantville Street Boat Launch
- North End Road Ganges Boat Launch
- North Beach Road Boat Launch
- Hudson Point Beach Boat Launch

A **public boat launch** is a designated area where individuals can safely and legally launch and retrieve boats into a

body of water, such as a lake, river, or sea. These facilities are typically managed by government agencies or local authorities and are open for use by the general public.



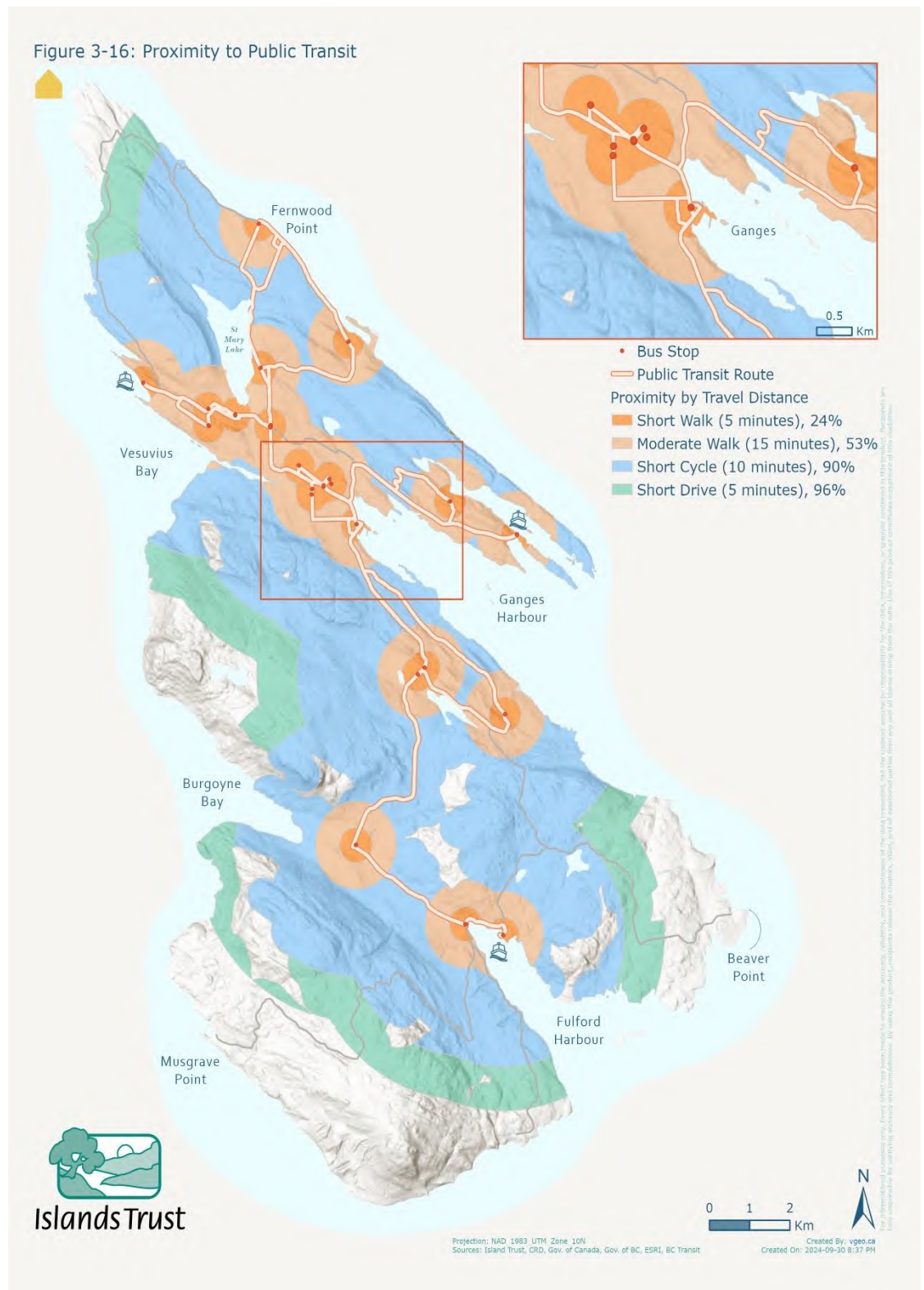
Map 3-16 - Proximity to Public Transit

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

The bus route and bus stop data used for this analysis was provided by BC Transit. The bus system is represented by 14 bus routes and 31 bus stops.

This map is important for identifying areas well-served by public transportation and those needing better access. It aids in transportation planning, supports transit-oriented development, and ensures equitable access to bus stops for all residents, including those with mobility challenges.



Map 3-17 - Proximity to Outdoor Recreation Space

Category: Accessibility to Key Amenities

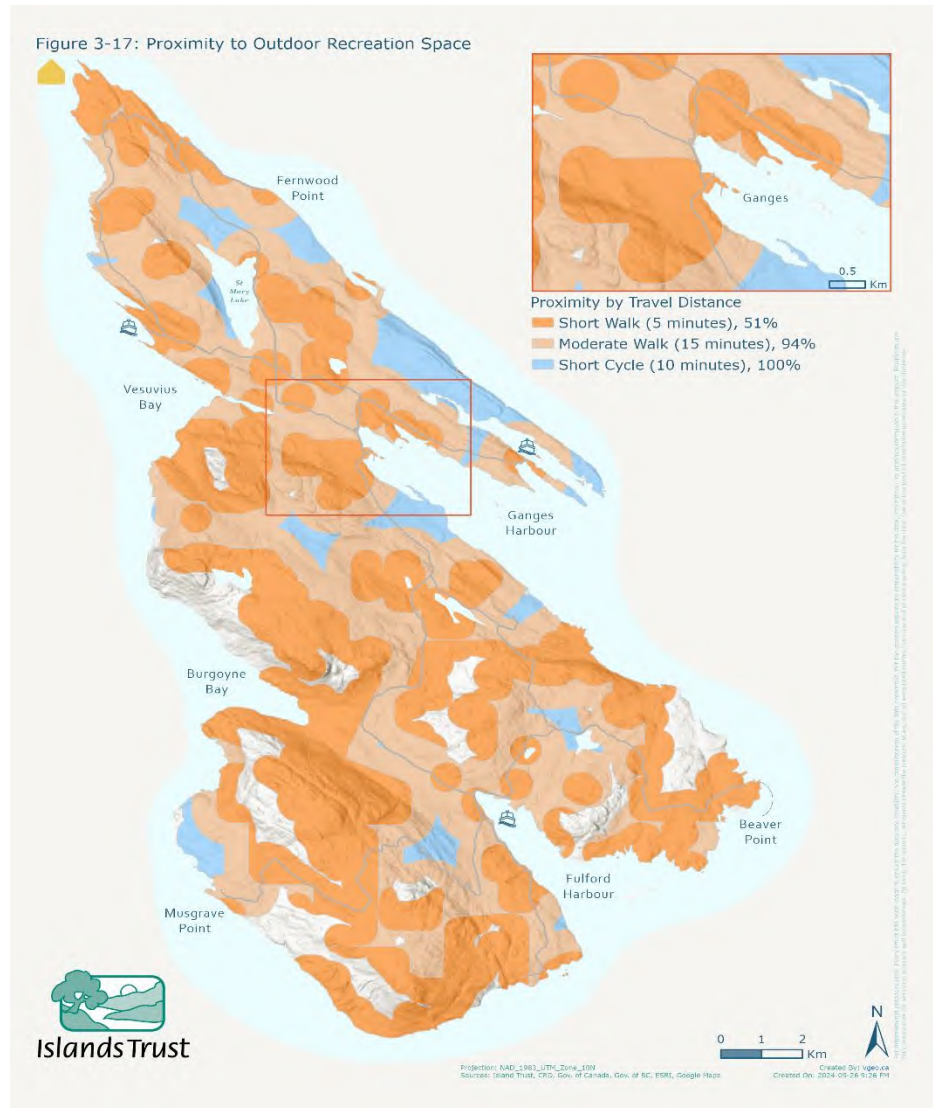
This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

This map displays the proximity of 49 outdoor recreation locations, including 35 different public parks, playgrounds, nature reserves and hiking trails, 11 public beaches, and three open-access fields that are available to the public to be used for various sports and other recreational activities. The sites used for this map were created from a combination of information found in data provided from the Island Trust (Physical Features and Protected Areas), BC public data (GeoNames), Google Maps, and the trails network files were generously provided by Islands Pathways.

Public outdoor recreational facilities

are spaces and structures provided by local, state, or national governments for the community's use and enjoyment in outdoor activities. These facilities are typically open to the public and often free or low-cost to access. In Figure 3-17: Proximity to Recreational Facilities - Outdoor, each location represented is free to the public, with no associated entry costs.

- **Public Parks and Playgrounds:** Open green spaces, playgrounds, and nature trails that are free for everyone to use.
- **Public Beaches:** Beaches managed by the local government that do not charge entrance fees.
- **Open-Access Sports Fields:** Public soccer fields, basketball courts, and tennis courts that are free to use without prior booking or fees.
- **Nature Reserves and Hiking Trails:** Publicly managed outdoor areas that do not need an entry fee.



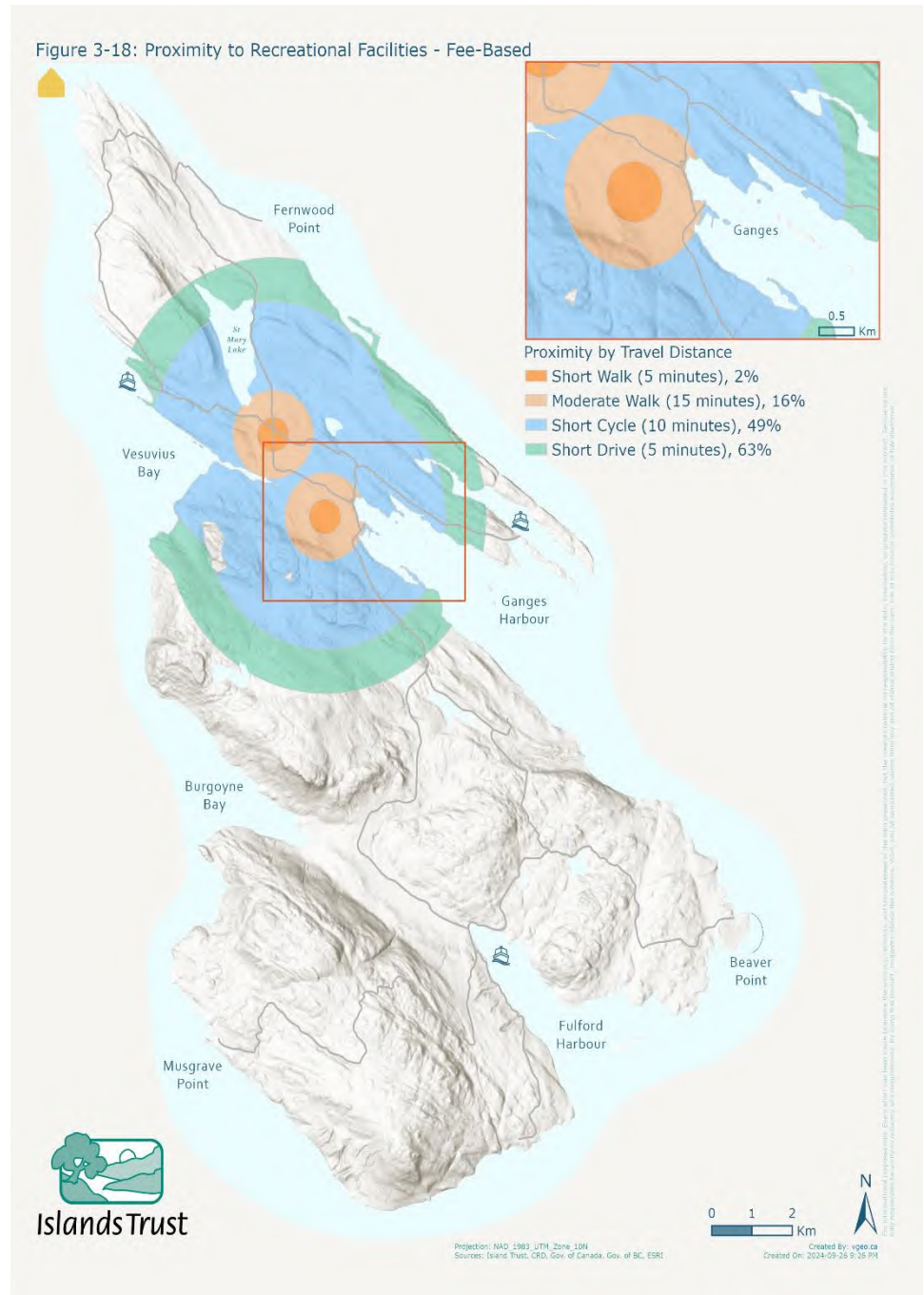
Map 3-18 - Proximity to Recreational Facilities - Fee-Based

Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

This map displays the proximity of two public fee-based recreational facilities. This includes one building containing a pool and community center, and one public golf course. The sites used for this map were created from a combination of information found in data provided by the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

Public fee-based recreational facilities are recreational spaces and amenities provided by local, state, or national governments where access or participation requires a fee. These facilities are open to the public but often charge for usage to help cover maintenance, operations, and staffing costs.



- **Public Swimming Pools:** Operated by the municipality but requiring an entrance fee or membership.
- **Community Centers with Paid Programs:** Public facilities that offer classes, sports leagues, or events that charge a fee for participation.
- **Public Golf Courses:** Government-owned golf courses that require green fees.

Map 3-19 - Proximity to Water Access Points

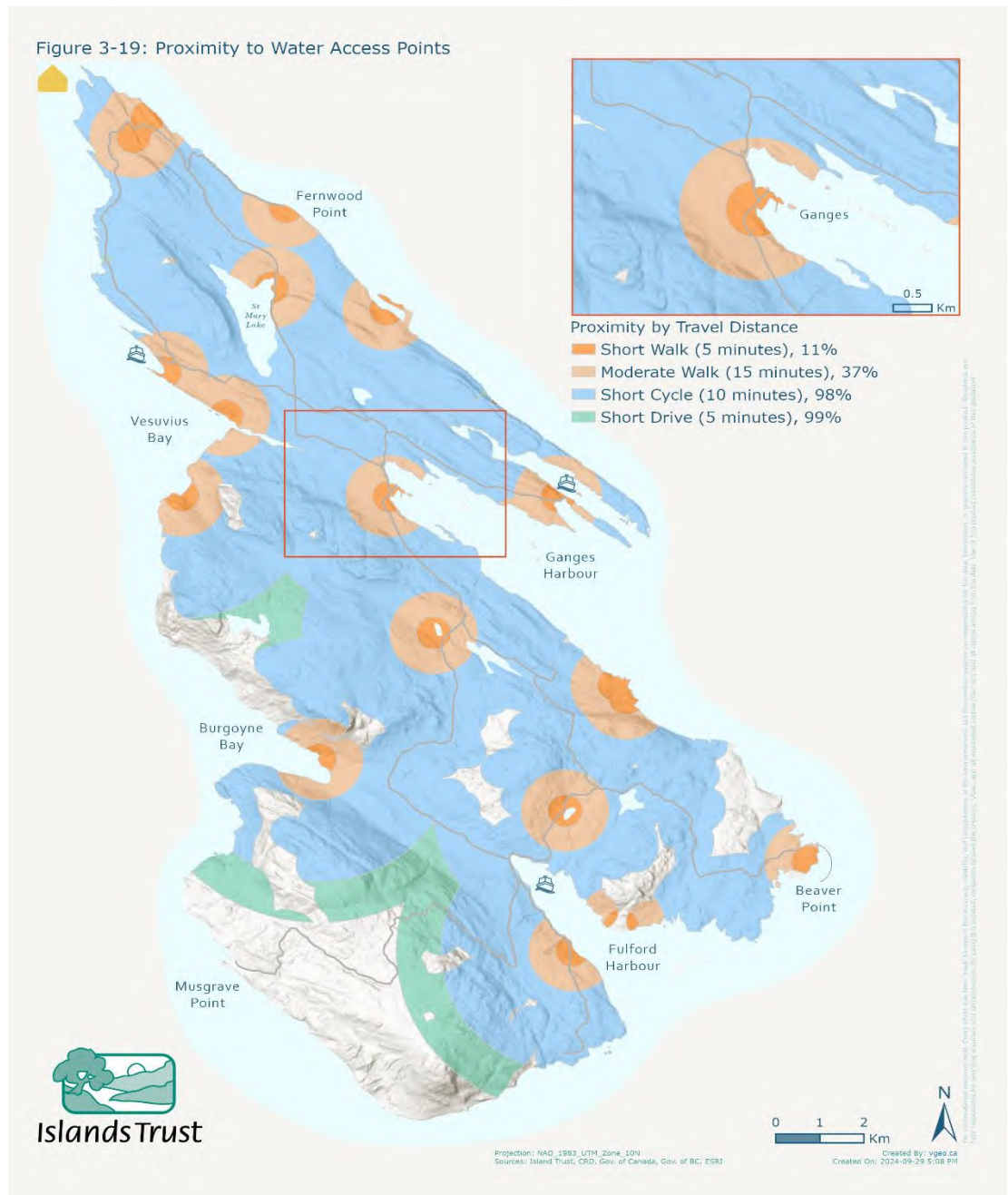
Category: Accessibility to Key Amenities

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

This map highlights water access points such as beach sites which were created from a combination of information found in data provided from the Island Trust (Physical Features), BC public data (GeoNames) and Google Maps.

A **water access point** is a designated location where individuals can easily reach a body of water, such as a river, lake, ocean, or reservoir. These points are often used for activities like swimming, fishing, boating,

kayaking, or launching watercraft. Water access points may include amenities like docks, boat ramps, piers, or beaches, and are often maintained by local, state, or national authorities to ensure safe and convenient access to the water for recreational or commercial purposes.



4.1.4 TRANSPORTATION AND MOBILITY

Map 4-01 - Trails Network Density

Category: Mobility

This map shows the **Trail Network Density per 500m²**, covering public trails, regional trails, beach walks, and roads within the study area. It visualizes how dense the recreational trail network is per 500m².

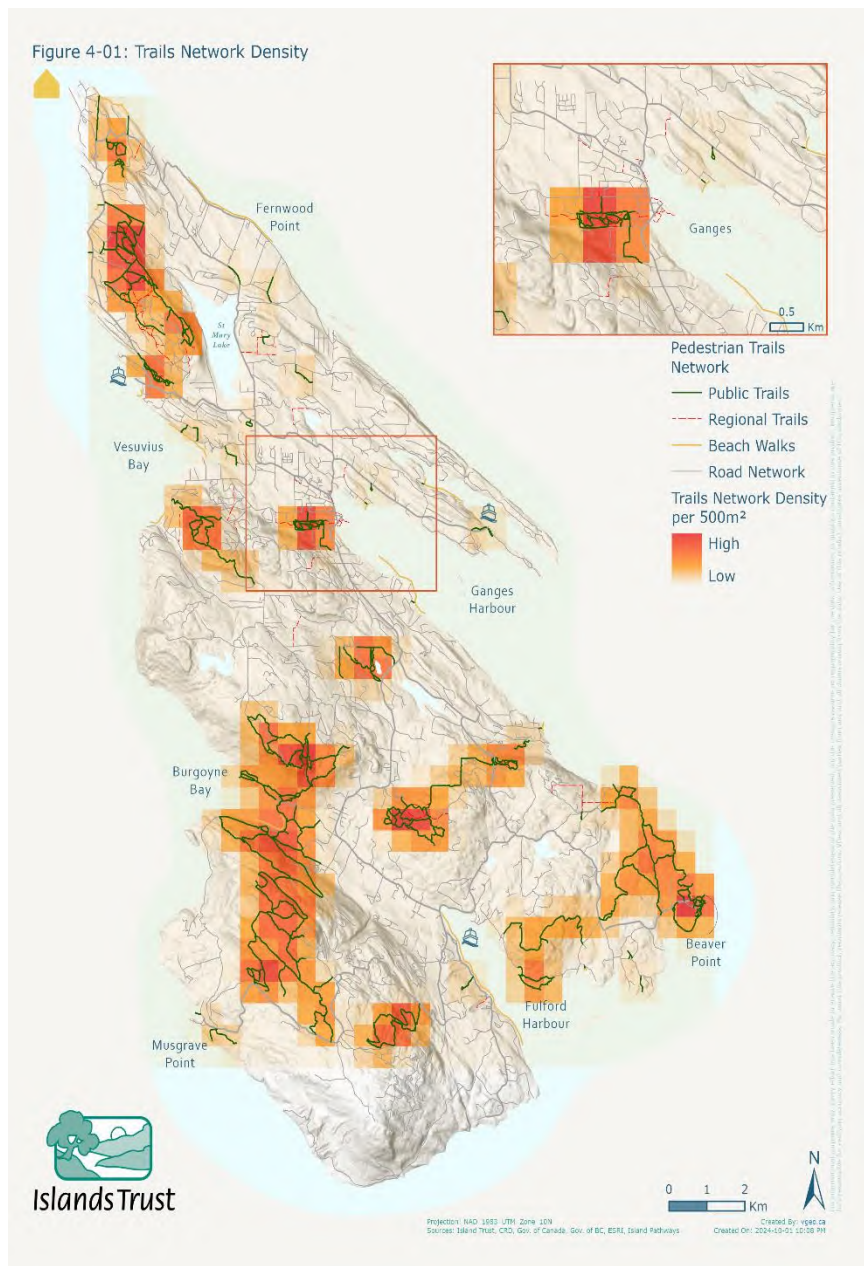
The trails network files were generously provided by Islands Pathways. Although the road network, which also contained some trail information, was supplied by Island Trust, the trails from this dataset were NOT included in the analyses as the Island Pathways data was more current and accurate. The density measure shown was generated using GIS analyses which statistically summarizes the total length of pathways within each 500m² area.

Trail Network Density refers to the measure of how much trail infrastructure exists within a specific area, indicating the concentration or availability of trails within a given region, allowing for analysis of how accessible and interconnected the trails are for public use.

A **public trail** is a designated path or track that is open for public use, often within parks, natural reserves, or urban areas, whereas a **regional trail** is a larger, often interconnected pathway that spans multiple jurisdictions or regions.

A **beach walk** is a pathway located along a beach or coastal area, designed for pedestrian use.

A **road network** is a system of interconnected roads and streets that allow for vehicular movement within and between areas. Roads are displayed on the map for reference but are not part of the analysis.



Map 4-02 - Commuting Patterns for the Employed Labour Force

Category: Mobility

This map provides census statistics on commuting patterns for the employed labor force, focusing on three key aspects: travel methods, commuting times, and commuting hours.

Being **in the labour force** means that a person is either working (employed) or actively looking for work (unemployed). It includes everyone who is capable of working and is either currently employed or seeking employment, but it does not include people who are not looking for work, such as retirees, students, or those unable to work.

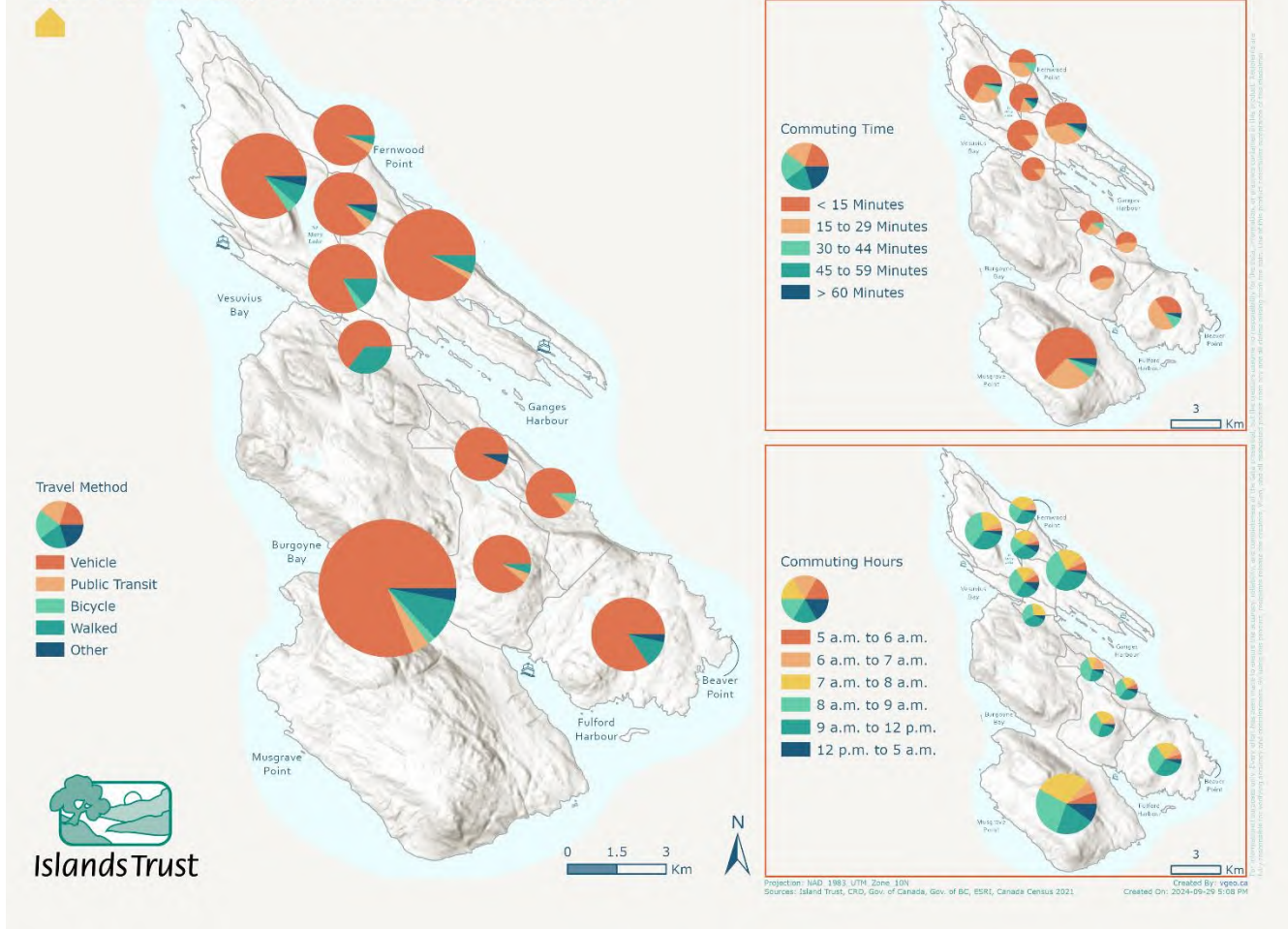
A further breakdown of the data being presented is as follows:

- **Travel Methods:** The map categorizes how individuals commute to work, highlighting the distribution of transportation modes such as vehicles, public transit, bicycles, walking, and other forms of travel. This information reflects the predominant commuting methods within the region and offers insight into the reliance on different types of transportation infrastructure.
- **Commuting Times:** The map also presents data on the duration of commutes, segmented into various time intervals. The time ranges displayed begin at less than 15 minutes and span to over an hour's time dedicated to commuting. This helps to identify how long it typically takes for commuters to reach their workplaces, providing a sense of the regional traffic flow and potential congestion issues.
- **Commuting Hours:** Additionally, the map shows the time of day when commuting occurs, breaking down the data into specific time periods throughout the day. Commuting hours span over a 24-hour period, beginning and ending at 5 a.m. This aspect of the analysis reveals peak commuting times, which can be crucial for understanding the daily rhythms of the labor force and for planning transportation and infrastructure needs.

Overall, the map offers a detailed portrayal of commuting behavior in the region, highlighting how people get to work, how long it takes them, and when they are most likely to be on the move. This information is valuable for urban planning, transportation management, and policymaking aimed at improving commuting efficiency and reducing travel-related challenges.

Canada's Census data used in this map includes; Total - Main mode of commuting for the employed labor force aged 15 years and over with a usual place of work or no fixed workplace address, Total - Commuting duration for the employed labor force aged 15 years and over with a usual place of work or no fixed workplace address, and Total - Time leaving for work for the employed labor force aged 15 years and over with a usual place of work or no fixed workplace address.

Figure 4-02: Commuting Patterns for the Employed Labour Force



Map 4-03 - Drive Time Estimation from Villages

Category: Mobility

This analysis is based on the road data as provided by Island Trust and the locations of villages extracted from the CanVec data GeoNames dataset where the data category matches "community." The results from four villages are displayed on this map (Ganges, Fulford Harbour, Fernwood, and Beaver Point).

This map illustrates the results of a proximity analyses for drive times from villages. The analyses are similar to the proximity analyses used for amenities as fully described under the 3-01 - Where We Live figure, however the distance parameters have been changed to reflect driving times.

Estimating driving times for SSI is more limited than the approach used in other jurisdictions due to the lack of comprehensive road network data which includes speed limits. Despite this, a proxy approach can be used to estimate driving distances from village centers. This approach is based on consecutive "circles" radiating out from the village center. The area analyzed is limited to areas within 400m of existing roads.

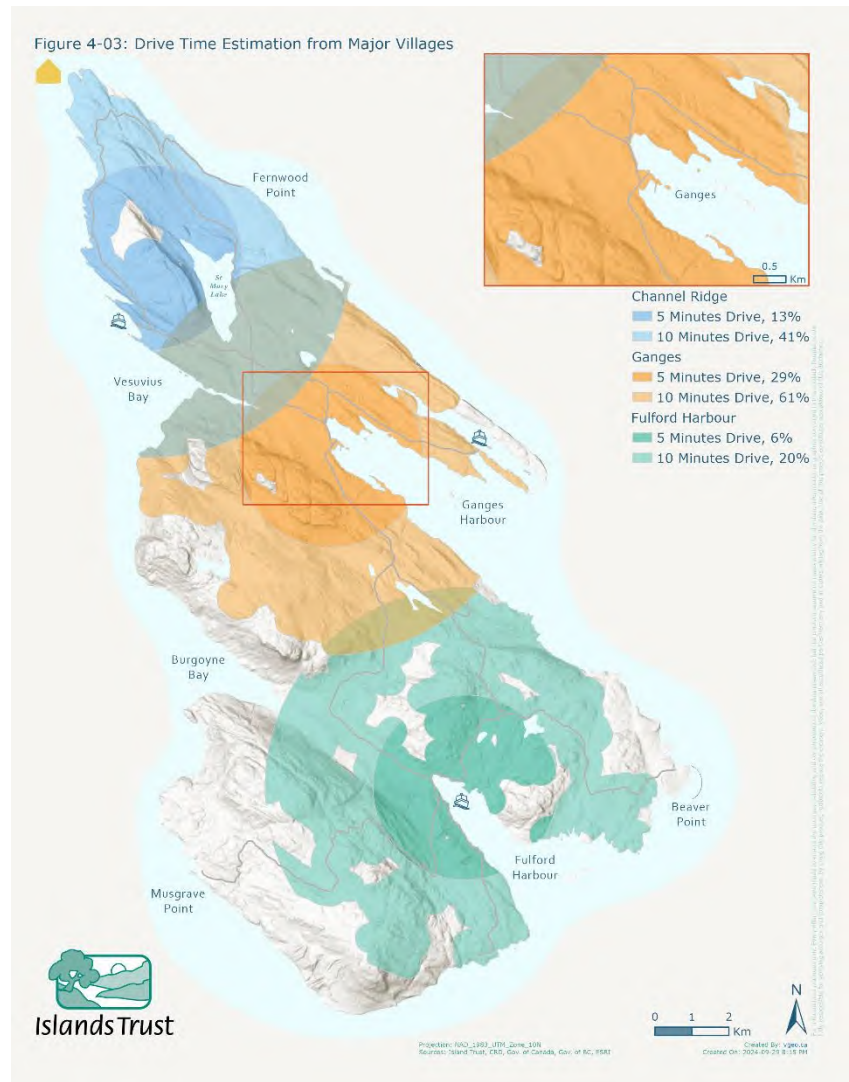
The speed limit is assumed to be lower closer to the centers to account for typical driving conditions in these areas, such as narrower roads, more frequent stops, and increased pedestrian activity. Specifically, for the first 5 minutes of travel, the speed is assumed to be 30 km/h. Between 5 and 10 minutes, the speed increases to 35 km/h, reflecting the transition from densely populated areas to less congested roads. After 10 minutes, the speed is set to 45 km/h, representing the most consistent and faster travel possible on the outer, less developed roads.

This tiered speed approach provides a more realistic estimation of driving times and distances, ensuring that the analysis accurately reflects the slower speeds and more complex navigation closer to village centers, and the faster, more direct travel further away. These calculated distances are then used in GIS to create buffer zones, which help in spatial analysis and planning related to accessibility and transportation. Similar to the proximity analyses conducted for amenities, civic addresses are used as a proxy for estimating the percentage of the population residing within each buffer.

Salt spring Island is approximately 26 Km long and 14 Km wide. This was taken into consideration when determining the furthest driving time of 30 minutes. Although other jurisdictions may include an additional period of 45 minutes, this is not meaningful for Salt Spring Island.

Summary of Driving Distances:

- 5 minutes: 2.5 km
- 10 minutes: 5.42 km
- 15 minutes: 9.17 km
- 30 minutes: 20.42 km
- 45 minutes: 31.67 km - NOT included as not meaningful for Salt Spring Island



Map 4-04 - Walking Time Estimation from Villages

Category: Mobility

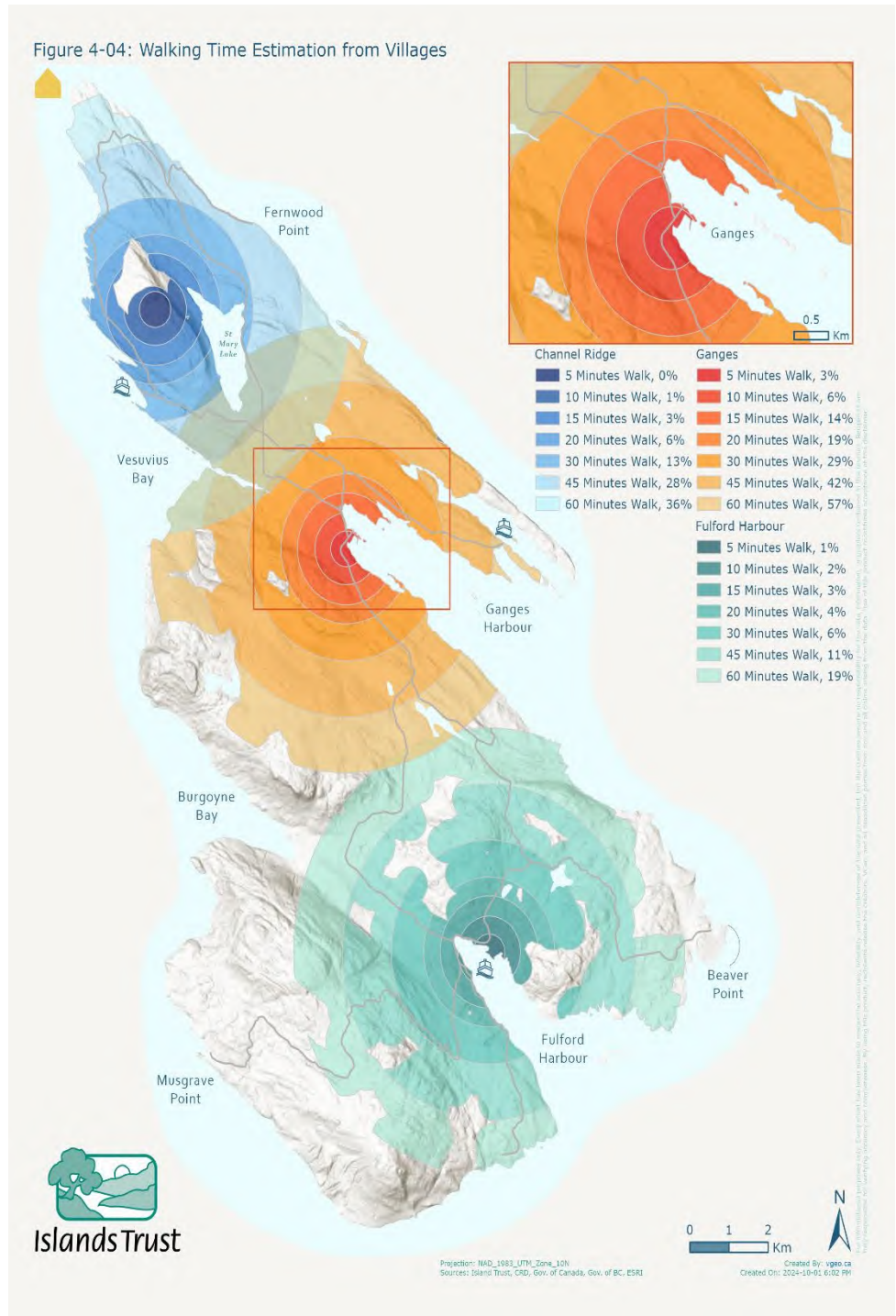
This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure with some modifications to the distances included.

This analysis is based on the locations of villages extracted from the CanVec data GeoNames dataset where the data category matches “community.” The results from four villages are displayed on this map (Ganges, Fulford Harbour, Fernwood, and Beaver Point).

To calculate the walking distances based on time intervals, we need to make assumptions about the average speeds. Assuming an average walking speed of 5 km/h, here is how the distances translate:

Walking Distances:

- minutes: 400 meters
- 10 minutes: 800 meters
- 15 minutes: 1.25 km
- 20 minutes: 1.67 km
- 30 minutes: 2.5 km
- 45 minutes: 3.75 km
- 60 minutes: 5 km



Map 4-05 - Electric Vehicle (EV) Charging Coverage and Proximity

Category: Mobility

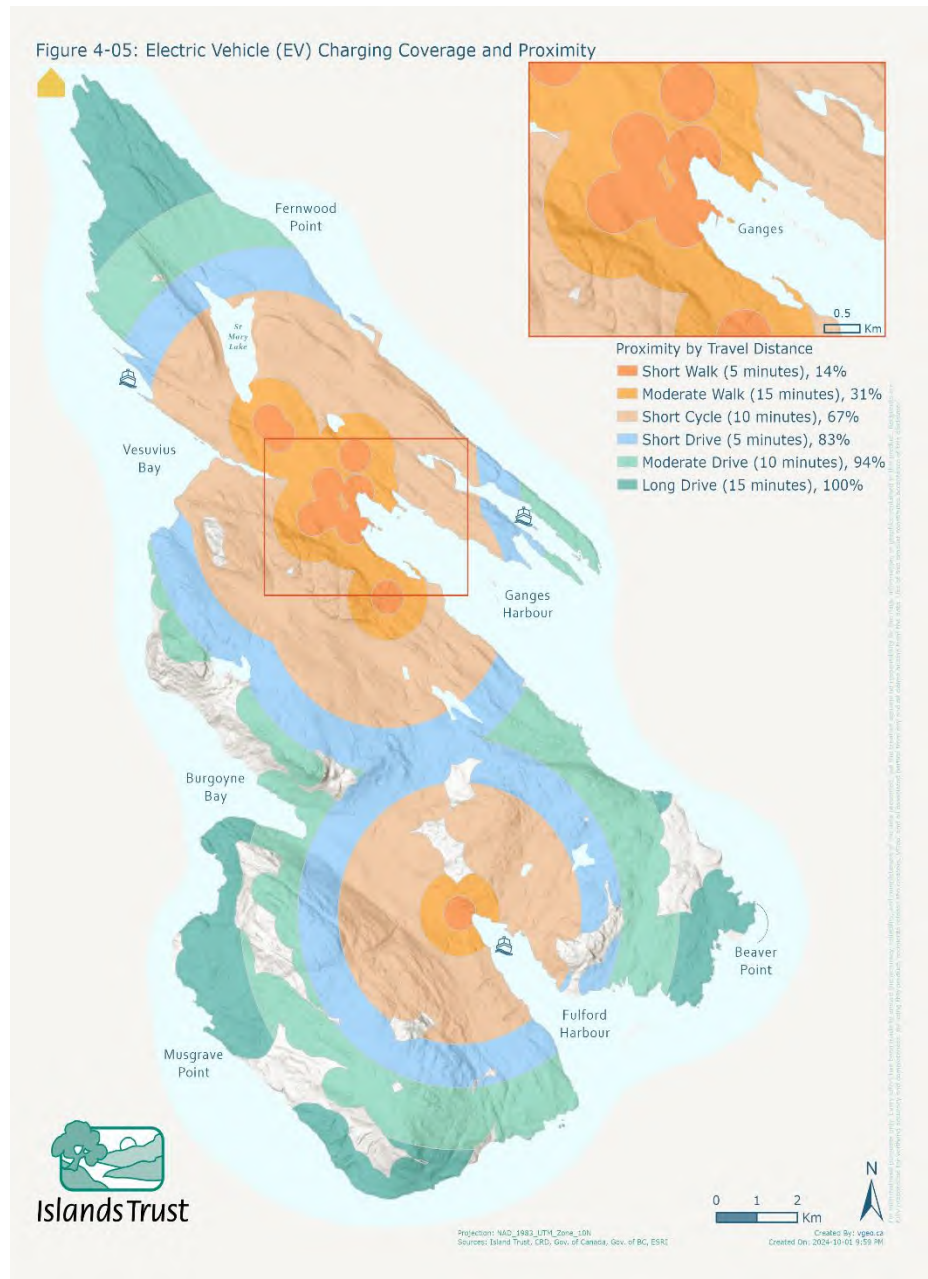
Data on the locations of 14 EV charging stations, of which 11 are public access, two are restricted, and one is planned to be constructed at a designated location in the future. The data was obtained based on Salt Spring Island planning staff local knowledge and this [online list](#).

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure. However, the parameters were altered to include the following driving times. As with previous analyses, the percentage of the population within each driving time was also calculated.

Summary of Driving Distances:

- 5 minutes: 2.5 km
- 10 minutes: 5.42 km
- 15 minutes: 9.17 km
- 30 minutes: 20.42 km
- 45 minutes: 31.67 km - *this distance was assessed but is **not represented in the results** as no locations are 31 Km away from an EV Station*

Public EV Charging Stations are open to anyone with an electric vehicle. These stations are typically located in public areas such as parking lots, shopping centers, rest stops, and along highways.



Restricted EV Charging Stations are limited to specific users or groups, such as employees of a particular company, residents of a private housing complex, guests paying to stay at a facility, or members of an organization.

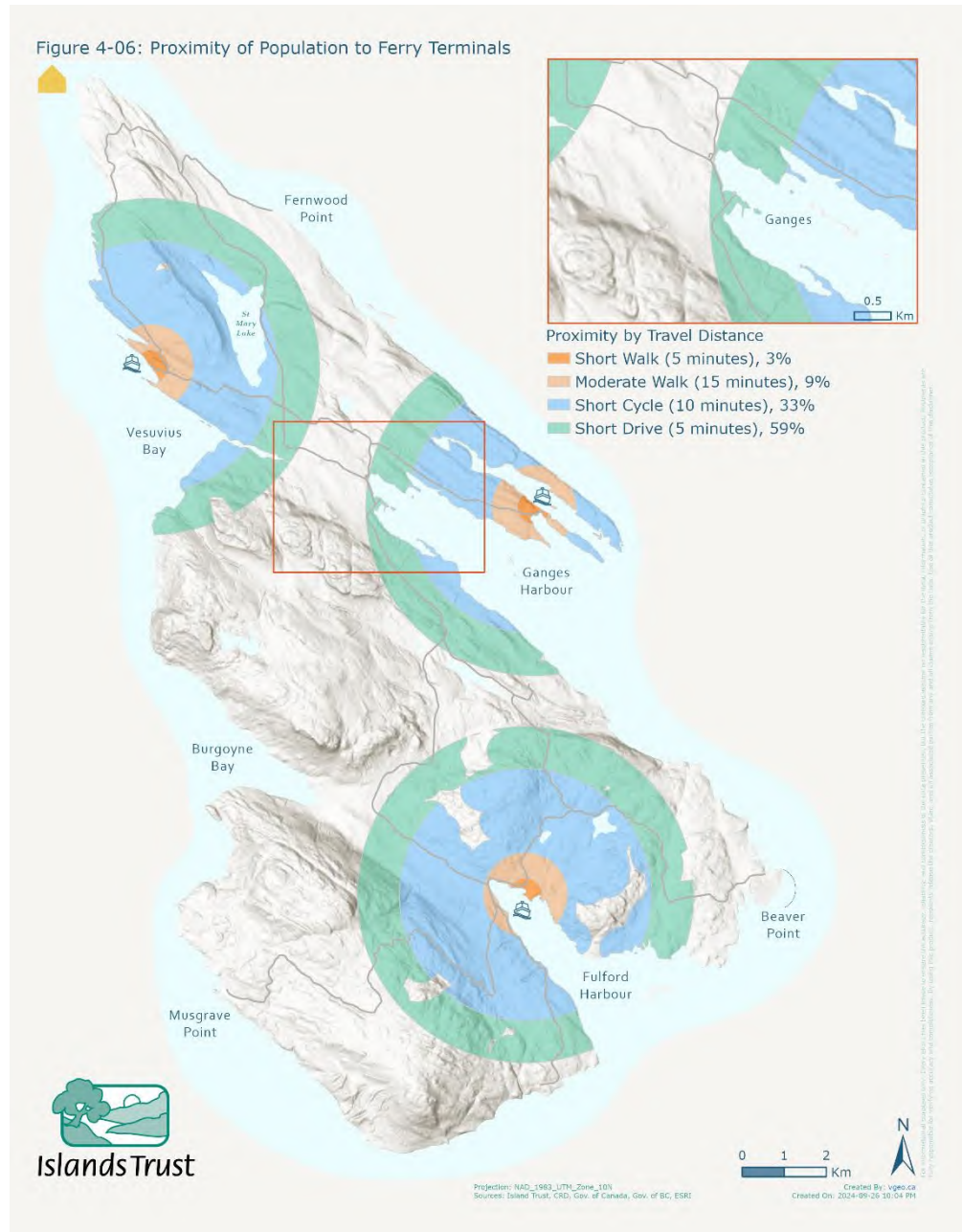
Map 4-06 - Proximity of Population to Ferry Terminals

Category: Proximity

This map illustrates the results of the proximity analyses fully described under 3-01 - Where We Live figure.

There are three ferry terminals on Salt Spring Island. The locations of the Ferry Terminals were isolated from the CanVec Toponymy dataset.

A **ferry terminal** is a facility where ferries, which are boats or ships used to transport passengers, vehicles, and goods across bodies of water, dock to load and unload. Ferry terminals typically include various amenities and infrastructure such as ticket offices, waiting areas, vehicle lanes for boarding, and access ramps for vehicles and pedestrians. They serve as the starting and ending points for ferry routes and are essential hubs in transportation networks, especially in areas where water separates communities or where bridges are not feasible. Ferry terminals can be found in coastal regions, on islands, and along large rivers or lakes.



Map 4-07 - Road Network Density as Related to Population

Category: Roads

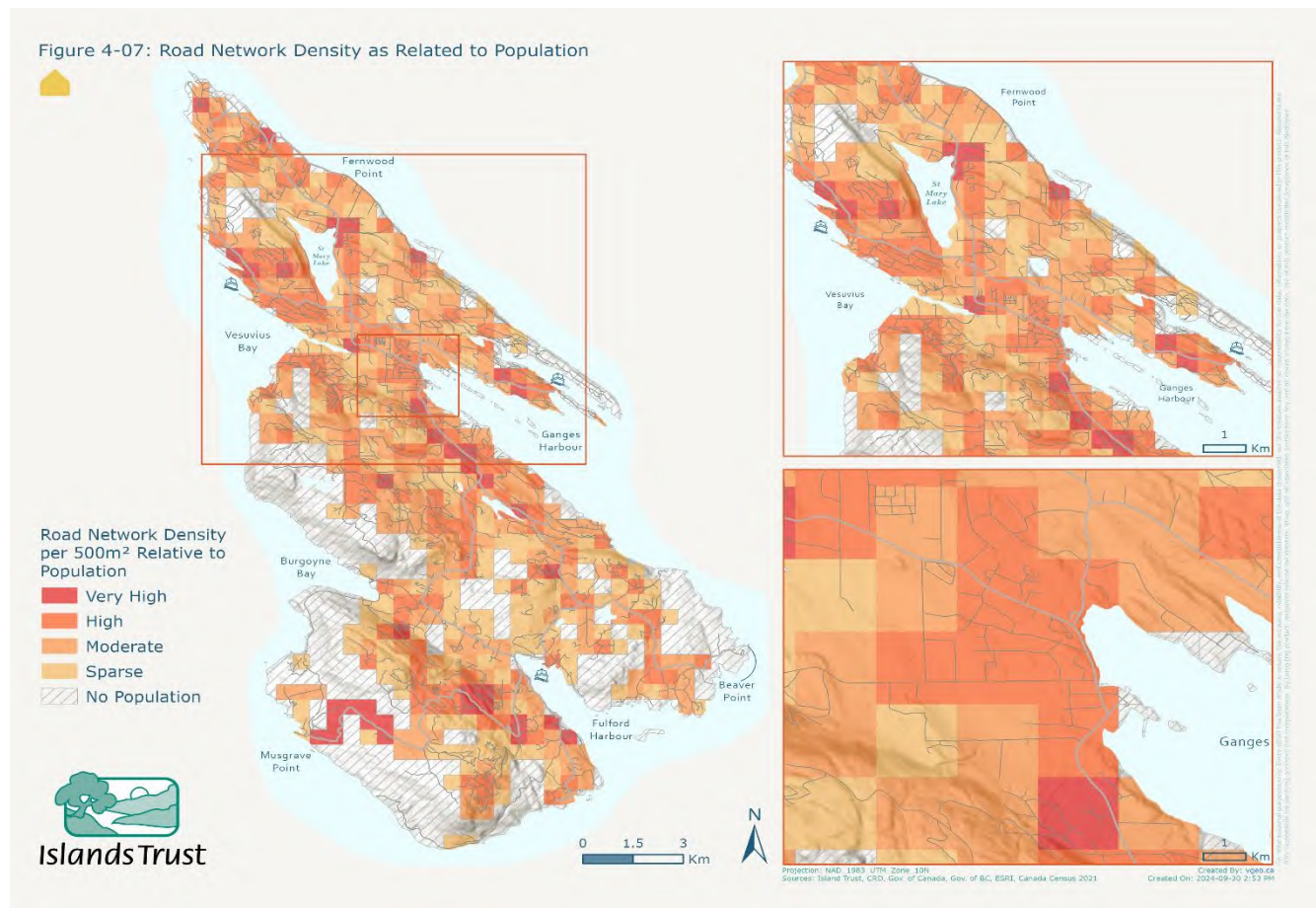
This figure illustrates the road network provided by the Island Trust, focusing on road infrastructure in Salt Spring Island (SSI). Unlike the previous analyses, this figure combines road network density with the local population, represented by civic addresses.

A 500-meter grid was created across the serviced area, and GIS was used to calculate the length of roadways and the number of civic addresses within each grid cell. Based on these values, the road network density was derived using the following formula:

Road Network Density = Number of Residential Addresses / Roadway Length

In other jurisdictions, Census Dissemination Block data is typically used to represent population density. However, this approach is not effective for SSI due to the small size of the study area and the large extent of the dissemination blocks, which do not align well with the distribution of road services.

Total Density of Dwellings in Proximity to Roadways is a key metric that measures how many homes are located near road infrastructure. It is calculated by dividing the total number of homes by the total length of roads. In simpler terms, this metric indicates how many homes are served by each kilometer of roadway. Understanding this helps assess the efficiency of the road network and can highlight areas with higher or lower concentrations of road infrastructure.



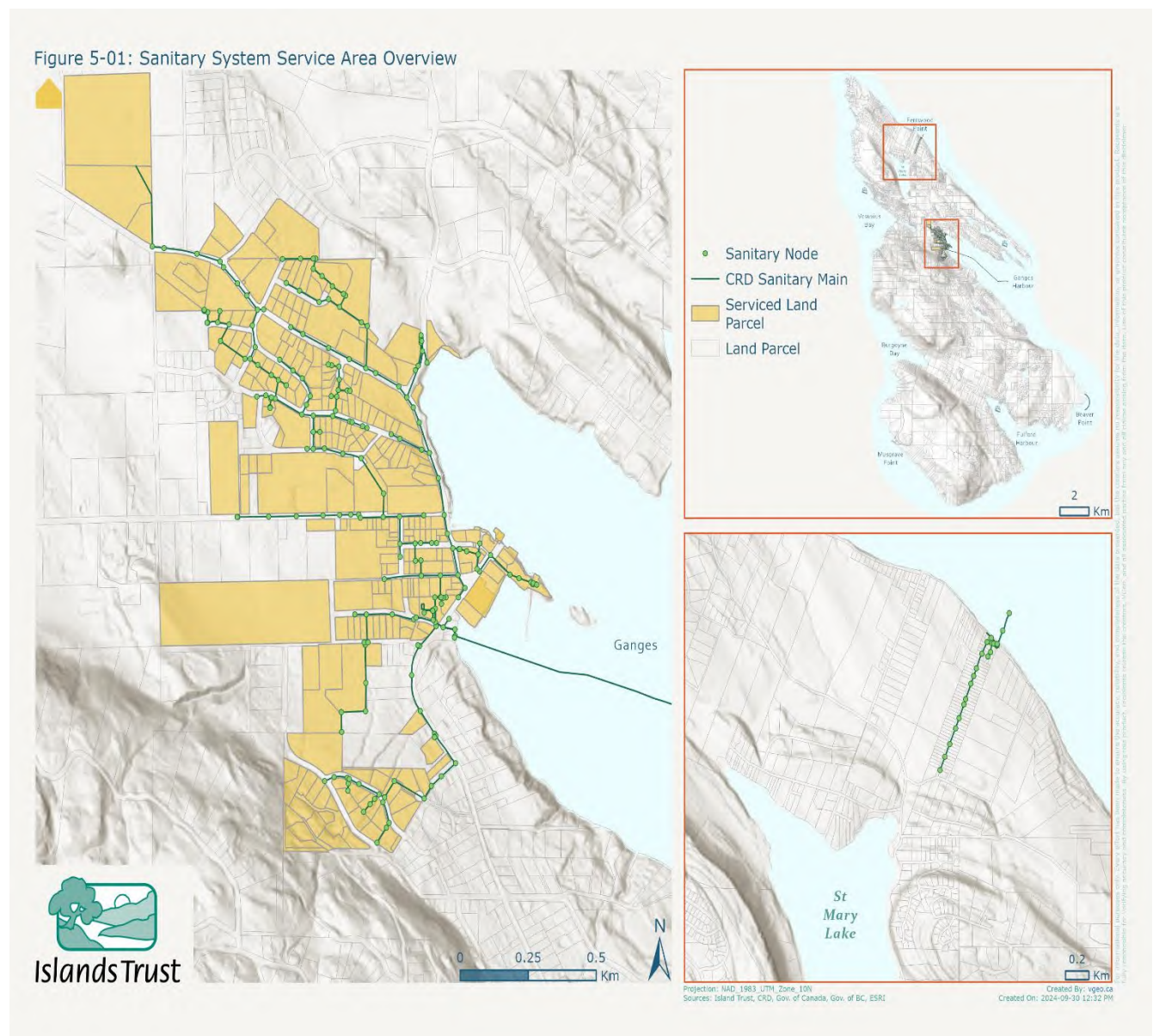
4.1.5 UTILITIES AND INFRASTRUCTURE

Map 5-01 - Sanitary System Service Area Overview

Category: Sewer

Water system data used in this study was provided by the CRD and North Salt Spring Water Works. This included the sewer main line data and sewer system nodes.

The data sewer system line data was combined and buffered by 200-meters to create the sanitary system service area extent. This overview map provides context regarding the data inputs for the following two maps. It also highlights the limited use of a traditional sewer system on SSI, where many homes are serviced by septic fields.

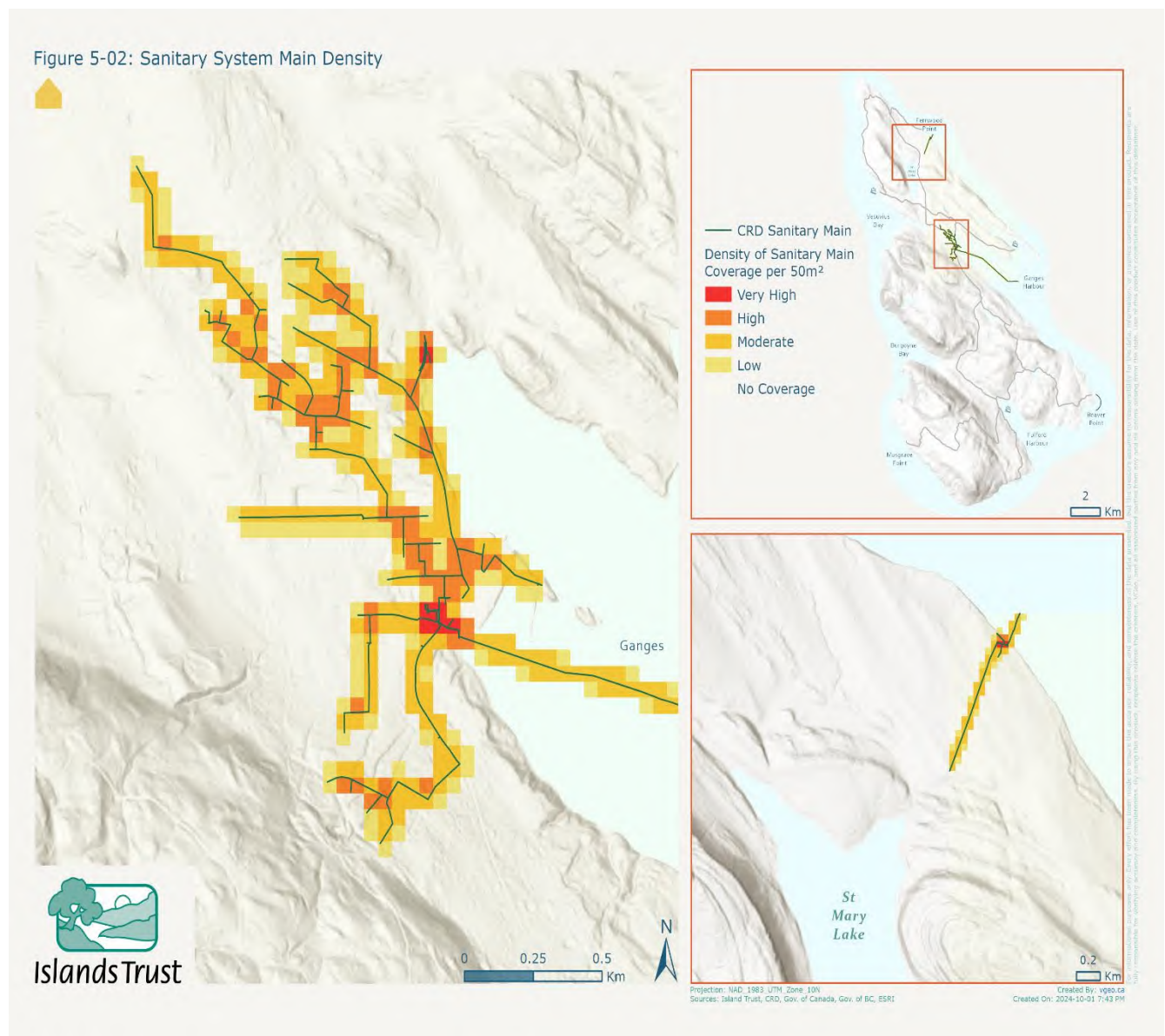


Map 5-02 - Sanitary System Main Density

Category: Sewer

This figure shows the density of the available data for the sanitary main system at 50m increments, reflecting the distribution of sanitary services as greatest versus lowest density.

Line density refers to how concentrated or spread out a liner feature is in a given area. Imagine you are looking at a neighborhood on a map and want to see where there is more sewer lines packed closely together versus areas where they are more spread out. Line density helps highlight areas with a high concentration of sewer lines, such as densely populated urban neighborhoods, and areas where there are fewer, like rural or less developed regions. This visualization makes it easier to understand patterns in infrastructure, showing which areas have more extensive sewer networks and which might be underserved.



Map 5-03 - Sanitary System Main Density as Related to Population

Category: Sewer

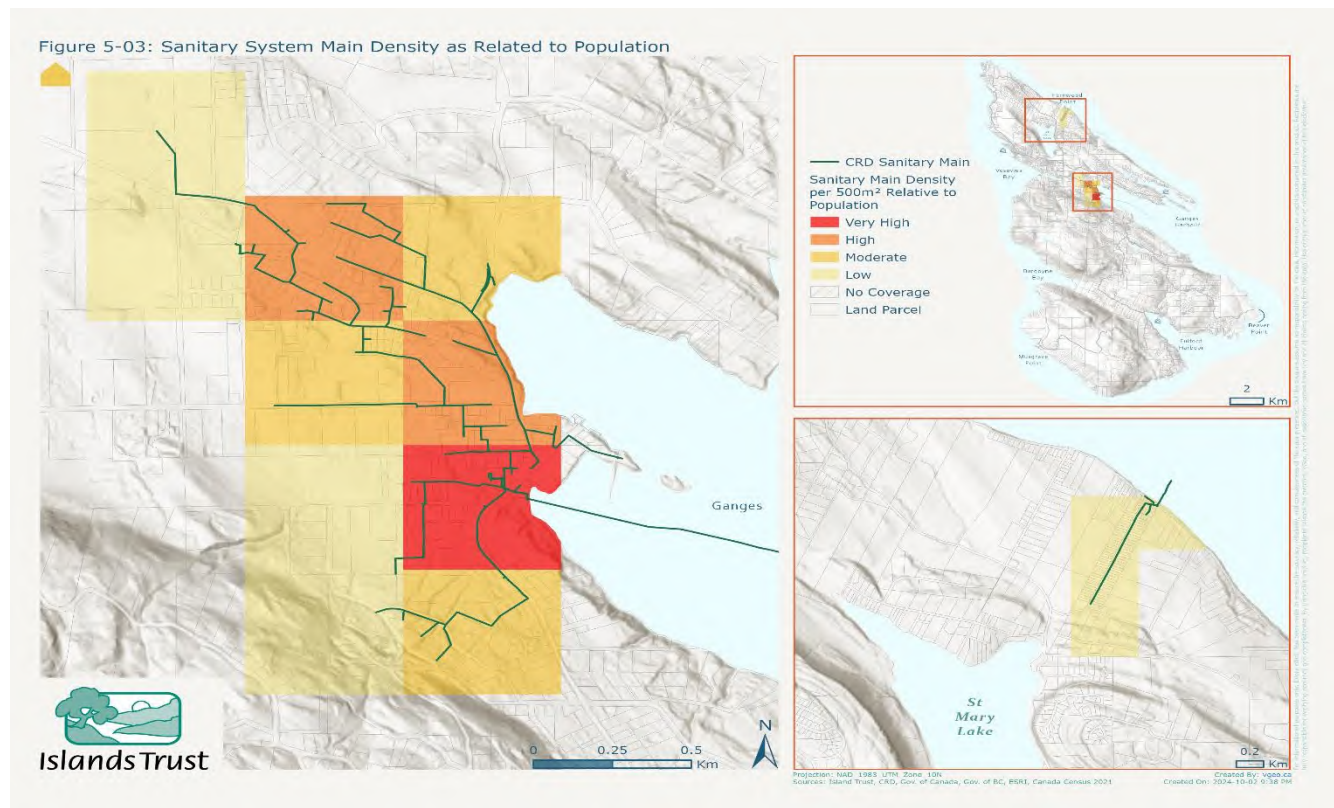
This figure illustrates sewer main lines provided by CRD, focusing on the sewer system infrastructure in Salt Spring Island (SSI). Unlike the previous figure, this analysis combines sewer line density with the local population, represented by civic addresses.

A 500-meter grid was created across the serviced area, and GIS was used to calculate the length of sewer lines and the number of civic addresses within each grid cell. Based on these values, the sewer main density was derived using the following formula:

Sewer Main Density = Number of Residential Addresses / Sewer Main Length

The methodology used in other jurisdictions typically relies on Census Dissemination Block data to represent population density. However, this approach is not effective for SSI due to the small size of the study area and the large extent of the dissemination blocks, which do not align well with the distribution of sewer services. Additionally, many areas in SSI rely on septic fields or tanks rather than a piped system, further complicating the use of traditional methods.

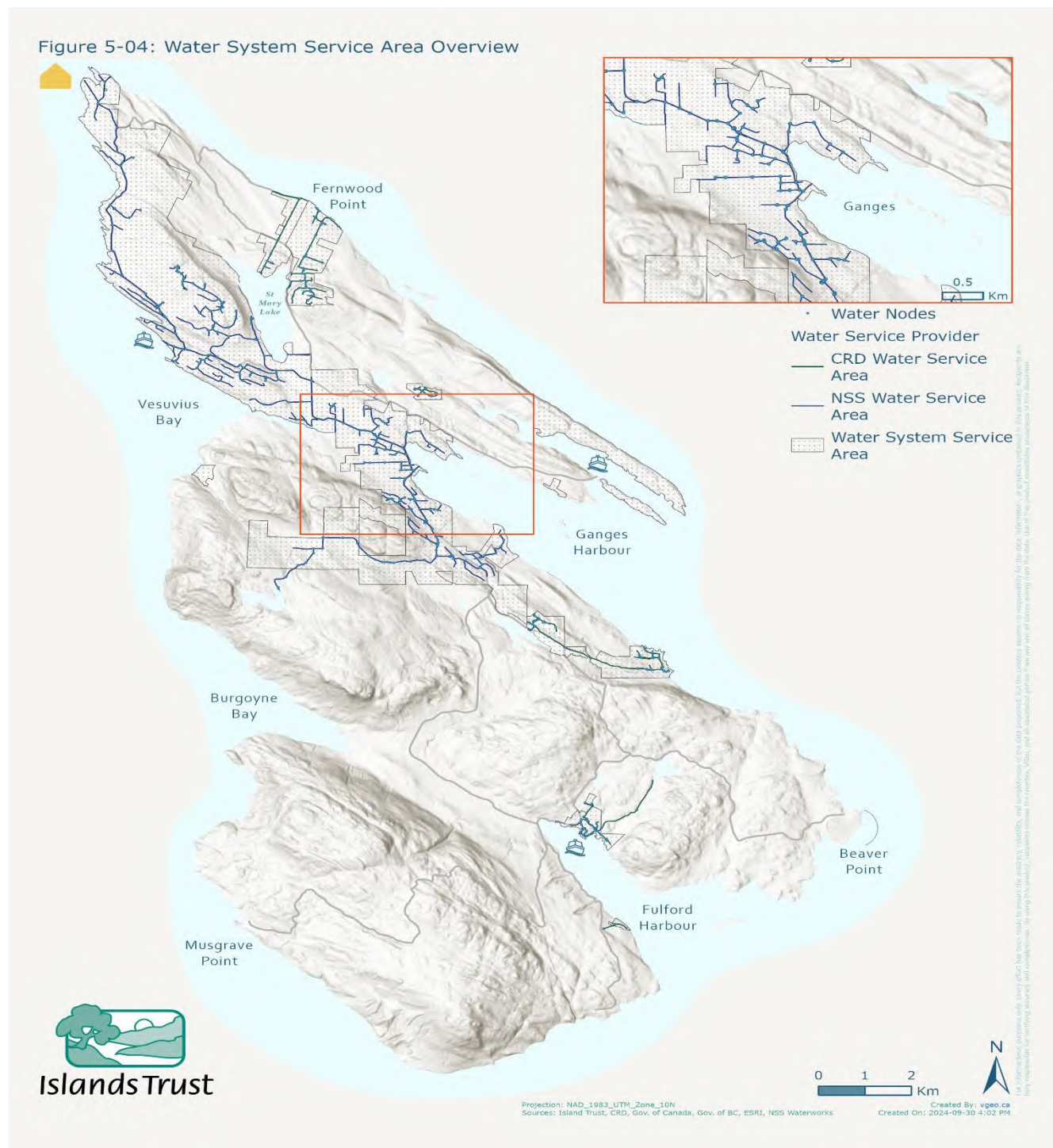
Total Density of Dwellings in Proximity to sewer Lines is a key metric that measures how many homes are located near sewer infrastructure. It is calculated by dividing the total number of homes by the total length of sewer pipes. In simpler terms, this metric indicates how many homes are served by each kilometer (or mile) of sewer line. Understanding this helps assess the efficiency of the sewer network and can highlight areas with higher or lower concentrations of sewer infrastructure.



Map 5-04 - Water System Service Area Overview

Category: Water

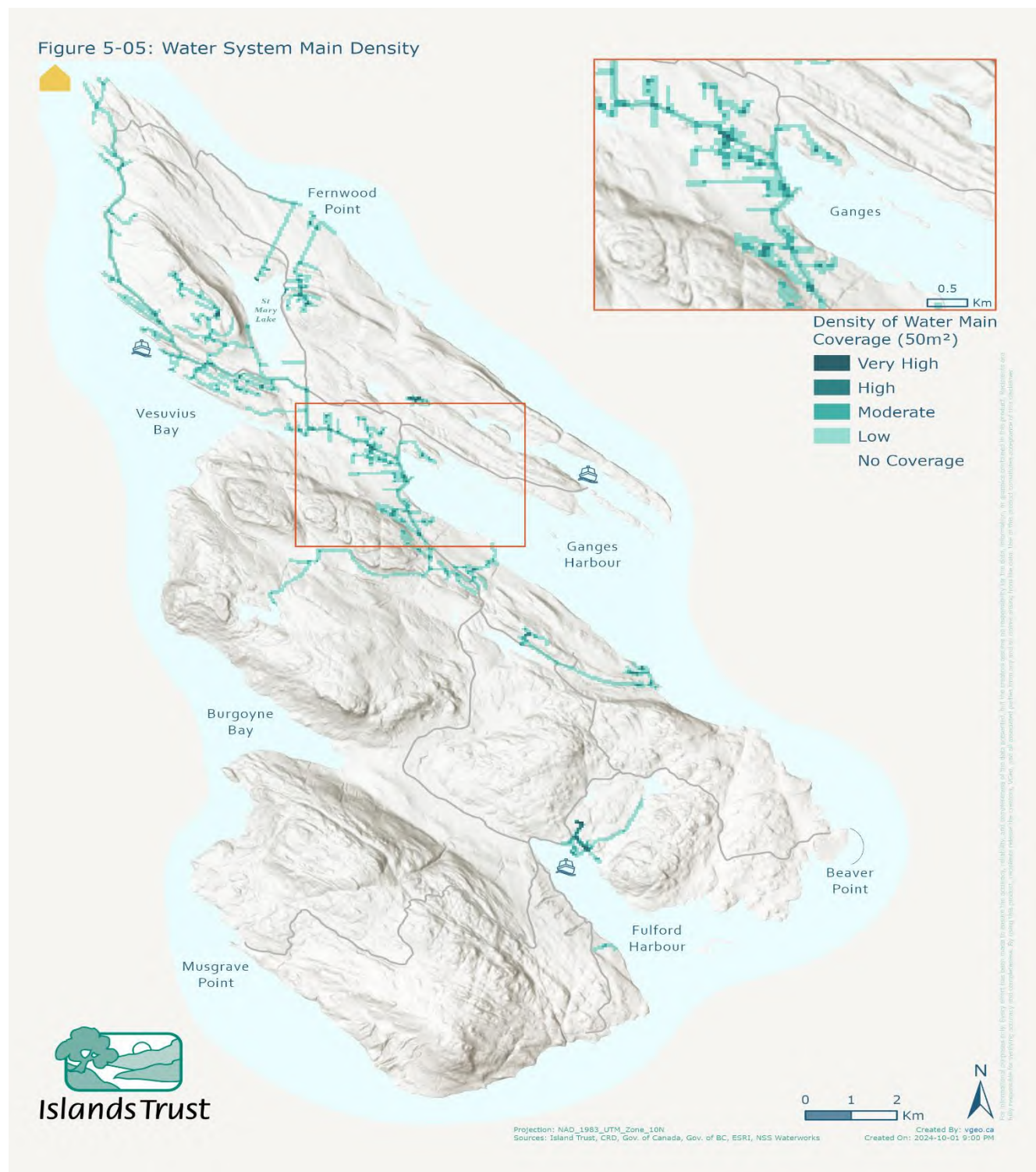
The data used in this figure is the water main lines provided by CRD and NSS Waterworks and the water service areas provided by Island Trust. Note that many areas on SSI are serviced by well water and that water lines were not provided by all water service providers.



Map 5-05 - Water Main System Density

Category: Water

A line density raster representing the density of NSS Waterworks' and CRD's water main coverage, showing the distribution of water services and areas of greatest versus lowest density for a 50m grid.



Map 5-06 - Water Main System Density as Related to Population

Category: Water

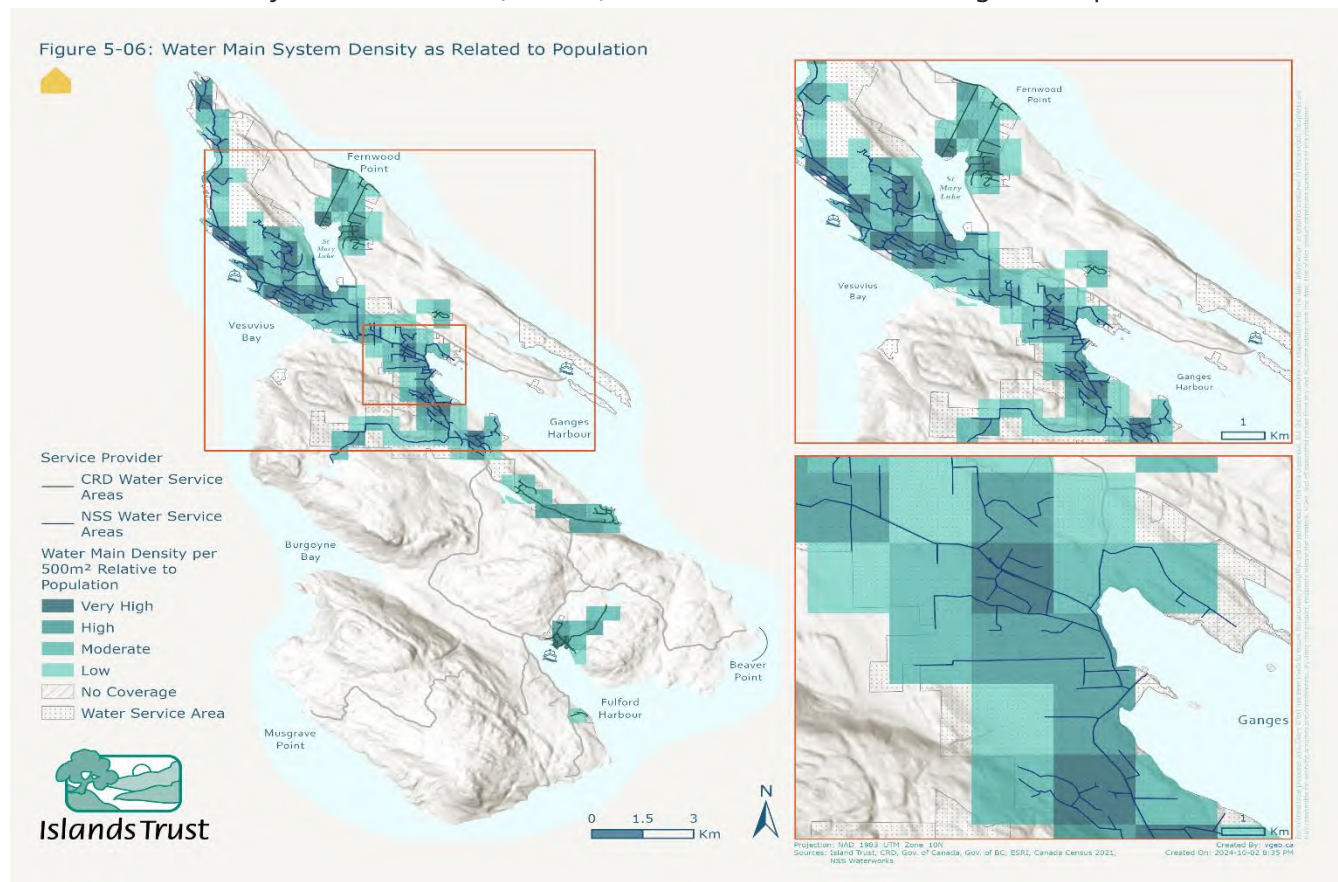
This figure illustrates water main lines provided by NSS Waterworks and the CRD, focusing on the water system infrastructure in Salt Spring Island (SSI). Unlike the previous figure, this analysis combines water line density with the local population, represented by civic addresses.

A 500-meter grid was created across the serviced area, and GIS was used to calculate the length of water lines and the number of civic addresses within each grid cell. Based on these values, the water main density was derived using the following formula:

$$\text{Water Main Density} = \text{Number of Residential Addresses} / \text{Water Main Length}$$

The methodology used in other jurisdictions typically relies on Census Dissemination Block data to represent population density. However, this approach is not effective for SSI due to the small size of the study area and the large extent of the dissemination blocks, which do not align well with the distribution of water services. Additionally, many areas in SSI rely on well water rather than a piped system, further complicating the use of traditional census data.

Total Density of Dwellings in Proximity to Water Lines is a key metric that measures how many homes are located near water infrastructure. It is calculated by dividing the total number of homes by the total length of water pipes. In simpler terms, this metric indicates how many homes are served by each kilometer (or mile) of water line. Understanding this helps assess the



efficiency of the water network and can highlight areas with higher or lower concentrations of water infrastructure.

4.1.6 GEOGRAPHIC AND ENVIRONMENTAL FEATURES

Residential Development & Critical Infrastructure within Risk Areas

This section details the GIS analysis performed for four specific risk zones: marine shore adjacency, tsunami zones, steep slopes, and fire risk. Each of these zones was evaluated in relation to three key infrastructure layers provided by the Island Trust: the road network, civic addresses, and critical infrastructure (sourced from wildland fire data).

The analysis quantified the proportion of infrastructure features located directly within each risk zone and within buffer zones of 100 meters and 500 meters from the zone's boundary. These buffer distances were selected because they are critical thresholds for planning and response efforts. A 100-meter buffer is typically used to assess immediate risks or impacts, while a 500-meter buffer helps to understand broader, potential indirect effects or vulnerabilities.

For the analysis, the length of roads and the count of civic addresses and critical infrastructure within each risk zone and its buffers were calculated as a percentage of the total infrastructure features. These results provide insight into potential vulnerabilities by illustrating how much of each infrastructure category lies within or near risk areas. This helps in visualizing the interaction between geographic features and risk zones, supporting informed decision-making for mitigation and planning efforts.

Map 6-01 - Residential Development & Critical Infrastructure within Marine Shore Adjacency

Category: Eco

This map illustrates the results of the Residential Development & Critical Infrastructure within Risk Areas proximity analyses described at the beginning of the Geographic and Environmental Features section for Marine Shore Adjacency.

The shoreline data used to create the marine shoreline was obtained from CanVec data. Since the shoreline is a line the marine shore zone was created by buffering the shoreline by ten meters and then limiting this area to the on land position. The results were further limited to only include the main marine shoreline surrounding Salt Spring Island, excluding small islands and lakes.



Maps 6-02 and 6-03 - Residential Development & Critical Infrastructure within Steep Slope Areas

Category: Risk

These maps illustrate the results of the Residential Development & Critical Infrastructure within Risk Areas proximity analyses described at the beginning of the Geographic and Environmental Features section for Steep Slopes.

The Steep Slope dataset was provided by the island Trust. The data was used to isolate steep slopes classified as High and Moderate; the analyses was completed for both these categories of steep slopes.

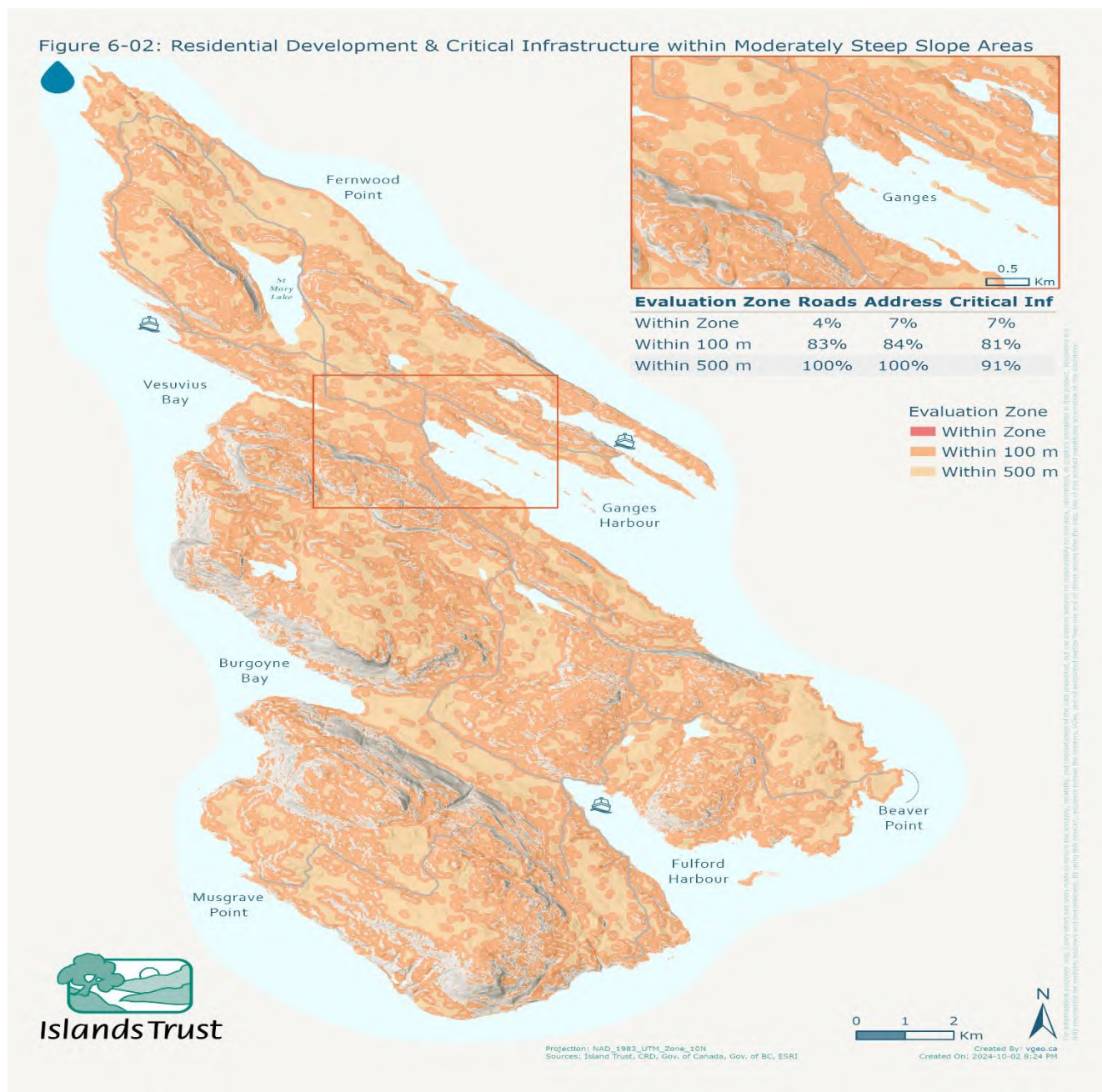
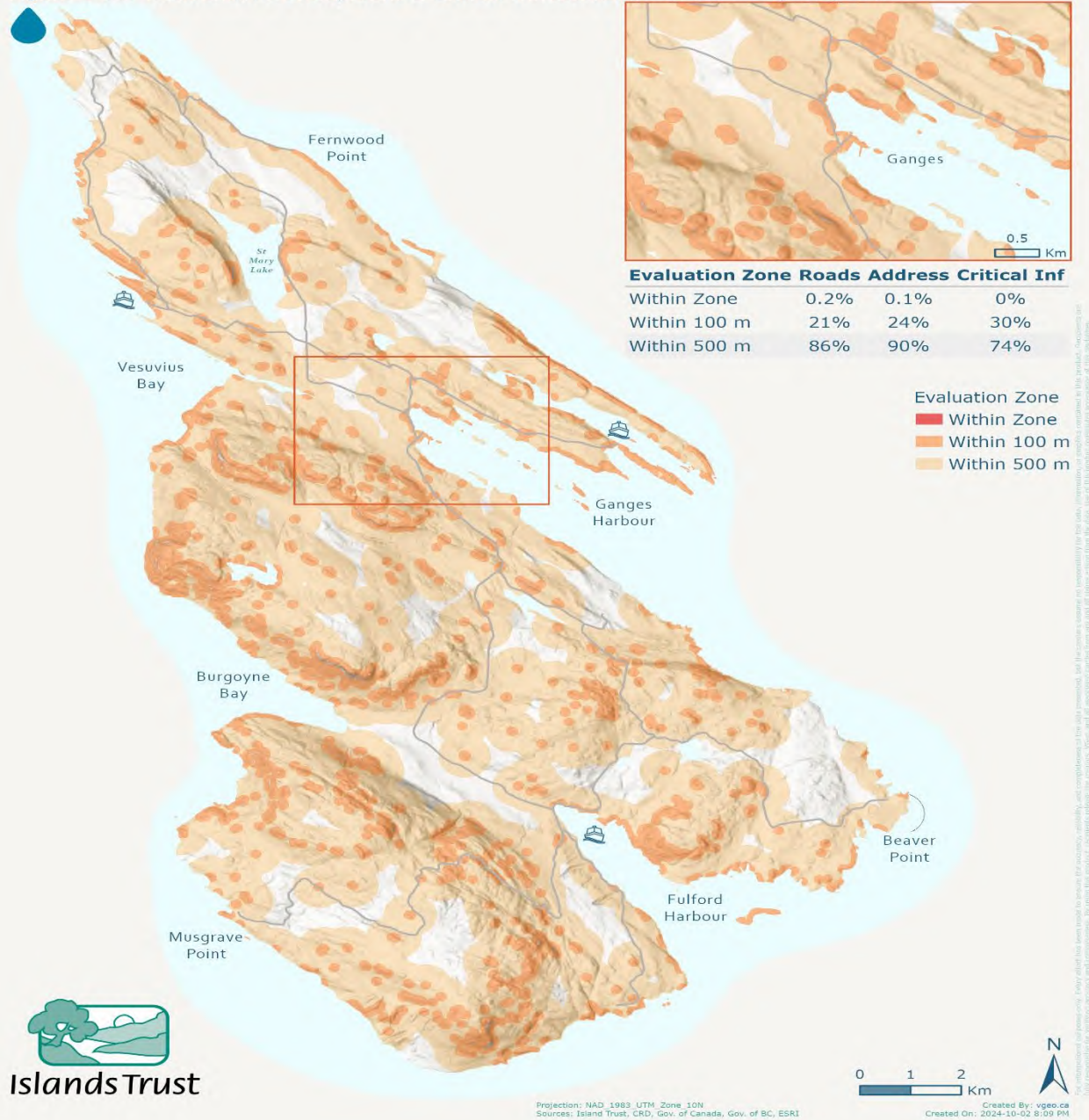


Figure 6-03: Residential Development & Critical Infrastructure within Steep Slope Areas



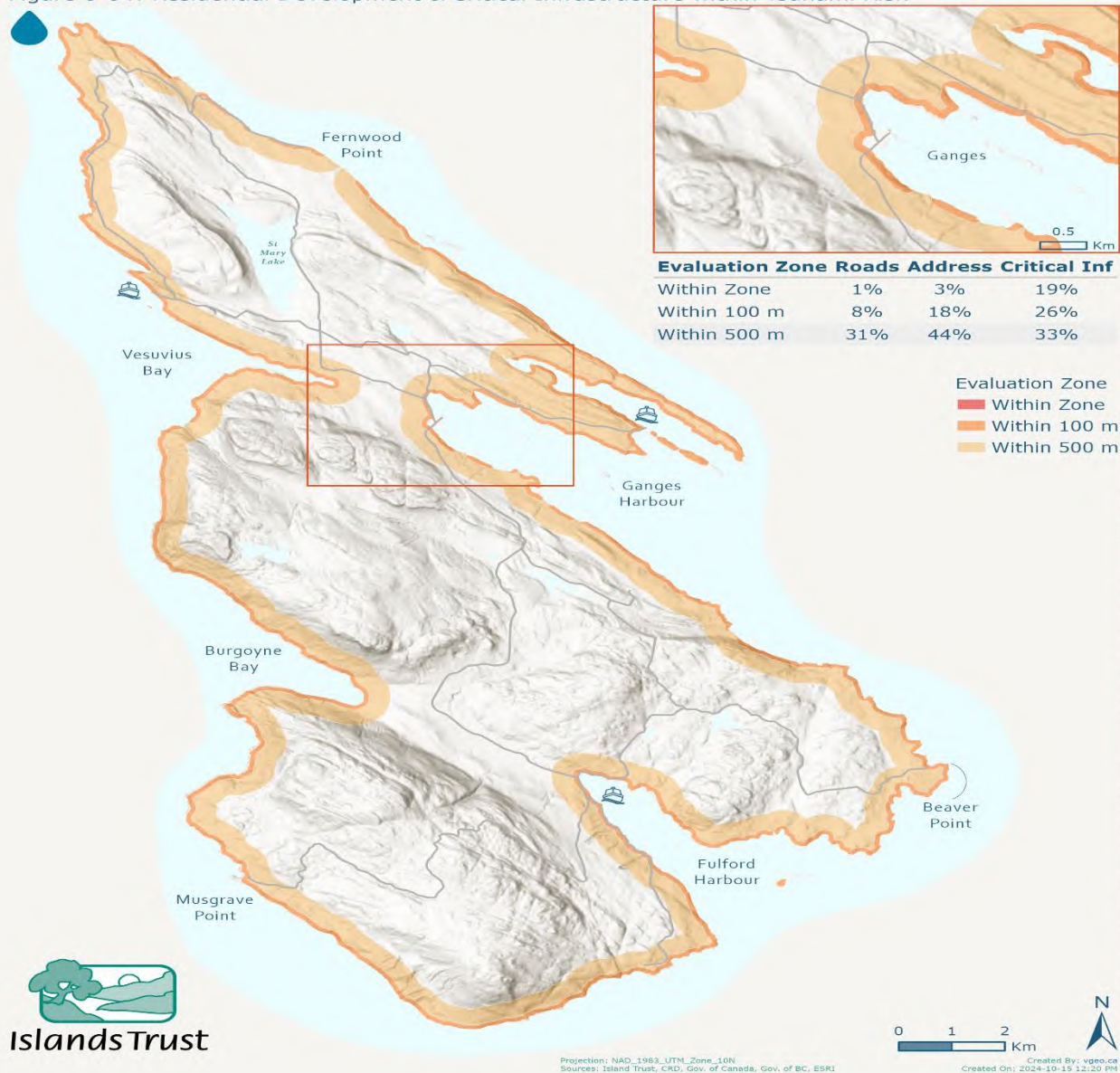
Maps 6-04 - Residential Development & Critical Infrastructure within Tsunami Risk

Category: Risk

This map illustrates the results of the Residential Development & Critical Infrastructure within Risk Areas proximity analyses described at the beginning of the Geographic and Environmental Features section for Tsunami Risk.

The Tsunami Risk zone was obtained from the CRD.

Figure 6-04: Residential Development & Critical Infrastructure within Tsunami Risk



Maps 6-05 and 6-06 - Residential Development & Critical Infrastructure within Wildfire Risk

Category: Risk

This map illustrates the results of the Residential Development & Critical Infrastructure within Risk Areas proximity analyses described at the beginning of the Geographic and Environmental Features section for Wildfire Risk.

The Wildfire Risk dataset was provided by the island Trust. The data was used to isolate Wildfire Risk classified as High and Moderate; the analyses was completed for both these categories of steep slopes. It is important to note that private land is excluded from the Wildfire Risk assessment results. Therefore, private land areas are also excluded from the results of this analysis.

Figure 6-05: Residential Development & Critical Infrastructure within Moderate Wildfire Risk

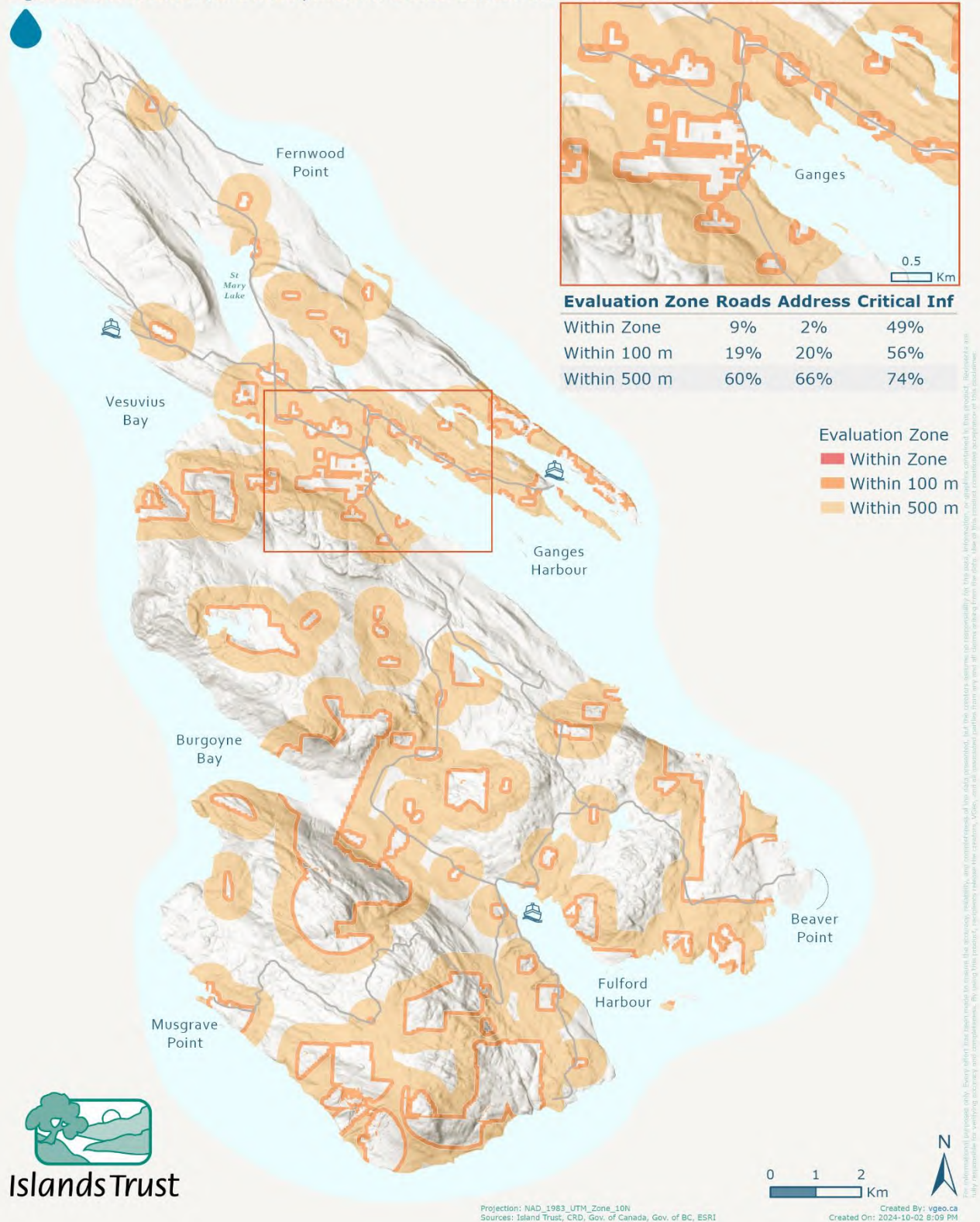
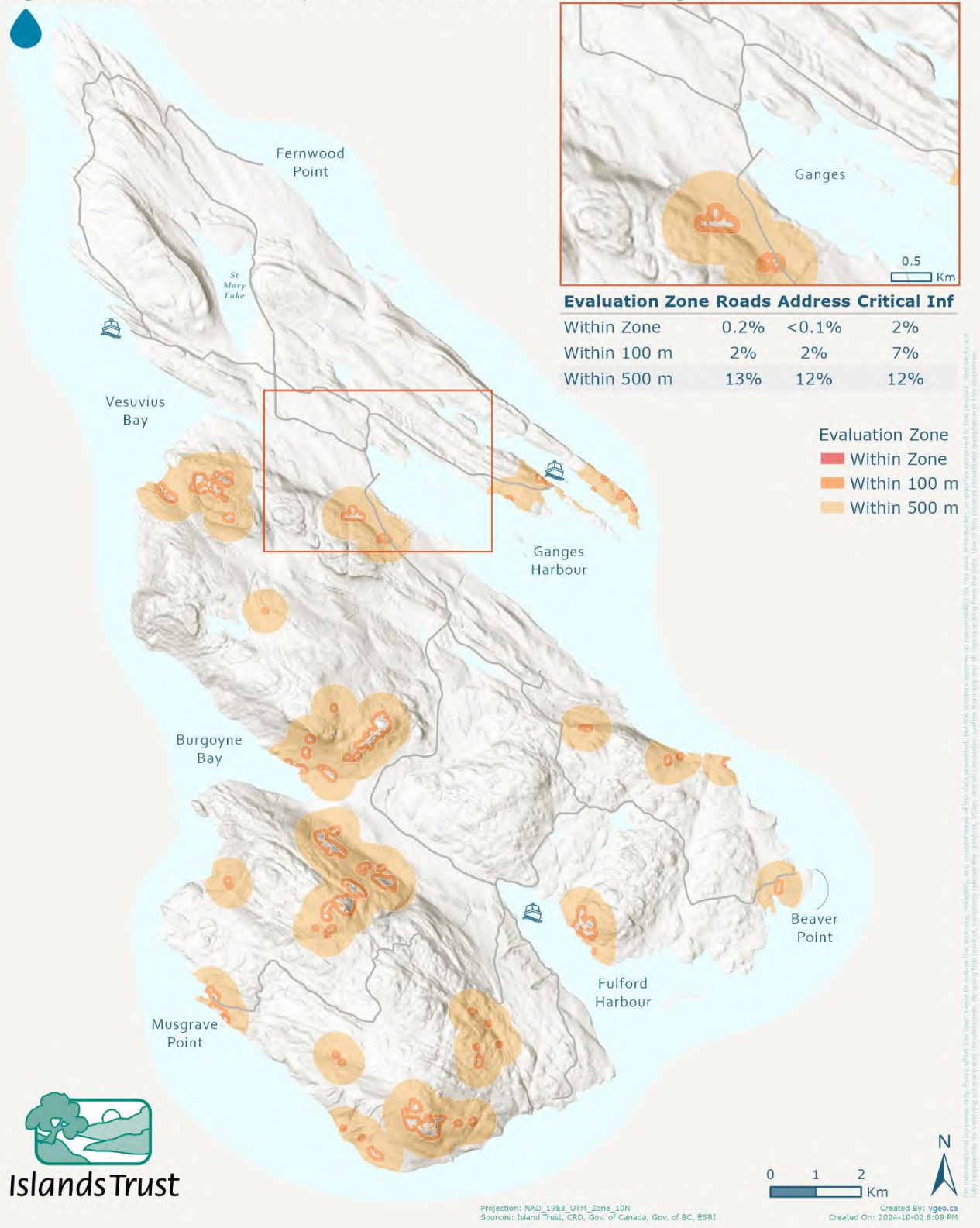


Figure 6-06: Residential Development & Critical Infrastructure within High Wildfire Risk



Map 6-07 - Extent of Intact Ecosystems

Category: Eco

This figure shows the Contiguous Forest data which was created for the Island Trust. This figure represents the results of the Contiguous Forest mapping Ecosystem Category in terms of Anthropogenic areas, Recruitment and Established forest as well as the cumulative disturbance scores.

"The goal of" the Contiguous Forest "mapping exercise was to identify contiguous forest patches within the Islands Trust Area in order to provide the Islands Trust with information to underpin policy, regulatory and legal conservation tools that protect Coastal Douglas-fir forests and their associated ecosystems."

Contiguous Forest refers to a large, uninterrupted area of forest that is relatively uniform in structure and composition, and that is not significantly fragmented by roads, clearings, urban development, or other human activities. This type of forest is characterized by continuous tree cover, providing a habitat that supports a wide range of biodiversity and ecological processes.

In forestry and ecology, the "recruitment stage of their growth" and "established forest" refer to different phases in the development of a forest stand.

Anthropogenic means areas which are altered by human activity. "The threshold for anthropogenic disturbance was set at 20%. The assumption was made that above this threshold the value of ecological communities would decrease in response to losses of habitat availability. "

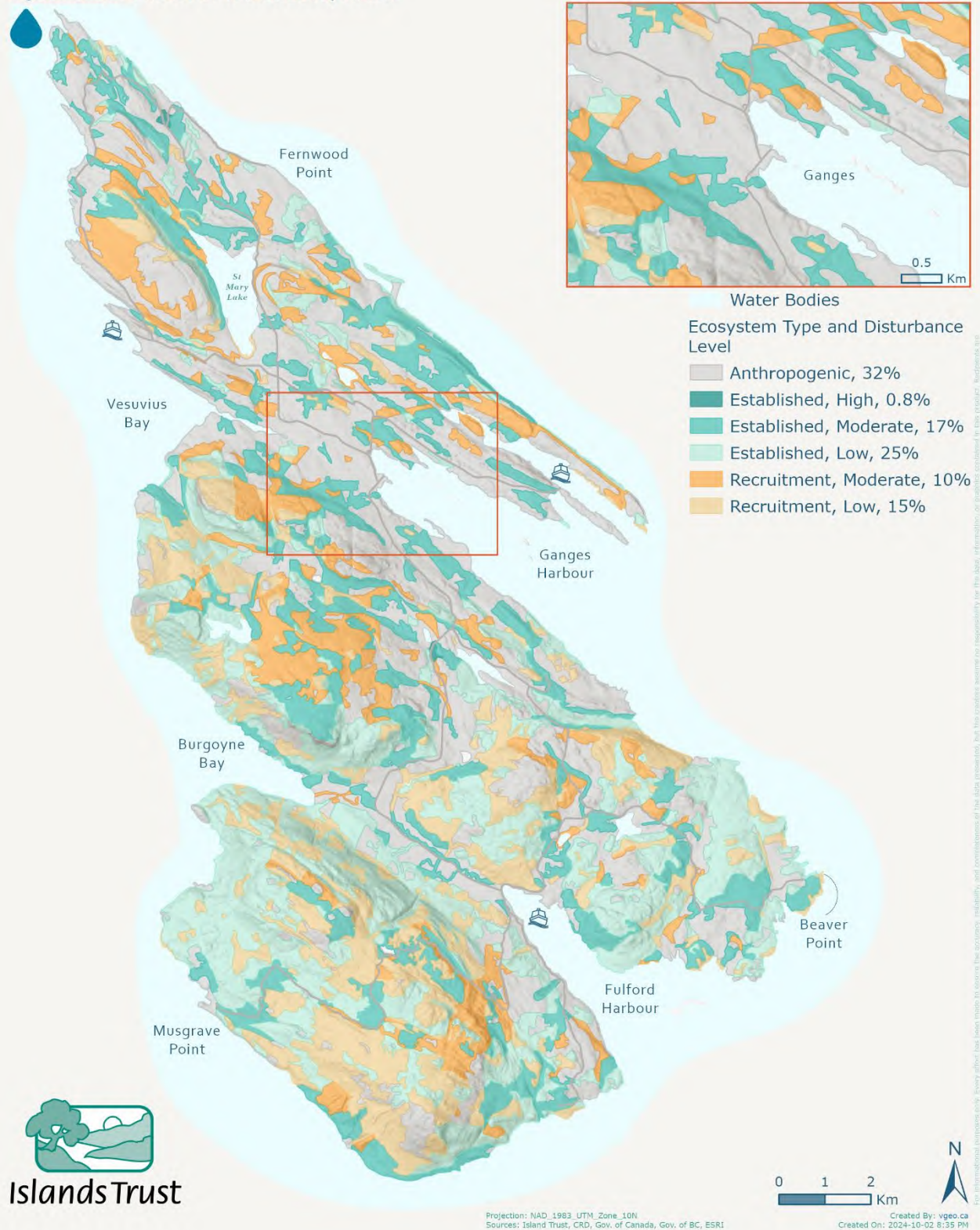
Recruitment Stage of Growth: The recruitment stage refers to the early phase of forest development where new seedlings or saplings are beginning to establish themselves in a forest area. During this stage, young trees are growing and trying to survive the initial stages of life. Factors like light availability, soil conditions, and competition with other plants play crucial roles in determining which seedlings successfully grow into mature trees. The recruitment stage is critical for the sustainability and regeneration of forests, as it ensures the continuous replacement of older trees as they die off.

Established Forest: An established forest, on the other hand, is a more mature phase of forest development where trees have successfully passed through the recruitment stage and have become fully integrated into the forest structure. In an established forest, the trees are typically older, larger, and more stable, having survived the various challenges of early growth. The forest canopy is more closed, meaning that less light reaches the forest floor, which can affect the recruitment of new seedlings. Established forests are generally characterized by a more complex structure, including multiple layers of vegetation, and they provide stable habitats for a wide range of wildlife.

In summary:

- **Recruitment Stage:** Early growth phase, characterized by the establishment of new seedlings or saplings.
- **Established Forest:** Mature forest phase, with older, larger trees forming a stable, complex ecosystem.

Figure 6-07: Extent of Intact Ecosystems

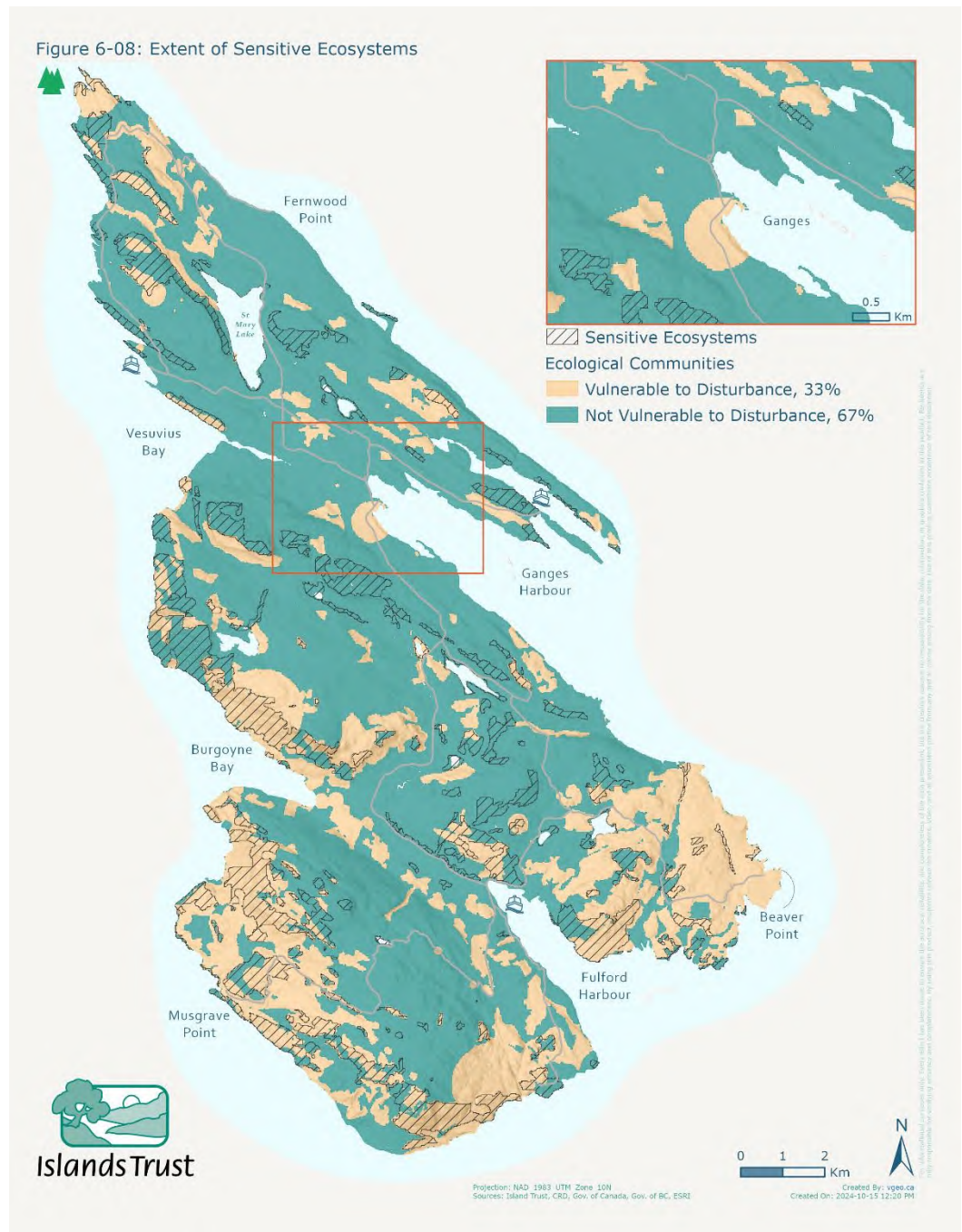


Map 6-08 - Extent of Sensitive and At-Risk Ecosystems

Category: Eco

This map displays the Sensitive Ecosystem and At-Risk Ecosystem mapping conducted by William Shulba, Senior Freshwater Specialist. The mapping was part of the suitability analyses for Salt Spring Island, supporting broader efforts related to the official community plan and other municipal planning initiatives. The data was provided through cross- department collaboration and data sharing among various groups, all working together to achieve the community's overarching goals.

The map serves as a visual representation of the sensitive and at-risk ecosystems on Salt Spring Island, highlighting the critical areas for conservation and environmental management. However, it is important to note that no additional analytical steps were performed as part of the Complete Communities assessment. The results are shown representing the original classification, not the suitability score. The focus of this map is solely on providing a clear and accurate visual depiction of the ecosystems, without further analysis or interpretation.



Map 6-09 - Saltwater Intrusion

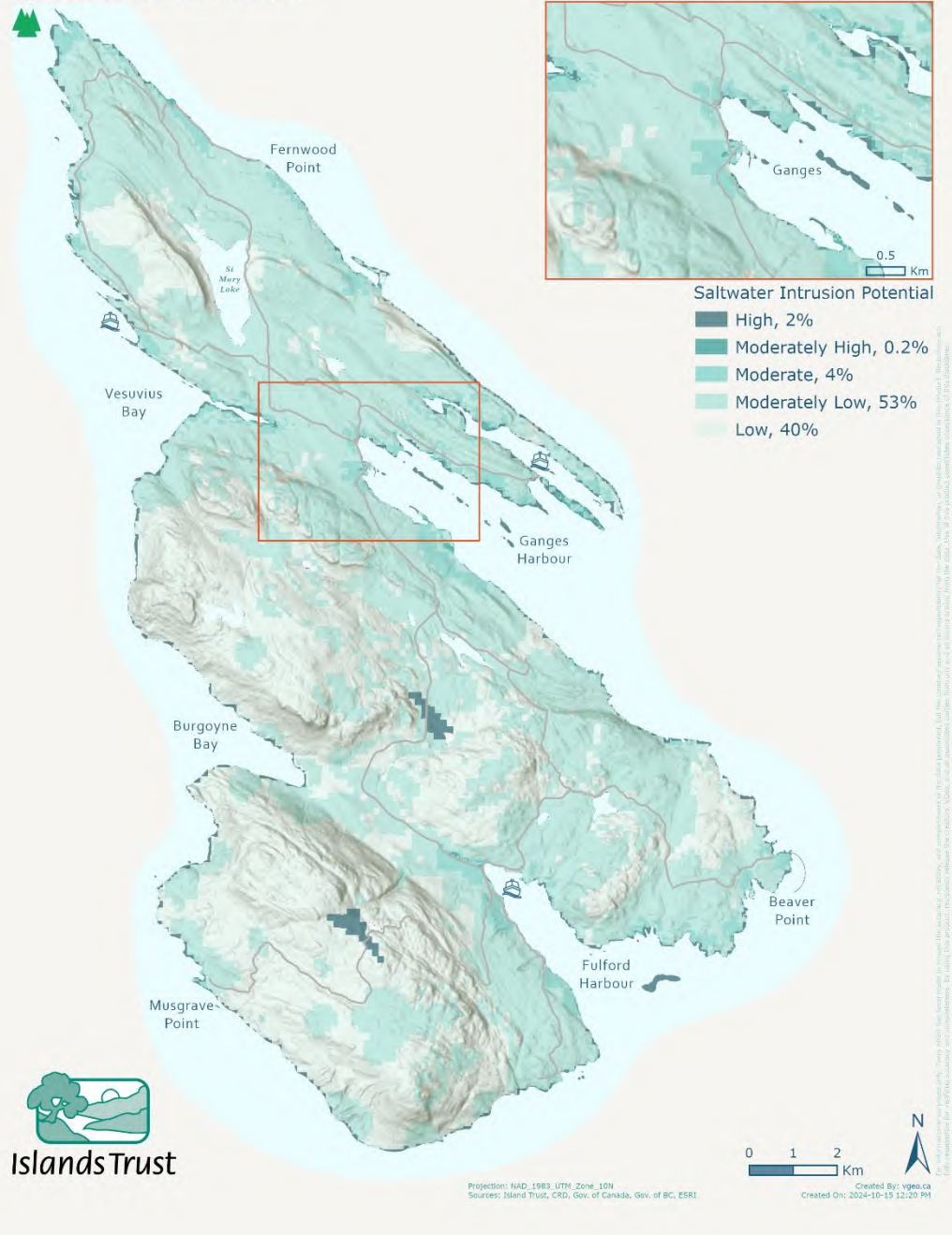
Category: Water

This map displays the Saltwater Infusion mapping conducted by William Shulba, Senior Freshwater Specialist. The mapping was part of the suitability analyses for Salt Spring Island, supporting broader efforts related to the official community plan and other municipal planning initiatives. The data was provided through cross-department collaboration and data sharing among various groups, all working together to achieve the community's overarching goals.

The map serves as a visual representation of areas affected by saltwater infusion on Salt Spring Island, highlighting critical zones for monitoring and environmental management.

It is important to note that no additional analytical steps were performed as part of the Complete Communities assessment. The results are shown representing the original classification, not the suitability score. The focus of this map is solely on providing a clear and accurate visual depiction of the saltwater infusion areas, without further analysis or interpretation.

Figure 6-09: Saltwater Intrusion

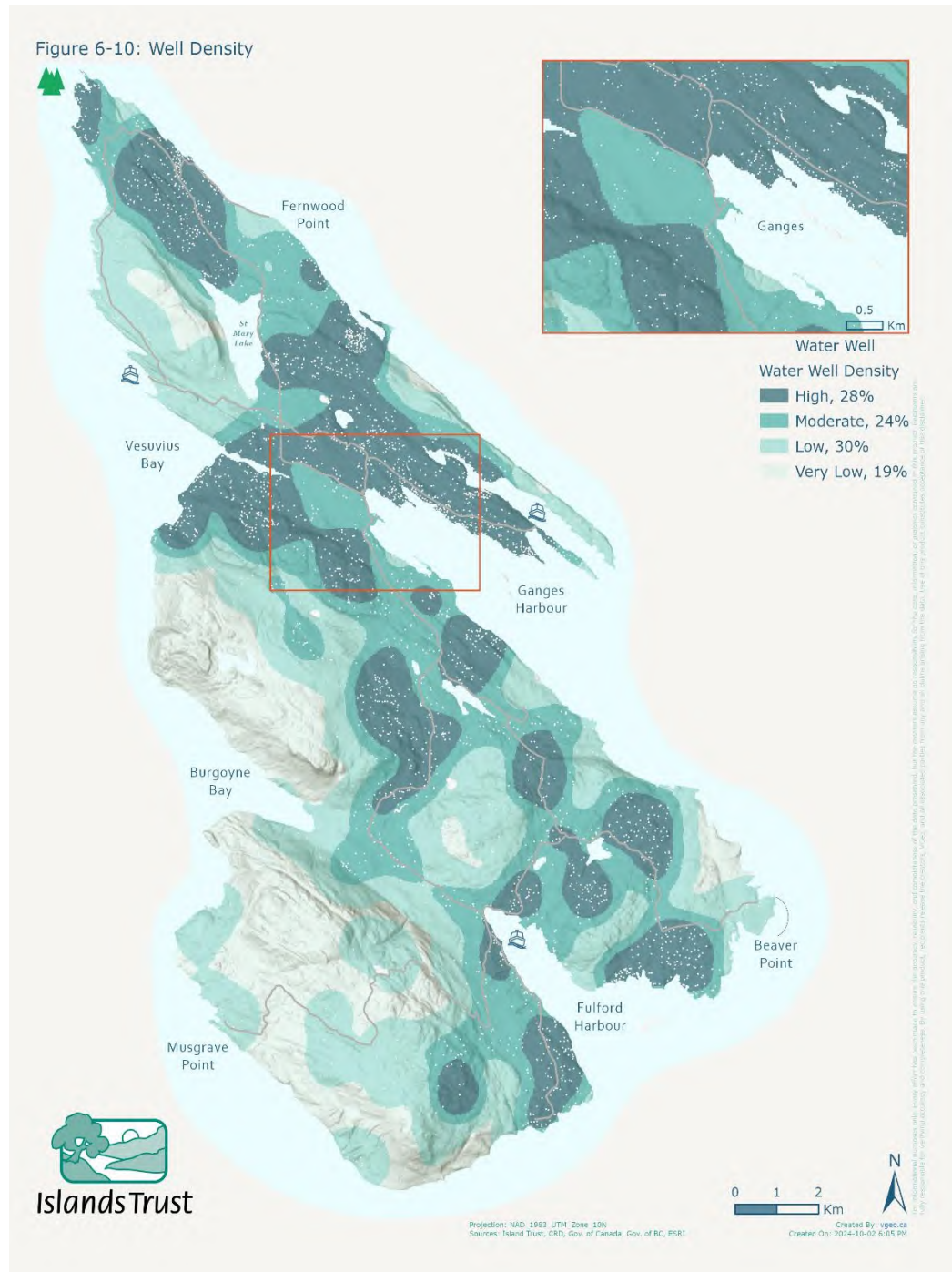


Map 6-10 - Well Density

Category: Water

This map displays the Well Density mapping conducted by William Shulba, Senior Freshwater Specialist as well as well data points obtained from the BC Data Catalog. The mapping was part of the suitability analyses for Salt Spring Island, supporting broader efforts related to the official community plan and other municipal planning initiatives. The data was provided through cross-department collaboration and data sharing among various groups, all working together to achieve the community's overarching goals.

The map serves as a visual representation of well density across Salt Spring Island, highlighting areas with varying concentrations of wells and their implications for groundwater resources. It is important to note that no additional analytical steps were performed as part of the Complete Communities assessment. The results are shown representing the original classification, not the suitability score. The focus of this map is solely on providing a clear and accurate visual depiction of well density, without further analysis or interpretation.



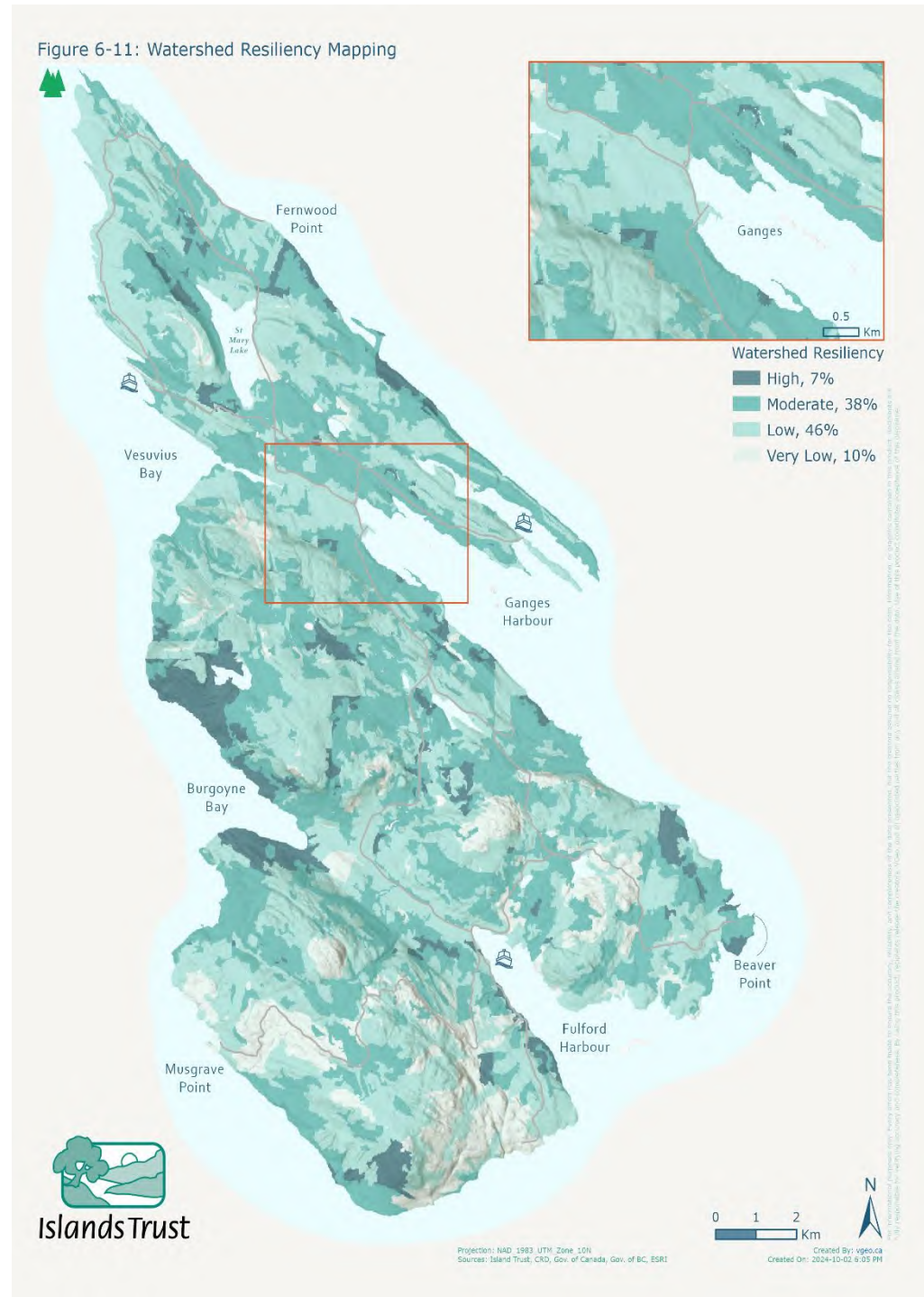
Map 6-11 - Watershed Resiliency Mapping

Category: Water

This map displays the Watershed Resiliency Mapping conducted by William Shulba, Senior Freshwater Specialist. The mapping was part of the suitability analyses for Salt Spring Island, supporting broader efforts related to the official community plan and other municipal planning initiatives. The data was provided through cross-department collaboration and data sharing among various groups, all working together to achieve the community's overarching goals.

The map serves as a visual representation of watershed resiliency across Salt Spring Island, identifying areas that are critical for maintaining water quality and quantity under varying environmental conditions. It is important to note that no additional analytical steps were

performed as part of the Complete Communities assessment. The results are shown representing the original classification, not the suitability score. The focus of this map is solely on providing a clear and accurate visual depiction of watershed resiliency, without further analysis or interpretation.

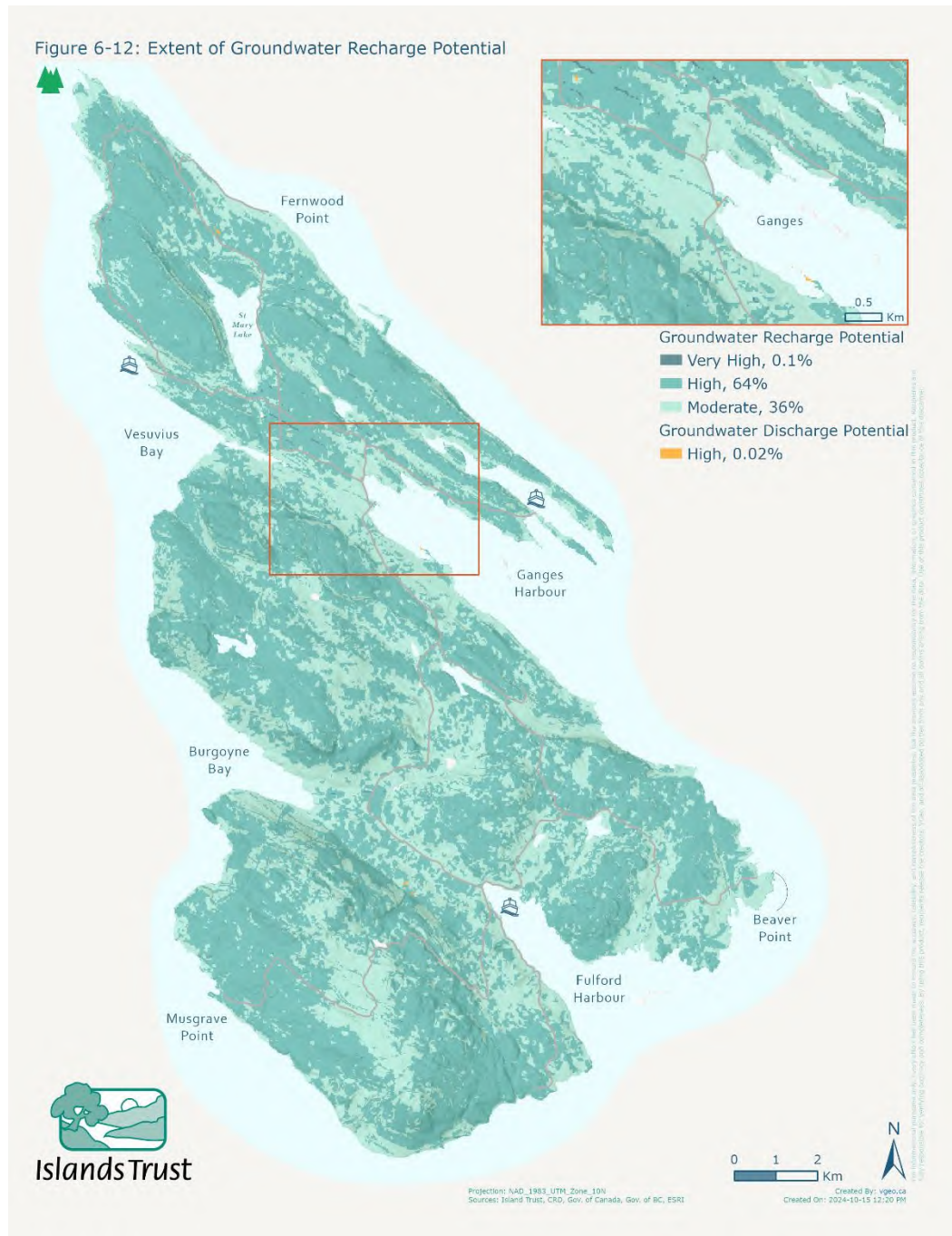


Map 6-12 - Extent of Groundwater Recharge Potential

Category: Water

This map displays the Groundwater Recharge Potential mapping conducted by William Shulba, Senior Freshwater Specialist. The mapping was part of the suitability analyses for Salt Spring Island, supporting broader efforts related to the official community plan and other municipal planning initiatives. The data was provided through cross-department collaboration and data sharing among various groups, all working together to achieve the community's overarching goals.

The map serves as a visual representation of areas on Salt Spring Island with high potential for groundwater recharge, highlighting regions crucial for sustaining water resources. It is important to note that no additional analytical steps were performed as part of the Complete Communities assessment. The results are shown representing the original classification, not the suitability score. The focus of this map is solely on providing a clear and accurate visual depiction of groundwater recharge potential, without further analysis or interpretation.



5. ENGAGEMENT SUMMARY

As part of the Salt Spring Island Complete Communities Assessment, a range of engagement activities were conducted to gather input and insights from community members. These activities aimed to ensure broad representation of perspectives and foster a deeper understanding of the community's needs, priorities, and opportunities for growth and improvement.

The engagement process included:

1. **Open House Sessions**

Three in-person open house sessions were held to provide members of the public with a chance to engage directly with the maps created through the Complete Communities Assessment. These sessions offered an opportunity for attendees to view detailed maps, ask questions, and receive clarification on the findings. Held on October 16, October 18, and November 24, 2024, each session lasted 90 minutes, and a total of 50 residents participated across the three events. The insights shared during these sessions provided valuable context to the assessment, helping to refine the maps and inform both the development of scenarios and the broader assessment process.

2. **Community Survey**

An online survey was conducted from October 1 to November 24, 2024, which allowed residents to share their views on key aspects of community life, such as housing, transportation, essential services, and environmental factors. The survey garnered responses from over 300 participants, offering a robust dataset that significantly contributed to the assessment. Feedback gathered through the survey, combined with the input received during the open house sessions, was instrumental in shaping the scenario development process by highlighting key community priorities and areas for potential interventions.

The feedback collected through these engagement activities has been instrumental in shaping a comprehensive understanding of Salt Spring Island's strengths, challenges, and future opportunities. This input not only informed the assessment findings but also guided the development of actionable scenarios to address identified needs and opportunities. The following section focuses on the survey findings, summarizing the key themes and priorities identified by the more than 300 residents who participated in the online survey. This summary highlights the community's perspectives on various topics critical to fostering a more complete and sustainable community.

5.1 SUMMARY OF THE COMPLETE COMMUNITIES ASSESSMENT SURVEY

5.1.1 DEMOGRAPHICS

Most respondents (92%) identified as full-time residents of Salt Spring Island. A significant portion (36%) reported being retired on the island. Other notable groups include visitors and shoppers (31%), individuals working on the island (27%), and business owners (15%).

Please indicate your relationship(s) to Salt Spring Island (please check all that apply):

Responses	#	%
I am a full-time resident of Salt Spring Island	285	92%
I am retired on Salt Spring Island	110	36%
I visit and shop on Salt Spring Island	95	31%
I work on Salt Spring Island	83	27%
I own a business on Salt Spring Island	50	15%
I am a part-time resident of Salt Spring Island	12	3%
I am looking for work on Salt Spring Island	7	2%
I am an indigenous person with relationships to Salt Spring Island	2	0%
Other (e.g., volunteer work, non-traditional businesses and housing, unable but seeking work)	8	10%
Total	304	100%

Categories are not mutually exclusive; totals may not sum to 100%

Most respondents indicated that they own their homes (85%) while a smaller portion of respondents rent their homes (11%).

I am a...

Response	#	%
Owner	256	85%
Renter	33	11%
Unhoused or Precariously Housed	5	1%
Other (e.g., living with family, regular visitors)	7	3%
Total	301	100%

Over half of the respondents identified as being 65 or older (52%), the next most common age groups were 55-64 years (21%) and 25-54 years (25%).

My age group is...

Age Groups	#	%
15-24 years	3	1%
25-54 years	76	25%
55-64 years	64	21%
65+ years	157	52%
Total	300	100%

Most respondents do not have school aged children (83%) while a minority of participants (14%) do.

I have school aged children

Response	#	%
Yes	40	14%
No	240	83%
Other (e.g., kindergarten or university, grandchildren in school)	9	3%
Total	289	100%

5.1.2 KEY PRIORITIES

Availability, Diversity, and Affordability of Housing Options

This priority focuses on the availability, diversity, and affordability of housing options to meet the needs of current and future residents, and how housing accommodates various population groups, including families, seniors, and low-income individuals.

Two thirds of respondents consider this priority to be very important or extremely important, with 67% of participants rating it a 4 or 5. A smaller portion of respondents (33%) view it as moderately important, slightly important, or not at all important.

Availability, Diversity, and Affordability of Housing Options

Rating	#	%
5-Extremely important	100	33%
4-Very Important	101	34%
3-Moderately important	55	18%
2-Slightly important	32	11%
1-Not at all important	12	4%
Total	300	100%
Average Rating:	3.8	

There were 127 open ended comments about the availability, diversity, and affordability of housing, of which approximately one third responses expressed concerns about the lack of affordable housing on Salt Spring Island (36%). Around one quarter of responses (24%) express that housing developments should be balanced or should not compromise the island's natural environment. Around one fifth of responses (19%) emphasize the need for government policy and regulation to improve housing on the island, such as governmental housing, subsidies, limitation of Airbnbs.

Comments on the Availability, Diversity, Affordability of Housing Options

Themes	#	%
Lack of Affordable Housing	47	36%
Preservation of Island's Character and Environment	31	24%
Improve Government Regulation of Housing	24	19%
Need for Diverse Housing Options	21	17%
Concerns Over Population Growth and Overdevelopment	14	11%
Impact of Short-Term Vacation Rentals (STVRs)	13	10%
Other (e.g., expanding infrastructure and housing to attract talent)	1	4%
Total responses	127	100%

Themes are not mutually exclusive; totals may not sum to 100%

Theme Explanations

- **Lack of affordable housing:** Respondents emphasize the critical need for affordable housing on Salt Spring Island. For example, one respondent indicated that there needs to be creation of housing that is affordable to the working class to sustain the community.
- **Preservation of Island's Character and Environment:** A significant number of respondents are concerned about preserving the island's natural environment and rural character, emphasizing that housing development should not compromise these values. For example, respondents expressed concerns about the population exceeding comfort levels and harming the environment.
- **Improving Government Regulation of Housing:** Respondents discuss the role of government and policy in addressing housing issues, including the need for regulation, subsidies, and strategic planning.
- **Need for Diverse Housing Options:** Respondents highlight the need for a variety of housing types that are more affordable, such as co-op housing and non-market housing, and housing to accommodate different demographics, including seniors, low-income families, and workers.
- **Concerns Over Population Growth and Overdevelopment:** Many respondents express concerns about overpopulation, such as crowding, and express the need to limit population growth.
- **Impact of Short-Term Vacation Rentals (STVRs):** Respondents express concern over the impact of short-term vacation rentals on housing availability, suggesting that these rentals reduce the availability of long-term housing for residents.

Accessibility of Essential Services

This priority focuses on how close and accessible essential services (e.g., grocery stores, healthcare, schools, recreational facilities) are to residents. It considers whether people can easily meet their daily needs within their community, reducing the need for long-distance travel.

Roughly half (49%) of respondents indicate that the priority is important, rating it a 4 or 5, while 27% rated it as moderately important and 25% rated the accessibility of essential services little to no importance.

Accessibility of Essential Services

Themes	#	%
5-Extremely important	52	18%
4-Very Important	91	31%
3-Moderately important	79	27%
2-Slightly important	44	15%
1-Not at all important	29	10%
Total Responding	295	100%
Average Rating	3.3	

There were 112 open ended responses about the accessibility of essential services, of which around one quarter of responses (25%) mentioned the need for improved transportation (e.g., bike lanes, public transportation coverage and frequency) and services (e.g., healthcare) on island. Another quarter of responses (25%) indicate that there are sufficient services in Salt Spring Island that are reasonably accessible (e.g., low commute times). Around one fifth of responses mention that services should be centralized in one area with housing near it, to eliminate urban sprawl (thus protecting the environment) while maintaining accessibility.

Comments on the Accessibility of Essential Services

Themes	#	%
Need for Improved Transportation and Services	30	27%
Accessible Services and Transportation	28	25%
Centralized and High-Density Housing	24	21%
Environmental Concerns	15	13%
Rural Character and Lifestyle	10	9%
Self-Sufficiency and Personal Responsibility in Accessing Services	8	7%
Criticism of Surveys and Maps	7	5%
Other (e.g., building malls or markets for services)	2	9%
Total Responding	112	100%

Themes are not mutually exclusive; totals may not sum to 100%

Theme Explanations:

- **Need for Improved Transportation and Services:** These comments indicate the need for improved transportation to access services, as well as the need for specific types of services such as healthcare, recreation, retail in Salt Spring Island. One respondent mentioned the need to improve bike paths and public transportation.
- **Accessible Services and Transportation:** These comments indicate that the public transit system on Salt Spring Island is strong, or good access to services.
- **Centralized and High-Density Housing:** Discussion on the need to cluster housing in one area near Ganges to reduce ecological footprint, improve accessibility to services.
- **Environmental Concerns:** Respondents indicate they wish Salt Spring Island's natural environments to be preserved with lack of development. For example, one respondent indicated that the charm of Salt Spring Island is that it is not littered with buildings. Another indicated concern that trees will be taken down when development of services occurs.
- **Rural Character and Lifestyle:** Emphasis on maintaining the rural character of the island and the lifestyle choices associated with it. For example, one comment mentioned that there should be no expectation of accessible services because that is the lifestyle that is expected when living rural.
- **Self-Sufficiency and Personal Responsibility in Accessing Services:** Emphasis on personal responsibility and self-sufficiency in meeting daily needs. For example, one respondent described enjoying long distance travel for services. Another respondent described that they can easily and independently travel off island for services.

Availability and Reliability of Essential Services

This priority looks at the availability and reliability of essential services such as water and sewer. It assesses how well infrastructure supports both current needs and future growth while being resilient to environmental changes.

The majority of respondents this priority to be highly important, with 78% of participants rating it as very or extremely important, while 16% rated it as moderately important. A small percentage (6%) rated this priority to be slightly or not at all important.

Availability and Reliability of Essential Services

Themes	#	%
5-Extremely important	125	43%
4-Very Important	102	35%
3-Moderately important	48	16%
2-Slightly important	11	4%
1-Not at all important	7	2%
Total Responding	293	100%
Average Rating	4.1	

Open ended responses about the availability and reliability of essential services (e.g., water) consists of one quarter of responses expressing that the limited water supply cannot support further increases in population growth (e.g., beyond the OCP growth limit of 17,000). Around one fifth (19%) of responses indicate an aged water infrastructure system that requires upgrading or repair to support increased present or future population numbers. Around one fifth of responses (19%) indicate the need to preserve the environment by refraining from overuse of water, especially in the context of climate change (e.g., increased droughts) and increased population growth and development.

Comments on the Availability and Reliability of Essential Services (e.g., Water)

Themes	#	%
Population Limits to Water	28	25%
Need for Improved Water Infrastructure	21	19%
Environmental Protection of Water	20	19%
Need for Increased Water Collection Systems	19	18%
Concerns about Water Scarcity	18	17%
Proper Planning for Population Growth	18	16%
Need for Reduced Utility Costs in Water	5	5%
Negative Impact of Tourism on Water Supply	4	4%
Other (e.g., unconcerned due to own household water systems, against water expansion)	7	6%
Total Responding	108	100%

Themes are not mutually exclusive; totals may not sum to 100%

Theme Explanations

- **Population Limits to Water:** These comments indicate that the water supply in Salt Spring Island is near its limit and the island's water supply cannot support any further population growth.
- **Need for Improved Water Infrastructure:** These comments indicate that the water infrastructure systems (e.g., septic, sewage) is outdated and there is a need to upgrade these systems to support current or future needs.
- **Environmental Protection of Water:** These comments indicate the need to preserve the environment (e.g., to not drain lake systems), and concerns with water ecosystems in the context of climate change (e.g., droughts).
- **Need for Increased Water Collection Systems:** These comments indicate the need to improve water collection systems, such as increased water catchment, improved reservoir systems, for sustainable water supply.
- **Proper Planning for Population Growth:** These comments indicate that, if population growth were to occur, proper planning with water supply in mind must be taken into consideration.
- **Need for Reduced Utility Costs in Water:** These comments indicate high or inequitable pricing in the consumption of water, with a need to reduce water prices.
- **Negative Impact of Tourism on Water Supply:** These comments indicate that the tourism industry negatively impacts water supply.

Availability and Quality of Transportation Options

This priority evaluates the availability and quality of transportation options within the community, including public transit, walking, cycling infrastructure, and road networks. It considers how well the transportation system supports mobility for all residents, including those with limited mobility or no access to private vehicles.

Most respondents (63%) rated the availability and quality of transportation options within the community to be either "Very Important" or "Extremely Important," indicating a strong emphasis on the significance of transportation infrastructure. A smaller portion of respondents (26%) rated it as "Moderately Important," while a few (11%) considered it "Slightly Important" or "Not at all Important."

Availability and Quality of Transportation Options

Themes	#	%
5-Extremely important	66	22%
4-Very Important	122	41%
3-Moderately important	76	26%
2-Slightly important	18	6%
1-Not at all important	15	5%
Total Responding	297	100%
Average Rating	3.7	

There were 111 open ended response about the availability and quality of transportation options. Approximately two in five responses (39%) indicated the need for improving walking or bike roads, such as expanding coverage of these roads to more areas of the island, or greater number of bike lanes. 37% of responses expressed concerns about the safety of roads for bicyclists and walking, such as lack of road shoulders poorly maintained bike lanes being hazards. Lastly, 16% of respondents indicated that there could be further improvements to the public transit system that would be beneficial to people on the island, such as increased bus routes, more frequent services, more punctual services.

Comments on the Availability and Quality of Transportation Options

Themes	#	%
Need for Improved Walking or Bike Roads	43	36%
Safety Concerns for Cyclists and Pedestrians	41	37%
Further Development of Public Transit	18	16%
Positive Feedback for Public Transit	17	15%
Accessibility for People with Disabilities and Seniors	14	12%
Need for Alternative Modes of Transportation	11	10%
Other (e.g., lack of need for bike lanes)	6	12%
Total Responding	111	100%

Themes are not mutually exclusive; totals may not sum to 100%

Theme Explanations

- **Need for Improved Walking or Bike Roads:** Many respondents indicated that there is a need to make more roads (e.g., more bicycle paths, wider bicycle paths), need to make sure roads are properly serviced (e.g., repainting roads, removing trees from roads), upgrading roads (e.g., emergency access for all roads)
- **Safety Concerns for Cyclists and Pedestrians:** Many respondents expressed concerns about the safety of cycling and walking on the island due to narrow roads, lack of infrastructure, and high vehicle speeds.
- **Further Development of Public Transit:** Respondents highlighted that there is a need to improve public transit services, such as expanding coverage of bus transit routes to more areas of island, improving punctuality in scheduled bus times, and more frequent busses. For example, one respondent mentioned that expanding transit routes on a reasonable schedule into more community areas would be helpful.
- **Positive Feedback for Public Transit:** Respondents provided positive feedback about the public transit system. For example, one respondent indicated that the transportation options on Salt Spring Island is excellent for such a small community.
- **Accessibility for People with Disabilities and Seniors:** Respondents highlighted the challenges faced by people with disabilities and seniors in accessing transportation and infrastructure.
- **Need for Alternative Modes of Transportation:** Respondents expressed alternative ideas to improve accessibility and transport, such as dense housing near centralized services to eliminate need for transport or electric vehicles

Natural Landscape and Environmental Factors

This priority considers the natural landscape and environmental factors that influence the community, such as proximity to parks, forests, bodies of water, and agricultural land. It also includes climate resilience and environmental sustainability and looks at how geographic features are integrated into planning.

The majority of respondents (84%) consider the priority of integrating natural landscapes and environmental factors into community planning as "extremely important" or "very important," indicating a strong emphasis on environmental considerations. A smaller portion of respondents rated it as "moderately important" (13%). Very few respondents (4%) consider this priority to be "slightly important" or "not at all important." Overall, there is a clear consensus on the high importance of environmental and geographic factors in community planning.

Natural Landscape and Environmental Factors

Themes	#	%
5-Extremely important	154	53%
4-Very Important	89	31%
3-Moderately important	37	13%
2-Slightly important	5	2%
1-Not at all important	6	2%
Total Responding	291	100%
Average Rating:	4.3	

There were 108 open ended responses about natural landscape and environmental factors, of which 37% indicated the need to preserve and protect the natural environment. 36% of respondents concerns about the impact of population or building development on the island's ecosystems, with a need to limit these developments. 15% of respondents indicated the need to protect agricultural farmlands from expansion and development.

Comments on the Natural Landscape and Environmental Factors

Themes	#	%
Preservation of Natural Environment	65	37%
Concerns About Development and Urbanization	35	36%
Importance of Agriculture and Food Security	15	15%
Densification of Housing and Services	13	
Access to Public Spaces and Natural Areas	10	9%
Fire Hazard Concerns	5	
Total Responding	108	100%

Themes are not mutually exclusive; totals may not sum to 100%

Theme Explanations

- **Preservation of Natural Environment:** Preservation of the natural environment involves protecting ecosystems, forests, and landscapes from development and exploitation to maintain biodiversity and ecological health.
- **Concerns about Development and Urbanization:** Respondents indicate they would like to see development in construction and population due to detrimental effects on natural environment. For example, one respondent indicated that they would not like to see further development on Salt Spring Island, another indicated that there must be limits to growth that respect the Trust plan's goal to preserve the area.
- **Importance of Agriculture and Food Security:** The importance of agriculture and food security emphasizes the need to protect agricultural lands and support local food production to ensure sustainability and resilience.
- **Densification of Housing and Services:** Respondents indicate that the natural environment can be protected by centralizing housing and services in one area, reducing urban sprawl to "leave the natural environment unfragmented".
- **Access to Public Spaces and Natural Areas:** Access to public spaces and natural areas involves ensuring that community members can enjoy parks, beaches, and other natural resources.
- **Fire Hazard Concerns:** Respondents indicated concern about potential for forest fires in Salt Spring Island due to climate change.

3.1.3 SUMMARY

The findings from the Salt Spring Island Complete Communities Assessment survey provide valuable insights into the priorities, strengths, and challenges that shape life on the island. The feedback gathered reflects a community deeply committed to preserving its unique character and natural environment while addressing pressing issues such as housing affordability, transportation accessibility, and the availability of essential services.

Key themes emerged across all areas of inquiry, including the critical need for diverse and affordable housing options, the importance of sustainable development that respects the island's ecological integrity, and the desire for improved infrastructure to support mobility and daily needs. Residents also emphasized the value of maintaining the island's strong sense of community, cultural vibrancy, and natural beauty, which are seen as defining features of Salt Spring Island.

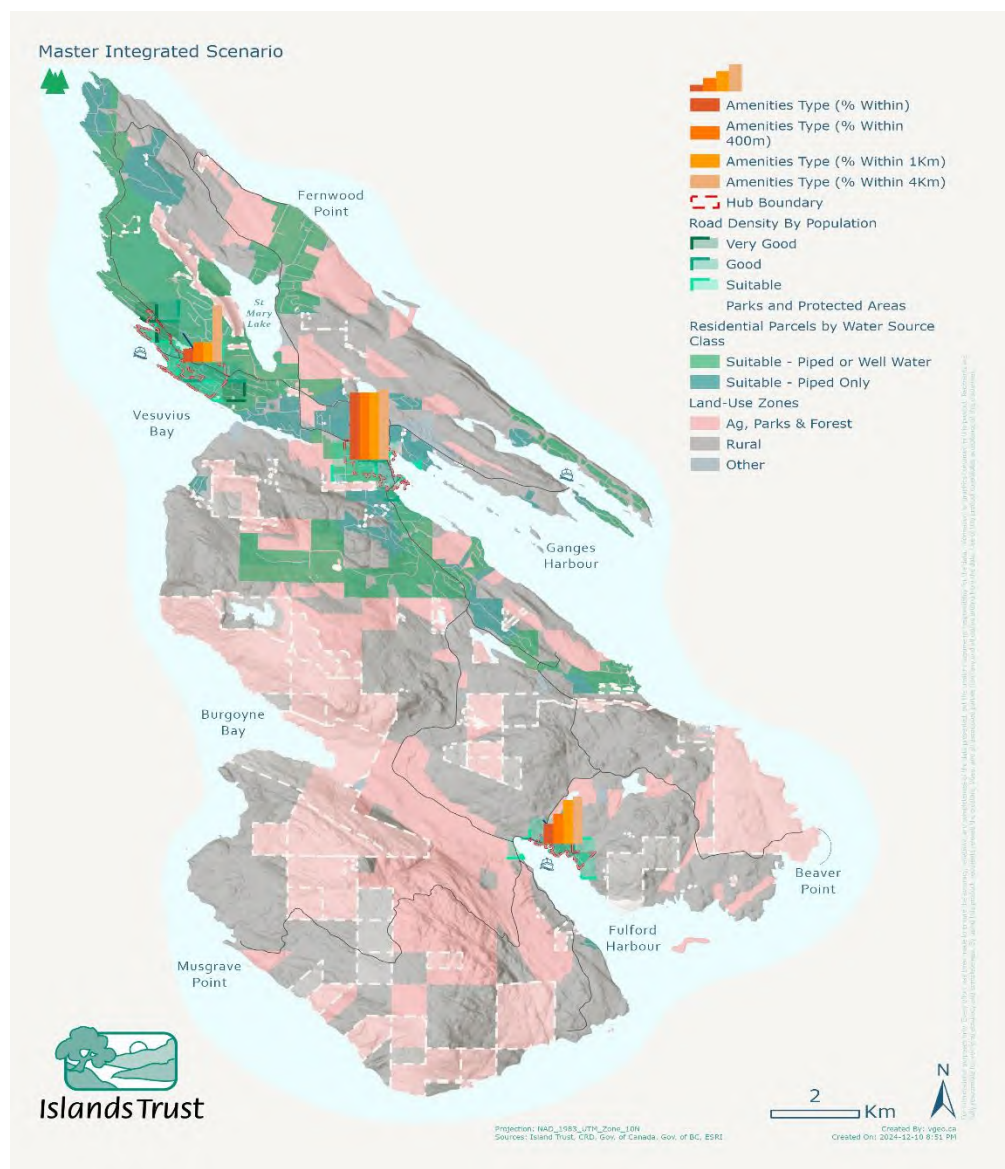
The survey results, combined with feedback from the open house sessions, highlight a community that is both passionate and pragmatic about its future. Respondents expressed thoughtful and balanced views, calling for innovative solutions that meet the needs of residents without compromising the island's rural charm or environmental sustainability.

6. MASTER INTEGRATED SCENARIO

The maps generated through the Complete Communities Assessment provide a clear directive: for Salt Spring Island to become a more complete and resilient community, planning and development efforts must focus on enhancing existing village hubs—**Ganges, Fulford, and Vesuvius Bay**. By strategically concentrating growth within these areas, the island can address housing, water, transportation, and amenity needs while safeguarding its natural environment. This scenario, grounded in the assessment data, highlights how such an approach will foster community completeness, sustainability, and long-term well-being for Salt Spring Island residents, both now and in the future.

6.1 THE SCENARIO: VILLAGE-CENTRIC GROWTH

The master scenario for Salt Spring Island builds upon a fulsome understanding of the island's current state, derived from detailed mapping and analysis. As shown in the map to the right, the scenario focuses on the villages of Ganges, Fulford, and Vesuvius as key hubs for development, prioritizing concentrated growth and protecting sensitive rural and environmental areas. The map provides a high-level overview of how this approach integrates housing, water management, transportation, amenities, and environmental protections into a cohesive vision for a more complete community.



The numbered sections below outline the key components of the master integrated scenario, each of which is essential to achieving a vision of a complete, sustainable, and vibrant Salt Spring Island. Together, these components form an integrated framework that addresses the island's current challenges, leverages its opportunities, and sets the foundation for long-term growth and resilience.

Each element aligns closely with the insights derived from the Complete Communities mapping exercise, reflecting the real-world conditions and constraints unique to Salt Spring Island. Importantly, the components are not standalone measures but rather interconnected solutions that reinforce one another. This interdependence ensures that the scenario achieves outcomes greater than the sum of its parts by fostering a synergistic relationship between development, infrastructure, environment, and quality of life.

Aligning Housing with Infrastructure

The concentration of housing within the villages of Ganges, Fulford, and Vesuvius is a cornerstone of this scenario. By focusing new development within these hubs, the scenario ensures that housing is closely aligned with existing and planned infrastructure, such as water and sanitation systems, road networks, and public transportation. This approach not only prevents inefficient sprawl into rural areas but also optimizes the use of available resources. Residents benefit from living in well-serviced areas, while the preservation of rural and environmentally sensitive zones safeguards the island's natural assets. This alignment exemplifies a forward-thinking approach to land use and community design.

Creating Connected Transportation Networks

Transportation is the lifeblood of any community, and this scenario places a strong emphasis on creating an efficient, accessible, and environmentally friendly network. By integrating public transit routes with walking and cycling paths, residents can easily travel between their homes, village centres, and key amenities. Improved connections to ferry terminals further enhance accessibility for both residents and visitors, reinforcing Salt Spring Island's role as a vibrant community within the broader region. By reducing car dependency, the scenario helps to lower greenhouse gas emissions, alleviate traffic congestion, and promote healthier lifestyles.

Equitable Distribution of Amenities

Access to essential services—such as healthcare, groceries, childcare, and recreation—is vital to a community's completeness. This scenario addresses existing gaps by establishing new community hubs in Fulford and Vesuvius, while strengthening amenities in Ganges. These hubs bring critical services closer to residents, reducing the need for long commutes and ensuring that underserved populations, such as seniors and families, can access what they need within their local area. This equitable approach enhances social inclusion, economic vitality, and community well-being.

Preserving Environmental Integrity

Salt Spring Island's natural environment is one of its defining features, and this scenario places environmental protection at its core. By identifying critical areas—such as groundwater recharge zones, high-resiliency watersheds, and ecologically sensitive habitats—and enforcing development

restrictions in these zones, the scenario ensures the island's long-term ecological health. Conservation measures, such as reforestation, habitat restoration, and the promotion of sustainable practices like rainwater harvesting, further bolster these efforts. These actions not only protect biodiversity but also enhance the island's ability to withstand the impacts of climate change, such as water scarcity and extreme weather events.

Fostering a Vibrant and Resilient Community

By integrating housing, transportation, amenities, and environmental protections into a unified framework, the scenario fosters a community that is vibrant, inclusive, and resilient. The focus on village centres as hubs of activity and connection strengthens social cohesion, supports local businesses, and creates a sense of place that is uniquely Salt Spring Island. Residents are empowered to live, work, and play within their own community, reducing reliance on external resources and reinforcing a culture of sustainability and self-sufficiency.

Planning for the Long-Term

This scenario is not just about addressing current needs; it is a roadmap for the future. The integration of its components ensures that Salt Spring Island remains adaptable and resilient in the face of future challenges, such as population growth, climate change, and shifting economic conditions. By investing in infrastructure, protecting natural resources, and fostering strong community connections, the island positions itself as a model for sustainable rural and island development.

Why This Integration Matters

The holistic nature of this scenario is what makes it truly transformative. By aligning housing with infrastructure, ensuring transportation networks connect residents to their daily needs, equitably distributing amenities, and preserving the island's ecological integrity, the scenario builds a robust foundation for growth and sustainability. This interwoven approach ensures that each action amplifies the impact of the others, creating a self-sustaining cycle of positive outcomes.

For example, higher housing density in village centres increases demand for local businesses and services, which in turn supports economic vitality and justifies investments in transit and amenities. Similarly, protecting rural and environmentally sensitive areas not only safeguards the island's natural beauty but also enhances the quality of life for residents by maintaining access to greenspaces and clean water. These feedback loops ensure that the scenario is not only effective but enduring, enabling Salt Spring Island to thrive for generations to come.

Through these interdependent actions, the master integrated scenario achieves a delicate balance between growth and preservation, positioning Salt Spring Island to meet the needs of today's residents while safeguarding its future as a vibrant, livable, and sustainable community. This scenario is more than a plan—it is a vision for a complete Salt Spring Island that fully embraces its identity and potential.

6.1.1 HOUSING DEVELOPMENT ALIGNED WITH INFRASTRUCTURE

- **Insights from Maps:**
 - Housing density maps (**Maps 2-03 and 2-04**) highlight underutilized areas within village cores, demonstrating the potential for increased density without significant land-use expansion.
 - Water and sanitary service area maps (**Maps 5-04 and 5-02**) indicate the feasibility of development within areas already supported by existing infrastructure.
- **Actions:**
 - **Focus Housing in Villages:** Limit new housing developments to Ganges, Fulford, and Vesuvius Bay, where infrastructure is robust, avoiding sprawl into rural or ecologically sensitive areas.
 - **Promote Housing Diversity:** Encourage a mix of housing types, such as townhomes, duplexes, and low-rise condominiums, to address the needs of various demographics, including seniors, young families, and essential workers.
 - **Restrict Zoning in Sensitive Areas:** Prohibit housing development in zones with limited water availability or critical environmental features, such as recharge zones and high-resiliency watersheds (**Maps 6-09 and 6-10**).
- **Rationale:** Concentrating housing in village hubs enhances land-use efficiency, minimizes environmental disruption, and ensures equitable access to services and amenities. This approach also aligns with existing water and sanitary infrastructure, reducing the financial and ecological costs of infrastructure expansion.
- **Outcome:** A diverse, higher-density housing supply in village cores addresses affordability, meets population needs, and prevents unnecessary rural sprawl.

6.1.2 SUSTAINABLE WATER RESOURCE MANAGEMENT

- **Insights from Maps:**
 - Groundwater recharge potential maps (**Map 6-10**) and well density data (**Map 6-08**) underscore the fragility of Salt Spring Island's water resources.
 - Water system density maps (**Map 5-05**) indicate areas where infrastructure expansion could support additional development.
- **Actions:**
 - **Expand Village Water Infrastructure:** Focus water system upgrades and expansions in the three villages, ensuring new developments are adequately serviced.

- **Protect Recharge Zones:** Designate high-priority recharge areas as protected zones, restricting development to safeguard long-term water supplies.
- **Integrate Sustainable Practices:** Mandate rainwater harvesting, greywater recycling, and water-efficient technologies in new builds to reduce pressure on existing water systems.
- **Rationale:** Salt Spring Island's reliance on finite water resources necessitates careful management. Concentrating development in areas with existing or expandable water infrastructure prevents over-extraction from wells, protecting both human and ecological needs.
- **Outcome:** Secure and equitable access to water supports sustainable growth, enhances community resilience, and safeguards natural ecosystems.

6.1.3 ENHANCED TRANSPORTATION AND MOBILITY

- **Insights from Maps:**
 - Drive and walking time maps (**Maps 4-03 and 4-04**) highlight disparities in connectivity and mobility.
 - Trail network maps (**Map 4-01**) and proximity to ferry terminals (**Map 4-06**) demonstrate opportunities for active and sustainable transportation enhancements.
- **Actions:**
 - **Improve Public Transit:** Develop reliable transit routes connecting outlying areas to village hubs, with frequent and accessible services tailored to residents' daily needs.
 - **Enhance Active Transportation Networks:** Build walking and cycling infrastructure within and between villages, improving safety and reducing car dependency.
 - **Expand Ferry Service Coordination:** Work with BC Ferries to optimize schedules and reduce congestion during peak travel times, ensuring efficient connectivity.
- **Rationale:** Improved mobility options foster inclusivity, reduce environmental impacts, and enhance quality of life. A focus on active transportation aligns with community health goals, while enhanced ferry services address the island's unique transportation challenges.
- **Outcome:** A connected transportation network reduces car dependency, supports sustainable travel modes, and ensures equitable access to essential services.

6.1.4 EQUITABLE ACCESS TO AMENITIES

- **Insights from Maps:**
 - Proximity maps for services like healthcare (**Map 3-10**), groceries (**Map 3-12**), and recreational spaces (**Map 3-17**) reveal gaps in rural and underserved areas.
- **Actions:**
 - **Create Community Hubs:** Establish multi-use community centres in Fulford and Vesuvius Bay, offering healthcare, grocery, and recreational services. These hubs reduce reliance on Ganges as the primary service area.
 - **Integrate Housing with Amenities:** Plan new housing developments in close proximity to these hubs to ensure residents can access essential services without the need for long commutes.
- **Rationale:** Decentralizing amenities improves equity, particularly for residents in remote areas or those with limited mobility. Localized hubs enhance quality of life and reduce pressure on Ganges, spreading services across the island.
- **Outcome:** Improved access to amenities fosters a more inclusive, cohesive community while reducing travel burdens.

6.1.5 ENVIRONMENTAL STEWARDSHIP AND CONVERSATION

- **Insights from Maps:**
 - Watershed resiliency (**Map 6-09**) and environmental sensitivity data emphasize the importance of preserving Salt Spring Island's natural ecosystems.
- **Actions:**
 - **Restrict Development in Sensitive Areas:** Enforce strict land-use regulations in high-priority environmental zones, such as watersheds and recharge areas.
 - **Enhance Conservation Initiatives:** Invest in reforestation, invasive species control, and habitat restoration to protect biodiversity and ecosystem health.
 - **Educate and Engage:** Partner with residents and local organizations to foster stewardship and build a collective responsibility for environmental protection.
- **Rationale:** The island's natural beauty and ecological integrity are vital for its identity and sustainability. Protecting these assets ensures resilience against climate change and supports long-term community well-being.
- **Outcome:** A thriving natural environment enhances Salt Spring Island's appeal, safeguards its resources, and ensures future generations can enjoy its unique character.

6.2 HOW THIS SCENARIO LEADS TO A MORE COMPLETE SALT SPRING ISLAND

This village-centric scenario, informed by detailed mapping and analysis, positions Salt Spring Island to achieve optimal outcomes tailored to its unique rural and island context. It aligns with principles from the BC Complete Communities Guide, ensuring a sustainable, resilient, and vibrant future for the community. Below, we detail how this approach leads to outcomes that address Salt Spring Island's key challenges and opportunities:

1. Enhancing Community Resilience

- **Rural and Island-Specific Challenges Addressed:**
 - Salt Spring Island faces constraints in water availability, limited transportation networks, and environmental sensitivity. A fragmented, sprawling development model would exacerbate these challenges, straining resources and increasing costs.
- **Scenario Contribution:**
 - Concentrating development in village hubs ensures that infrastructure investments—such as water, transportation, and amenities—are used efficiently. This focus minimizes the duplication of services, reduces pressure on rural areas, and protects the island's natural environment.
- **Outcome:**
 - Resilient villages capable of supporting population growth without compromising the ecological or resource integrity of the broader island.

2. Supporting a Diverse and Inclusive Community

- **Rural and Island-Specific Challenges Addressed:**
 - A lack of affordable housing and limited access to services have made it difficult for younger families, essential workers, and seniors to live and thrive on the island.
- **Scenario Contribution:**
 - By promoting diverse, affordable housing options (e.g., townhouses, duplexes, and low-rise condominiums) in well-connected villages, this scenario makes it easier for people across income levels and life stages to settle on Salt Spring Island.
 - Proximity to amenities, transit, and employment opportunities in village hubs reduces barriers to participation in community life.
- **Outcome:**
 - A more balanced demographic mix supports intergenerational connections, strengthens the workforce, and enriches community life.

3. Improving Access to Daily Needs

- **Rural and Island-Specific Challenges Addressed:**
 - Many residents live far from healthcare, grocery stores, and recreational spaces, increasing reliance on cars and creating inequities for those without reliable transportation.
- **Scenario Contribution:**
 - Establishing multi-use hubs in Fulford and Vesuvius Bay reduces the burden on Ganges as the primary service centre. These hubs provide essential services within a short distance for more residents, including those in traditionally underserved areas.
 - Improved transportation infrastructure—such as public transit and active transportation routes—ensures equitable access to these hubs.
- **Outcome:**
 - Villages become vibrant, walkable centres where residents can meet their daily needs locally, reducing travel times and enhancing quality of life.

4. Aligning Development with Environmental Sustainability

- **Rural and Island-Specific Challenges Addressed:**
 - Salt Spring Island’s ecological health is critical to its identity and future. Unchecked development threatens sensitive ecosystems, watersheds, and groundwater resources.
- **Scenario Contribution:**
 - Development restrictions in critical zones (e.g., recharge areas, high-resiliency watersheds) safeguard natural assets.
 - Sustainable practices, such as rainwater harvesting and greywater recycling, embedded in village growth, reduce environmental impacts.
- **Outcome:**
 - The island maintains its rural and natural character, enhancing its ecological resilience and sustaining its appeal for residents and visitors alike.

5. Promoting Economic Vitality

- **Rural and Island-Specific Challenges Addressed:**
 - Economic activities on Salt Spring Island are concentrated around tourism, agriculture, and small businesses, which rely on a stable, local population and accessible infrastructure.

- **Scenario Contribution:**
 - Densifying villages supports local businesses by creating concentrated populations that drive demand for goods and services.
 - Investments in transportation and amenity hubs facilitate economic activity, making the island more attractive for visitors and residents alike.
- **Outcome:**
 - Thriving village economies foster job creation, support local entrepreneurs, and contribute to a sustainable economic future.

6. Reducing Carbon Footprint and Enhancing Sustainability

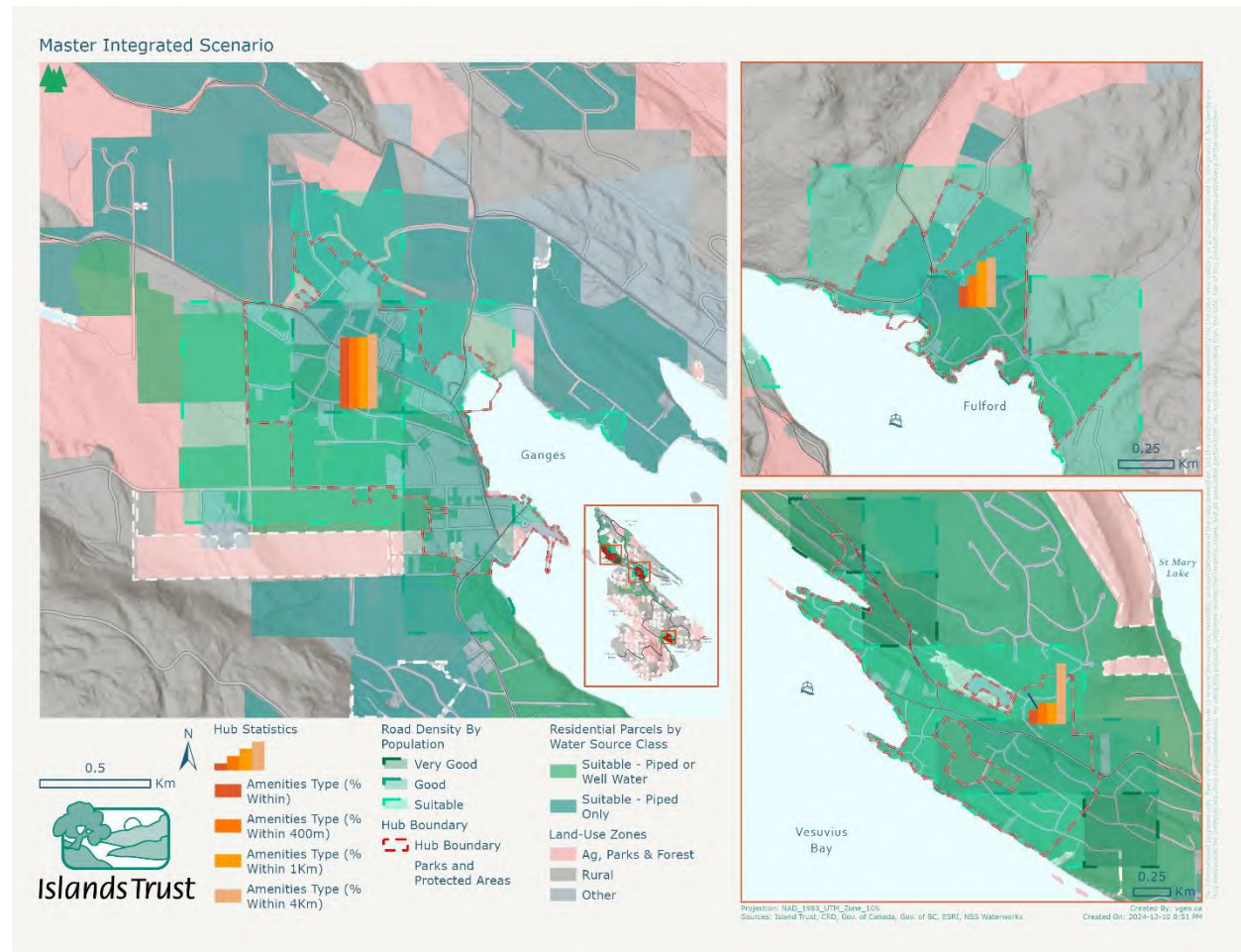
- **Rural and Island-Specific Challenges Addressed:**
 - Car dependency and inefficient resource use are significant contributors to Salt Spring Island's ecological footprint.
- **Scenario Contribution:**
 - Improved public and active transportation networks reduce reliance on private vehicles, lowering greenhouse gas emissions.
 - Concentrating development minimizes the infrastructure footprint and promotes sustainable land-use practices.
- **Outcome:**
 - Salt Spring Island evolves into a model of low-impact, sustainable living, preserving its natural beauty while addressing the climate crisis.

7. Fostering Community Identity and Connection

- **Rural and Island-Specific Challenges Addressed:**
 - The island's dispersed population and car-dependent design can hinder social connections and a sense of shared identity.
- **Scenario Contribution:**
 - Walkable, amenity-rich villages become natural gathering places for residents, fostering interaction and community cohesion.
 - Preserving natural spaces alongside development reinforces the island's identity as a unique and picturesque rural community.
- **Outcome:**
 - Salt Spring Island strengthens its reputation as a close-knit, welcoming, and sustainable community where residents take pride in their shared home.

6.3 CONCLUSION: ACHIEVING COMPLETENESS IN A RURAL ISLAND CONTEXT

This master integrated scenario capitalizes on Salt Spring Island’s unique strengths—its vibrant village cores, stunning natural environment, and strong sense of community—while addressing its most pressing challenges, including limited resources, uneven accessibility, and the need to protect sensitive ecosystems. By focusing development within the villages of Ganges, Fulford, and Vesuvius, the scenario provides a clear and actionable roadmap for creating a more complete and resilient community that reflects and preserves its rural, island identity.



The detailed map of the village hubs, presented above, brings this vision to life, illustrating how the interconnected components of housing densification, transportation networks, water infrastructure, localized amenities, and environmental protection converge in these centres. It demonstrates how these hubs are transformed into vibrant, accessible, and sustainable community anchors. Ganges, with its enhanced density and proximity to amenities, emerges as a regional service hub; Fulford gains critical infrastructure and a new community hub that ensures equitable access to daily needs; and Vesuvius integrates transportation and environmental protection to maintain its rural charm while supporting local growth.

By aligning housing with infrastructure, ensuring transportation networks connect residents to essential services, and equitably distributing amenities, the scenario meets the needs of today's residents while safeguarding the island's natural resources and ecological integrity for future generations. These actions reinforce Salt Spring Island's identity as a rural, island community while adapting it for sustainability and inclusivity.

This integrated, village-centric approach positions Salt Spring Island as a model for sustainable rural and island development. It exemplifies how thoughtful planning can balance growth with preservation, fostering a high quality of life for both current and future residents. The detailed map not only visualizes this vision but also serves as a guide for implementation, ensuring that stakeholders have a shared understanding of how these interconnected strategies will create a more complete community.

Through this scenario, Salt Spring Island sets the foundation for a future that is vibrant, resilient, and sustainable—one that continues to enjoy its natural beauty, strengthen its community bonds, and provide opportunities for all residents to thrive.

File No.: 12-12-6500-02
Work Program

DATE OF MEETING: February 13, 2025
TO: Salt Spring Island Local Trust Committee
FROM: Chris Hutton, Regional Planning Manager
Salt Spring Island Team
SUBJECT: Work Program Update

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee receive the Work Program Update Report from the Regional Planning Manager, dated February 13, 2025 for information, noting its consent for the various changes indicated in the body of the report.
2. That the Salt Spring Island Local Trust Committee forward the top three priorities in the Salt Spring Island Local Trust Committee Active Projects List, presented in the February 13 Regular Meeting Agenda, to Trust Council.
3. Endorse the revised Business case in Attachment 1 of Work Program Update Report from the Regional Planning Manager, dated February 13, 2025, and request that staff forward the Business Case to Trust Council and Financial Planning Committee for consideration.

REPORT SUMMARY

In accordance with the previously articulated schedule of staff reports on the Salt Spring Island Local Trust Committee Work Program, including:

1. a review of the Follow Up Action and Active Projects Lists
2. an outline of project spending forecasted to fiscal year-end
3. An update on business cases for the 2025-2026 Fiscal Year
4. A review of the Future Projects List to commence preparation of new Project Charters for FY2026/27 Projects.

BACKGROUND

Staff presented a report intended to restart regular discussion of the LTC work program to meet the need for more attentive and proactive management of the LTC Work Program. As part of that report, staff proposed a system of quarterly reporting that anticipates quarterly Trust Council reports. That report committed staff to the following schedule of staff reports on the LTC Work Program:

Schedule of Staff Reports

An anticipated schedule of reporting is proposed to ensure that Work Program is reflective of the budget cycle outlined in [Trust Council Policy No. 6.3.1 – Budget Process](#), with regards to budget management. Each quarterly summary should include a summary and discussion of the FUAL, APL, and FPL. Staff propose to the following

schedule of objectives for quarterly reports to ensure that the reviews drive budget planning and project execution:

Date	FY2024/25 Projects	FY2025/26 Projects	FY2026/27 Projects
2025-02	Spending forecast to year-end	Business case updates.	FPL review, request new or updated project charters.
2025-05	Year-End Summary and Annual Report	Initiated funded projects	Review Preliminary Project Charters and request business cases.
2025-08 (Special)		APL in-focus for fall engagement.	Authorize business cases to TC/Committees.
2025-11		Focus on project execution.	Refine business cases, if necessary.

Workload

Salt Spring Office continues to have the highest number of active (status is either closed or postponed) planning applications per planner, but it should be noted that all offices have experienced an increase in applications in the two months since the last workload report. It should also be noted that each office is facing a shortage of one planner at the moment, though it is highly likely that both the South and the North office will be at full capacity in the next quarter. The SSI vacancy is uncertain at time of writing.

The following Table indicates for each office, the number of land use applications, the number per funded position, and number per available FTE.

Office	Total Applications	Applications/ Funded FTE	Applications/ Available FTE
South	76	19	25.3
North	66	13.2	18.86
Salt Spring	81	20.25	27

Note that these numbers do not include applications assigned to the Planning Technician, which is a resource that is shared by all offices and takes up a number of specific application classes. The numbers also exclude applications that have been assigned to members of the Planning Services Management Team.

Staff continue to be tasked with a range tasks and duties that are necessary to providing good service in the administration of land use planning regulations, but which exceed normal service levels:

- Coordinating relationship building with LCC.
- Developing relationships with 13 First Nations with territorial/treaty interest in lands and waters surrounding the LTA

- Increased hands-on support for applicants transitioning to the CityView Portal, complicated by the usual presence of a local office that serves ~40% of the Islands Trust population, thus creating an expectation of such hands-on support. T
- Coordinating with North Salt Spring Waterworks District as it prepares to lift its 10-year long moratorium to ensure that resumption of this service is streamlined with other development review bodies.
- Relocation of the Salt Spring Island Office and coordinating the continuation of service during a temporary office closure.

As the only full-service community with more than 10,000 residents in the Islands Trust, Salt Spring is unique in the islands trust and its policy challenges often require cooperation with other governments as well as third sector actors. The ongoing office closure during renovations has not abated service calls and staff continue to work with community members to find ways to maintain service levels.

Increased engagement and consideration of solutions by senior staff has been helpful at this time, with increased coaching for staff, support on out-sized project, such as the OCP-LUB Project and the Office Relocation.

DISCUSSION

Work Program (Active Project List)

The active Project List has been updated to remove the items recommended for removal in the December, 2024 report and wording changes are being implemented progressively as projects advance. In addition, the OCP-LUB report has been updated to address progress made on projects. Importantly, due to staff shortage and the size of the project, the OCP-LUB is the most active project, given that it is LTC's first priority.

Staff note that the RFP issuance was delayed and therefore staff do not anticipate that a successful proponent for contracted services will bill for any substantial amount of billable hours for this service. Staff had initially anticipated that the early stages of this project, which requires substantial document review and analysis would result in a higher weekly consumption of billable hours, leading to approximately \$30,000 in expenditures. As this is no longer the case, staff have prepared a revised business cases that increases the budget request in FY2025/26 by \$30,000, given that the forecasting for this year has been reduced by an equivalent amount.

Staff have also updated ADU Bylaw Minor Project (Bylaw No. 537), with the hope that an upcoming meeting with Tsawout is an opportunity to discuss this referral.

Notably, staff have marked the Ganges (Shya'hwt/Syowt) Village Planning Project as "complete" in (late) acknowledgement that the project has been incorporated into the OCP-LUB Project. This project will not appear on future Work Program reports. With this removal, it should be noted that LTC has brought the current workload into compliance with section B.1.1.3.c of Trust Council Policy 6.2.1, with a project maximum of three Active projects on Salt Spring Island.

Priorities Report

The current priorities report consists of the top three items in the Active Projects List. This list is sufficient for and even exceeds current staff capacity on Salt Spring Island, give the workload and staff context. LTC should advise if the ordering of these projects is in accurate. Staff have otherwise recommended that LTC Pass a resolution to forward its top three items in the Active Projects List as its Priorities Report to Trust Council.

Future Projects List

The December report indicated that the Future Projects List is appropriately structured but has not been well-maintained. It should be anticipated that quarterly review of this list can provide a way for LTC to consistently and dynamically articulate its next priorities. Trustees should consider review the Future Projects List provided in this and future agendas with intent to prioritize and drive development of future projects.

The December report suggested removing a number of items from this list and engaging in discussion at the LTC table on the need to maintain others. Those topics that are of note are contained in the table below:

Original Item	Recommendation: Keep/Remove/Update
OCP Amendments:	Top-level notice should be added that items out of scope of the current OCP-LUB Update Project will be placed on this list and that projects on this list should not be undertaken until after that project is completed.
Marine Environment Protection (Foreshore Audit) (June 2016)	Consider creation of a Marine Environment Protection Amendment following conduct of a Foreshore Audit (to be considered after development of OCP-LUB Project Implementation Plan (June 2016; Rev. 02/2025)
Research and report on steps to improve acquisition of public water access through available policy tools. (Dec. 2016)	Consider removing.
Land Use Bylaw Amendments	Top-level notice should be added that items out of scope of the current OCP-LUB Update Project will be placed on this list and that projects on this list should not be undertaken until after that project is completed. An exception to this is technical minor amendments that Planning Staff would undertake with a stable and adequate staff complement.
Review of the residential zoning of islets (Jul. 2022)	Staff recommend that remain open to promoting this item to the current OCP-LUB Update Project. It may be an area of relational interest in First Nations Engagement for the project and consideration of this matter is worth considering, given the housing focus of the project.

Staff will continue to take direction from LTC on how this list should be updated and review other categories in the next quarterly review.

In addition, SSI Office staff have initiated discussion about ways that administrative bylaws can be amended to improve service, and thus reduce friction in our procedures in order to move out tasks more quickly, while ensuring that our services are equitable and transparent. In the coming months, staff hope to present possible additions to the administrative category in the Future Projects List. These items stand to be low-cost, but do require greater commitment of administrative resources at the outset and can lead to considerable benefits in future work.

Requests for Project Charters for FY2026-27:

As noted, the Future Project List review is intended to inform future projects and funding requests. Ideally, staff would begin to receive requests for project charters now and over the next three months to ensure that staff provide the best information possible for LTC to approve project charters and proceed with business cases and budget requests to be ready in early fall as the budget preparation process begins.

Staff note that, if the OCP-LUB timeline is followed, the 2026/27 Fiscal Year will start with the ongoing legislative process of finalizing the OCP-LUB Update Project Review, including readings, referrals, and a public hearing. Referrals and public hearing for such projects will be resource-intensive and may draw down meeting budgets and other ways that we support such projects. However, the balance of the year may be an opportune time to consider administrative bylaw updates and technical minor updates that would improve staff capacity and understanding of Islands Trust bylaws and documents.

Follow Up Action List (FUAL)

Staff have updated the Follow-Up Action List to reflect work added and completed since the last LTC. Some outstanding items on the list should be discussed for clarification of how they can best be managed:

Standing Resolution SS-2019-153 regarding Short Term Vacation Rentals

That the Salt Spring Island Local Trust Committee rescind Standing Resolution SS-2019-153 and that staff report back on further considerations regarding proactive management of Short-Term Vacation Rental's by March 1, 2025.

Staff had originally advised they would provide a report at this meeting, but the question of vacation rentals is likely to be an ongoing topic of planning concern in the context of the OCP-LUB project as part of discussions on housing. Policy changes from that project could alter the number of such rentals on Salt Spring Island, and it may be premature to begin assessing this project. Staff suggest that this topic be archived (removed) from the FUAL and the similar item included on the Future Project List be updated to include this approach. This action can be monitored for activation through that item and LTC can continue to discuss the matter ad hoc in its regular meetings with the Salt Spring Island Local Community Commission.

NEXT STEPS

- Update changes as recommended in the report, or based on LTC feedback.
- Forward the Priorities Report to Trust Council
- Forward the updated Business Case for the OCP-LUB Project to FPC and Trust Council for consideration.

Submitted By:	Chris Hutton, MPA MCIP RPP, Regional Planning Manage	February 7, 2025
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ATTACHMENTS

1. Revised OCP-LUB Project Business Case

Active Projects Report

Salt Spring Island

1. Extraordinary Project - OCP-LUB Update

Responsible

Dates

Activity:

2025-02-07 - Next Steps:

- Issue call for volunteers for OCP-LUB Project APC, along with APC, AAPC, and BOV.
- Deliver First Nations Outreach letters and initiate development of a First Nations Engagement Strategy.
- Evaluate Proposals and issue contract for Contracted services.

Chris Hutton

Rec'd: 01-Apr-2023

Chris Buchan

Target: 31-Mar-2026

2025-01-24 RFP Issued. Closes February 20, 2025

Most Recent:

2023-11: Ongoing First Nations Engagement, Terms of Reference approved by Description:

There has been no comprehensive review of the SS OCP since its adoption in 2008, nor any review of the Land Use Bylaw since 1999. The need to update these bylaws is a priority in response to policy, social, and technological change and to address contemporary community challenges the current document no longer serves. Those challenges include a lack of affordable housing and housing options, growth pressures, climate resiliency planning, infrastructure issues (such as the water moratorium), workforce stability challenges, transportation networks, and First Nations Reconciliation. The SS OCP update is intended to provide a framework to guide the development of a complete community by diversifying and increasing housing options at appropriate locations, advancing First Nations Reconciliation, reducing infrastructure costs, reducing greenhouse gas (GHG) emissions, and improving walkability. The Land

Active Projects Report

Salt Spring Island

Use Bylaw update will improve land use planning regulation to ensure that regulations match the needs and expectations of land use in the community, in consideration of the OCP.

2. Minor Project - Housing Action Program - Implementation (Bylaw 537)

Activity:

2025-02-03 - Meeting of Tsawout and Islands Trust staffs to discuss a variety of matters (feast, ADU Bylaw referral response, OCP-LUB)
 2024-10-03 - Tsawout staff suggest that feast should occur prior to MOU and may impact timing of referral response.
 2024-09-19 - Referred to Tsawout

Responsible

Chris Hutton

Dates

Rec'd: 10-May-2022
 Target: 11-Sep-2025

3. Major Project - Water Sustainability - coordinate multiple jurisdictions in planning for water sustainability and watershed protection.

Activity:

Currently includes:

1. Coordination of SSIWPA;
2. Development of Proof of Water Bylaw:
 - To be brought forward following report out on well-monitoring
3. Weston Lake Water Availability Study:

Responsible

Chris Buchan
 William Shulba

Dates

Rec'd: 07-Jun-2012
 Target: 31-Mar-2025

Active Projects Report

Salt Spring Island

- Project completed, now working through follow-up resolutions.

4. Watershed Strategic Plan:

- May 14, 2024: Plan developed. Implementation process under consideration.

5. Ongoing well-monitoring:

May 14, 2024: Synthesizing data to target report out in next 4 months.

Sept. 6, 2022: Draft Lake Weston Study received, referred to various agencies and organizations; and to coordinate a discussion with POLIS and other groups for Water Sustainability Act considerations.

April 2022: Draft Weston Lake Study being reviewed by staff; Contract issued for phase 2 of Watershed Strategic Plan; staff seeking LTC direction on reduced SSIWPA budget.

Nov. 19, 2021: kick off meeting with Econics for phase 1 of Watershed Strategic Plan: a Situational Analysis

July 15, 2021: Signed MOU submitted to CRD for Weston Lake Study. RFP posted (Nov. 2021)

May 25, 2021: LTC approves project charter of Watershed Protection Plan

April 27, 2021: MOU approved for Weston Lake Assessment

March 11, 2021 - TC budget approve: \$75,500 special tax requisition for 2021/22 SSIWPA; up to \$80,000 from surplus funds to spend on a watershed strategic plan and Weston Lake Watershed Assessment

Active Projects Report

Salt Spring Island

5. Major Project - Ganges (Shiya'hwt/Syowt) Village Planning

Responsible

Dates

Activity:

Chris Hutton

Rec'd: 08-Jun-2020

Target: 31-Mar-2022

2025-02-05 - This project will be archived and will not appear going forward. Project as incorporated into the OCP-LUB update in 2024. A resolution tracker from this project has been ported to the OCP-LUB project and the Ganges (Shaya'hwt/Syowt) area has been highlighted as a special study area for that project to meet the intent of this project.

May 18, 2023 - Project abeyed during additional work related to the LTC Work Program relating to grant applications and OCP-LUB Project Scoping.

March 26 & 27, 2022-AHNE facilitates a workshop with GVTF. Final Report of all engagement activities anticipated for April or May LTC meeting.

Nov. 9, 2021 - Ahne Studio finalizes engagement plan with SS LTC and task force. Ahne and staff begin numerous engagement activities including: survey, ideas fair, walk shops, stakeholder virtual events, school engagement, pop-up engage3ment and community design charrette.

Task Force Meetings are ongoing.

March 11, 2021-TC approved \$97,000 project budget

Nov. 10 2020 - Project Charter, Public Engagement Framework, and Task Force Terms of Reference adopted. Endorsed applying for C2C funding.

Dec 14, 2022 - SS LTC endorsed funding for the Task Force to have a two-day workshop facilitated by Ahne Studio.

Active Projects Report

Salt Spring Island

April 19, 2022 - Ahne Studio presented the engagement summary to SS LTC.

Future Projects Report

Salt Spring Island

1. OCP Amendments

Responsible

Date Received

- Review Piers Island OCP for compliance with legislative changes and make recommendations on how to manage policy. (Dec. 2015 (Rev.02/25))
- Marine Environment Protection (Foreshore Audit) (June 2016)
- Add public access to lake and marine shorelines as an eligible community amenity in Section H.3.2 of the Salt Spring Island Official Community Plan (Feb. 2022)

06-Oct-2020

2. Land Use Bylaw Amendments

Responsible

Date Received

- Staff to assess regulations to provide options for an accessory use without an established principal use. (Dec. 2016, Rev. 1 Feb, 2025)
- Technical and Minor Amendments (Mar. 2017)
- Limit fence height to 2.4m; increase dock width from 1.2m to 1.5m; culverts as structures in waterbody setbacks
- Reduce Permitted Lot Coverage in Rural Upland Zones (Aug. 2018)
- Research and make recommendations to address commercial trucking and heavy equipment facilities regulation. (July 2020; Rev. 02/2025)
- Research and report on regulation of portable sawmills. (Nov. 2020; Rev. 02/2025)
- Review of the residential zoning of islets (Jul. 2022)

06-Oct-2020

Future Projects Report

Salt Spring Island

3. *Direct Bylaw Enforcement*

Responsible

Date Received

- Bylaw Enforcement Policies (Feb. 2015)
- Short Term Vacation Rentals (STVRs) (May 2017)

06-Oct-2020

4. *Administrative Processes and Procedures*

Responsible

Date Received

- Land Use Contracts (Feb. 2015)
- Soil Removal Bylaw update (Feb. 2015)
- Improving Communications (Mine permits for aggregate pits and quarries.) (Jan. 2020)
- Adding requirement for signs in the Development Procedures Bylaw (Sep 2020)
- including discriminatory remarks and inclusion and respectful conduct language to Sec 29 Order and Decorum of Bylaw 529 (Dec 2021)

06-Oct-2020

5. *Advocate*

Responsible

Date Received

- none listed

06-Oct-2020



File No.: PLRZ20240251
X-ref: SS-TUP-2022.1
SS-BP-2022.126

DATE OF MEETING: February 13, 2025
TO: Salt Spring Island Local Trust Committee
FROM: Milad Panahifar
Salt Spring Island Team
SUBJECT: Rezoning (Bylaw Amendment)
APPLICANT: Waters Development Management
LOCATION: 101 BITTANCOURT ROAD (PID: 003-734-706)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025”, be read a first time (PLRZ20240251, 101 Bittancourt Rd).
2. That the Salt Spring Island Local Trust Committee consider adoption of Salt Spring Island Local Trust Committee Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025” subject to registration of a housing agreement on title.
3. That the Salt Spring Island Local Trust Committee request staff to refer Salt Spring Island Local Trust Committee Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025” and seek input from agencies, organizations, and First Nations as identified in this staff report dated February 13, 2025.
4. That the Salt Spring Island Local Trust Committee request staff to refer to and seek input from the Salt Spring Island Advisory Planning Commission, Islands Trust Conservancy Board and Islands Trust Accessibility Committee that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999.
5. That the Salt Spring Island Local Trust Committee instruct staff to initiate the cost recovery agreement process.
6. That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist provided in Attachment 2 of the February 13 report by Planner Panahifar, and determined that Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025” (101 Bittancourt Road) is not contrary to or at variance with the Islands Trust Policy Statement and Official Community Plan.

REPORT SUMMARY

Present an amendment bylaw on the subject property that would permit a multifamily use to support an 18-unit multifamily housing development. This Staff Report analyze relevant policies (Salt Spring Island Official Community Plan Bylaw (OCP) No. 434 and the Islands Trust Policy Statement (ITPS)), evaluates the proposed rezoning in consideration of these policies, and provides recommendations on how to proceed with the application. Staff recommends that the LTC ask the applicant to prepare an affordable housing agreement, and request staff to refer and seek input from the relevant agencies.

BACKGROUND

The subject property is a low-rise redevelopment site. Prior to the site's redevelopment, the property at 101 Bittancourt Street on Salt Spring Island was formerly the Seabreeze Inn, a hotel with 28 rooms spread over 2 floors. The Lady Minto Hospital Foundation purchased the site and is proposing a rezoning to allow 18 rental units to provide housing for healthcare workers. The land is currently being operated under a temporary use permit during the transition period. The site, which had been temporarily used to house vulnerable populations during the COVID-19 pandemic, is currently vacant and undergoing early stages of redevelopment under the existing Temporary Use Permit, Development Permit, and Building Permits.

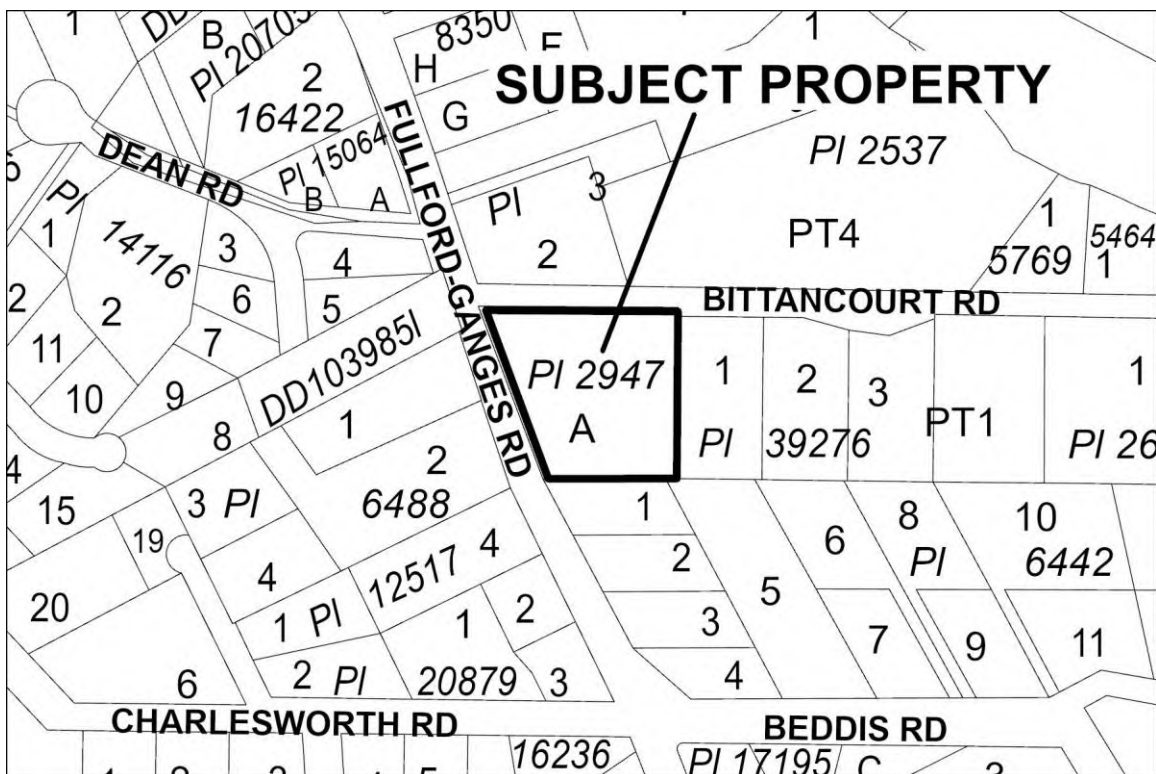


Figure 1: Subject Property

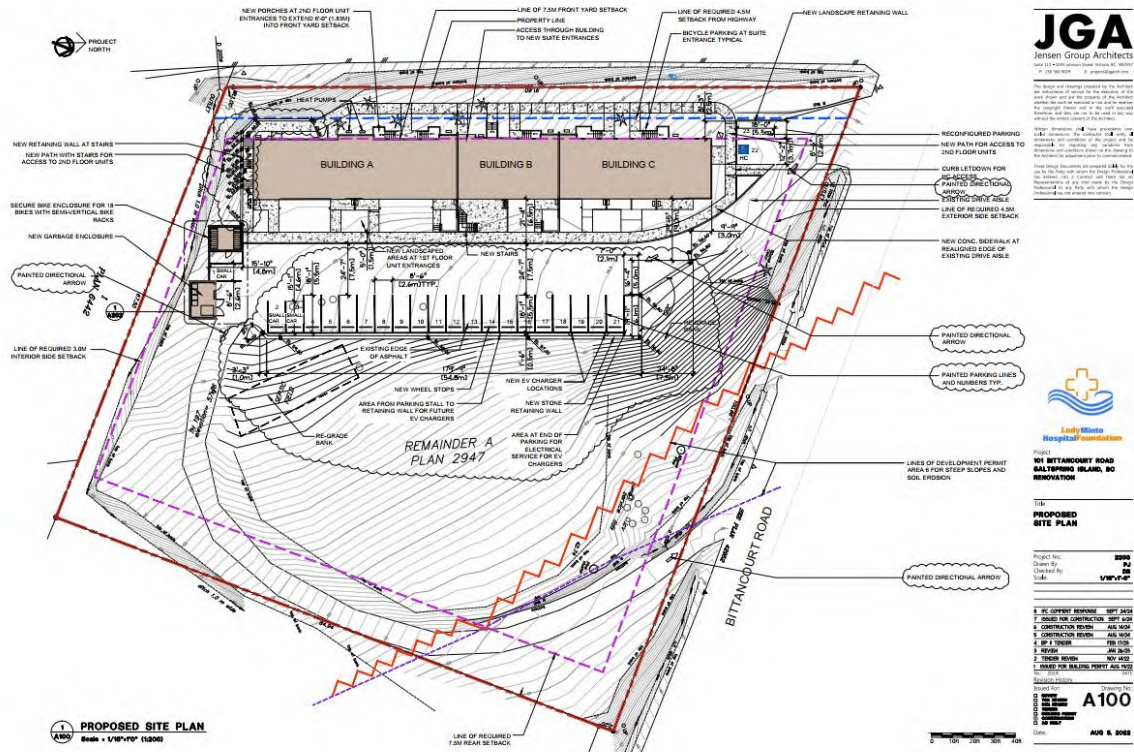


Figure 2: Proposed Development

This report follows the December 12, 2024 meeting of the SS LTC where the following resolutions were passed:

SS-2024-142

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prioritize application PLRZ20240251 (101 Bittancourt Road.)

CARRIED

SS-2024-143

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2947, Except Part in Plan 42952, from Commercial Accommodation 2 (a) – CA2(a) to Residential 1 (R1) (101 Bittancourt Road.)

CARRIED

SS-2024-144

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with public notification for application PLRZ20240251 as per section 467 of the Local Government Act. (101 Bittancourt Road.)

CARRIED

ANALYSIS

Policy/Regulatory

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

Islands Trust Policy Statement:

If approved, the proposed development would entail renovations to an existing 2-storey building which was constructed for and has historically been used for commercial accommodation. Few ITPS policies are relevant to consideration of this application. The few ITPS policies to which the SS LTC may wish to turn its attention is as follows:

4.4.2 - Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:

- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,*
- water quality is maintained, and*
- existing, anticipated and seasonal demands for water are considered and allowed for.*

5.2.5 - Local trust committees and island municipalities 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.

the bylaw amendments support policy directive 5.8.6 which states:

5.8.6 - Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

The Policy Statement Directives Only Checklist, in accordance with section 1.9 of the "Policy Statement Implementation" portion of the Islands trust Policy and Procedures Manual, can be found in Attachment 2.

Official Community Plan:

Residential Land Use Objectives and Policies:

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

B.2.2.2.6 When the Local Trust Committee is considering a rezoning application involving a significant increase in residential density the Local Trust Committee should require that the application include provision of affordable housing.

Sections B.2.1.2.1 and B.2.2.6 of the Official Community Plan suggest that zoning changes resulting in a population increase beyond the density limits should be avoided. However, these policies allow for exceptions, particularly when the zoning change is aimed at achieving affordable housing objectives. Therefore, an increase in density may be supported if accompanied by a housing agreement that ensures the provision of affordable housing, in line with the goals of the Plan.

B.2.2.2.19 *The Local Trust Committee should consider changing the local zoning that applies to multi-family zones so that density is guided by floor space ratios as well as units per hectare. Such changes should be considered to provide more flexibility in the type of dwelling units that can be built.*

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

B.2.3.2.3 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.

Section B.2.3.2.3 of the Official Community Plan clearly directs the Local Trust Committee to deny rezoning applications that would permit large new developments outside village designations. This policy aims to reduce the need for additional infrastructure, minimize impacts on sensitive ecosystems, and prevent leap frog development. While this policy emphasizes maintaining compact village development, exceptions may be considered if the application is for affordable housing, which aligns with the broader objectives of the Plan.

The policy further stipulates that containment boundary expansions should only be considered when no suitable sites exist within the current boundaries. Furthermore, such expansions should involve lands adjacent to existing boundaries that do not contain sensitive ecosystems, do not present geotechnical hazards, and are along existing transportation routes with access to potable water and services.

In this case, properties such as Swanson's Pond on Park Drive and 210 Norton Road are zoned to accommodate the proposed development. From the applicants' perspective, however, these sites have the disadvantage that they don't have an existing building in place that can be quickly renovated and repurposed. 101 Bittancourt Rd is located within a mature forest sensitive ecosystem, is situated within DPA 6 (Unstable Slopes and Soil Erosion Hazard Areas) and is not adjacent to an existing boundary (As shown in figure 3). Expanding the village boundary to include this property would conflict with the guidelines outlined in Section B.2.3.2.3 and is not supported by the policies. The rezoning proposal without the amendment in Land Use Designation may still be considered for affordable housing if accompanied by a housing agreement to meet the objectives of the Plan as discussed above.

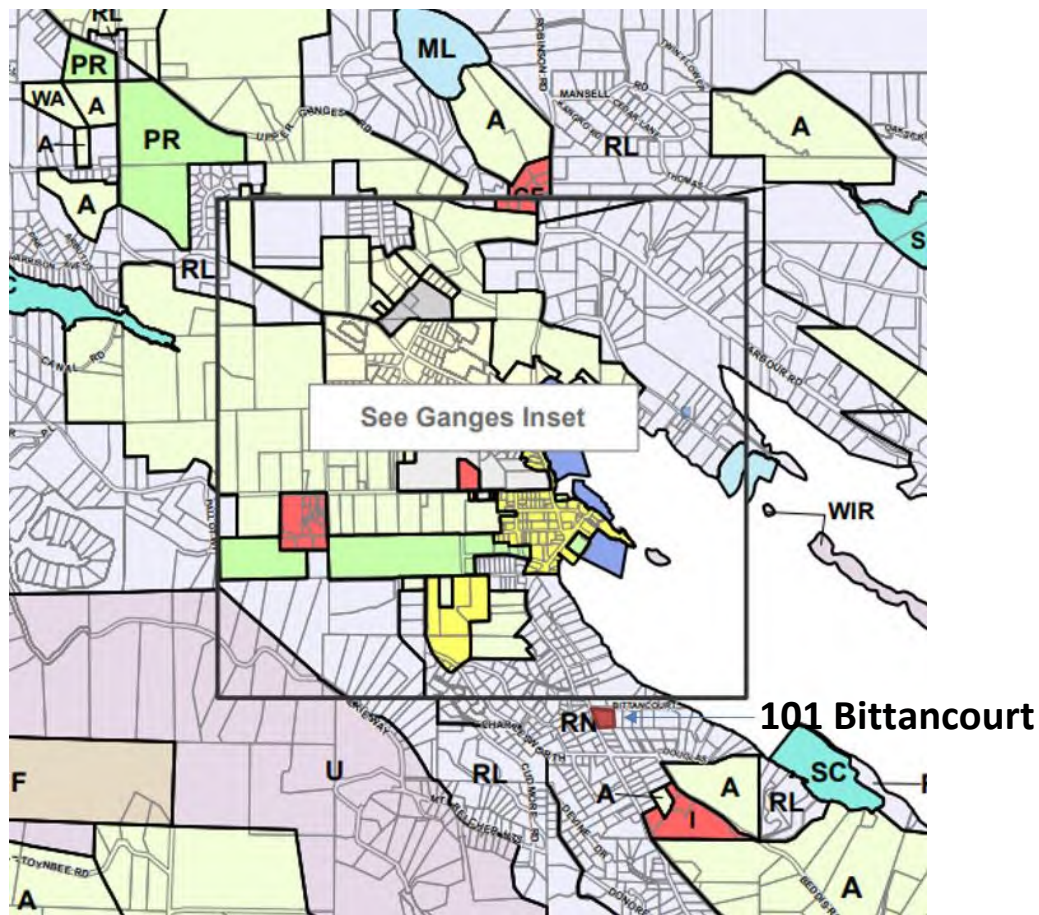


Figure 3: Village Designation Location in Relation to the Subject Property

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

Land Use Designation:

101 Bittancourt is a 0.73 ha (1.8 ac) property, located within Residential Neighbourhood – RN Land Use Designation which aims “to continue to provide for a range of medium density residential uses consistent with the community’s rural character.” (B.2.4.1.1). Our OCP defines “medium density” as “residential use where the density of dwellings is between one per 0.10 ha and one per 2 ha.” In other words, for a property measuring 0.73 hectares, the maximum permissible residential density is seven (7) units. Although the proposed 18 residential units are contained within the footprint of an existing 28-unit motel building, Staff is concerned that approving this multi-family development may conflict with the density limits for the RN Land Use Designation. This concern can be resolved by registering an affordable housing agreement on the title, which would permit the proposed density in accordance with the policies.

B.2.4.2.2 Zones within the Residential Neighbourhoods Designation will continue to accommodate the medium density residential uses and the other compatible land uses allowed in the existing bylaw. Existing commercial, general employment and multi-family zones will also

remain, but zoning changes should not be made to locate more of these zones on additional lands in this Designation, with the exception of multiple-family affordable housing projects.

B.2.4.2.4 Rezoning applications could be considered to rezone commercial and general employment property to residential use at a density similar to that allowed on neighbouring properties.

Section B.2.4.2.2 of the official community plan recognizes medium-density residential uses within the RN land use designation and advises against zoning changes, except for multiple-family affordable housing projects. Additionally, Section B.2.4.2.4 states that rezoning applications may be considered to convert commercial and general employment properties to residential use, provided the density aligns with that of neighboring properties. All properties adjacent to the subject property are located within the R9 zone, which does not allow for multi-family dwelling developments, and are not of a similar density.



Figure 4: Zoning

Development Permit Areas:

The subject property intersects with two development permit areas, but exemptions are noted, based on the development information provided.

DPA 6 Unstable Slopes and Soil Erosion Hazard Areas

The applicant has submitted a survey from a BCLS that demonstrates that the proposed parking lot area is outside of the relevant DPA 6 areas. (Map 13,14), so this DPA does not apply to this development.

DPA 2 Non-Village Commercial and General Employment Development.

Development permitting is not required as this proposal would change the permitted uses that do not fall under this DPA and proposed work does not involve the removal of vegetation within 7.5 meters of residentially zoned lot lines or impact any agricultural land.

Issues and Opportunities

Policies require the provision of affordable housing as a condition for increasing residential density. The Official Community Plan (OCP) defines affordable housing as "*rental or owned housing that can be acquired with 30 per cent of the median gross income of families or individuals on Salt Spring Island*" The Land Use Bylaw offers a slightly different definition, describing affordable housing as a "*a deed restricted and/or a rent controlled dwelling unit that is secured by a housing agreement registered on title, and may include special needs housing and seniors dwelling units*" Despite the difference in definitions, it is staff understanding that policies mandate an affordable housing agreement before density increases are approved.

APC Referral for Comment:

As recommended, a formal referral of this application to the Advisory Planning Committee (APC) would provide an additional opportunity for community feedback and input on the proposed amendments.

Islands Trust Conservancy Board Referral for Comment:

Subject property contains an ecosystem type (Mature Forest) that is designated for ecosystem protection in the ITC's Regional Conservation Plan. Section 7 of the Islands Trust Conservancy Board Policy (Policy number 3.3.1) stipulates that lands containing ecosystem types designated for protection in the ITC's Regional Conservation Plan are subject to consultation, therefore, staff recommends a formal referral of this application to Islands Trust Conservancy Board.

Consultation

According to section 464(3) of *Local Government Act*, LTC must not hold a public hearing if the proposal is consistent with the OCP. Following a policy analysis, staff concludes that the proposed rezoning is consistent with the OCP and the Islands Trust Policy Statement, provided that the condition for a housing agreement outlined in this report is met.

On December 12th meeting, the LTC passed a motion to not hold a public hearing for this application, in accordance with s.464(3) of the *Local Government Act*.

Staff recommend that this application be referred to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Ts'uubaa-Asatx (Lake Cowichan) First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC
Ministry of Municipal Affairs

Regional Agencies

Capital Regional District
CRD – All Referrals & K. Campbell (SSI Senior Manager)
CRD – SSI Building Inspection
SS LTC – Advisory Planning Committee
Islands Trust – Islands Trust Conservancy Board

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
Cowichan Valley Regional District

Islands Trust – Accessibility Committee
Vancouver Island Health Authority

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Fire-Rescue
Salt Spring Island Coast Salish Society
NSSWD

Potable Water

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 underdeveloped properties already zoned for further development. Should such zoning changes be proposed, the applicant could be encouraged to suggest other water supplies so that the application could be considered. Examples are rainwater catchment; groundwater use or a water conservation program. The Local Trust Committee could make an exception to the above policy within the North Salt Spring Waterworks District to allow community facilities or affordable housing projects to proceed. However, such changes should only be made if the Committee is satisfied that the District is likely to receive a sufficiently larger water license.*

C.3.2.2.5 *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.*

The subject property is currently served by a 40mm (1.5in) connection to the North Salt Spring Waterworks District. NSSWD has confirmed that due to the ongoing moratorium on new or expanded connections within the district service area they will continue to service the property only on the existing connection, as well as providing a hook-up for fire-suppression sprinkling. In their correspondence with the staff, NSSWD Operations staff confirmed that while the number of units that can be supported depends on the building's design requirements and should be verified by an engineer or consultant, it is likely that a larger connection will be necessary.

On their report dated January 12, 2023, for the purpose of Temporary Use Permit (SS-TUP-2022.1) The AME Consulting Group Ltd. (AME) has confirmed that the mechanical and plumbing design complies with the prescriptive path requirements of the BC Building Code for energy efficiency. Additionally, it has been verified that, since the connection cannot be upgraded to a 65mm (2.5 in) service. The proposed plumbing design, which includes on-site water storage, will ensure sufficient

capacity to meet peak demand for total building water demand of 154FU. This is achieved through the use of above-grade storage tanks.

Wastewater

The applicants have collaborated with a Registered Onsite Wastewater Professional (ROWP) to assess the adequacy of the servicing capacity and develop plans for any required upgrades. Ultimately, they will consult with VIHA to ensure the wastewater system meets all necessary requirements.

Parking

The Salt Spring Island Land Use Bylaw requires that multi-family residential dwellings provide 1.25 parking spaces per unit. The applicants have provided a site plan that shows 22 spaces, which is equal to 1.25 spaces per unit proposed. The Salt Spring Island Land Use Bylaw requires the provision of one parking space per 10 units, (2 for 18 units) for use by people with disabilities. The applicants have a variance to provide only a single parking space for use by people with disabilities (SS-DVP-2022.15). The Variance also states that “any further development, redevelopment, or any changes to this permit may require a new Development Variance Permit.” The requirement for accessible parking for people with disabilities is being considered as an amendment to the R1 zoning (R1(c)), and this has been incorporated in draft Bylaw No. 542. Staff recommend referral to the accessibility committee for review and input on the proposed amendments.

Traffic

Access to the subject property is suboptimal, with the driveway located near the intersection of Fulford Ganges Rd and Bittancourt Road (less than 13 m away from the intersection). The property features a U-shaped driveway, enabling drivers to exit further east onto Bittancourt Road. The proposed conversion from commercial accommodation to multifamily use could affect traffic patterns. Therefore, staff recommends referral to the Ministry of Transportation and Infrastructure (MOTI) for further review and comment.

Land Use Bylaw:

The subject property is currently zoned Commercial Accommodation 2(a) (CA (2)). This zone allows a range of commercial accommodation uses to a maximum of 30 units. The applicant is proposing a rezoning to a new zone that allows 18 dwelling unit. Residential use of commercial accommodation buildings is not permitted under current zoning. The applicants are thus required to apply for rezoning.

The property is proposed to be rezoned to **Residential 1 (c)**. R1 allows following principal uses:

- Single-family dwellings
- Multi-family dwellings
- Non-commercial outdoor active recreation
- Public service uses
- Home based businesses, subject to section 3.13

Maximum combined lot coverage of all buildings and structures in R1 is 33% and maximum number of dwelling units per ha, provided community sewage collection service is provided is 37.

Subsection 7.6.1 of the Land Use Bylaw (LUB) requires one off-street loading space for multi-family developments with more than 10 dwelling units. Additionally, Subsection 7.1.1 mandates one parking

space for disabled use per 10 units (two spaces for 18 units.) and Section 4.3 stipulates a minimum front lot line setback of 7.5 meters.

The subject property features a one-way driveway wide enough to accommodate two vehicles passing each other. The applicant previously obtained a variance to reduce the number of parking spaces required for disabled use to one and to reduce the front lot line setback from 7.5 meters to 5.0 meters. Bylaw 524 proposes parking and loading space standards that are lower than those outlined in the SSI Land Use Bylaw 1999, and also reduces the front lot line setback requirement.

Housing agreement:

OCP Policy (B.2.2.2.6) requires the provision of affordable housing as a condition for increasing residential density. The Official Community Plan (OCP) defines affordable housing as "*rental or owned housing that can be acquired with 30 per cent of the median gross income of families or individuals on Salt Spring Island*". The Land Use Bylaw offers a slightly different definition, describing affordable housing as a "*a deed restricted and/or a rent controlled dwelling unit that is secured by a housing agreement registered on title, and may include special needs housing and seniors dwelling units*".

A housing agreement would include terms and conditions mutually agreed upon by the local government and the property owner concerning the occupancy of the housing units identified in the agreement. These terms may include, but are not limited to, the following:

- (a) the form of tenure of the housing units;*
- (b) the availability of the housing units to classes of persons identified in the agreement or the bylaw*
- (c) the administration and management of the housing units, including the manner in which the housing units will be made available to persons within a class referred to in paragraph (b);*
- (d) rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time, as specified in the agreement or as determined in accordance with a formula specified in the agreement.*

Rationale for Recommendation:

1. Staff believes that the development would be consistent with the policies of the Salt Spring Island Official Community Plan No. 434 (OCP) and Islands Trust Policy Statement (ITPS) provided that a housing agreement is registered on title
2. Policies do not support the rezoning application unless the housing agreement is registered on title.
3. Staff have been directed by SS LTC to prioritize the rezoning application.
4. Proposed development is generally consistent with applicable DPA guidelines.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Forego a Housing agreement and expedite the application process:

In keeping with LTC's direction, staff have provided recommendations that would enable LTC to read the draft Bylaw three times and forward the application to the Executive Committee (EC). In order to do this, LTC must state that the proposal is in conformance with the Salt Spring Island

OCP, and provide direction to staff on how the ITPS Directive Only Checklist must be prepared in order to forward the application to the EC. All sections of the checklist should be affirmed.

1. *That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025” (101 Bittancourt Road) is not contrary to or at variance with the Islands Trust Policy Statement and Official Community Plan.*
2. *That the Salt Spring Island Local Trust Committee Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025”, be read a first time (PLRZ20240251, 101 Bittancourt Rd).*
3. *That the Salt Spring Island Local Trust Committee Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025”, be read a second time (PLRZ20240251, 101 Bittancourt Rd).*
4. *That the Salt Spring Island Local Trust Committee Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025”, be read a third time (PLRZ20240251, 101 Bittancourt Rd).*
5. *That the Salt Spring Island Local Trust Committee has agreed that the Islands Trust Policy Statement...*
 - a. *Directive 3.1.3 is [consistent/not consistent] with the LTC*
 - b. *Directive 3.1.4 is [consistent/not consistent] with the LTC*
 - c. *Directive 3.1.5 is [consistent/not consistent] with the LTC*
 - d. *Directive 3.2.2 is [consistent/not consistent] with the LTC*
 - e. *Directive 3.3.2 is [consistent/not consistent] with the LTC*
 - f. *Directive 3.4.4 is [consistent/not consistent] with the LTC*
 - g. *Directive 3.4.5 is [consistent/not consistent] with the LTC*
 - h. *Directive 4.1.4 is [consistent/not consistent] with the LTC*
 - i. *Directive 4.1.5 is [consistent/not consistent] with the LTC*
 - j. *Directive 4.1.6 is [consistent/not consistent] with the LTC*
 - k. *Directive 4.1.7 is [consistent/not consistent] with the LTC*
 - l. *Directive 4.1.8 is [consistent/not consistent] with the LTC*
 - m. *Directive 4.1.9 is [consistent/not consistent] with the LTC*
 - n. *Directive 4.2.6 is [consistent/not consistent] with the LTC*
 - o. *Directive 4.2.7 is [consistent/not consistent] with the LTC*
 - p. *Directive 4.2.8 is [consistent/not consistent] with the LTC*

- q. Directive 4.4.2 is [consistent/not consistent] with the LTC
- r. Directive 4.4.3 is [consistent/not consistent] with the LTC
- s. Directive 4.5.8 is [consistent/not consistent] with the LTC
- t. Directive 4.5.9 is [consistent/not consistent] with the LTC
- u. Directive 4.5.10 is [consistent/not consistent] with the LTC
- v. Directive 4.5.11 is [consistent/not consistent] with the LTC
- w. Directive 4.6.3 is [consistent/not consistent] with the LTC
- x. Directive 5.1.3 is [consistent/not consistent] with the LTC
- y. Directive 4.2.3 is [consistent/not consistent] with the LTC
- z. Directive 5.2.4 is [consistent/not consistent] with the LTC
- aa. Directive 5.2.5 is [consistent/not consistent] with the LTC
- bb. Directive 5.2.6 is [consistent/not consistent] with the LTC
- cc. Directive 5.3.4 is [consistent/not consistent] with the LTC
- dd. Directive 5.3.5 is [consistent/not consistent] with the LTC
- ee. Directive 5.3.6 is [consistent/not consistent] with the LTC
- ff. Directive 5.3.7 is [consistent/not consistent] with the LTC
- gg. Directive 5.4.4 is [consistent/not consistent] with the LTC
- hh. Directive 5.5.3 is [consistent/not consistent] with the LTC
- ii. Directive 5.5.4 is [consistent/not consistent] with the LTC
- jj. Directive 5.5.5 is [consistent/not consistent] with the LTC
- kk. Directive 5.5.6 is [consistent/not consistent] with the LTC
- ll. Directive 5.5.7 is [consistent/not consistent] with the LTC
- mm. Directive 5.8.6 is [consistent/not consistent] with the LTC

And has so determined that Bylaw No. 542 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025” (101 Bittancourt Road) is not contrary to or at variance with the Islands Trust Policy Statement and Official Community Plan.

6. *That Salt Spring Island Local Trust Committee Bylaw No. 542, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2025”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.*

7. *That the Salt Spring Island Local Trust Committee request that staff create a new checklist to be included in the application package to Executive Committee.*

2. Deny the application. Recommended wording for the resolution is as follows:

LTC may choose to deny the application. If this action is taken, the application will not proceed.

That the Salt Spring Island Local Trust Committee proceed no further with PLRZ20240251 due to [state reason why]

If the alternative resolutions are accepted, draft Bylaw No. 542 will be read three times and referred to the executive committee.

Submitted By:	Milad Panahifar, Planner 1	January 31, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	February 5, 2025

ATTACHMENTS

1. Site Context
2. Islands Trust Policy Statement Directive Policies for Staff Recommendation
3. Maps, Plans and Photos
4. Draft Bylaw No. 542

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT A, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 2947, EXCEPT PART IN PLAN 42952
PID	003-734-706
Civic Address	101 BITTANCOURT ROAD, SALT SPRING ISLAND BC
Lot Size	3.23 ha (7.93 ac)

LAND USE

Current Land Use	Commercial Accommodation 2 (a) – CA2(a) – Currently being used temporarily as multi unit residential (before that Motel and housing for homeless individuals)
Surrounding Land Use	Residential 9 – R9

HISTORICAL ACTIVITY

File No.	Purpose
SS-SUB-2005.13	7-Lot Bareland Strata Subdivision

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw #434, 2008 – Residential Neighbourhood Land Use Designation B.2.4 Residential Neighbourhoods Designation B.2.4.1 OBJECTIVES B.2.4.1.1 To continue to provide for a range of medium density residential uses consistent with the community's rural character. B.2.4.1.2 To continue to accommodate non-residential uses that are compatible with medium density residential use. B.2.4.2 POLICIES Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered. B.2.4.2.1 The areas designated for Residential Neighbourhoods are shown on Map 1. B.2.4.2.2 Zones within the Residential Neighbourhoods Designation will continue to accommodate the medium density residential uses (1 per 0.1 ha) 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
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	zones on additional lands in this Designation, with the exception of multiple-family affordable housing projects. B.2.4.2.3 The minimum size of lots that can be created by subdivision will remain the same as indicated in the existing Land Use Bylaw. However, the Local Trust Committee could consider rezoning applications that allow a slightly higher density (smaller minimum average lot sizes) as part of a proposal that provided a community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Policy B.2.3.2.1 and Appendix 4). B.2.4.2.4 Rezoning applications could be considered to rezone commercial and general employment property to residential use at a density similar to that allowed on neighbouring properties. C.3.2.2 POLICIES C.3.2.2.1 When the Local Trust Committee receives rezoning applications for land inside the boundaries of a community water system, it will refer the application to the operators of the affected system. They will be asked if water could be supplied to the proposed new development, considering the needs of their existing customers and the provision of water for firefighting, and any properties already zoned for further development. When it considers zoning changes within a community water system, the Local Trust Committee will also consider the amount and percentage of any remaining supply capacity that would be used by the proposed new use. The Committee will not make zoning changes within a community water system if the change would mean water could not be supplied (under the existing license) to existing customers. It should not normally make zoning changes if the change would mean water could not also be supplied to vacant or underdeveloped properties already zoned for further development. Should such zoning changes be proposed, the applicant could be encouraged to suggest other water supplies so that the application could be considered. Examples are rainwater catchment, groundwater use or a water conservation program. The Local Trust Committee could make an exception to the above policy within the North Salt Spring Waterworks District to allow community facilities or affordable housing projects to proceed. However such changes should only be made if the Committee is satisfied that the District is likely to receive a sufficiently larger water license. C.3.2.2.2 In addition to policy C.3.2.2.1, the Local Trust Committee should not make zoning changes within the North Salt Spring Waterworks District that could mean that water will not be available (under the District's existing license) for the following projects (in order of priority): a. essential services such as hospitals and schools needed within the district to serve the island's projected population. b. special needs and affordable housing needed by the community. The Local Trust Committee could make an exception to this policy so that one of the above projects could proceed before another of higher priority.
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	However, it must be satisfied that the District will receive a sufficiently larger water license in time to serve the higher priority project when it is needed. C.3.2.2.3 Within the Fulford Waterworks District, the Committee should not make zoning changes that would mean that water would not be available for affordable housing for seniors, in addition to the district's existing customers and development already allowed by zoning. C.3.2.2.4 The Local Trust Committee will support applications by community water systems to increase their water withdrawal levels to serve the development anticipated by this Plan, provided water conservation programs are in place, the environmental impacts are addressed and the new licence would enhance the ability of lakeside farms to obtain irrigation supplies. C.3.2.2.5 The Local Trust Committee will continue to cooperate with community water system operators to ensure water supply issues are considered before zoning changes are made. The Committee should also continue to assist in the development of better estimates of projected water demands and supply potential. The Committee could consider zoning changes that would limit land uses with a high water demand. The Committee particularly recognizes that this Plan could critically affect the North Salt Spring Waterworks District's ability to meet future needs and will cooperate with the District to address this issue. C.3.2.2.6 The Local Trust Committee will continue to encourage water conservation through guidelines for xeriscape landscaping of commercial, general employment and multi-family developments in island villages. C.3.2.2.7 The Local Trust Committee will continue to obtain advice about local water supply topics from advisory bodies and water districts. C.3.2.2.8 The Local Trust Committee will consult, assist and cooperate with water districts in supply and demand management by providing data and supporting efforts to coordinate activities. C.3.2.2.9 The Local Trust Committee will continue to provide information to the public about water supply limits and about ways of conserving water. C.3.2.2.10 The Local Trust Committee will not support the dedication of water bodies as water supply reservoirs. C.3.2.2.11 When the Local Trust Committee receives applications for zoning changes within a water system's boundaries, and the zoning change would increase the demand for water, the Committee will consider the impacts on agriculture, as further outlined in Section B.6.2. <i>DPA 2 (Non-village commercial and industrial)</i>
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DPA 6 (Steep slopes and soil erosion hazards - Maps 13 and 14)



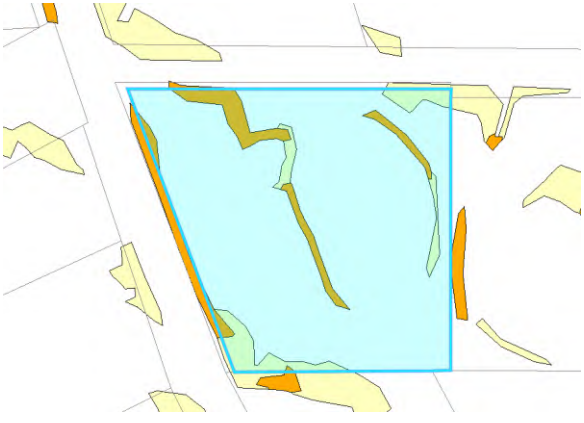
DPA 6 (Steep slopes and soil erosion hazards - Maps 23 and 24)



Some sections of the lot are within DPA 6, which is designated as an Unstable Slope and Soil Erosion Hazard Area

Land Use Bylaw	Salt Spring Island Land Use Bylaw #355, 1999 – Commercial Accommodation 2 (a) Permits the range of Commercial Accommodation 2 uses within a maximum of 30 commercial accommodation units.
Other Regulations	As noted in the associated staff report, BC Building Code may necessitate a larger potable water connection than North Salt Spring Waterworks District is able to provide.
Covenants	N/A
Bylaw Enforcement	Check the Historical

SITE INFLUENCES

Islands Trust Conservancy	N/A
Species at Risk	Sharp Tailed Snake - The property has been fully developed and landscaped.
Sensitive Ecosystems	Mature Forest: Conifer
Hazard Areas	The subject property is within Development Permit Area 6 for steep slopes and soil erosion hazard. Staff have written into the permit a requirement that the applicant submit a geotechnical report if they are working within Map 13 or 14 area of DPA 6, or a professional survey indicating they are not working within the mapped area. Moderate and Low Risk  The map displays a central area outlined in blue, representing the subject property. Surrounding this area are various colored regions indicating risk levels: orange for Moderate Risk and yellow for Low Risk. The orange areas are primarily along the left and bottom edges of the blue-outlined property, while yellow areas are more scattered around the perimeter. A legend in the bottom right corner identifies these colors: an orange square for 'Moderate Risk' and a yellow square for 'Low Risk'.
Archaeological Sites	Subject property is not within 100 metres of a recorded archaeological site. Applicants have been provided a copy of the Government of B.C.'s chance-find procedure.
Climate Change Adaptation and Mitigation	Staff are unaware of any specific climate-change-related risks to the site.

Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
✓	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation

	4.4	Freshwater Resources
x	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
x	5.2.4	Local Trust Committees and Island Municipalities 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.
x	5.2.5	Local Trust Committees and Island Municipalities 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.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities 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.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation

N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
	<i>In compliance with Trust Policy</i>
✓	<i>Not in compliance with Trust Policy for the following reasons:</i> OCP Density Limits: 101 Bittancourt is located within Residential Neighbourhood – RN Land Use Designation which aims “to continue to provide for a range of medium density residential uses consistent with the community's rural character.” (B.2.4.1.1). Our OCP defines “medium density” as “residential use where the density of dwellings is between one per 0.10 ha and one per 2 ha.” In other words, for a property measuring 0.73 hectares, the maximum permissible residential density is seven (7) units. Although the proposed 18 residential units are contained within the footprint of an existing 28-unit motel building, staff believes that approving this multi-family complex would create an inconsistency with the density limits established for RN Land Use Designation.

ATTACHMENT 3 – MAPS, PLANS, PHOTOGRAPHS

2.1 MAP TITLE

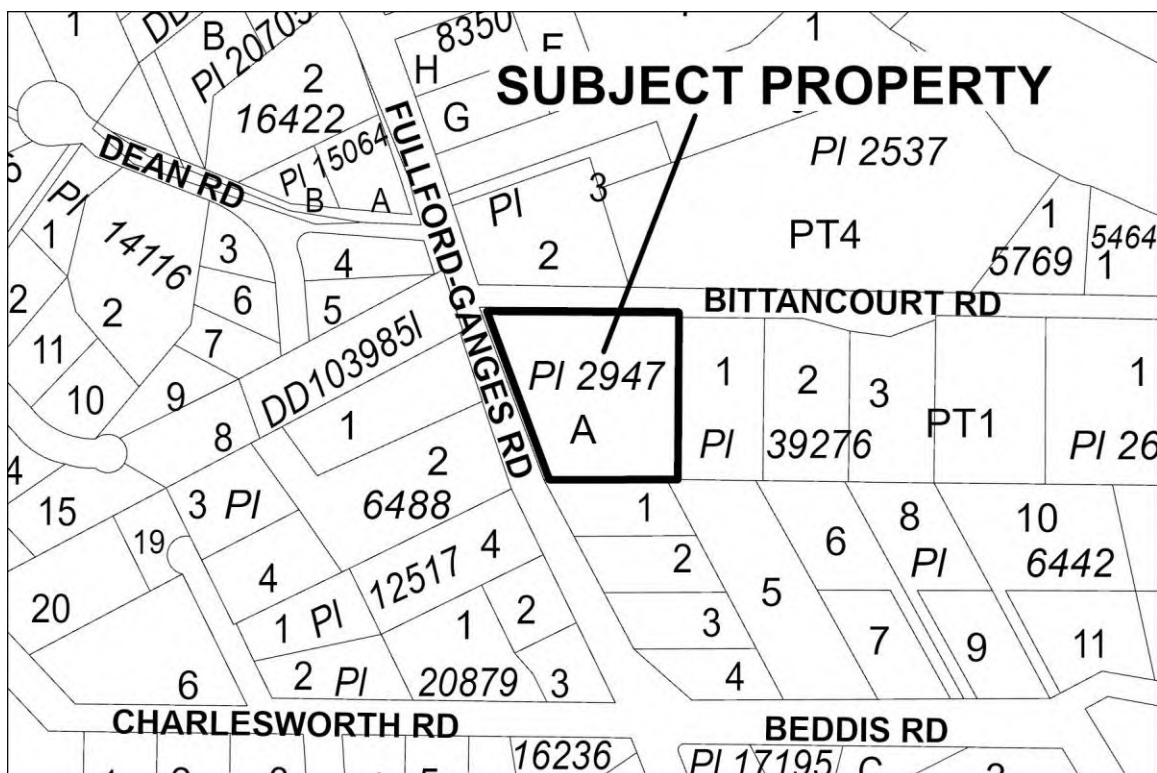


Figure 1 - Subject Property – 101 Bittencourt Road



Figure 2 – Subject Property Zoning



Figure 3 - Subject Property Satellite View



Figure 4 - Unstable Slope and Soil Erosion Hazard (Map 13,14)

2.2 PLAN TITLE

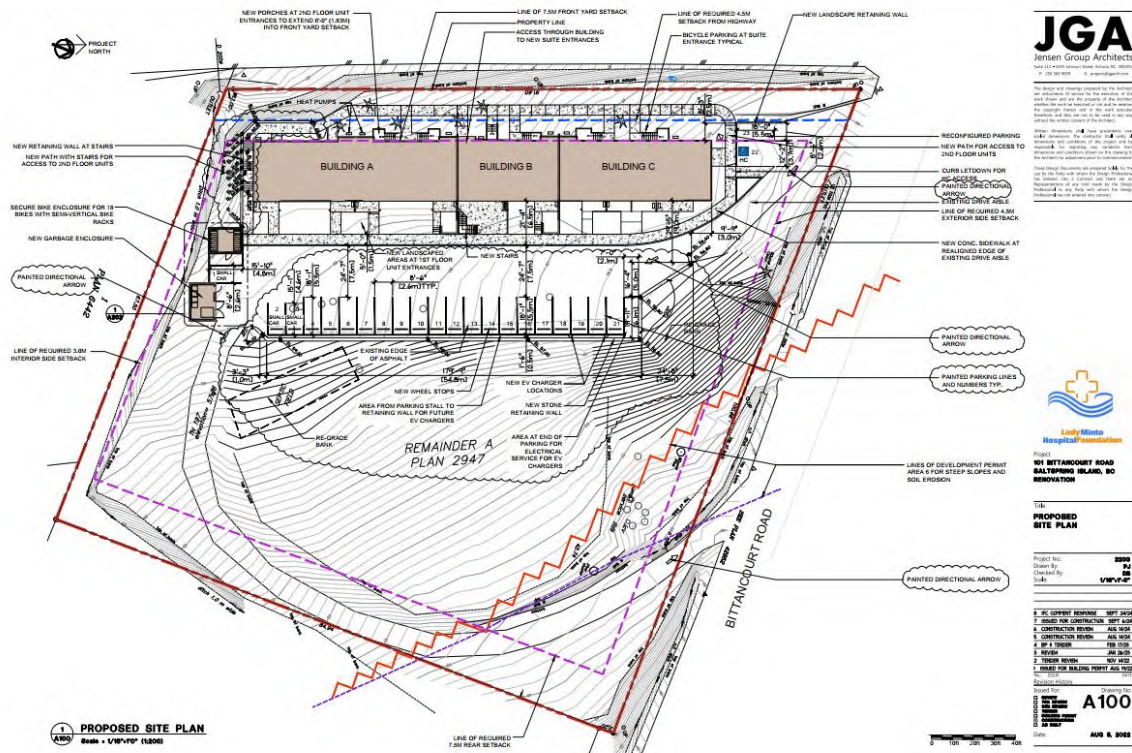


Figure 5 - Site Plan

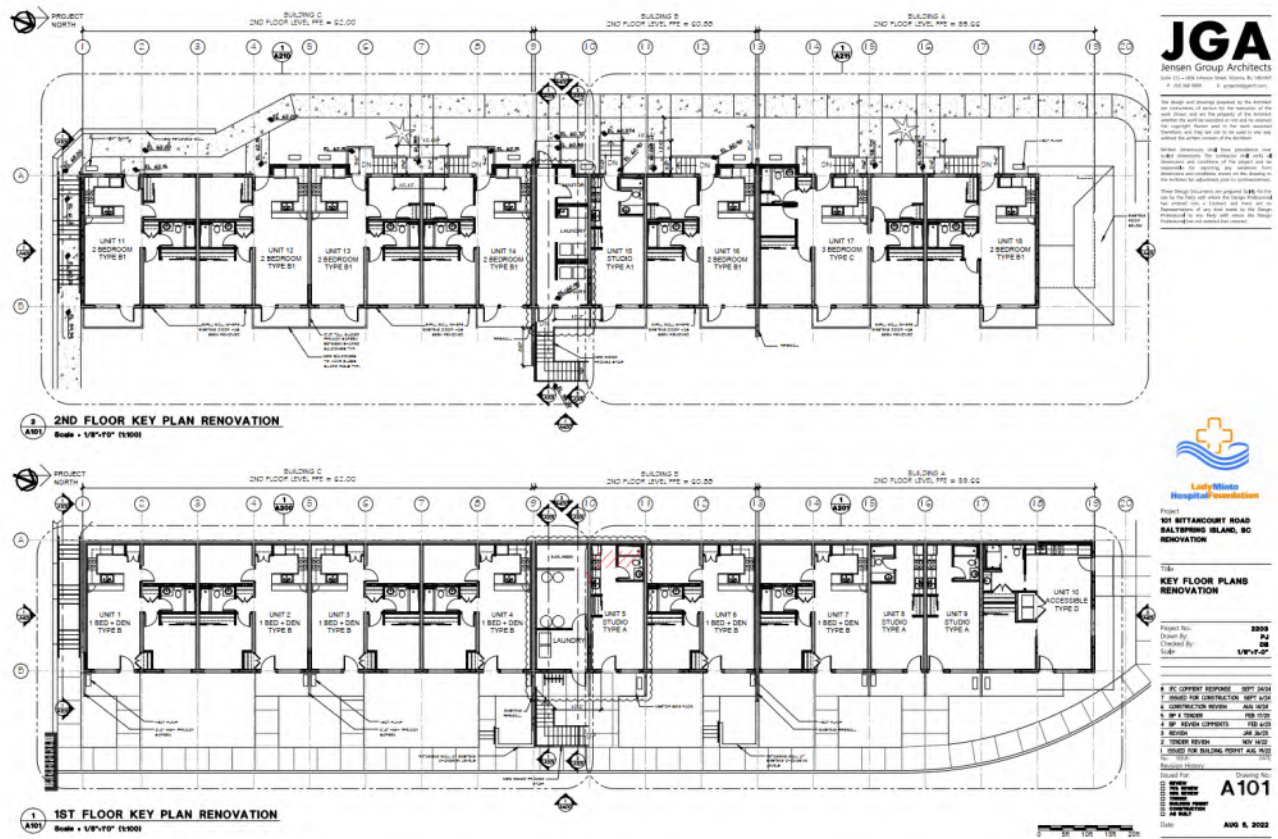


Figure 6 - Floor Plan

2.3 PHOTOGRAPH TITLE



Figure 7 – North Elevation



Figure 8 – East Side Perspective of 101 Bittancourt



Figure 9 - East Side Perspective of 101 Bittancourt (toward south)



Figure 10 – Southward view



Figure 11 – West Side Perspective of 101 Bittancourt



Figure 12 – View from the driveway on Eastern boundaries of 101 Bittancourt

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SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 542

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, 2025”.

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 Zoning Map, is amended by changing the zoning classification for Lot A, Section 19, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2947, Except Part In Plan 42952, from Commercial Accommodation 2 (a) (CA2(a)) to Residential 1(c) (R1(c)), 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.

2.2 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.4 - “Exceptions in Particular Locations” is amended by adding a new R1(c) zone variation as follows:

“Zone Variation – R1(c)”

(15) Despite section 4.3.1 no building or structure except a fence, pump house, public utility structure or underground utility may be constructed within the following setbacks:

(a) 5.0 m minimum setback from a front lot line.

(16) Despite section 7.6.1 off-street loading spaces are not required.

(17) Despite Section 7.1 – Requirements for Parking and Loading Spaces - Subsection 7.1.1 - off-street parking spaces must be provided and maintained for automobiles and bicycles according to the following table:

Land Use	Number of Automobile Parking Spaces Required	Number of Automobile Parking Spaces that must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
Multi-family dwelling, except	1.25 per unit	1	1 per unit without a

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for seniors' housing facilities Mobile home Parks			garage plus a 6-space rack
Senior dwelling units	0.5 per unit	1 per 10 units	1 per 15 units without garages
Dwelling units designed to be used by a disabled person	1.25 per unit plus one per non-resident employee (or full-time equivalent)	1 per unit	1 per 15 units

- (18) Despite subsection 9.9.2 – Size, Siting and Density of Permitted Uses, Buildings and Structures, the maximum number of *dwelling units* is 18.
- (19) Despite Section 3.13 – Home-Based Businesses, Subsection 3.13.6 – bed and breakfast operations, boarding housings, and repair of automobiles are not permitted.

2.3 And by making such consequential numbering alterations to effect these changes.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME 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____

Chair

Secretary

ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 542

SUBJECT PROPERTY

From: Commercial
Accommodation 2 (a) CA2(a)
To: Residential 1 - R1 (c)

DEAN RD

FULLFORD-GANGES RD

CHARLESWORTH RD

BEDDIS RD

BITTANCOURT RD

PI 2947 A

PI 15064

DD1039851

PI 39276

PI 26

PI 17195

16422

14116

6488

12517

20879

6442

16236

PT4

PT1

PT2

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DATE OF MEETING: February 13, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Temporary Use Permit for Parks and Recreation Maintenance Facility on a Residential 9 Zoned Parcel
Applicant: Dan Ovington
Location: 163 Drake Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240296 (163 Drake Road) for a period of two (2) years.

REPORT SUMMARY

This report concerns an application for a Temporary Use Permit (TUP) submitted by the Capital Regional District (CRD) for the purpose of parks and recreation maintenance facility at 163 Drake Road. According to Sections G.1.1 and G.1.2 of the Salt Spring Island Official Community Plan (OCP) No. 434, 2008, a TUP can be granted for lands designated as Ganges Village to allow temporary land uses that align with existing designations but are not explicitly permitted by the local zoning bylaw. The applicant seeks permission to operate a parks and recreation maintenance facility on a property zoned as Residential 9 (R9). For further details, refer to Appendix 2 for the proposed Temporary Use Permit PLTUP20240296.

BACKGROUND

The property located at 163 Drake Road, measuring 2.61 ha (6.45 ac) is zoned Residential 9 (R9) under the Salt Spring Island Land Use Bylaw (LUB) No. 355, 1999 used to be the Phoenix Elementary school and currently leased by the CRD for a period of five (5) years. It is designated as Ganges Village Core (GVC) in the Salt Spring Island Official Community Plan (OCP) No. 434, 2008.

The CRD is in the process of preparing the current and permanent parks maintenance facility on Kanaka Road to be upgraded. This includes a rezoning application ([file no.]), which proposes to legalize existing and future planned uses not currently permitted on the site. This TUP application has been submitted to provide a temporary location for the CRD's maintenance facility while the rezoning application is under review and to act as a temporary auxiliary site while the new maintenance facility is being constructed. Although public service is a permitted principal use in R9 zone at 163 Drake Road, its definition does not include park maintenance activities and therefore the applicant has submitted a TUP.

Currently, the subject property contains a two- storey main building, 20'x40' modular building, shipping container, playground, demonstration garden and multi-sport court. CRD proposes to upgrade to the site to support park

maintenance activities as contained in the applicant's letter of rationale (Attachment 1) and the following new additions have been proposed:

1. 6m by 6m shelter for outdoor workshop and activity space;
2. EV charging station;
3. Bulk material storage bins on hard surface former sports court.

These proposed additions do not in any way compromise future use of the lot and therefore in compliance with the objectives of the TUP policies.

The Local Trust Committee (LTC) may issue a TUP to allow temporary use of land under specified conditions, which can include a security deposit to ensure compliance. A TUP permits the proposed use for up to two years, with the possibility of a two-year renewal (as per LTC Policy G.1.3.1). It is important to note that the issuance of a TUP does not indicate support for any future permanent zoning changes, but continuation of use beyond one (1) renewal is typically encouraged to undergo a rezoning application.

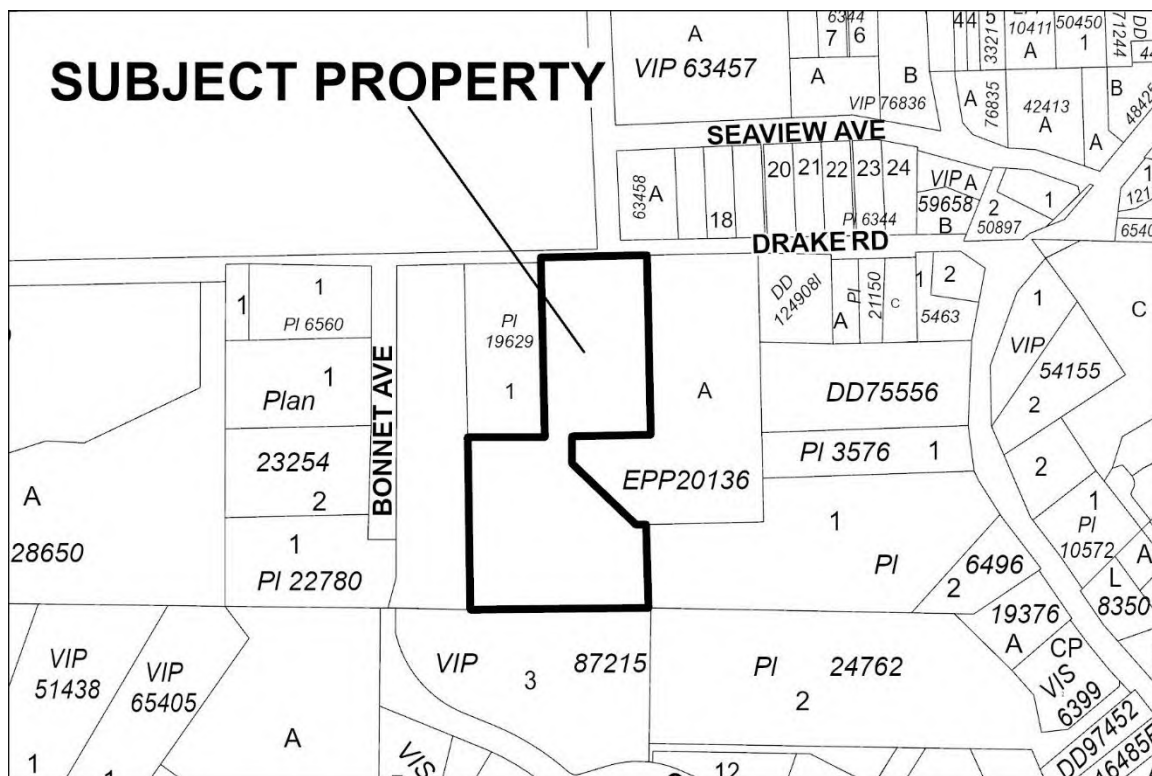


Figure 1: Subject Property Map

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The following are the Islands Trust Policy Statement (ITPS) directive policies relevant to this application:

- 4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

The subject property is adjacent to the ALR and the above policy is applicable and relevant to it. The purpose of this policy is to ensure that use of properties do not have adverse effects on agricultural land. Considering that the subject property is adjacent the ALR, this application has been reviewed and not likely to have significant impact on agricultural land.

5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

This policy is aimed at ensuring that the proposed development does not negatively impact the visual quality or scenic value of the landscape. This application must comply with the OCP policies designed to preserve these visual elements and if applicable incorporate measures to protect important views and enhance the overall visual appeal of the area. A review of the application indicates that it is compliant with this policy.

5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

This policy statement is aimed at ensuring that proposed development do not impact the community and environment negatively and therefore the application will be required to align with the broader planning goals for sustainable, socially responsible and aesthetically sensitive development on the Island. This application does not impact the community negatively.

5.3.7 Local trust committees and island municipalities 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.

The above policy statement is relevant to this application as it considers how the proposed development can contribute to a reduction of automobile dependency and the promotion of alternative, sustainable transportation options such as public transit and cycling. The proposed development will support and complement sustainable transportation systems, such as public transit to reduce private automobile use and align with broader environmental and community goals.

Official Community Plan:

Subject to Section G.1.1 *Areas where Temporary Use Permits can be issued*, TUPs may only be issued for specific OCP designations which includes the subject property as it is designated Ganges Village Core (GVC) in the OCP.

Section G.1.3 of the OCP provides guidelines to be used when considering issuance of a TUP. The completed checklist for this proposal completed by the planning staff can be found as Attachment 2.

The subject property is located within Development Permit Area 1 (DPA 1) – Island Villages and Development Permit Area 7 (DPA 7) – Riparian Areas. The proposal is exempt from obtaining a Development Permit based on section E.1.1.2. Section E.7.4.1 is also not applicable and therefore exempted as outlined in section E.7.5.1 (a)

The following policies as outlined in the OCP are related to this application:

OCP Policy B.5.2.2.2: Zones within the Ganges Village Designation will continue to allow the wide range of commercial, general employment, institutional land uses and the various densities of residential development allowed by existing zoning.

Staff review has determined that the proposed park and recreation maintenance yard is consistent with the OCP policy relevant to land use within the Ganges Village designation. The proposal for a temporary use of subject property for parks and recreation maintenance yard can be considered an institutional use and therefore determined to be consistent with the above policy.

Land Use Bylaw:

The subject property is zoned R9 under the Salt Spring Island Land Use Bylaw No. 355, 1999. Although public service use is a permitted principal use in the R9 zone, the proposal is not included in the LUB definition of public service.

The LUB defines public service as *“means the use of land, buildings or structures for the maintenance, repair or storage of vehicles, equipment or construction materials that are used solely for the provision, maintenance or repair of public utilities or highways, and for emergency response facilities that are operated for the benefit of the general population of the island on which it is located.”*

The CRD’s intended activities on the site do not differ greatly from those described above, but the CRD’s park service is neither a utility, highway, or emergency response service.

Islands Trust Conservancy:

Islands Trust Conservancy (ITC) has no interest on the subject property as it is of relatively low importance according to the regional conservation plan 2018-2027. In addition, the property is not adjacent to any property that has conservation covenant on it and therefore does not require any referral to the ITC based on the ITC policy for application referral.

Issues and Opportunities

Temporary Use Permits:

A temporary use permit may allow a use not permitted by zoning, specify conditions under which the use may be carried on, and allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued. This is a mechanism that facilitates a short-term use, either a use that is intended to be ephemeral, as is the case here, or, allows the use to be initiated while determining its compatibility for the property through potential future rezoning.

Consultation

For TUP applications, Section 494 of the *Local Government Act* requires public notification in the form of a newspaper advertisement, and the Salt Spring Island Trust Local Committee Development Procedures Bylaw No. 304 requires that notice be mailed or otherwise delivered to all properties within 100 metres of the subject property. A copy of the notification is included as Attachment 6. The required notification has taken place and at the time of finalization of this report, no correspondence has been received regarding this application. Comments received subsequent to finalization of the staff report will be forwarded to the LTC prior to the February 13, 2025 LTC meeting.

Referrals

Agricultural Land Commission

Although the property is adjacent Agricultural Land Reserve (ALR), staff contacted the Agricultural Land Commission (ALC) and it was determined that a referral is not required for this application as the proposal has no significant impact on ALR (see attachment 7).

First Nations

This application does not trigger the requirement for agency or First Nations referrals; however, the LTC may refer to agencies or First Nations if it is determined that any may have interest.

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Rationale for Recommendation

Staff recommends that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240296 based on the following reasons:

1. The proposal was evaluated using the applicable TUP objectives and guidelines specified in Section G.1.3 of the OCP and it was determined to be in compliance.
2. The proposed use would not compromise future uses on a lot and therefore staff agree that the temporary use proposal generally meets the objectives and policies in Schedule G of the OCP.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Refer the application to APC

If the LTC proceeds to move forward with the application, they may wish to refer the application to the Advisory Planning Committee for feedback regarding TUP policy.

Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee refer PLTUP20240296 to the Advisory Planning Commission for review and comment on:

- a. Whether the proposed use is appropriate through a temporary use permit;*
- b. The recommended term of the duration of the Temporary Use Permit.*

2. Approve for a different time period

The LTC may opt to approve the permit for a lesser period of time. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee approve application PLTUP20240296 for a period of _____ year(s) [months].

3. Deny the application

The LTC may deny the application and proceed no further. If LTC denies the application, the CRD would not be able to temporarily locate its works facilities on the site, and would need to locate another temporary site or make other arrangements to proceed with the facilities upgrade its existing facilities.

Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny approval of temporary use permit for the following reasons:

NEXT STEPS

Describe the next steps in the process, if applicable.

Submitted By:	Oluwashogo Garuba, Planner 1	January 30, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	February 5, 2025

ATTACHMENTS

1. Site Context
2. Draft Permit
3. TUP Guideline Analysis
4. OCP Policy Checklist
5. Applicant's Letter
6. Notice
7. Confirmation of exemption letter from ALC

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 2, SECTION 20, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 6560, EXCEPT PART IN PLANS 19629 AND EPP20136
PID	004-607-295
Civic Address	163 Drake Road, Salt Spring Island
Lot Size	2.61 ha (6.447 ac)

LAND USE

Current Land Use	Public service use
Surrounding Land Use	Residential, Agriculture, Parks and Reserves

HISTORICAL ACTIVITY

File No.	Purpose
SS-DVP-1987.8	Not available
UN-RZ-1987.48	Application to rezone

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw No 434, 2008 - Ganges Village Core (GVC)
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Land Use Bylaw	Salt Spring Island Land Use Bylaw No 355, 1999 – Residential 9 (R9)
Other Regulations	N/A
Covenants	Easement – 185494G; Easement – CB579892
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	Sharp tailed snake
Sensitive Ecosystems	Young forest, Coastal Douglas Fir, Mature Forest conifer, Grand Fir
Hazard Areas	None
Archaeological Sites	None Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PLTUP20240296

To: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 64 (GULF ISLANDS)

1. This Permit applies to land described below:

Legal Description: LOT 2, SECTION 20, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 6560, EXCEPT PART IN PLANS 19629 AND EPP20136

PID: 004-607-295

2. This Permit is issued to allow the following:

2.1 A principal use of subject property as a park maintenance facility.

3. This Permit is valid for a period of two years from the date of issuance. The uses may be carried out subject to the following conditions:

3.1 The buildings, parking, and general site layout shall be in accordance with Schedule No. 1

3.2 Any and all signs shall be in accordance with *Salt Spring Island Local Trust Committee Land Use Bylaw No. 355* and Section E.1.9 of *Salt Spring Island Official Community Plan Bylaw No. 434*.

4. This Permit does not relieve the Permittee from the need to secure all other approvals necessary for the proposed uses.

AUTHORIZING RESOLUTION FOR THE ISSUANCE OF THIS TEMPORARY USE PERMIT PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE THIS XX DAY OF MONTH 2025.

DEPUTY SECRETARY, ISLANDS TRUST

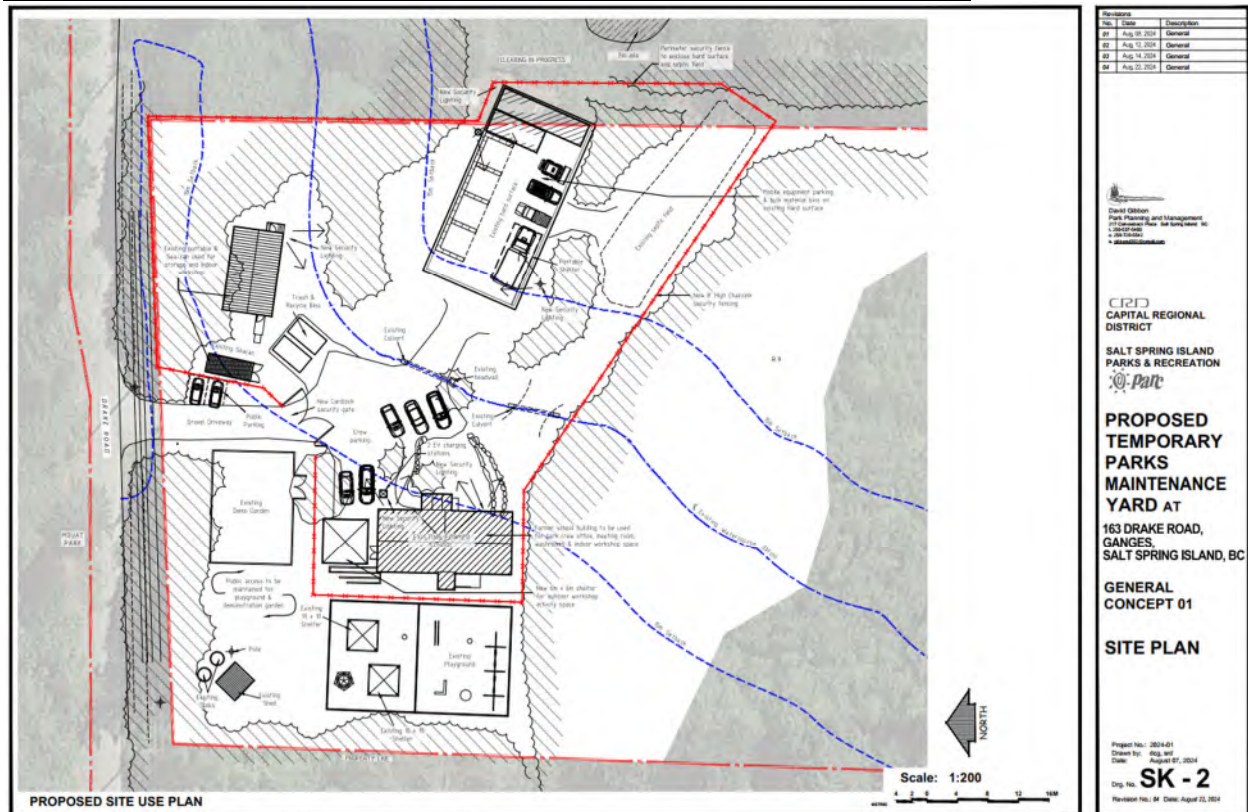
DATE OF ISSUANCE

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PLTUP20240296

SCHEDULE NO. 1



ATTACHMENT 3 – TEMPORARY USE PERMIT GUIDELINES

OFFICIAL COMMUNITY PLAN No. 434

	<i>Guideline Not Met</i>		<i>Unclear Whether Guideline Met</i>		<i>Guideline Met</i>
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OCP Objective/Policy	Complies	Planner Comments
G.1.3.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years.		The Official Community Plan allows for Temporary Use Permits of a 2- year duration with the possibility of one renewal for a subsequent 2 years.
G.1.3.2 Permit conditions should be generally consistent with applicable Development Permit Area guidelines, while recognizing the temporary nature of structures and site development.		The subject property is located on DPA 1 and DPA 7. However, the proposed use meets the criteria for exemption as outlined in Section E.1.1.2 and E.7.4.1 of the Official Community Plan.
G.1.3.3 Permit conditions should ensure that temporary commercial and industrial uses are compatible with adjacent land uses. Noise, traffic, parking, general activity levels and any disturbance that may be apparent beyond the property's boundaries should be considered.		The proposed use is compatible with adjacent land uses.
G.1.3.4 Permit conditions should ensure that off-street parking is provided in a way that is consistent with local bylaws.		Adequate off- street parking space has been provided by the applicant in the site plan submitted.
G.1.3.5 Permits applications should include evidence that suitable alternate sites with appropriate zoning are not available.		The applicant stated that they have not been able to find an alternative site to use as a park maintenance facility.
G.1.3.6 Permits should not be issued for uses in excess of 60 days unless it is a new venture that does not directly compete with an existing business in a legal zone and there is a demonstrated need or market for the proposed use. Consideration could also be given to the temporary relocation of an existing business in emergency or hardship situations.		The proposal does not directly compete with any existing business in a legal zone
G.1.3.7 Permitted uses should be consistent with the objectives of this Plan.		The proposed use is consistent with the objectives of the OCP.
G.1.3.8 Permitted uses should not preclude or compromise future permitted uses on the land parcel affected.		The proposed use does not compromise future use on the land parcel.
G.1.3.9 Uses should not be allowed if they conflict with any ongoing or intended planning policies or programs.		The proposed use is not in conflict with any ongoing or intended planning policies or programs.
G.1.3.10 Where appropriate, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with neighbouring land uses.		The proposed use is compatible with neighbouring land uses.

G.1.3.11 Permits can include, as a condition, the provision of an undertaking by the owner of the affected land to remove buildings and restore land to a condition specified in the permit by a date specified in the permit.		Not applicable to this application
G.1.3.12 Permits can include, as a condition, the provision of security to guarantee the performance of the terms of the permit.		Not applicable to this application

ATTACHMENT 4 – OFFICIAL COMMUNITY PLAN POLICIES & GUIDELINES

OFFICIAL COMMUNITY PLAN No. 434

	<i>Guideline Not Met</i>		<i>Unclear Whether Guideline Met</i>		<i>Guideline Met</i>
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OCP Objectives	Complies	Planner Comments
A.4.1 General Objectives		
A.4.1.1 To recognize and protect the fragility and significance of our natural environment as one of our community's greatest and irreplaceable assets		The proposal does not raise any environmental concern
A.4.1.2 To recognize and protect our unique nature as an island - a remote place, unconnected to other land masses, which exists at a smaller scale; a place where boundaries are absolute, resources are finite, and biophysical and socioeconomic impacts can be concentrated due to containment and proximity		Not applicable to this application
A.4.1.3 To retain our island's rural character and peaceful and quiet atmosphere; to guide development so that it complements the outstanding natural beauty that surrounds us and reflects our unique community character. To ensure that the predominant feature of Salt Spring Island remains the natural environment, rather than manmade structures.		The proposal does not result in any change in the island's community character
A.4.1.4 To adopt the precautionary principle in the decision-making of the Local Trust Committee. The precautionary principle asserts that, when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically. In this context, the essential elements of a precautionary approach to decision-making include:		The proposed use does not bring about any potential threat to the human health or the environment, however LTC should adopt a precautionary principle in their decision making.

a. a duty to take anticipatory action to prevent harm; b. the right for the community to know complete and accurate information on potential human health and environmental impacts as best it can be determined; c. requiring the proponent to supply this information to the public; d. an obligation to consider alternatives and select the alternative with the least potential impact on human health and the environment, including the alternative of no change; e. a duty to consider broader short-term and long-term costs and benefits to the community when evaluating potential alternatives; and f. a responsibility to make decisions in a transparent, participatory manner, relying on the best available information.		
A.4.1.5 To identify and protect important components of our island's heritage, including archaeological and First Nations cultural sites, whether they are reminders of past or present lifestyles.		No known archaeological site or potential archaeological site on subject property
A.4.2 Sustainability		
A.4.2.1 To recognize the importance of sustainability in all community decisions. To avoid land use decisions that threaten the integrity or sustainability of natural ecosystems.		The proposal has no identified threats to the natural ecosystems
A.4.2.4 To recognize that long-term social and economic well being requires living within the limits of ecological sustainability, which is the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources.		The proposal does not pose any danger to the ecological sustainability of the Island.
A.4.3 Limits to Growth		
A.4.3.1 To continue to focus attention on the finite nature of all of our island's resources, especially those that are drawn from our natural environment.		Not applicable to this proposal.

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.		Not applicable to this proposal
A.4.3.4 To accommodate and direct appropriate development so that its location, appearance and impact are in harmony with the natural environment, community resources, character and existing land uses. To ensure that clustered settlements are well designed so that they become and remain acceptable and compatible with existing development.		The proposal is consistent with this objective
A.4.3 Our Sense of Community		
A.4.4.1 To ensure that our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow; to ensure that growth, including the growth of tourism, is managed in a way that does not displace or detract from our community's important function as a home for its residents.		The proposal is consistent with this 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.		Proposal is not considered to be community building
A.4.4.3 To recognize the strength and exceptional value of the community's diverse human population - a population characterized by people of many ages and backgrounds who, through choice or circumstance, have a rich variety of lifestyles and livelihoods. To recognize the very real, if intangible, loss that is felt in the community when this diversity is diminished by external pressures and changes.		LTC to consider through decision making process and public input.

A.4.4.4 To preserve and protect human diversity in our community by ensuring that the island's people are accommodated by a broad spectrum of appropriate and accessible housing and facilities, transportation choices, service opportunities and choices of livelihood, with a local focus to minimize transportation needs.		This proposal is supported by this policy
A.4.4.5 To recognize the importance of broad community consultation, economic security, coordinated and efficient infrastructure development and established land use policies to the maintenance of a healthy community.		The proposal is not in conflict with this policy
A.4.4.7 To recognize that development should be managed to protect our sense of community and maintain our ability to absorb changes.		The proposal is not in conflict with this policy
A.4.4.8 To identify creative and proactive ways through which a diverse, liveable and vibrant community can be created within the confines of our island's finite land base and resources.		The proposal is not in conflict with this policy
A.4.6 Island Livelihoods and Economies		
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.		This proposal is not in conflict with this policy
B.2.1.1 – Residential Land Use Objectives		
B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.		Not applicable to this application
B.2.4.1 Residential Neighbourhoods Designation Objectives		
B.2.4.1.1 To continue to provide for a range of medium density residential uses consistent with the community's rural character.		Not applicable to this application

PROJECT NARRATIVE - SSI CRD Temporary Park Maintenance Yard

Background

The Salt Spring Island (SSI) Parks and Recreation 2019 Strategic Plan identified the park maintenance service levels, equipment, facilities, and resource capacity as one of the top three priorities of future focus. This priority is the action required under the strategy to “invest in our capacity to deliver excellent service.” A thorough evaluation of equipment and facility needs was completed in collaboration with maintenance staff. It was determined that the current maintenance facility located at 210 and 220 Kanaka has reached its end of life and is inadequate for the work required to meet service levels and maximize service delivery.

The CRD has secured funding to upgrade the Kanaka lot pending Island Trust rezoning approval. In the event that the CRD’s rezoning application is not approved an alternative site will need to be located. A temporary maintenance site is needed during the rezoning and construction phase of the new maintenance facility.

The CRD will be taking over the operation and maintenance of the former Phoenix Elementary School located at 163 Drake as of January 1, 2025. The CRD intends to use this site as a temporary parks maintenance yard during rezoning and construction of the Kanaka site. Once the new maintenance yard is complete, 163 Drake Road would be converted back to a community centre for public use.

168 Drake Road is zoned R9 allowing for the following principle uses, buildings and structures: single-family dwellings, dental and medical office services, elementary schools, pre-schools, day care centres, hospitals, public health care facilities, community halls, non-commercial outdoor active recreation, churches, agricultural and *public service uses*. “Public Service” is defined as the use of land, building or structures for the maintenance, repair or storage of vehicles, equipment or construction material that are used solely for the provision, maintenance or repair of public utilities or highways, and for emergency response facilities are operated for the benefit of the general population of the island on which it is located

A Temporary Use Permit based on the conceptual site plan would need to be approved through the Islands Trust to allow for a temporary parks maintenance yard while a permanent works yard is developed.

Existing Uses

The existing site has been used as an elementary school for a number of years. School District 64 (SD64) closed the school in 2023 due to declining enrollment and has leased the site to the CRD for a five year period.

While the site has potential to offer a number of community benefits and amenities including: room rentals, after school care, community gardens, health care offices and multisport court activities, including pickleball, an opportunity exists to meet an immediate need for parks maintenance.

Proposed Uses

Proposed upgrades to the site to support park maintenance have been detailed in Concept Drawing DRG (10) and DRG (11):

- Main building use for parks offices, lunchroom, meeting room, washrooms/changerooms.
- Outside work area adjacent to lower floor entrance with weather protection (20x20 open-sided tent).
- Bulk material storage bins on hard surfaced former sports court.
- Perimeter security fencing around “maintenance yards” with controlled entrance gate
- Security lighting on buildings
- EV Charging station for two vehicles, close to main building
- Existing watercourse and setback to remain unchanged

Building and Structures on the Property

- The main building is a two-story home that was converted into a small neighbourhood school. In the house there is one classroom, office space and storage.
- 20'x40' existing modular building
- Seacan
- Playground
- Demonstration garden
- Multi-sport court



Islands Trust

NOTICE
PLTUP20240296

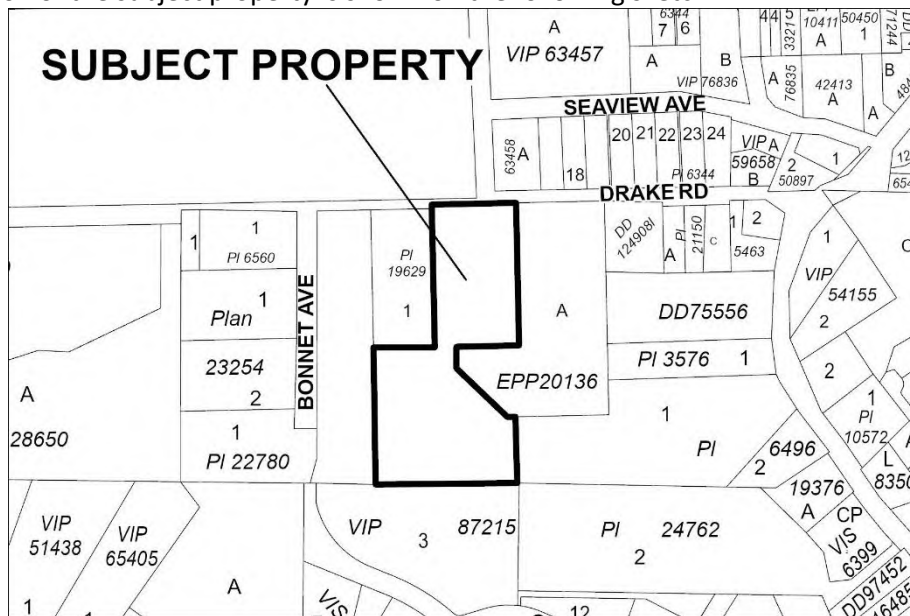
Salt Spring Island Local Trust Committee

ATTACHMENT 6

NOTICE is hereby given pursuant to Section 494 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Temporary Use Permit. The proposed permit would allow buildings and structures on the subject property be used as a park maintenance facility within the Residential 9 (R9) zone.

The property is located at **163 Drake Road, Salt Spring Island** and is legally described as LOT 2, SECTION 20, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 6560, EXCEPT PART IN PLANS 19629 AND EPP20136 (PID: 004-607-295).

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, commencing **February 3, 2025** and continuing up to and including **February 12, 2025**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, copies of the Proposed Permit may be inspected online at <https://islandstrust.bc.ca/islandplanning/salt-spring/current-applications/>.

Enquiries or comments should be directed to Oluwashogo Garuba, Planner 1 at (250) 537-9144, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca before 4:30 p.m., **February 12, 2025**.

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting on **February 13, 2025** starting at **9:30 a.m.** at the Salt Spring Legion, Meaden Hall, 120 Blain Road, Salt Spring Island. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

From: Collins, Martin ALC:EX <Martin.Collins@gov.bc.ca>
Sent: Monday, January 27, 2025 8:47 AM
To: Oluwashogo Garuba
Subject: RE: Clarification on Referral of Temporary Use Permit Application

Oluwashogo

I don't believe the ALC requires a referral, given the location of the facility relative to the ALR boundary.

Regards



Martin Collins

Regional Planner | Agricultural Land Commission

201 – 4940 Canada Way, Burnaby, BC, V5G 4K6

T 604 953 6673 | F 604.660.7033

e-mail martin.collins@gov.bc.ca | www.alc.gov.bc.ca

If you are not the intended recipient of this e-mail and attachments please notify the sender by return e-mail and delete the e-mail and attachments immediately. This e-mail and attachments may be confidential and privileged. Confidentiality and privilege are not lost by this e-mail and attachments having been sent to the wrong person. Any use of this e-mail and attachments by an unintended recipient is prohibited.

From: Oluwashogo Garuba <ogaruba@islandstrust.bc.ca>
Sent: Wednesday, January 22, 2025 10:15 AM
To: Collins, Martin ALC:EX <Martin.Collins@gov.bc.ca>
Subject: Clarification on Referral of Temporary Use Permit Application

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Collins,

I hope you are doing well.

I am reaching out regarding an application for a Temporary Use Permit for the CRD parks maintenance facility located at 163 Drake Road, Salt Spring Island, which is adjacent to the Agricultural Land Reserve (ALR), as indicated in the attached screenshot.

Could you kindly confirm whether this application should be referred to the Agricultural Land Commission (ALC) for comments and considerations, or if it does not require such a referral?

Thank you for your assistance in clarifying this matter. I look forward to your response.



Agriculture Land Reserve



Kind regards,

Oluwashogo Garuba (she, her, hers)

Planner 1

Islands Trust

4 – 121 McPhillips Avenue | Salt Spring Island BC V8K 2T6

T 250-538-5603 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

The Salt Spring Island Islands Trust office at 500 Lower Ganges Rd is now closed to in-person service. Islands Trust staff will continue to provide services by phone and e-mail until the new office space at 121 McPhillips Avenue opens. During the in-person office closure period, enquiries can be submitted by email at ssiinfo@islandstrust.bc.ca, or call 250.537.9144.

Protecting islands in the Salish Sea

I am humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək'wəḡən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scəwáθən məsteyəx", Scia'new, səlilwətaʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, STÁUTW, Stz'uminus, ʔaʔəmen, toq qaymɨx", Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkww/ʔop qaymɨx", and x"məθk"əyəm.

DATE OF MEETING: February 13, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Application amend bylaw to alter the definition of public service
Applicant: Dan Ovington
Location: 210 & 220 Kanaka Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240188.
2. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to include an administrative definition of public works facility in the Salt Spring Island Land Use Bylaw and to rezone LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333, EXCEPT PARCEL A (DD 362513I) THEREOF, from Agriculture 1 (A1) to Community Facility 3 (CF3).
3. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone PARCEL A (DD 362513I) OF LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333, from Residential 2 (R2) to Community Facility 3 (CF3).
4. That the Salt Spring Island Local Trust Committee request staff to refer to and seek input from the Advisory Planning Commission, Agricultural Land Commission, First Nations and other applicable agencies that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999.

REPORT SUMMARY

The purpose of this report is to introduce a rezoning application which seeks to include land use definition for a “public works facility” in the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB) and also amend the LUB to permit public works facility as a principal use in a proposed new Community Facility 3 (CF3) zone, and to rezone the subject property to Community Facility 3 (CF3), both within the Agriculture Land Reserve (ALR).

This staff report provides the Salt Spring Island Local Trust Committee (LTC) with a preliminary overview of the proposal, outlining its alignment with the LUB, Salt Spring Island Official Community Plan (OCP) No. 434 2008 and the Islands Trust Policy Statement (ITPS). The report also introduces the regulatory changes necessary to support the proposal. Staff recommends that the LTC proceed to prepare the required bylaws for a textual amendment to the LUB, and to rezone the subject property.

BACKGROUND

The Capital Regional District (CRD) parks maintenance facility comprises of two separate properties shown in Figure 1 below. The properties at 210 and 220 Kanaka Road are both within the Agricultural Land Reserve (ALR). these two properties illustrated in Figure 1 are zoned and sized as follows:

- 210 Kanaka Road: Residential 2 (R2), 0.31 ha (0.76 ac)
- 220 Kanaka Road: Agriculture 1 (A1) 0.19 ha (0.46 ac)

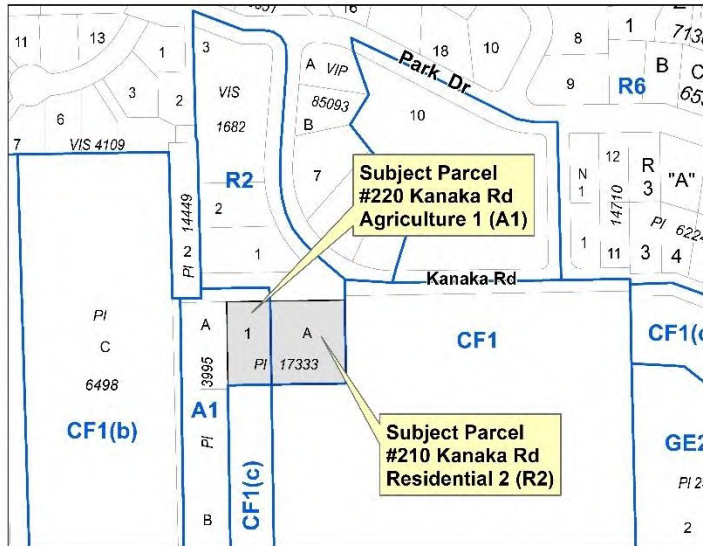


Figure 1: Subject Property Zone map

The facility is currently being used to accommodate the daily functions and storage needs to support the community parks, recreation facilities and public beach accesses. In addition, the site is used for material and equipment storage. The applicant proposes to replace the existing maintenance facility and incorporate upgrades to enhance its functionality. This upgrade includes the following:

- transit bus parking;
- staff and crew vehicle parking, EV charging station;
- vehicle and equipment wash station;
- maintenance building;
- storage units;
- other proposed uses as identified in the application letter attached (Attachment 2).

“Public works facility” is not a defined use in the LUB, so not permitted within any zone. The applicant has submitted an application for a text specific amendment and rezoning to permit these proposed uses and bring them into compliance with the LUB.

The following are currently located at the CRD park maintenance facility (see figure 1):

- Modular Building
- Equipment and materials storage
- Waste facility (Dumpster)
- Gate

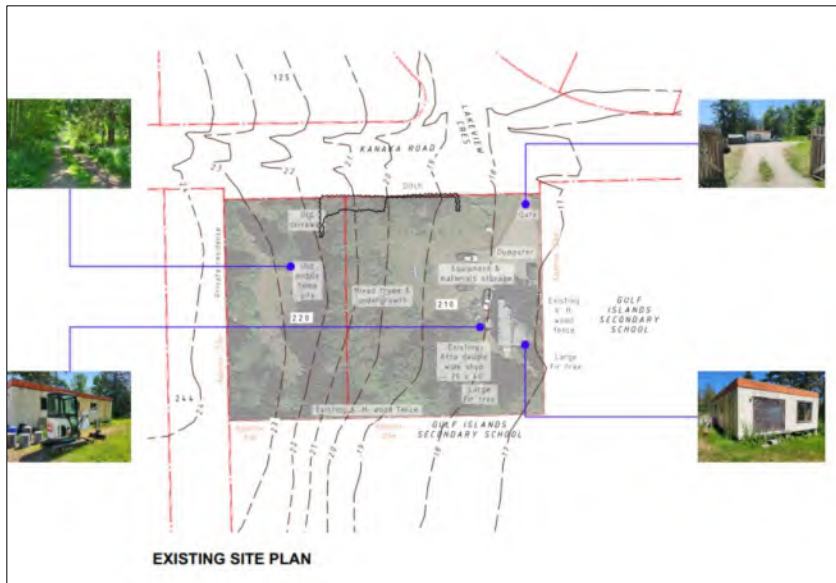


Figure 2: Existing Conditions

The applicant has proposed the following site elements:

- i. Maintenance building;
- ii. Auxiliary building – shared use;
- iii. Perimeter security fencing;
- iv. Security lighting;
- v. Transit bus parking;
- vi. Staff and crew vehicle shared parking with EV charging stations;
- vii. Shared use vehicle and equipment fuel storage;
- viii. Parks small equipment fuel storage
- ix. Shared use garbage dumpster;
- x. Parks maintenance sea-can storage units;
- xi. Parks maintenance bulk material storage bins.

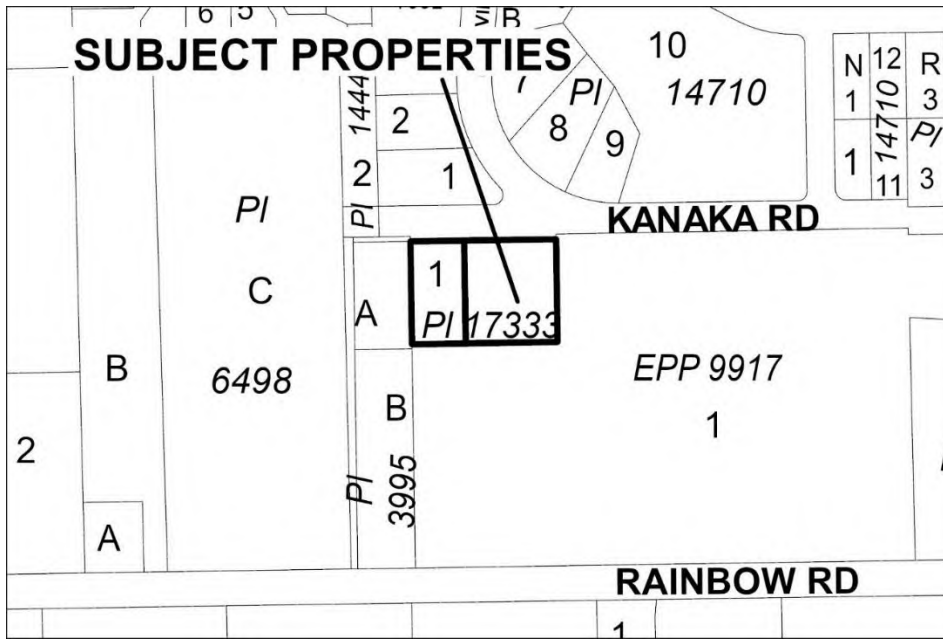


Figure 3: Subject Property Map

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

Relevant policies of the Islands Trust Policy Statement (ITPS) relating to this rezoning and LUB amendment proposal are as follows:

4.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.

4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse effects on agricultural land.

5.2.4 Local trust committees and island municipalities 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.

5.3.7 Local trust committees and island municipalities 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.

The application aligns with all of the above policy statement. Firstly, the application supports the preservation of agricultural land and the proposed use is not conflicting with the intent to preserve agricultural land for current and future use. Additionally, the application supports Policy 5.3.7 by providing opportunities for the development of transportation systems in order to promote alternative transportation options and reduce reliance on private

automobiles. These measures collectively ensure that the rezoning application is consistent with the community's broader goals for sustainable and compatible land use.

If the LTC decides to proceed with drafting bylaws, the ITPS policy checklist would be presented to LTC for review and consideration in a future staff report if at such time draft bylaws are presented for first reading.

Official Community Plan:

The subject property is designated as Agriculture (A) and Ganges Village Upper (GVU) in the OCP. Staff have evaluated the application against relevant policies contained in the OCP and note several policies that relate to the proposed rezoning, but have not noted any inconsistency with the OCP at this time.

Applicable OCP policies relevant to Ganges Village development

***B.5.2.2.2** Zones within the Ganges Village Designation will continue to allow the wide range of commercial, general employment, institutional land uses and the various densities of residential development allowed by existing zoning.*

This policy supports the continued allowance of various institutional uses within the Ganges Village designation which could include public works yard. The text amendment to the LUB to include the definition of public works facility in the LUB is necessary to ensure that the proposed upgrade to the CRD's parks maintenance facility can become a permitted principal use in the new zone, thereby supported by this OCP policy. The text amendment for the inclusion of public works facility as a permitted principal use in the area will ensure that the necessary infrastructure to support the village's development is in place and contributing to the broader goal of sustainable, mixed-use growth in the Ganges Village area, therefore, the application meets this policy.

Applicable OCP policies relevant to Agricultural Land Development

***B.6.2.2.4** Zoning within the Agriculture and Watershed-Agriculture Designations will continue to allow the land uses, structures and densities allowed by existing zoning and subdivision bylaws. Where existing zoning allows general employment and commercial uses, these will remain as permitted uses unless the property owner applies for a zoning change.*

This policy supports the application for a rezoning to allow a land use that is not currently permitted within agricultural designation areas. By providing flexibility for zoning changes when the proposed use serves a public benefit, the policy supports the proposed land use and justifies the rezoning application.

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

This rezoning application is supported by this policy because the public service use is not permitted within the agricultural designation, the proposed public work facility appears to be beneficial to the community of Salt Spring and therefore this justifies the application for a zone change.

Development Permit Areas

One of the subject property (210 Kanaka Rd) is within Development Permit Area (DPA) 1 - Island Villages.

Additional OCP policies relevant to this application include:

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.*

E.1.4.1 *All commercial, general employment and multifamily sites should be designed to reduce impacts on neighbouring properties, on-site residential areas and public places, including the sea. Particular attention should be paid to locating and screening loading docks, waste containers, propane tanks, air-conditioning units and other service areas to reduce noise and visual impacts. This guideline is particularly important for development next to schools and hospitals*

The proposal to include public works facility includes continued support for the public transit service as part of the activities proposed for this property includes providing parking spaces for public transit vehicles.

Policy E.1.4.1 is relevant to the application because the subject property is adjacent to the Gulf Islands Secondary School. To mitigate noise and visual impacts from the development, the applicant has proposed installing new vegetation screening and retaining existing vegetation, in compliance with this policy.

Should the application proceed, a checklist for compliance with the applicable OCP policies would be presented to LTC for review and consideration. As proposed, the summary overview of the proposed plans largely aligns with this subsection.

Land Use Bylaw:

The subject properties are in two different zones – R2 and A1 as identified in the Salt Spring Island Land Use Bylaw No. 355. Public works facility has not been identified as a permitted principal use in any zone on Salt Spring Island, therefore a text specific amendment and zoning variation will be required to permit the proposed principal uses. This application would be necessary to amend the zoning and allow these specific uses, ensuring compliance with the LUB.

Public works facility has not been defined in the Salt Spring Island Land Use Bylaw but some other municipalities such as city of Sidney have defined this in their LUB.

Public Works Facility: Land, buildings, structures, and associated uses that are used to accommodate the Town's public works yard.

	A1	A2
Principal Uses, Buildings and Structures		
<i>Agriculture, farm buildings and structures</i> <i>Information Note: By definition, "agriculture" includes the processing, storage, and sale of farm products produced on that agricultural land. These uses must consistent with the <u>Agricultural Land Reserve Use Regulation</u>.</i>	♦	♦
<i>Single-family dwellings</i>	♦	♦
Accessory Uses		
<i>A secondary suite subject to Section 3.16</i>	♦	♦
Where a lot is classified as a farm under the <u>Assessment Act</u> , in addition to a <i>secondary suite</i> , a second <i>accessory dwelling unit</i> is permitted provided that it is: a) a pre-existing <i>dwelling unit</i> constructed before February 22, 2019; or b) a <i>manufactured home</i> constructed between July 4, 2019 and December 31, 2021; or c) a <i>farmworker's dwelling unit</i> not exceeding: i. 56 square metres in <i>floor area</i> on a lot between 1.2 hectares and 2 hectares in area; or ii. 90 square metres in <i>floor area</i> on a lot greater than 2 hectares in area; or iii. 186 square metres in <i>floor area</i> on a lot greater than 40 hectares in area. <i>Information Note: For lots 40 hectares or less in area where the single-family dwelling exceeds 500 square metres in floor area, permission to construct an additional dwelling unit for farm use must be applied for and approved in writing by the Agricultural Land Commission.</i>	♦	♦
<i>Home-based business use</i> subject to Section 3.13	♦	♦
<i>Commercial guest accommodation</i> in a <i>campground</i> on agricultural land classified as a farm under the <u>Assessment Act</u> <i>Information Note: This use requires an agri-tourism activity consistent with the <u>Agricultural Land Reserve Use Regulation</u> to be occurring on the lot.</i>	♦	

Figure 4: Permitted principal uses in A1

	R1	R2
Principal Uses, Buildings and Structures		
<i>Single-family dwellings</i>	◆	◆
<i>Duplexes</i>	◆	◆
<i>Duplexes constructed before July 31, 1990</i>		
<i>Multi-family dwellings</i>	◆	◆
Dental and medical office <i>services</i> for a maximum of two medical practitioners		
Elementary schools, pre-schools and <i>child day care</i> centres		
Hospitals and <i>public</i> health care facilities		
<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>		
Accessory Uses		
<i>Home-based businesses, subject to Section 3.13</i>	◆	◆
<i>Seasonal cottages</i> subject to Section 3.14		

Figure 5: Permitted principal uses in R2

Islands Trust Conservancy:

In accordance with Islands Trust Conservancy Board Policy 3.1, the Islands Trust Conservancy (ITC) does not have covenants on the property or adjacent properties and therefore the proposal has no considerations for the ITC.

Agricultural Land Reserve (ALR)

Both properties are within the Agricultural land Reserve (ALR) and therefore all non farm uses are subject to permission from the Agricultural Land Commission (ALC). If the non farm use is permitted by the ALC and consistent with the LUB, then it may be permitted. However, the applicant has submitted written confirmation (see attachment 3) from the ALC confirming that both parcels of land are not subject to the ALR use regulations as per section 23(1) of the *Agricultural Land Commission Act* “restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c. 208, less than 2 acres in area”. However, they are subject to the other applicable regulations and bylaws including the *Local Government Act* and LUB.

Archaeological Material

Desktop review indicates that there are no known areas of archaeological potential within the subject property. The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application. In the event that archaeological features or materials are found, either intact or disturbed on the subject properties, work should stop immediately and until the BC Archaeology Branch has been contacted at 250-953-3334 or archaeology@gov.bc.ca for further direction.

Issues and Opportunities

Staff have identified the following issue discussed below and may be considered further once an amendment bylaw is tabled and through with referral responses, if the LTC chooses to proceed with the application:

- **Setback from Lot lines:** The site plan submitted with the proposal indicates that it does not meet the setback requirements specified in the Land Use Bylaw (LUB). Certain structures, such as the car parks and the office/lunch room/locker room building, are located within the required setback areas. The applicant has explained that the plan was developed based on several factors, including the turning radius of transit buses, and therefore, cannot be amended. Staff has identified this as non-compliant with the LUB and recommends that the new zoning include a 0-meter setback from the lot lines, with this adjustment reflected in the setback regulations of the new CF3 zone.

Consultation

Provided that further policy analysis confirms no inconsistency with the OCP, a public hearing may not be required for this application, in accordance with section 464(3) of the Local Government Act.

Agencies

Should the application proceed, staff have identified the following agencies for bylaw referral. LTC may direct staff to include additional agencies for referral:

- Agricultural Land Commission (ALC);
- Agricultural Advisory Committee (AAC);
- Advisory Planning Commission (APC)

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Rationale for Recommendation

The recommendations on page 1 are supported as:

1. The proposal appears to be consistent with the policies of the Salt Spring Island Official Community Plan No. 434 (OCP) and Islands Trust Policy Statement (ITPS).

ALTERNATIVES

1. Request additional information

The LTC may request additional information prior to making a decision. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust in addition to the recommended resolution the following....

2. Deny the application

The LTC may choose to deny the application. If it does, LTC should provide reasons for the denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny application PLRZ20240188 for the following reasons

NEXT STEPS

If the recommendations are supported,

Staff will proceed with processing the rezoning application, refer it to the Agricultural Land Commission (ALC), begin drafting the amending bylaws, and present them for first and second readings. The application will then be returned to the Salt Spring Local Trust Committee (SS LTC) for further consideration.

Submitted By:	Oluwashogo Garuba, Planner 1	January 30, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	February 5, 2025

ATTACHMENTS

1. Site Context
2. Applicant's Letter of Rationale
3. ALC's Letter of Exemption for Subject Properties

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	PARCEL A (DD 362513I) OF LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333 LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333, EXCEPT PARCEL A (DD 362513I) THEREOF
PID	003-915-255 003-915-204
Civic Address	210 Kanaka Road, Salt Spring Island 220 Kanaka Road, Salt Spring Island
Lot Size	0.31 ha (0.76 ac) – 210 Kanaka Road 0.19 ha (0.46 ac) – 220 Kanaka Road

LAND USE

Current Land Use	Agriculture & Residential
Surrounding Land Use	Community Facilities 1 -CF1 Community Facilities 1 zone variant c - CF1(c)

HISTORICAL ACTIVITY

File No.	Purpose
SS-RZ-2002.5	Rezoning

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw No. 434, 2008 Designation: Ganges Village Upper – 210 Kanaka Rd Agriculture – 220 Kanaka Rd Development Permit Areas – Island Villages – 210 Kanaka Road  DEVELOPMENT PERMIT AREAS Salt Spring Island DPA Island Villages
--------------------------------------	--

Land Use Bylaw	Salt Spring Island Land Use Bylaw No. 355, 1999 Residential 2 (R2) – 210 Kanaka Road Agriculture 1 (A1) – 220 Kanaka Road
Other Regulations	Agricultural Land Reserve (ALR) use regulation
Covenants	Covenant - EL37008 – 210 Kanaka Road
Bylaw Enforcement	SS-BE-2024.5 - Concerns are residential lots being used as a maintenance yard.

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	None
Sensitive Ecosystems	None
Hazard Areas	None
Archaeological Sites	None Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A



Making a difference...together

Salt Spring Island Electoral Area
108-121 McPhillips Avenue
Salt Spring Island, BC, V8K 2T6

T: 250.537.4446

www.crd.bc.ca

ATTACHMENT 2

PROJECT NARRATIVE - SSI CRD Park Maintenance and Bus Storage

Background

The Salt Spring Island (SSI) Parks and Recreation 2019 Strategic Plan identified the park maintenance service levels, equipment, facilities, and resource capacity as one of the top three priorities of future focus. This priority is the action required under the strategy to “invest in our capacity to deliver excellent service.” A thorough evaluation of equipment and facility needs was completed in collaboration with maintenance staff. It was determined that the current maintenance facility is inadequate for the work required to meet service levels and maximize service delivery.

The maintenance staff currently work out of a modular building located at 210 and 220 Kanaka Road. The maintenance facility is used to accommodate the daily functions and storage needs of park maintenance staff on SSI. This building has reached the end of its useful life and needs to be replaced.

Alternative locations including 262 Rainbow Road (Rainbow Recreation Centre) and 145 Vesuvius Bay Road (Portlock Park) have been explored as alternative locations for the park maintenance facility. Portlock Park is currently over subscribed and would require the removal of an existing park amenity to accommodate this use. Rainbow Recreation Centre was deemed unsuitable during the master planning process with community feedback supporting reserving this site for recreation purposes given it is the only CRD park land zoned for indoor recreation on SSI.

210 Kanaka is 0.76 acres, zoned Residential 2 (R2) and 220 Kanaka is 0.46 acres zoned Agriculture 1 (A1). Both Kanaka properties are located in the Agricultural Land Reserve (ALR), however the CRD received confirmation from the Agricultural Land Commission that the restrictions on use of agricultural land contained in the Agricultural Land Commission Act and BC Regulation 30/2019 do not apply to the properties as both parcels are under two acres in size.

The current zoning allows for public service uses. “Public Service” is defined as the use of land, building or structures for the maintenance, repair or storage of vehicles, equipment or construction material that are used solely for the provision, maintenance or repair of public utilities or highways, and for emergency response facilities are operated for the benefit of the general population of the island on which it is located. “Public Utilities” is defined as a use of land, or of unoccupied works and structures such as pipes, wires, poles, or towers, for the provision of electricity, gas, water, sewage collection, telephone, cablevision or telecommunications services to the public of the island on which it is located, or the use of land or unoccupied structures for navigational aids.

A zone-specific variation (site specific text amendment) based on the conceptual site plan would need to be approved through the Islands Trust to include a public works and bus depo in the definition of “Public Service” prior to developing the Kanaka lots for this purpose.

Existing Uses

SSI CRD Parks Maintenance Staff have worked out of a modular building located at 210 and 220 Kanaka Road for over 25 years. The modular is used to accommodate the daily functions and storage needs to support our community parks, recreation facilities and public beach accesses.

In addition to a modular building the site is used for material and equipment storage and a dumpster.

Proposed Uses

Proposed upgrades to the site to support park maintenance and bus storage have been detailed in Concept Drawing 3.1 & 3.2:

- Maintenance Building
- Auxiliary Building – shared Use
- Perimeter Security Fencing
- Security Lighting
- Transit Bus Parking
- Staff and Crew vehicle Shared Parking with EV Charging Stations
- Shared-Use Vehicle & Equipment Wash Station
- Parks Small Equipment Fuel Storage
- Shared-Use Garbage Dumpster
- Parks Maintenance Sea-Can Storage Units
- Parks Maintenance Bulk Material Storage Bins

Building and Structures on the Property

- 20'x40' Existing Modular Building
- Equipment and Materials Storage
- Dumpster
- Gate

**Agricultural Land Commission**

201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

March 4, 2021

ALC Inquiry: 52118

Colleen Cybulski

DELIVERED ELECTRONICALLY

ccybulski@crd.bc.ca

Dear Capital Regional District:

RE: 210 Kanaka Rd, Salt Spring Island

This letter is further to correspondence, received by electronic mail on February 19, 2021, from Colleen Cybulski. The purpose of the correspondence was to confirm whether the property is subject to either the *Agricultural Land Commission Act* or BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) as per s.23(1) of the *Agricultural Land Commission Act* which reads:

Exceptions

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Based on the information provided, the Agricultural Land Commission (the “ALC”) has ascertained the following facts:

1. The property is legally described as:
PID: 003-915-204
 LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333, EXCEPT PARCEL A (DD 362513I) THEREOF;
2. The subdivision plan (Plan 1733) which created the property was deposited at the Victoria Land Registry Office on October 14, 1964;
3. Certificate of Title No. 362514I existed from June 18, 1965 until cancelled on May 27, 1975. During this period of time the property was the only property identified on said Certificate of Title No. 362514I; and
4. On June 12, 1964, the property was surveyed at 1.22 acres in size.

Given the above, the ALC confirms that the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

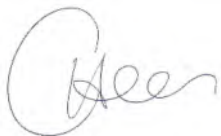
Please be advised that this does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

Also, please note that this confirmation of “exception” from the restrictions of the ALC Act does not suggest that a local government is compelled to re-designate or re-zone the property for non-agricultural uses. The ALC recommends that the local government exercise its authority to refuse to authorize incompatible uses on excepted parcels, or to minimize their impact on adjoining farmland as per advice provided in Ministry of Agriculture’s [Guide to Edge Planning](#). Any future advice provided to the local government by the ALC as part of bylaw referral process, further described in the [ALC Bylaw Reviews: A Guide for Local Governments](#), will confirm the ALC’s mandate to preserve farmland and maintain the integrity of the ALR.

Please direct further correspondence with respect to this letter to ALC.LUPRT@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in blue ink, appearing to read 'C. Heer', is positioned above the printed name.

Carmen Heer, Land Use Planning Technician

52118m1



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

March 4, 2021

ALC Inquiry: 52128

Colleen Cybulski
DELIVERED ELECTRONICALLY
ccybulski@crd.bc.ca

Dear Capital Regional District:

RE: 220 Kanaka Rd, Salt Spring Island

This letter is further to correspondence, received by electronic mail on February 19, 2021, from Colleen Cybulski. The purpose of the correspondence was to confirm whether the property is subject to either the *Agricultural Land Commission Act* or BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) as per s.23(1) of the *Agricultural Land Commission Act* which reads:

Exceptions

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Based on the information provided, the Agricultural Land Commission (the “ALC”) has ascertained the following facts:

1. The property is legally described as:

PID: 003-915-255

PARCEL A (DD 362513I) OF LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333;

2. The subdivision plan (Plan 1733) which created the parent parcel was deposited at the Victoria Land Registry Office on October 14, 1964;
3. Certificate of Title No. A87478 existed from November 2, 1972 until cancelled on August 11, 1979. During this period of time the property was the only property identified on said Certificate of Title No. A87478; and
4. On June 12, 1964, the parent parcel was surveyed at 1.22 acres in size.

Given the above, the ALC confirms that the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

Please be advised that this does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

Also, please note that this confirmation of “exception” from the restrictions of the ALC Act does not suggest that a local government is compelled to re-designate or re-zone the property for non-agricultural uses. The ALC recommends that the local government exercise its authority to refuse to authorize incompatible uses on excepted parcels, or to minimize their impact on adjoining farmland as per advice provided in Ministry of Agriculture’s [Guide to Edge Planning](#). Any future advice provided to the local government by the ALC as part of bylaw referral process, further described in the [ALC Bylaw Reviews: A Guide for Local Governments](#), will confirm the ALC’s mandate to preserve farmland and maintain the integrity of the ALR.

Please direct further correspondence with respect to this letter to ALC.LUPRT@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in blue ink, appearing to read 'C. Heer', is positioned above the printed name.

Carmen Heer, Land Use Planning Technician

52128m1

DATE OF MEETING: February 13, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Report subject: Acceptance of Section 219 Covenant
Applicant: Patricia Juengst
Location: Lot 28 Welbury Drive, SSI (PID: 007-521-031)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee accept the Section 219 Covenant that is Attachment 1 to this report for SS-SUB-2021.7
2. That the Salt Spring Island Local Trust Committee designate the chair of the Local Trust Committee to sign the Covenant.

REPORT SUMMARY

The purpose of the report is to present a draft Section 219 Covenant for acceptance by the Local Trust Committee (LTC) and to designate the chair to sign the covenant, allowing the subdivision application SS-SUB-2021.7 condition to be finalized.

BACKGROUND

The subject property was the subject of a subdivision application that was referred to LTC (SS-SUB-2021.7) to create a two-lot subdivision from the existing 2.06 ha (5.09 ac) lot. In its December 15, 2021 response, Islands Trust staff included the following to ensure that the proposal meets Islands Trust regulations and policies:

The applicant submit to the Islands Trust written certification in the form of a **pump test** (*in accordance with the [BC Guide to Pumping Tests](#)*) under the seal of an engineer with experience in groundwater hydrology that there is **sufficient supply and quality of potable water** for all lots in the subdivision serviced by groundwater and for all uses permitted by the zone, in accordance with Table 1 of the Salt Spring Island Land Use Bylaw No. 355, namely: **3,175 L/day per lot for Proposed Lot A and 3,175 L/day per lot for Proposed Lot B in accordance with Table 1 Potable Water Supply Standards for Subdivision**, and that the extraction from the groundwater table of that amount of water is not reasonably expected to adversely affect the quantity or quality of water obtainable from any existing well or surface water that is used as a source of potable water.

If the required amount of water cannot be supplied, the applicant must grant a covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that restricts the development of the subdivision to the buildings, structures and uses for which the required amount of water can be supplied or confirmed.

If the water supply is provided through a groundwater well and the water to be supplied is not potable, but can be made potable with a treatment system that is customarily used in a single-family dwelling, then the applicant must grant a

covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that requires ongoing treatment of the water to ensure that it is potable before it is used as drinking water. The applicant continues to work towards completion of the subdivision conditions. Proof of portable water is an Islands Trust condition to meet section 5.5.8 of the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB):

5.5.8 Where the water supply is provided through a groundwater well or through a private surface water license, an engineer must also provide a water quality analysis that demonstrates that the surface water or the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system that is customarily used in a single-family dwelling. The certificate must include a plan of the proposed subdivision indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan. If the water to be supplied is not potable, but can be made potable with a treatment system that is customarily used in a single-family dwelling, then the Approving Officer may nonetheless approve the subdivision if the applicant grants a covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that requires on-going treatment of the water to ensure that it is potable before it is used as drinking water.

The applicant provided a report from Gooding Hydrology, Dave Gooding, dated June 2023 to certify groundwater quantity and quality completed by a professional engineer with relevant experience (see Attachment 2). The two wells on the lot were pump tested in September 2022 and confirmed to meet the water quantity required within the LUB. Bacteria levels were determined to be above the allowable value indicating that filtration and treatment is required to maintain good quality and meet the guidelines.

A template covenant was provided to the applicant for completion, which was reviewed and drafted by the applicant's legal counsel. The drafted covenant is included as Attachment 1 and is consistent with the LUB requirement.



Figure 1: Subject Property

ANALYSIS

Official Community Plan:

The property is designated **RL – Rural Neighbourhoods** in the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 (OCP). The property is within Development Permit Area 5 – Community Well Capture Zones. The applicant has obtained a Development Permit from Islands Trust.

Land Use Bylaw:

The property is split zoned **R – Rural** and **R(f) – Rural variant f** in the LUB. The permitted density for each lot will be one single family dwelling provided that all of the LUB requirements are met.



Figure 2: Zoning Map of Subject Property

Consultation

There are no applicable statutory consultation requirements with the request.

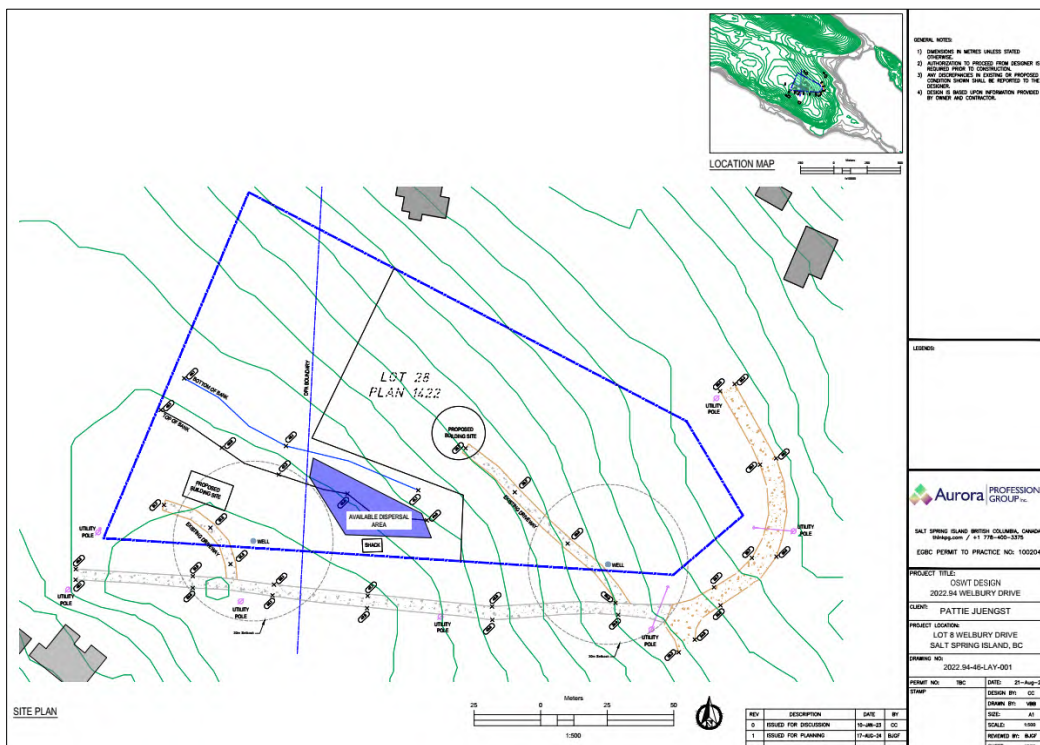


Figure 3: Subdivision Layout Plan

Rationale for Recommendation

The recommendations on page 1 are supported as the rationale for the request is reasonable and accepting the covenant will meet this requirement and the subdivision to move forward.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following information:

2. Deny the request

The LTC may choose to deny the request. If selecting this alternative, the LTC should describe the specific information needed and the rationale for the denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny the request based on the following reasons....

Submitted By:	Oluwashogo Garuba, Planner 1	January 7, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	February 5, 2025

ATTACHMENTS

- 1. Draft of Section 219 Covenant
- 2. Groundwater Quantity and Quality Report



1. Application

Mckimm & Lott Barristers & Solicitors
201-118 Fulford-Ganges Road
Salt Spring Island BC V8K 2S4
250-537-9951

2. Description of Land

PID/Plan Number	Legal Description
007-521-031	LOT 28, DISTRICT LOTS 1 AND 20, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 1422

3. Nature of Interest

Type	Number	Additional Information
COVENANT	SECTION 219	

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

PATRICIA MAY JUENGST

6. Transferee(s)

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
A CORPORATION UNDER THE ISLANDS TRUST ACT, RSBC
1996, C. 239,
WITH AN OFFICE AT 1 - 500 LOWER GANGES ROAD
SALT SPRING ISLAND BC V8K 2N8

7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

Patricia May Juengst

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

**Salt Spring Island Local Trust
Committee**
By their Authorized Signatory

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

PART 2 – TERMS OF INSTRUMENT

SECTION 219 COVENANT

This Agreement dated for reference the day of December, 2024 is

AMONG:

PATRICIA MAY JUENGST

4294 Calavo Drive
La Mesa, California 91941
USA

(the “Owner”)

AND:

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

a Corporation under the *Islands Trust Act*, RSBC 1996, c.239, with an office
at 1 – 500 Lower Ganges Road, Salt Spring Island, BC, V8K 2N8

(the “Local Trust Committee”)

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of that parcel of land located on Salt Spring Island, British Columbia which is legally described as:

Parcel Identification Number: 007-521-031

Legal Description: LOT 28, DISTRICT LOTS 1 AND 20, NORTH SALT
SPRING ISLAND, COWICHAN DISTRICT, PLAN 1422

(the “Land”);

AND WHEREAS the Owner proposes to subdivide the Land, according to a plan of subdivision EPP128304 completed and certified correct on the 19th day of April, 2024, by Richard Redfern a copy of which is attached hereto as Schedule “A”, into Lot A and Lot B as indicated on Schedule “A”, which Lots are referred to as such in this Agreement.

- B. The Local Trust Committee’s Land Use Bylaw No. 355 (the “Land Use Bylaw”) requires each lot created by subdivision to have a source of potable water.
- C. The Land will not be connected to a community water system and instead, water will be supplied by a private well provided on each of Lot A and Lot B (the “Wells”).

- D. The Owner has had a report dated June 2023 prepared by David Gooding, P. Eng. regarding Lot A and a report dated July 2023 prepared by David Gooding, P. Eng. regarding Lot B (the "Reports"), copies of which are attached hereto respectively as Schedule "B".
- E. The Reports indicate that water in the amounts required by the Land Use Bylaw is potentially available on each of Lot A and Lot B; that the water does not meet the Potable Water Quality Standards (Schedule H, the Land Use Bylaw) on each of Lot A and Lot B; that the water does not meet the Drinking Water Protection Regulation (*Drinking Water Protection Act*) standards for total coliform bacteria (Lot A), or the Guidelines for Canadian Drinking Water Quality standards for arsenic (Lot B), and hardness (as CaCO₃), iron, manganese and turbidity (both Lots), and total non-coliform bacteria and total coliform bacteria (Lot A), all as indicated in Schedule "B"; and that the water would meet or exceed these standards if properly treated.
- F. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to land a covenant, whether of a negative or positive nature, in respect of the use of land, the building on land, the subdivision of land and the preservation of land or a specified amenity on the land.
- G. The Approving Officer and the Local Trust Committee require, as a condition of subdivision, that the Owner grant to the Local Trust Committee (the "Transferee") a covenant under s. 219 of the *Land Title Act* (British Columbia) to regulate the use of the Land in the interests of confirming that groundwater management and treatment methods will be implemented by the Owner and all future owners, tenants, and other occupiers of Lot A and Lot B in the manner specified in the Reports.

This Agreement is evidence that in consideration of the premises and covenants herein contained, the payment of two dollars (\$2.00) by the Local Trust Committee to the Owner, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Restriction on Use

1. The Owner shall not use the Land including any lots into which the Land may be subdivided, nor occupy any building or structure located on the Land for any residential or domestic purpose, unless the Owner is in full compliance with the terms of this Agreement.

Water Treatment System

2. The Owner shall, in respect of each of Lot A and Lot B:
 - (a) install and operate in accordance with the manufacturer's and installer's instructions a water treatment system (the "Water Treatment System") which is effective to make the water from the Well on that lot potable in terms of the health and aesthetic criteria set out in the Land Use Bylaw from time to time, the Drinking Water Protection Regulation under the *Drinking Water Protection Act* and the Guidelines for Canadian Drinking Water Quality (collectively, the "Applicable Standards").
 - (b) provide documentation to the Local Trust Committee that the Water Treatment System on the lot produces water that is safe to drink and suitable for domestic purposes, and at a minimum specifically treats to the required level those water quality parameters that did not meet the Applicable Standards as identified in the Report prior to occupying any building or structure located on the Land for any residential or domestic purpose.
 - (c) be solely responsible for all aspects of the Water Treatment System, including its installation, monitoring and effectiveness.
3. In circumstances where the Owner in respect of any of Lot A or Lot B is not the tenant or occupier of the Lot, the Owner shall ensure that the tenant or occupier is taking all reasonable measures required to ensure that the Owner's obligations under this Agreement are fully performed

No Effect On Laws or Powers

4. This Agreement does not
 - (a) affect or limit the discretion, rights, duties or powers of the Transferees under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Transferees any duty of care or other legal duty of any kind to the Owner or to anyone else;
 - (c) oblige the Transferees to enforce this Agreement, which is a policy matter within the sole discretion of the Transferees;
 - (d) affect or limit any enactment relating to the use or subdivision of the Land;
 - (e) relieve the Owner from complying with any enactment, including in relation

to the use or subdivision of the Land.

Limitation on Obligations

5. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner, or which the Owner permits or allows, in respect of the Owner's particular lot or lots. The Owner is liable only for the covenants and obligations contained in this Agreement and breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

Indemnity

6. The Owner hereby indemnifies and saves harmless the Transferees, and their respective elected and appointed officials, officers, employees and agents, from and against all loss, damage, cost, actions, suits, debts, expenses and harm of any kind whatsoever which the Owner may at any time suffer or incur arising out of or related to this Agreement or any breach of it.

No Liability in Tort

7. The parties agree that this Agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Land

8. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under section 219 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

9. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

10. The Owner shall be entitled to a discharge of this Agreement, upon presentation of a registrable discharge document for execution by the Transferees, in the event that the Owner's application to subdivide the Land in the manner described in Schedule "A" has been refused in writing by the approving officer having jurisdiction and the Owner has provided a copy of the refusal letter to the Transferees, or the Owner has withdrawn the application and the approving officer has confirmed the withdrawal in writing to the Transferees.

Waiver

11. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver by the Transferees of a breach of this Agreement by the Owner does not operate as a waiver of any other breach of this Agreement.

Severance

12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

13. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Further Acts

15. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Deed and Contract

16. By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

Execution Using Form C

17. As evidence of their agreement to be bound by the term of this instrument, the parties each have executed the Land Title Office Form C which is attached hereto and which forms part of this Agreement.

**SUBDIVISION PLAN OF LOT 28,
DISTRICT LOTS 1 AND 20, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN 1422.**

PLAN EPP128304

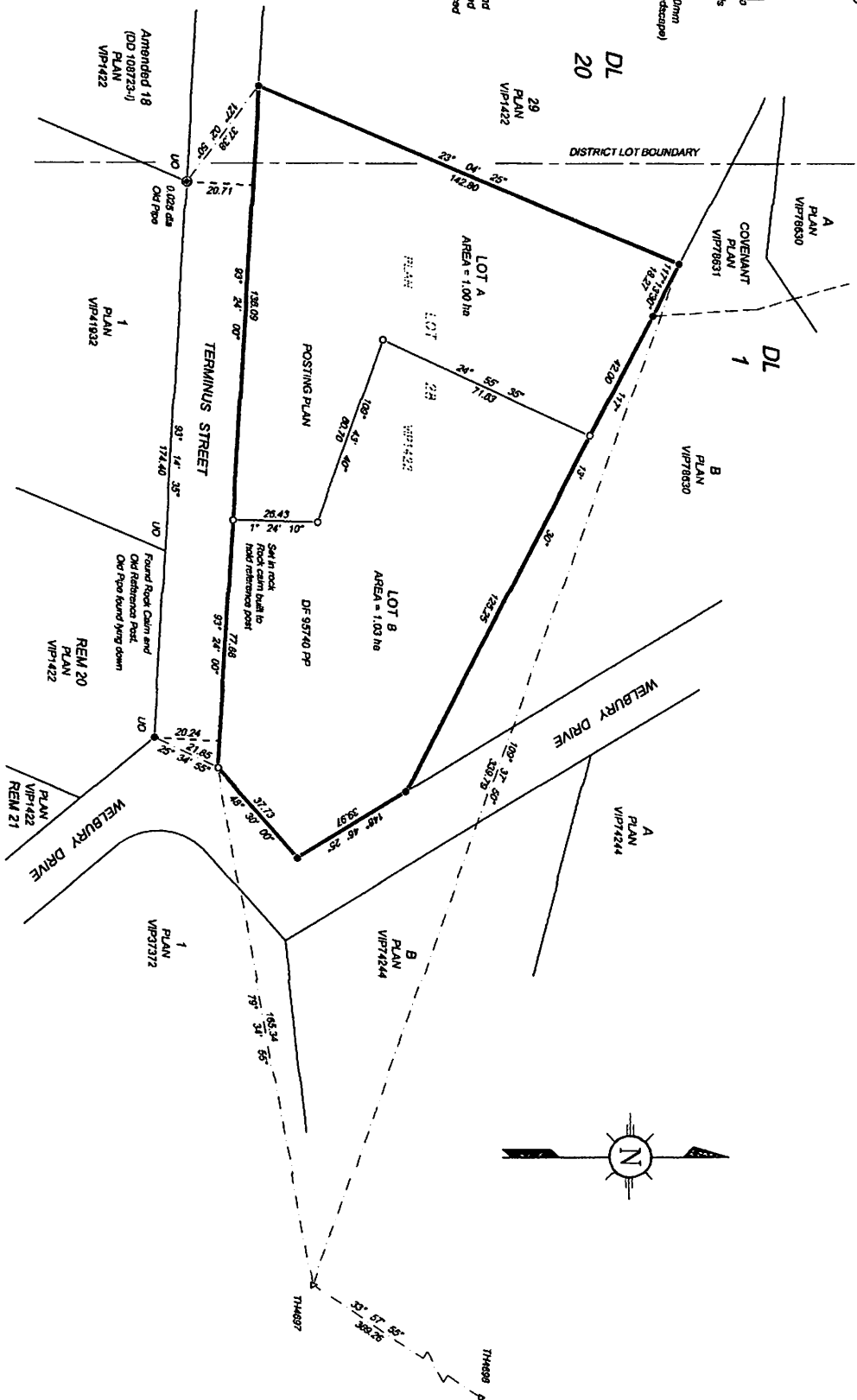
BCGS MAP SHEET 92B.083



All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 560mm in width by 420mm in height (C size landscape) when plotted at a scale of 1 : 1,000.

- LEGEND**
- denotes non-standard post found
 - denotes standard iron post found
 - △ denotes standard iron post placed
 - △ denotes traverse hub placed
 - △ denotes traverse
 - UO denotes unknown origin



Polaris Land Surveying Inc.

204 - 142 Fable-Carey Road
Salt Spring Island, BC, V8K 2T9
File: 2529-02
Drawing: 2529-02-LE01100
Date: APRIL 19, 2023

Grid bearings are derived from dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations to GCM 225276.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances multiply ground level distances by the average combined factor of 0.9998148. The average combined factor has been determined based on a mean ellipsoidal elevation of 4.8 metres.

NAD83 (GSR) 3.0.0 BC LNT ZONE 10 COORDINATES				
Point	North	East	Absolute Accuracy	Relative Accuracy
TH4687	5,410,098.17	467,098.91	0.05	
TH4688	5,411,005.91	467,296.13	0.05	

This plan lies within the jurisdiction of the Approving Officer for The Ministry of Transportation and Highways.
File No. 2021-00054

This plan lies within the CAPITAL REGIONAL DISTRICT.
The field survey represented by this plan was completed on the 21st day of MARCH, 2023.
Richard Redfern, BCLS SCS

**Gooding
Hydrology**



**WELL #48910
LOT 28A WELBURY DRIVE
WATER QUANTITY AND QUALITY**

**For
Patti Juengst**

**By
Dave Gooding, P.Eng.
Gooding Hydrology
Saltspring Island**

June 2023

Background

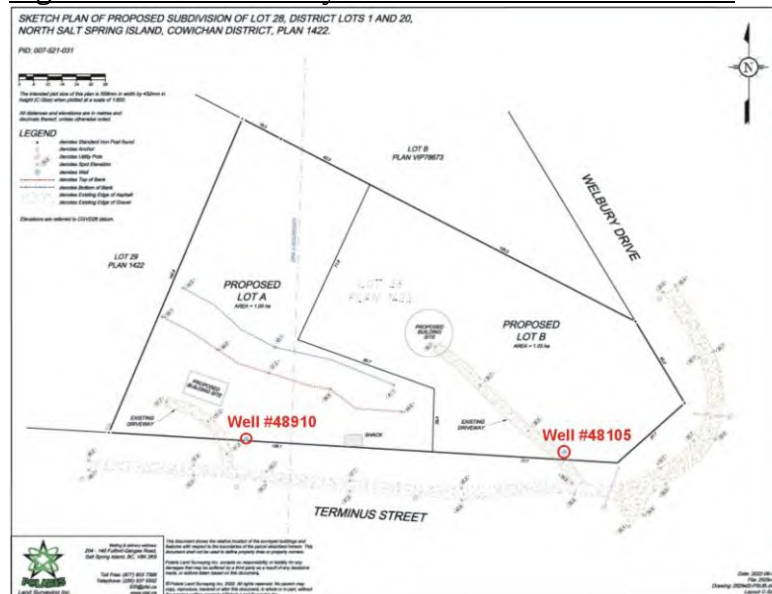
Gooding Hydrology was retained by Patti Juengst to assess water quantity and quality available from wells on Lots 28A and 28B Welbury Drive, in support of construction of a residence on Lot 28 and proposed subdivision into Lots 28A and 28B. Islands Trust (IT) is requiring 3,175 liters/day (Lpd) available for each lot in order to approve the subdivision. This report is an assessment of the well #48910 on Lot 28A, with the well on Lot 28B assessed in a separate report.

Figure 1: Property Location



Lot 28 Welbury Drive is located approximately 1 km southwest of Long Harbour ferry terminal. The property goes from the top of the ridge which runs alongside Ganges Harbour on Lot 28A, sloping down to the northeast to the valley near Long Harbour on Lot 28B.

Figure 2: Lot 28 Welbury subdivision and well locations



The subdivision plan with the location of the two drilled wells is shown to the left in figure 2. Both wells were drilled in early summer 2022. The driller's well log is attached as appendix 1.

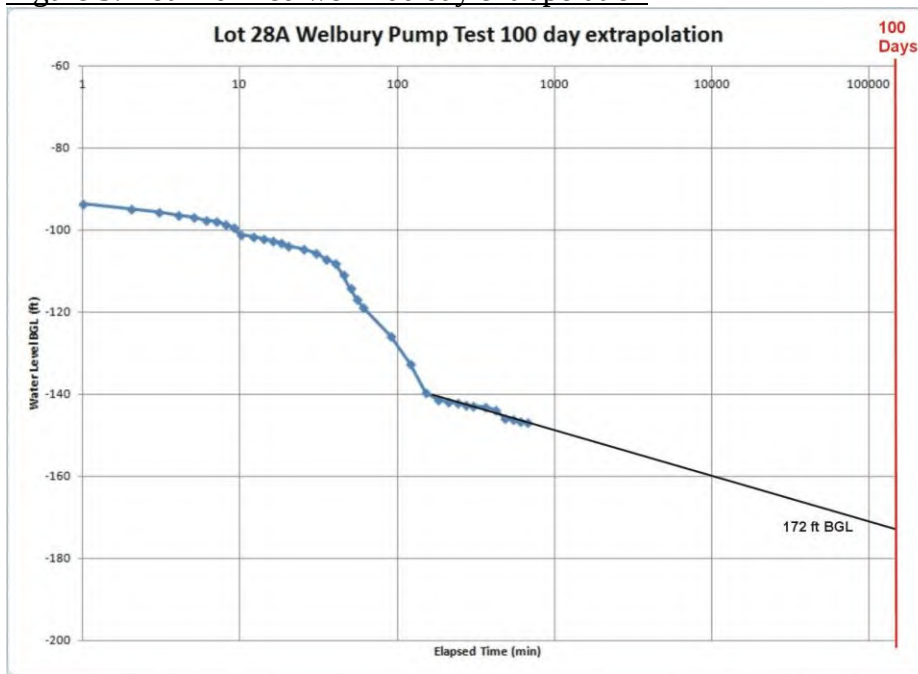
12 hour pumping tests were performed by Albert Kaye in early October of 2022.

Water Quantities: Lot 28A drilled well (BCGW ID#48910)

Well #48910 was drilled in June 2022 to 300 ft depth through conglomerate according to the well driller's log, and was estimated by the driller Albert Kaye to yield 1.5 US gpm. A 12 hour pumping test was performed by Albert Kaye in September 2022, the driest time of year. The well was pumped at a rate of 4.54 liters/minute (Lpm) for 12 hours, and recovery measured for 3 hours. The well drew down 53.7 ft (16.4 m) in the 12 hours, and recovered rapidly to 85% of its starting level in 3 hours.

Data from the pumping test is attached as appendix 2. Data from the pumping portion of the well test were plotted on semi-log paper, and the drawdown extrapolated to 100 days in figure 3 below.

Figure 3: Lot A drilled well 100 day extrapolation



100 day drawdown = 172 ft bgl – 97.2 ft bgl static = 74.8 ft = 22.8 m

Average pump rate = 4.54 Lpm

Specific capacity = Avg pump rate / 100 day drawdown = 4.54 / 22.8 = 0.199 Lpm/m

Well depth 300 ft = 91.4 m, with static level at 97.2 ft = 29.6 m.

Available drawdown = 91.4 - 29.6 = 61.8 m

Long term well capacity = specific capacity x available drawdown x 70%
= 0.199 L/min/m x 61.8 m x 0.7 = 8.6 Lpm

This is the theoretical long term well capacity. Well can only be certified at the lower tested pump rate of 4.54 Lpm (1 USgpm). This is 6,538 Lpd, over twice the excessive 3,175 Lpd daily quantity required by Islands Trust, and adequate to supply both proposed lots combined requirement of 6,350 Lpd.

Water Quality

Unadulterated water samples were taken from the subject well on Oct 24, 2022 using A Kaye's hand sampler. Samples were tested by MB Labs Ltd in Sidney BC. Results are attached as appendix 3. All parameters which were tested met the Canadian Drinking Water Guidelines, with the exception of those parameters in red in Table 1 below.

Figure 4: Islands Trust Bylaw Required Parameters Lab Test Results

Water Quality Parameter	Standard	Drilled well
Arsenic	10 ug/l	2.59 ug/l
Chloride	250 mg/l	15.9 mg/l
Fecal Coliform	0/100 ml	0
Fluoride	1.5 mg/l	0.101 mg/l
Hardness (as CaCO ₃)	80-100 mg/l	208 mg/l
Iron	0.3 mg/l	1.55 mg/l
Manganese	0.05 mg/l	0.15 mg/l
Nitrate	45 mg/l	13.3 ug/l
pH	6.5-8.5	7.9
Residual Chlorine	0 mg/l	0 mg/l
Sodium	200 mg/l	24.5 mg/l
Sulphate	500 mg/l	13.4 mg/l
Total Coliforms	0/100 ml	3000/100 ml
Total Dissolved Solids	500 mg/l	289 mg/l
Turbidity	1 NTU	2.6 NTU

Discussion of Water Quality

Parameters not meeting Canadian Drinking Water Guidelines (CDWG) which were noted by MB Labs (including those in red in Schedule H above) are:

Total non-coliform bacteria (TNC)

Sample contained 153600 CFU/100 ml. For over 200 CFU/100 ml treatment is strongly recommended for drinking water.

Total coliform bacteria (TC)

Sample contained 3000 CFU/100 ml. For over 0 CFU/100 ml treatment is strongly recommended for drinking water.

Iron

High levels of iron can cause staining of fixtures or affect taste. Iron is essential for health.

Manganese

Sample exceeded the CDWG aesthetic objective. Manganese is not toxic, but can cause staining of fixtures or affect taste.

Hardness (as CaCO₃)

Well 28A tested at 208 mg/l, in the 150-300 mg/l CDWG 'hard water' range. Schedule H standard is 80-100 mg/l.

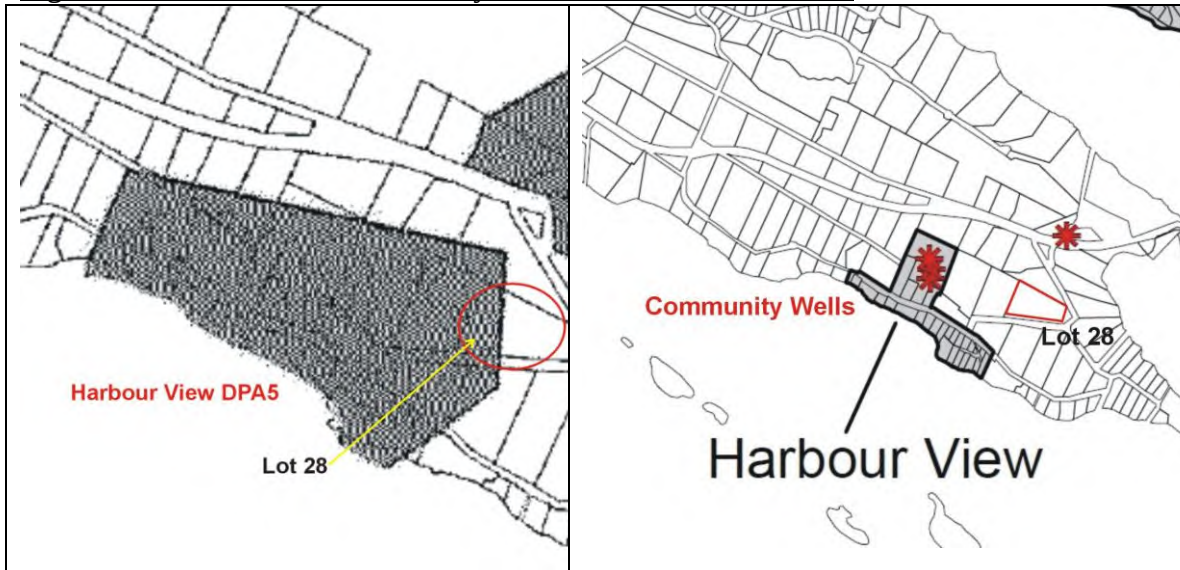
Turbidity

Turbidity of 2.6 exceeds the 1 NTU standard. Turbidity in the water can reduce the effectiveness of treatments for bacteria or contribute to bad taste or scaling.

It is recommended that the well be disinfected {shocked'} with bleach, pumped until no residual chlorine remains, and then re-tested for coliforms. With the existing high bacteria count, water from the well will have to be disinfected to be made potable. The remaining parameters not meeting standards are treatable using a treatment system that is customarily used in a single-family dwelling.

Potential impacts on neighboring water sources

Figure 5: Harbour View Community wells and Catchment DPA5



The well on Lot 28A is located on the ridge at the eastern edge of Harbour View community wells catchment area (DPA5) approximately 300 m from the community wells, and would be very unlikely to have any effect on the community wells.

Figure 6: BC Groundwater well search results



A search of the BC Groundwater well database shows a well around 25 m south of the well on Lot A, and wells close to the well on Lot B to the east and south. A reconnaissance of neighbouring properties showed that active wells were not properly located where shown by BCGW.

The actual locations of neighbouring active wells located in the field are shown on figure 7 below.

Figure 7: Active neighbouring wells



The active well on the property to the south was located 66 m from well A. The well shown on the BCGW data as around 25 to the south of well A is probably a poor plotting of the well on the property to the southwest (shown as 7 on figure 7 to the left), at 61 m from well A. The well on the south property is shown where actually located, labeled 1 to left, at 66 m from well A.

The lots along this ridge and surrounding hillsides are fairly large, at 1 to 2 ha each. The geology is folded and faulted, with extensive fracturing and numerous aquifers at different depths and of differing sizes.

All but wells 1 and 7 are over 100 m away, with the closest being number 7 on the figure above (BCGW well #97508). A. The well driller's log for this closest well, from the BCGW database and attached as appendix 4, shows well 7 to be a high volume well with multiple fracture aquifers at various depths, rated by the driller as having an estimated yield of 12 USgpm (45 Lpm). Use of the new well on Lot 28A could not be reasonably expected to have a significant effect on groundwater availability in well #97508. Wells 1, 2 and 6 are at enough of a distance in this multiple aquifer, folded geology that significant interference is unlikely.

Ephemeral stream Diffin Creek, which runs in the valley along the north side of Long Harbour Road around 315 m from the well, could also not be reasonably expected to be impacted by use of well #48190 (well A) on Lot 28A.

Conclusions

Water Quantity:

There is an adequate long term supply of groundwater available from well #48190 to supply both the proposed lots 28A and 28B on a continuous basis at the required quantity of 3175 Lpd per lot. Extraction from the groundwater table of the amount of water required by IT of 3175 Lpd for a single lot 28A could not be reasonably expected to adversely affect the quantity or quality of water obtainable from any existing active well or affect surface water flows in Diffin Creek.

Water Quality:

All of the water quality parameters exceeding the standards are treatable to be made potable using a treatment system that is customarily used in a single-family dwelling.



Dave Gooding, P.Eng.

Appendix 1: Well log for drilled well #48190 on Lot 28A

BRITISH COLUMBIA
Ministry of Environment

☐ Well Construction Report
☐ Well Closure Report
☐ Well Alteration Report

Ministry Well ID Plate Number: 48190
Ministry Well Tag Number: _____
☐ Confirmation/alternative specs. attached
☐ Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: Patti Juengst
Mailing address: 4294 Calver Dr Town: Probc. Postal Code: _____
Well Location: Address: Street no. Terrace Street name: Lot A Town: Probc. Postal Code: _____
(M) Legal description: 28 Plan V1P1422 D.L. No. _____ Block _____ Sec. _____ Twp. _____ Rg. _____ Land District _____
(M) PID: _____ (and) Description of well location (attach sketch, if any): _____

NAD 83 Zone: _____ UTM Northing: _____ m (or) Latitude (see note 3): _____
UTM Easting: _____ m Longitude: _____
Method of drilling: ☒ air rotary ☐ cable tool ☐ mud rotary ☐ auger ☐ driving ☐ jacking ☐ excavating ☐ other (specify): _____
Orientation of well: ☒ vertical ☐ horizontal Ground elevation: _____ ft (m) Method (see note 4): _____
Class of well (see note 5): _____ Sub-class of well: _____
Water supply well: indicate intended water use: ☒ private domestic ☐ water supply system ☐ irrigation ☐ commercial or industrial ☐ other (specify): _____

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)

From ft (m)	To ft (m)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing	Observations (e.g., fractured, weathered, well sorted, silty water, closure details)
0	6			overburden		
6	30			conglomerate		
30	100			conglomerate		
100	190			conglomerate	1/2	
190	260			conglomerate	3/4	
260	300					

Casing details

From ft (m)	To ft (m)	Blk. ft	Casing Material / Open Hole	Wall Thickness in	Drive Shoe
				188	

Screen details

From ft (m)	To ft (m)	Dia. in	Type (see note 16)	Slot Size

Surface seal: Type: _____ Depth: _____ ft
Method of installation: ☐ Poured ☐ Pumped Thickness: _____ in
Backfill: Type: _____ Depth: _____ ft
Liner: ☐ PVC ☐ Other (specify): _____
Diameter: _____ in Thickness: _____ in
From: _____ ft (m) To: _____ ft (m) Perforated From: _____ ft (m) To: _____ ft (m)
Type and size of material: _____

Intake: ☐ Screen ☐ Open bottom ☐ Unscreened hole
Screen type: ☐ Telescopic ☐ Pipe size
Screen material: ☐ Stainless steel ☐ Plastic ☐ Other (specify): _____
Screen opening: ☐ Continuous slot ☐ Slotted ☐ Perforated pipe
Screen bottom: ☐ Ball ☐ Plug ☐ Plate ☐ Other (specify): _____
Filter pack: From: _____ ft (m) To: _____ ft (m) Thickness: _____ in
Type and size of material: _____

Developed by:
☒ Air lifting ☐ Surging ☐ Jetting ☐ Pumping ☐ Sealing
☐ Other (specify): _____ Total duration: _____ hrs
Notes: _____

Well yield estimated by:
☐ Pumping ☒ Air lifting ☐ Bailing ☐ Other (specify): _____
Rate: _____ USgpm Duration: _____ hrs
SWL before test: _____ ft (m) Pumping water level: _____ ft (m)

Obvious water quality characteristics:
☐ Fresh ☐ Salty ☒ Clear ☐ Cloudy ☐ Sediment ☐ Gas
Colour/tour: _____ Water sample collected: ☐

Well driller (print clearly):
Name (first, last) (see note 19): Robbie Maddocks
Registration no. (see note 20): 06101805
Consultant (if applicable, name and company): _____

DECLARATION: I, the undersigned, well contractor, well alteration or well closure, do the work in accordance with the requirements of the Water Act and the Groundwater Protection Regulation.
Signature of Driller Responsible: _____

Final well completion data:
Total depth drilled: 300 ft Finished well depth: 200 ft (m)
Final slot size: 18 in Depth to bedrock: 6 ft (m)
SWL: _____ ft (m) Estimated well yield: 1 1/2 USgpm
Artesian flow: _____ USgpm, or Artesian pressure: _____ ft
Type of well cap: wellhead Well disinfected: ☒ Yes ☐ No
Where well ID plate is attached: _____

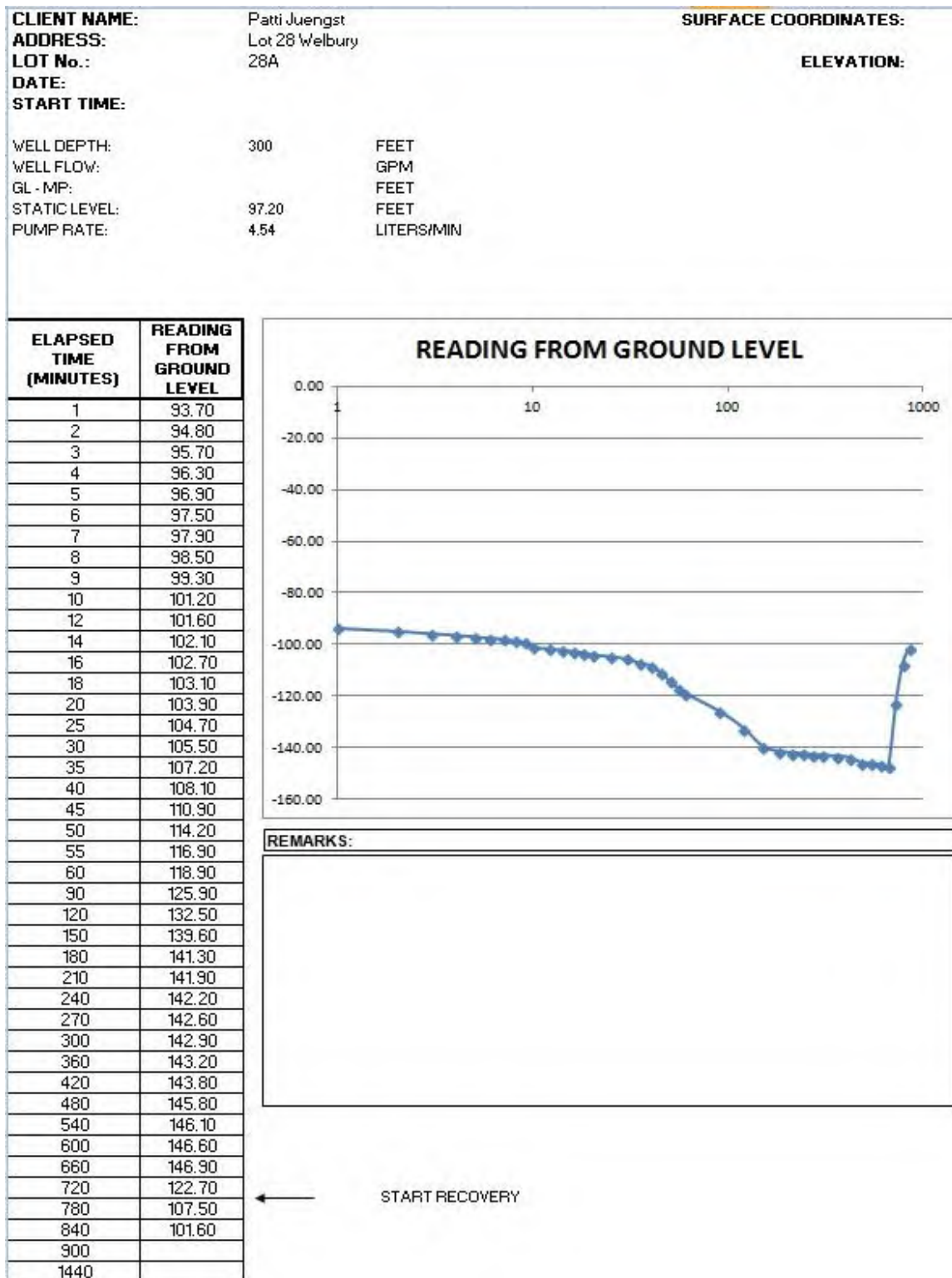
Well closure information:
Reason for closure: _____
Method of closure: ☐ Poured ☐ Pumped
Sealant material: _____ Backfill material: _____
Details of closure (see note 17): _____

Date of work (YYYYMMDD):
Started: June 2022 Completed: June 2022
Comments: _____

PLEASE NOTE: The information recorded in this well report describes the known hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and conditions of the works, which may change over time.

Wells: _____ Customer copy: _____
Driller: _____ Order copy: _____
Ministry: _____

Appendix 2: Pumping test data and graph for drilled well on Lot A



Appendix 3: Water Quality Tests Results for Lot A drilled well

D Gooding PEng

25Oct22
Well

3:48p

W171033

water
1

TEL: 250 538-1869
dgooding@saltspring.com

Arrival temp.: 9.0C
Pd B1092B 2610I

Sample: Lot 28A Welbury dr, Saltspring

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
Upper Well	24Oct22	07:00p	3000	153600	0	880	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020
Bergy's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro.,
J.Intern.Systm.Bact.

Comments:

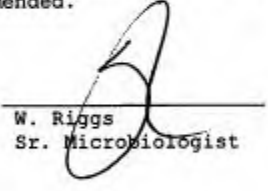
For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water-
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than
200 CFU/100mL (2.0 CFU/mL):

IF the number of organisms present exceed recommended guidelines for
drinking water; treatment is strongly recommended.


W. Riggs
Sr. Microbiologist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

EMAILED
OCT 26 2022

D Gooding PEng

25Oct22 3:48p
Well
water
1

W171033 pg2

TEL: 250 538-1869
dgooding@saltspring.com

Arrival temp.: 9.0C
Pd B1092B 2610I

Sample: Lot 28A Welbury Dr, Saltspring - Upper Well 24Oct22 07:00p

ELEMENTS		SAMPLE	UNITS	Maximum Limits Permissible In Drinking Water*	
1)	Aluminium	Al	0.404	mg/L	no limit listed
2)	Antimony	Sb	<0.500	ug/L	6.00 ug/L
3)	Arsenic	As	2.59	ug/L	10.0 ug/L
4)	Barium	Ba	0.082	mg/L	2.00 mg/L
5)	Beryllium	Be	<0.003	mg/L	no limit listed
6)	Boron	B	0.342	mg/L	5.00 mg/L
7)	Cadmium	Cd	<0.010	ug/L	7.00 ug/L
8)	Calcium	Ca	66.1	mg/L	200 mg/L
9)	Chromium	Cr	<0.003	mg/L	0.050 mg/L
10)	Cobalt	Co	<0.005	mg/L	no limit listed
11)	Copper	Cu	<0.008	mg/L	1.00 mg/L
12)	Gold	Au	<0.040	mg/L	no limit listed
13)	Iron	Fe	1.55	mg/L	0.300 mg/L
14)	Lanthanum	La	<0.020	mg/L	no limit listed
15)	Lead	Pb	<0.500	ug/L	5.00 ug/L
16)	Magnesium	Mg	10.3	mg/L	50.0 mg/L
17)	Manganese	Mn	0.150	mg/L	0.120 MAC 0.020 AO
18)	Mercury	Hg	<0.010	ug/L	1.00 ug/L
19)	Molybdenum	Mo	<0.005	mg/L	no limit listed
20)	Nickel	Ni	<0.004	mg/L	no limit listed
21)	Phosphorus	P	0.051	mg/L	no limit listed
22)	Potassium	K	0.580	mg/L	no limit listed
23)	Scandium	Sc	<0.050	mg/L	no limit listed
24)	Selenium	Se	<0.500	ug/L	5.0 ug/L
25)	Silicon	Si	8.97	mg/L	no limit listed
26)	Silver	Ag	<0.010	mg/L	no limit listed
27)	Sodium	Na	24.5	mg/L	200 mg/L
28)	Strontium	Sr	1.61	mg/L	no limit listed
29)	Tin	Sn	<0.020	mg/L	no limit listed
30)	Titanium	Ti	0.013	mg/L	no limit listed
31)	Tungsten	W	<0.050	mg/L	no limit listed
32)	Vanadium	V	<0.010	mg/L	no limit listed
33)	Zinc	Zn	0.133	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		208	mg/L	150-300 mg/L = hard	
pH		7.90	units	7.0 to 10.5	

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92,
& 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and
Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

Comments:

Iron: high amounts of Iron can cause staining of laundry, porcelain and plumbing
fixtures; can produce an undesirable taste. Essential for health.

Manganese: not considered to be toxic; high amounts of Manganese can cause staining
of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

Potable Water Report for
subdivision of Lot 28 Welbury Drive

Gooding Hydrology
dgooding@saltspring.com

D Gooding PEng

25Oct22 3:48p
Well

W171033 pg3

water
1

TEL: 250 538-1869
dgooding@saltspring.com

Arrival temp.: 9.0C
Pd B1092B 2610I

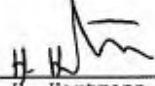
Sample: Lot28A Welbury Dr, Saltspring

<u>SAMPLE</u>	<u>DATE</u>	<u>TIME</u>	<u>Alkalinity</u> <u>(mg/L)</u>	<u>Cl⁻</u> <u>(mg/L)</u>	<u>Cl₂, Residual</u> <u>(mg/L)</u>	<u>F⁻</u> <u>(mg/L)</u>	<u>NO₃-N</u> <u>(ug/L)</u>
Upper Well	24Oct22	07:00p	275	15.9	ND	0.101	13.3
Lab Blank			ND	ND	ND	ND	ND
S _o			0.001	0.015	0.003	0.007	0.160
REF. VALUE			100	10.0	0.200	1.00	100
STD ± 2SD			108 ± 7.90	9.68 ± 0.811	0.190 ± 0.021	1.08 ± 0.088	108 ± 7.99

<u>SAMPLE</u>	<u>DATE</u>	<u>TIME</u>	<u>NO₃-N</u> <u>(ug/L)</u>	<u>SO₄²⁻</u> <u>(mg/L)</u>	<u>Tal</u> <u>(mg/L)</u>	<u>TDS</u> <u>(mg/L)</u>	<u>Turbidity</u> <u>(NTU)</u>
Upper Well	24Oct22	07:00p	4.00	13.2	0.779	289	2.60
Lab Blank			ND	ND	ND	ND	ND
S _o			0.300	0.075	0.070	0.010	0.015
REF. VALUE			10.0	10.0	1.00	200	5.00
STD ± 2SD			10.6 ± 0.778	9.87 ± 0.820	1.06 ± 0.076	194 ± 18.7	4.78 ± 0.442

SD = standard deviation; REF VALUE = primary or secondary reference material
STD = secondary standard calibrated to primary standard reference material
S_o = standard deviation at zero analyte concentration; method detection limit
is generally considered to be 3x S_o value
ND = none detected n/a = not applicable

R. Bilodeau
Analytical Chemist


H. Hartmann
Sr. Analytical Chemist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

Appendix 4: Well driller's log for well #97508

District/Lot	
Block	
Section	
Township	
Range	
Land District	16
Property Identification Description (PID)	

Description of Well Location: NOT PROVIDED



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 48.847985

Longitude: -123.452792

UTM Easting: 466781

UTM Northing: 5410656

Zone: 10

Coordinate Acquisition Code: (unknown, accuracy based on parcel size) No ICF cadastre, poor or no location sketch; site located in center of primary parcel

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	1999-09-01	1999-09-01	Albert Kaye & Sons Drilling	January 19th 2010 at 7:58 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
1999-09-01	1999-09-01				

Well Completion Data

Total Depth Drilled:
Finished Well Depth: 175 ft bgl
Final Casing Stick Up:
Depth to Bedrock:
Ground elevation:

Estimated Well Yield: 12 USgpm
Well Cap:
Well Disinfected Status: Not Disinfected
Drilling Method:
Method of determining elevation: Unknown

Static Water Level (BTOC):
Artesian Flow:
Artesian Pressure (head):
Artesian Pressure (PSI):
Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Est
0	7							
7	57							
57	71							
71	173						5 GPM @ 136'; 4 GPM @ 148'; 3 GPM @ 163'; FRACTURES 115, 136, 148, 163'	12
173	175						FRACTURES @: 115,136,148,163 FEET	

**Gooding
Hydrology**



**WELL #48105
LOT 28B WELBURY DRIVE
WATER QUANTITY AND QUALITY**

**For
Patti Juengst**

**By
Dave Gooding, P.Eng.
Gooding Hydrology
Saltspring Island**

July 2023

Background

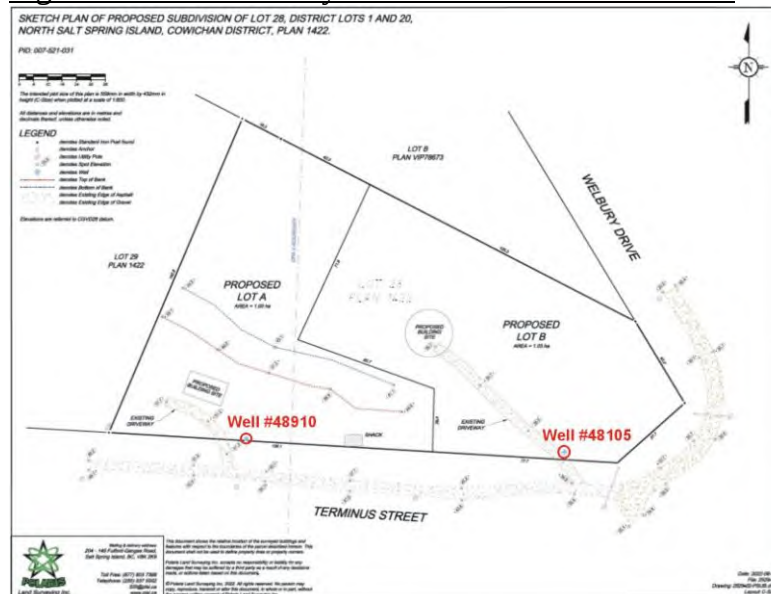
Gooding Hydrology was retained by Patti Juengst to assess water quantity and quality available from wells on Lots 28A and 28B Welbury Drive, in support of construction of a residence on Lot 28 and proposed subdivision into Lots 28A and 28B. Islands Trust (IT) is requiring 3,175 liters/day (Lpd) available for each lot in order to approve the subdivision. This report is an assessment of the well #48105 on Lot 28B.

Figure 1: Property Location



Lot 28 Welbury Drive is located approximately 1 km southwest of Long Harbour ferry terminal. The property goes from the top of the ridge which runs alongside Ganges Harbour on Lot 28A, sloping down to the northeast to the valley near Long Harbour on Lot 28B.

Figure 2: Lot 28 Welbury subdivision and well locations



The subdivision plan with the location of the two drilled wells is shown to the left in figure 2. Both wells were drilled in early summer 2022. The driller's well log is attached as appendix 1.

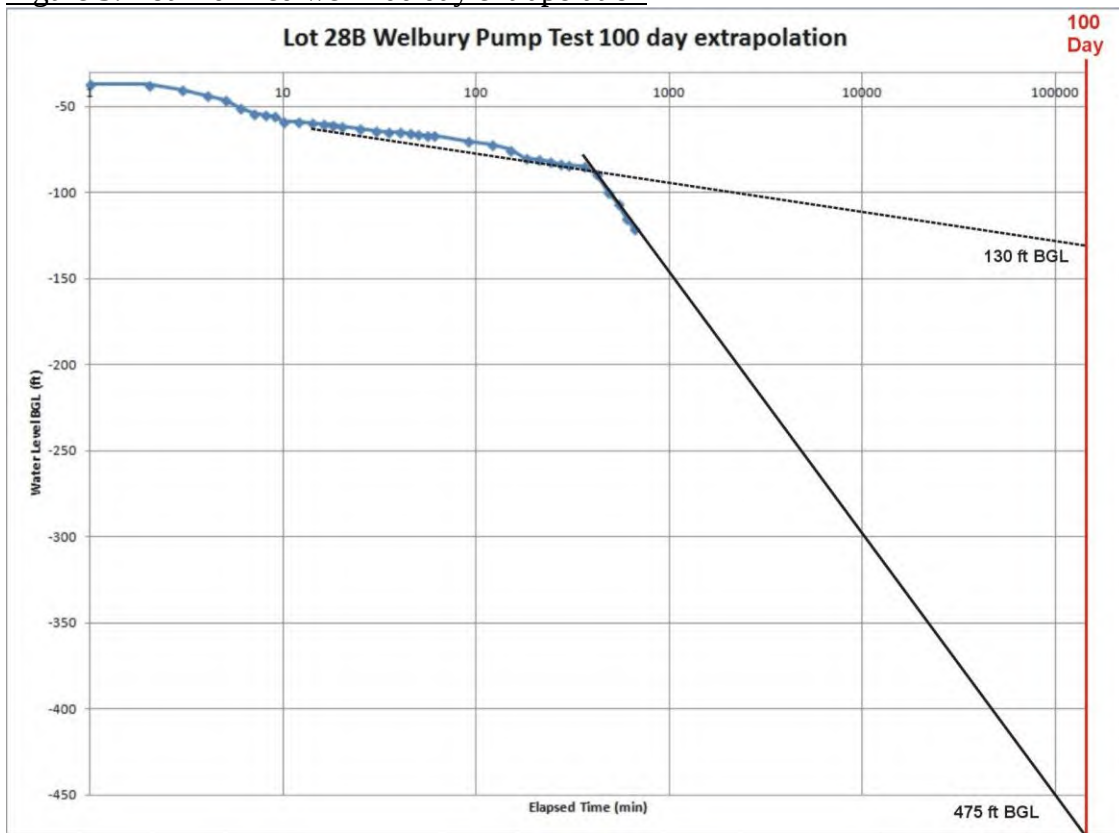
A 12 hour pumping test was performed on October 24, 2022, with a three hour recovery period also monitored.

Water Quantities: Lot 28B drilled well (BCGW ID#48105)

Well #48105 was drilled in June 2022 to 150 ft depth through 10 ft of gravelly loam into conglomerate, and was estimated by the well driller Albert Kaye to yield 16 US gpm. A 12 hour pumping test was performed by Albert Kaye on October 24, 2022, after only a few sparse fall rains. The well was pumped at a rate of 1.5 gpm (6.8 liters/minute) for 12 hours, and recovery measured for 3 hours. The well drew down 84.1 ft (25.6 m) in the 12 hours, and recovered rapidly to 88% of its starting static level in 3 hours.

Data from the pumping test is attached as appendix 2. Data from the pumping portion of the well test were plotted on semi-log paper, and the drawdown extrapolated to 100 days in figure 3 below.

Figure 3: Lot B drilled well 100 day extrapolation



The resulting plot is confusing, with an unexplained changed in gradient (more rapid drawdown) in the final 5 hours of pumping. One possible explanation is that the flow rate had changed. Another possible cause is storage in fractures around the well between the static level of 37.1 ft (11.3 m) bgl and where the plotted line's slope changes at 84 ft (25.6 m) bgl, which when drained left a smaller inflow from the deeper aquifers found at 100 to 125 ft (30.5 to 38 m).

Both possibilities will be analyzed.

Best Case, assuming changed flow, using the first 7 hours pumping data:

100 day drawdown = 130 ft bgl – 37.1 ft bgl static = 92.9 ft = 28.3 m
Average pump rate = 6.8 Lpm
Specific capacity = Avg pump rate / 100 day drawdown = 6.8 / 28.3 = 0.24 Lpm/m

Well depth 150 ft = 45.7 m, with static level at 37.1 ft = 11.3 m.
Available drawdown = 45.7 – 11.3 = 34.4 m
Long term well capacity = specific capacity x available drawdown x 70%
= 0.24 L/min/m x 34.4 m x 0.7 = 5.78 Lpm
= 8320 Lpd

Worst Case, assuming fracture storage, using the last 5 hours pumping data:

100 day drawdown = 475 ft bgl – 37.1 ft bgl static = 437 ft = 133.5 m
Average pump rate = 6.8 Lpm
Specific capacity = Avg pump rate / 100 day drawdown = 6.8 / 133.5 = 0.051 Lpm/m

Well depth 150 ft = 45.7 m, with static level at 37.1 ft = 11.3 m.
Available drawdown = 45.7 – 11.3 = 34.4 m
Long term well capacity = specific capacity x available drawdown x 70%
= 0.051 L/min/m x 34.4 m x 0.7 = 1.23 Lpm
= 1766 Lpd

Investigation of 3 hr recovery data
INFLOW

el time (min)	ft bgl	ft recovered	vol (ft^3)	inflow rate (ft^3/m)	rate (Lpm)
0	121.20	0	0.00	0.00	
60	85.00	36.20	6.75	0.11	3.18
120	69.60	15.40	2.87	0.05	1.35
180	47.60	22.00	4.10	0.07	1.94
				avg	2.16
				2 Lpm =	2880.00 Lpd
				3 Lpm =	4320.00 Lpd

Analysis of the inflow rate in the first hour after pumping shows inflow of 3.2 Lpm, with a 3 hour recovery average inflow of 2.16 Lpm (3110 Lpd).

Conclusions on Water Quantity

While there are many indications in the data of a higher available flow, without an additional test it is only possible to certify that 1766 Lpd is available for long term use on a continuous basis. This is adequate to meet the IT requirement of 1600 Lpd for a single residence. Approval for subdivision of this lot should be approved with a covenant that Lot 28B only be allowed a single family residence use. This covenant could be removed if a further pump tests shows higher groundwater availability.

Water Quality

Unadulterated water samples were taken near the end of the 12 hour pump test on October 24, 2022. Samples were tested by MB Labs Ltd in Sidney BC. Results are attached as appendix 3. All parameters which were tested met the Canadian Drinking Water Guidelines, with the exception of those parameters in red in Table 1 below.

Figure 4: Islands Trust Bylaw Required Parameters Lab Test Results

Water Quality Parameter	Standard	Drilled well
Arsenic	10 ug/l	34.2 ug/l
Chloride	250 mg/l	10.4 mg/l
Fecal Coliform	0/100 ml	0/100 ml
Fluoride	1.5 mg/l	0.154 mg/l
Hardness (as CaCO ₃)	80-100 mg/l	157 mg/l
Iron	0.3 mg/l	0.647 mg/l
Manganese	0.05 mg/l	0.222 mg/l
Nitrate	45 mg/l	15.7 ug/l
pH	6.5-8.5	7.5
Residual Chlorine*	0 mg/l	ND
Sodium	200 mg/l	94.7 mg/l
Sulphate	500 mg/l	22.4 mg/l
Total Coliforms	0/100 ml	0/100 ml
Total Dissolved Solids	500 mg/l	365 mg/l
Turbidity	1 NTU	3.38 NTU

ND- none detected

*test strip

Parameters in red do not meet the Islands Trust bylaw standards.

Discussion of Water Quality

Parameters not meeting Canadian Drinking Water Guidelines (CDWG) which were noted by MB Labs (in red in Schedule H above) are:

Arsenic

Continuous ingestion of high amounts of arsenic is toxic.

Iron

High levels of iron can cause staining of fixtures or affect taste. Iron is essential for health.

Manganese

Sample exceeded the CDWG aesthetic objective. Manganese is not toxic, but can cause staining of fixtures or affect taste.

Hardness (as CaCO₃)

Well 28A tested at 157 mg/l, at the lower end of the 150-300 mg/l CDWG 'hard water' range. IT Schedule H standard is 80-100 mg/l.

Turbidity

Turbidity of 33.38 exceeds the 1 NTU standard. Turbidity in the water can reduce the effectiveness of treatments for bacteria or contribute to bad taste or scaling.

Water from this well must be treated to be potable, but is treatable using a treatment system that is customarily used in a single-family dwelling.

Potential impacts on neighboring water sources

Figure 5: BC Groundwater well search results



A search of the BC Groundwater well database shows a well around 25 m south of the well on Lot A, and wells close to the well on Lot B to the east and south. A reconnaissance of neighbouring properties showed that active wells were not properly located where shown by BCGW.

The actual locations of active wells located in the field are shown on figure 6 below.

Figure 6: Active neighbouring wells



The lots along this ridge and surrounding hillsides are fairly large, at 1 to 2 ha each. The geology is folded and faulted, with extensive fracturing and numerous aquifers at different depths and of differing sizes.

The closest well to well B on Lot 28B is labeled 3 on the figure to left, at 88 m distance. The remaining neighbouring wells are at 100 to 150 m distance. Use of the new well on Lot 28B could not be reasonably expected to have a significant effect on groundwater availability in these wells.

The only significant stream in the vicinity is ephemeral stream Diffin Creek, which runs in the valley along the north side of Long Harbour Road around 300 m from the well, and could not be reasonably expected to be impacted by use of well #48105.

Conclusions

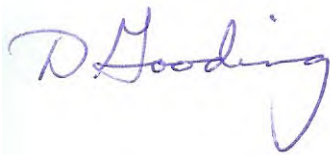
Water Quantity:

There is an adequate long term supply of groundwater available from well #48190 on Lot 28B to supply the IT requirement of 1600 Lpd for a single residence on a continuous basis. As there are indications that more than the amount of water able to be certified from the pumping test data (1766 Lpd) is available, a further pumping test would most likely show a higher certifiable availability, and allow removal of the covenant for single residence only that this pumping test's results requires. Pump test would have to show an additional 1410 Lpd available.

Extraction from the groundwater table of the amount of water required by IT of 1600 Lpd from the well on Lot 28B could not be reasonably expected to adversely affect the quantity or quality of water obtainable from any existing active well or affect surface water flows in Diffin Creek.

Water Quality:

All of the water quality parameters exceeding the standards are treatable to be made potable using a treatment system that is customarily used in a single-family dwelling.



Dave Gooding, P.Eng.

Appendix 1: Well log for drilled well

BRITISH COLUMBIA
Ministry of Environment

☐ Well Construction Report
☐ Well Closure Report
☐ Well Alteration Report

State or company name (if desired)
phone/fax/e-mail here, if desired

Ministry Well ID Plate Number: 48105
Ministry Well Tag Number: _____

☐ Confirmation/alternative specs. attached
☐ Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: Patti Juergens
Mailing address: 4874 Calvo Dr. Town B. Mesa Cal Prov. Postal Code _____
Well Location Address: Street no. Terminu Street name Lot B Town _____
Legal description: Lot 28 Plan VIP 1422 D.L. 20 Block _____ Sec. _____ Twp. _____ Rg. _____ Land Dist. Coast
or PID: _____ (and) Description of well location (attach sketch, if nec.): _____

NAD 83: Zone: _____ (see note 2) UTM Northing: _____ m UTM Easting: _____ m Latitude (see note 3): _____ Longitude: _____

Method of drilling: ☒ air rotary ☐ cable tool ☐ mud rotary ☐ auger ☐ driving ☐ jetting ☐ excavating ☐ other (specify): _____
Orientation of well: ☐ vertical ☐ horizontal Ground elevation: _____ ft (asl) Method (see note 4): _____
Class of well (see note 5): _____ Sub-class of well: _____
Water supply wells: indicate intended water use: ☒ private domestic ☐ water supply system ☐ irrigation ☐ commercial or industrial ☐ other (specify): _____

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)

From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered, well sorted, silty wash), closure details
0	10			overburden		
10	20			glennite		
20	100			conglomerate	6	
100	125			conglomerate	10	
125	150			conglomerate		

Casing details

From ft (bgl)	To ft (bgl)	Dis. in	Casing Material / Open Hole	Wall Thickness in	Drive Shoes
				188	

Screen details

From ft (bgl)	To ft (bgl)	Dis. in	Type (see note 16)	Slot Size

Surface seal: Type _____ Depth: _____ ft
Method of installation: ☐ Poured ☐ Pumped Thickness: _____ in
Backfill: Type _____ Depth: _____ ft
Liner: ☐ PVC ☐ Other (specify): _____
Diameter: _____ in Thickness: _____ in
From: _____ ft (bgl) To: _____ ft (bgl) Partitioned: From _____ ft (bgl) To _____ ft (bgl)

Developed by:
☒ Air lifting ☐ Surging ☐ Jetting ☐ Pumping ☐ Bailing
☐ Other (specify): _____ Total duration: _____ hrs
Notes: _____

Well yield estimated by:
☐ Pumping ☒ Air lifting ☐ Bailing ☐ Other (specify): _____
Rate: 16 USgpm Duration: 1 hrs
SWL before test: _____ ft (bgl) Pumping water level: _____ ft (bgl)

Obvious water quality characteristics:
☒ Fresh ☐ Salty ☐ Clear ☐ Cloudy ☐ Sediment ☐ Gas
Colour/tour: _____ Water sample collected: ☐

Well driller (print clearly): Robbie Maddocks
Name (first, last) (see note 19): _____
Registration no. (see note 20): 06101805
Consultant (if applicable, name and company): _____

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.
Signature of Driller Responsible: [Signature]

Final well completion data:
Total depth drilled: 18 ft Finished well depth: 150 ft (bgl)
Final stick up: _____ in Depth to bedrock: 10 ft (bgl)
SWL: _____ ft (bgl) Estimated well yield: 16 USgpm
Artesian flow: _____ USgpm or Artesian pressure: _____ ft
Type of well cap: welded Well disinfected: ☐ Yes ☒ No
Where well ID plate is attached: _____

Well closure information:
Reason for closure: _____
Method of closure: ☐ Poured ☐ Pumped
Sealant material: _____ Backfill material: _____
Details of closure (see note 17): _____

Date of work (YYYYMMDD):
Started: June 2022 Completed: June 2022
Comments: _____

PLEASE NOTE: The information reported in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

white: Customer copy
pink: Driller copy
green: Ministry copy

Appendix 2: Pumping test data and graph for drilled well on Lot B

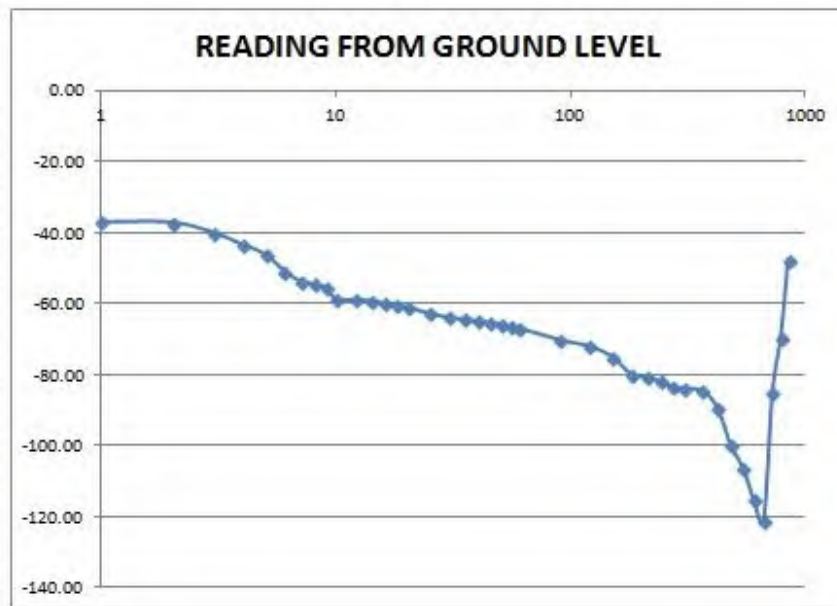
CLIENT NAME: Patti Juengst
ADDRESS: lot 28 Welbury
LOT No.: Lot B
DATE: Oct 24 2022
START TIME: 0:00

SURFACE COORDINATES:

ELEVATION:

WELL DEPTH: 150 FEET
WELL FLOW: GPM
GL - MP: FEET
STATIC LEVEL: 37.10 FEET
PUMP RATE: 1.50 GPM

ELAPSED TIME (MINUTES)	READING FROM GROUND LEVEL
1	37.10
2	37.20
3	40.10
4	43.50
5	46.20
6	50.80
7	53.70
8	54.50
9	55.60
10	58.70
12	58.90
14	59.20
16	59.90
18	60.30
20	61.10
25	62.70
30	63.90
35	64.40
40	64.90
45	65.30
50	65.90
55	66.40
60	66.90
90	70.20
120	72.00
150	74.90
180	79.80
210	80.40
240	81.90
270	83.30
300	83.80
360	84.40
420	89.20
480	99.90
540	106.10
600	115.10
660	121.20
720	85.00
780	69.60
840	47.60
900	
1440	



REMARKS:

← START RECOVERY

D Gooding PEng 25Oct22 3:47p W171032
Well
water
1
TEL: 250 538-1869 Arrival temp.: 9.0C
dgooding@saltspring.com Pd B1092B 2610I

<u>Site Code</u>	<u>Date</u>	<u>Time</u>	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	<u>E.coli</u>
Lower Well	24Oct22	07:00p	0	1400	0	0	0

W. Riggs
Sr. Microbiologist

W: www.mblabs.com

EMAILED
OCT 26 2022

D Gooding PEng

25Oct22 3:47p
Well
water
1

W171032

TEL: 250 538-1869
dgooding@saltspring.com

Arrival temp.: 9.0C
Pd B1092B 2610I

Sample: Lot 28B Welbury, Saltspring - Lower Well 24Oct22 07:00p

ELEMENTS		SAMPLE	UNITS	Maximum Limits Permissible In Drinking Water*
1) Aluminium	Al	0.500	mg/L	no limit listed
2) Antimony	Sb	0.558	ug/L	6.00 ug/L
3) Arsenic	As	34.2	ug/L	10.0 ug/L
4) Barium	Ba	0.086	mg/L	2.00 mg/L
5) Beryllium	Be	<0.003	mg/L	no limit listed
6) Boron	B	0.626	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	ug/L	7.00 ug/L
8) Calcium	Ca	53.1	mg/L	200 mg/L
9) Chromium	Cr	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	mg/L	1.00 mg/L
12) Gold	Au	<0.040	mg/L	no limit listed
13) Iron	Fe	0.647	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	mg/L	no limit listed
15) Lead	Pb	0.747	ug/L	5.00 ug/L
16) Magnesium	Mg	5.89	mg/L	50.0 mg/L
17) Manganese	Mn	0.222	mg/L	0.120 MAC 0.020 AO
18) Mercury	Hg	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	mg/L	no limit listed
21) Phosphorus	P	0.012	mg/L	no limit listed
22) Potassium	K	0.820	mg/L	no limit listed
23) Scandium	Sc	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	8.56	mg/L	no limit listed
26) Silver	Ag	<0.010	mg/L	no limit listed
27) Sodium	Na	94.7	mg/L	200 mg/L
28) Strontium	Sr	0.850	mg/L	no limit listed
29) Tin	Sn	<0.020	mg/L	no limit listed
30) Titanium	Ti	0.017	mg/L	no limit listed
31) Tungsten	W	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.114	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		157	mg/L	150-300 mg/L = hard
pH		7.50	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92,
& 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and
Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

Comments:

Arsenic: continuous ingestion of high amounts is toxic; sources of arsenic in water
include industrial discharge, mineral dissolution and insecticides.

Iron: high amounts of Iron can cause staining of laundry, porcelain and plumbing
fixtures; can produce an undesirable taste. Essential for health.

Manganese: not considered to be toxic; high amounts of Manganese can cause staining
of laundry, porcelain and plumbing fixtures; may produce an undesirable taste.

R. Bilodeau
Analytical Chemist

H. Hartmann
Sr. Analytical Chemist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

Potable Water Report for
Lot 28B Welbury Drive

Gooding Hydrology
dgooding@saltspring.com

D Gooding PEng

25Oct22 3:47p
Well
water
1

W171032

TEL: 250 538-1869
dgooding@saltspring.com

Arrival temp.: 9.0C
Pd B1092B 2610I

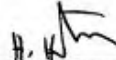
Sample: Lot 28B Welbury, Saltspring

<u>SAMPLE</u>	<u>DATE</u>	<u>TIME</u>	<u>Alkalinity</u> <u>(mg/L)</u>	<u>Cl⁻</u> <u>(mg/L)</u>	<u>Cl₂ Residual</u> <u>(mg/L)</u>	<u>F⁻</u> <u>(mg/L)</u>	<u>NO₃-N</u> <u>(ug/L)</u>
Lower Well	24Oct22	07:00p	350	10.4	ND	0.154	15.7
Lab Blank			ND	ND	ND	ND	ND
S _o			0.100	0.015	0.003	0.007	0.160
REF. VALUE			100	10.0	0.200	1.00	100
STD ± 2SD			108 ± 7.90	9.68 ± 0.811	0.198 ± 0.022	1.05 ± 0.088	107 ± 8.24

<u>SAMPLE</u>	<u>DATE</u>	<u>TIME</u>	<u>NO₃-N</u> <u>(ug/L)</u>	<u>SO₄²⁻</u> <u>(mg/L)</u>	<u>TAL</u> <u>(mg/L)</u>	<u>TDS</u> <u>(mg/L)</u>	<u>Turbidity</u> <u>(NTU)</u>
Lower Well	24Oct22	07:00p	ND	22.4	0.301	365	3.38
Lab Blank			ND	ND	ND	ND	ND
S _o			0.300	0.075	0.070	0.010	0.015
REF. VALUE			10.0	10.0	1.00	200	5.00
STD ± 2SD			10.6 ± 0.778	9.82 ± 0.773	1.09 ± 0.089	188 ± 17.6	5.22 ± 0.489

SD = standard deviation; REF VALUE = primary or secondary reference material
 STD = secondary standard calibrated to primary standard reference material
 S_o = standard deviation at zero analyte concentration; method detection limit
 is generally considered to be 3x S_o value
 ND = none detected n/a = not applicable

R. Bilodeau
Analytical Chemist


H. Hartmann
Sr. Analytical Chemist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

END OF DOCUMENT

DATE OF MEETING: February 13, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Report subject: Acceptance of Section 219 Covenant
Applicant: Jordan Litke
Location: 536 Beaver Point Road, SSI (PID: 001-348-604)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee accept the Section 219 Covenants that is Attachment 1 to this report for SS-SUB-2021.1
2. That the Salt Spring Island Local Trust Committee designate the chair of the Local Trust Committee to sign the Covenants.

REPORT SUMMARY

The purpose of the report is to present a draft Section 219 Covenant for acceptance by the Local Trust Committee (LTC) and to designate the chair to sign the covenant, allowing the subdivision application SS-SUB-2021.1 conditions to be finalized.

BACKGROUND

The subject property was the subject of the subdivision application that was referred to LTC (SS-SUB-2021.1) to create four lots from the existing 29.8 ha (73.7 ac) lot. In its February 11, 2021 response, Islands Trust staff included the following to ensure that the proposal meets Islands Trust regulations and policies:

The applicant submit to the Islands Trust written certification in the form of a **pump test** (*in accordance with the [BC Guide to Pumping Tests](#)*) under the seal of an engineer with experience in groundwater hydrology that there is **sufficient supply and quality of potable water** for all lots in the subdivision serviced by groundwater and for all uses permitted by the zone, in accordance with Table 1 of the Salt Spring Island Land Use Bylaw No. 355, namely: **5,350 L/day per lot for Proposed Rem. Lot A and 2,500 L/day per lot for Proposed Lots 1, 2 & 3 in accordance with Table 1 Potable Water Supply Standards for Subdivision**, and that the extraction from the groundwater table of that amount of water is not reasonably expected to adversely affect the quantity or quality of water obtainable from any existing well or surface water that is used as a source of potable water.

If the required amount of water cannot be supplied, the applicant must grant a covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that restricts the development of the subdivision to the buildings, structures and uses for which the required amount of water can be supplied or confirmed.

If the water supply is provided through a groundwater well and the water to be supplied is not potable, but can be made potable with a treatment system that is customarily used in a single-family dwelling, then the applicant must grant a covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that requires ongoing treatment of the water to ensure that it is potable before it is used as drinking water.

The applicant continues to work towards completion of the subdivision conditions. Proof of potable water is an Islands trust condition to meet section 5.5.8 of the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB):

5.5.8 Where the water supply is provided through a groundwater well or through a private surface water license, an engineer must also provide a water quality analysis that demonstrates that the surface water or the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system that is customarily used in a single-family dwelling. The certificate must include a plan of the proposed subdivision indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan. If the water to be supplied is not potable, but can be made potable with a treatment system that is customarily used in a single-family dwelling, then the Approving Officer may nonetheless approve the subdivision if the applicant grants a covenant under the Land Title Act to the Salt Spring Island Local Trust Committee that requires on-going treatment of the water to ensure that it is potable before it is used as drinking water.

Storm water drainage system is another condition in accordance with Subsection 5.7.10 of the LUB which states that:

Every applicant for subdivision must provide written certification under seal of an engineer with experience in drainage engineering that the subdivision has been constructed in accordance with the drainage system design prepared under Subsection 5.7.9 and such certification is to be provided before deposit of the subdivision plan in the Land Title Office.

The applicant requested for and obtained a variance to defer the construction of the storm water management drainage system.

SS-2023-98

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2022.13 and direct that the staff do not issue the permit until a covenant consistent with the draft covenant in Attachment 5 of the report from Planner Buchan, dated September 14, 2023 is registered on the property title addressing the installation of a storm water drainage system and water treatment system for proposed lots 1 - 3 prior to the construction of a dwelling unit (536 Beaver Point Road).

CARRIED

The applicant provided a report from Lowen Hydrogeology Consulting Ltd, Dennis Lowen, dated March 2022 to certify groundwater quantity and quality completed by a professional engineer with relevant experience (see Attachment 2). Wells on the four lots were pump tested in September 2021 and confirmed to meet the water quantity required within the LUB. Bacteria levels were determined to be above the allowable value indicating that filtration and treatment is required to maintain good quality and meet the guidelines.

A template covenant was provided to the applicant for completion, which was reviewed and drafted by the applicant's legal counsel. The drafted covenant is included as Attachment 1 and is consistent with the LUB requirement.



Figure 1 Subject Property

ANALYSIS

Policy/Regulatory

Official Community Plan:

The subject property is designated as both Agricultural (Subdivision Remainder Parcel) and Watershed & Islet Residential (Proposed Lots 1-3) under Salt Spring Island Official Community Plan No. 434.

The Agricultural designation is intended to support agricultural operations on viable agricultural lands while allowing for limited residential development subject to ALR policy and regulations.

The Watershed & Islet Residential designation is intended to accommodate low density residential use and limited commercial, residential, and institutional land uses with a minimum parcel size of 4 hectares in areas other than Maxwell Lake.

Land Use Bylaw:

The current property is zoned Agricultural and Rural Watershed 1 under Salt Spring Island Land Use Bylaw No. 355. The zoning allows for a small range of uses, with the most relevant being single family dwellings and agriculture.

Consultation

There are no applicable statutory consultation requirements with the request.

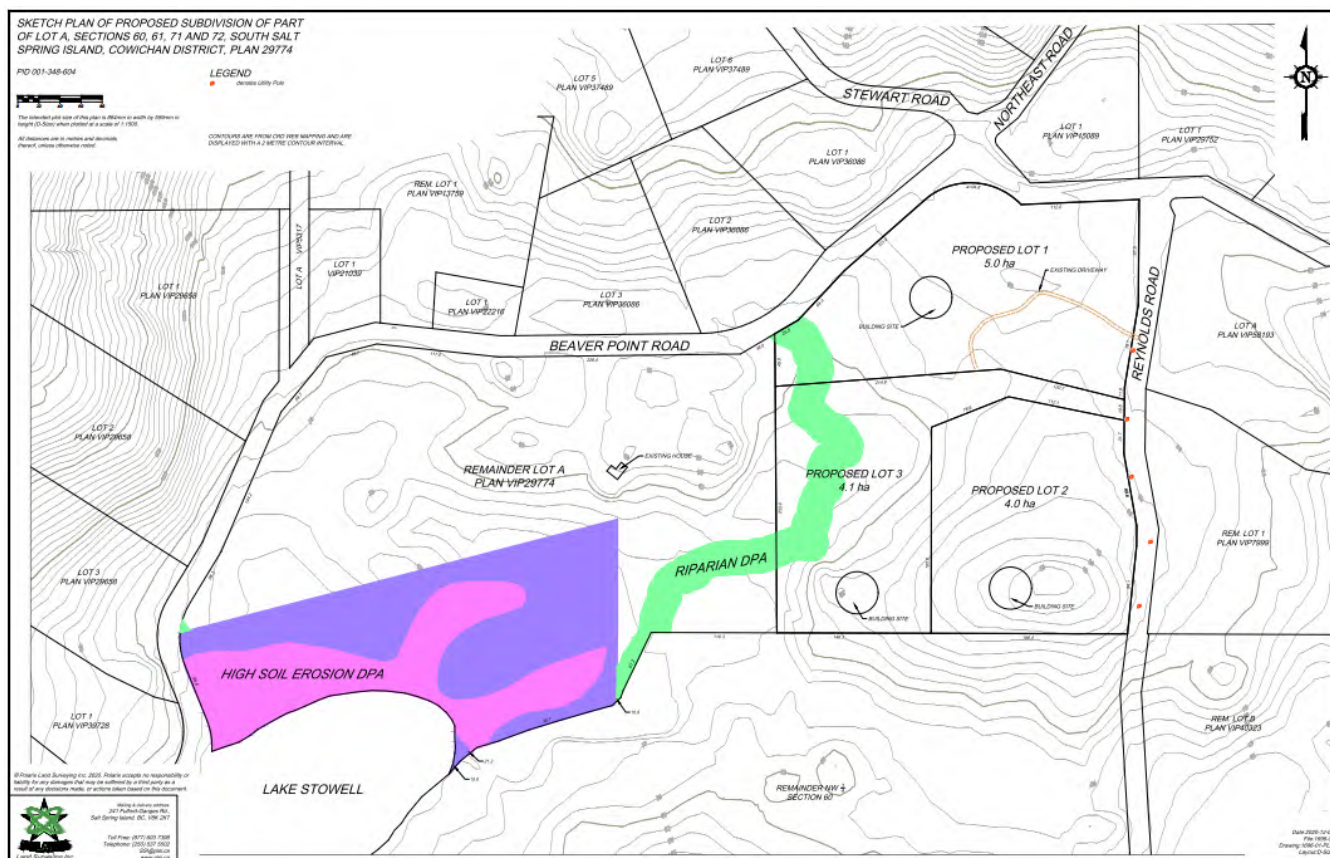


Figure 2: Subdivision Layout Plan

Rationale for Recommendation

The recommendations on page 1 are supported as the rationale for the request is reasonable and accepting the covenant will enable the subdivision to move forward.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following information:

2. Deny the request

The LTC may choose to deny the request. If selecting this alternative, the LTC should describe the specific information needed and the rationale for the denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny the request based on the following reasons....

Submitted By:	Oluwashogo Garuba, Planner 1	January 7, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	February 5, 2025

ATTACHMENTS

1. Draft of Section 219 Covenant
2. Ground Water Quality and Quantity Report



RAMSAY LAMPMAN RHODES

RICHARD N. RHODES**
STEPHEN MCPHEE, K.C.*
DYLAN M. KOZLICK*
DONNA L. KYDD*
HEATHER R. WHITE
BRITTANY ROUSSEAU
SHANE LANDREVILLE

PETER C.P. BEHIE, K.C.**
JENNIFER MILLBANK*
THOMAS SENEAL*
CHELSEA D. WILSON**
JOHANNA BERRY
BRENDAN N. GEMMELL
ZACHARY M. WHITE

DEREK R.S. JONSON**
NICOLE E. SMITH*
JAMES A. RHODES*
ANDREW BUCHANAN
JENNA DAVIS
ELAINE N. SELENSKY
MICHAEL HARRINGTON
PAUL IVES, K.C.**
* LAW CORPORATION
**ASSOCIATE COUNSEL

OUR FILE:
REPLY ATTENTION:
E-MAIL:
REPLY TO:

D6524
James A. Rhodes
jrhodes@rlr.law
Nanaimo Office

November 15, 2024

VIA COURIER

Salt Spring Island Local Trust Committee
#1 – 500 Lower Ganges Road
Salt Spring Island, B.C.
V8K 2N8

Attention: Oluwashogo Garuba

Dear Sirs/Mesdames:

**Re: Covenants Required for Development Variance Permit
536 Beaver Point Road, Salt Spring Island, B.C. V8K 2J9 (the “Property”)**

Further to the above and our email exchanges, we enclose herewith the following documents, in duplicate, for execution by the authorized signatory(ies) for the Salt Spring Island Local Trust Committee:

1. Covenant (Potable Water); and
2. Covenant (Storm Water).

Please contact our office when the executed documents are available for pick-up and we will arrange for a courier.

We trust you will find the enclosed to be in order. Should you have any questions, please feel free to contact the writer.

Yours truly,

RAMSAY LAMPMAN RHODES

James A. Rhodes

JR:pf



1. Application

**Patricia Frost for Ramsay Lampman Rhodes
Barristers & Solicitors
111 Wallace Street
Nanaimo BC V9R 5B2
250-754-3321**

D5624; JAR
Potable Water

2. Description of Land

PID/Plan Number	Legal Description
001-348-604	LOT A, SECTIONS 60, 61, 71 AND 72, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 29774

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Section 219 Land Title Act Covenant - Persons entitled to Interest - Transferee(s); Pages 1-5

4. Terms

Part 2 of this instrument consists of:

(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

FRANCES ELIZABETH TEITGE

6. Transferee(s)

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
#1 - 500 LOWER GANGES ROAD
SALT SPRING ISLAND BC V8K 2N8**

7. Additional or Modified Terms



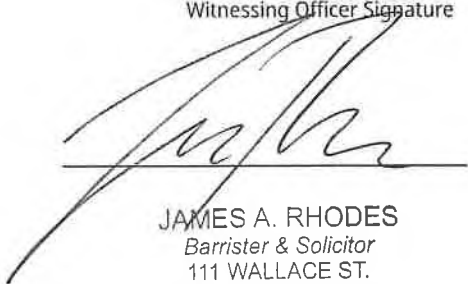
8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)


JAMES A. RHODES
Barrister & Solicitor
111 WALLACE ST.
NANAIMO, BC V9R 5B2
Ph: (250) 754-3321 Fax: (250) 754-1148

YYYY-MM-DD
2024-11-14


Frances Elizabeth Teitge

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

Salt Spring Island Local Trust
Committee
By their Authorized Signatory

Print Name:

Print Name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

TERMS OF INSTRUMENT - PART 2

COVENANT

BETWEEN:

FRANCES TEITGE
536 Beaver Point Road,
Salt Spring Island, B.C. V8K 2J9

(hereinafter called the "Owner")
OF THE FIRST PART

AND:

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
#1 - 500 Lower Ganges Road,
Salt Spring Island, B.C. V8K 2N8,

(hereinafter called the "Covenant Holder")
OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of those lands and premises located on Salt Spring Island, in the Province of British Columbia, as legally described in Item 2 of the Form C attached hereto (the "Lands").
- B. The Covenant Holder is a local trust committee established pursuant to the *Islands Trust Act* and is responsible for developing, administering and enforcing land use bylaws for Salt Spring Island.
- C. The Owner has applied to the Covenant Holder for a subdivision of the Lands.
- D. Salt Spring Island Land Use Bylaw No. 355 requires that each proposed lot in a Subdivision meet certain potable water requirements prior to subdivision.
- E. In relation to the proposed subdivision, the Owner has applied to the Covenant Holder for a Development Variance Permit to defer the potable water requirements until after the subdivision of the Lands but prior to the construction of a dwelling unit on a proposed lot.
- F. In relation to the Owner's Development Variance Permit application, the Covenant Holder has required that the Owner grant a covenant securing the deferral of the potable water requirements.
- G. Section 219 of the *Land Title Act* provides that a covenant, whether of a positive or negative nature, in respect of the use of land or that land is or is not to be built on in favour of the Covenant Holder may be registered as a charge against the title to that land and is enforceable against the Owner and its successors in title, even if the covenant is not annexed to land owned by the Covenant Holder.

- H. The Owner wishes to grant and the Covenant Holder wishes to accept this Covenant restricting the use of Lands in the manner set forth in this instrument.

NOW THEREFORE in consideration of the payment of \$2.00 by the Covenant Holder to the Owner (the receipt and sufficiency of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the parties agree:

1. Interpretation

1.1 This Agreement must be interpreted in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia, and the parties agree to attorn exclusively to the jurisdiction of the courts of British Columbia (the "courts").

1.2 In this Agreement:

- (a) "Bylaw" means Salt Spring Island Land Use Bylaw No. 355 as it may be amended or replaced from time to time;
- (b) "*Islands Trust Act*" means the *Islands Trust Act*, RSBC 1996, Chapter 239, as it may be amended and replaced from time to time;
- (c) "*Land Title Act*" means the *Land Title Act*, RSBC 1996, Chapter 250, as it may be amended and replaced from time to time;
- (d) "lot" means a parcel of land comprising the Lands whether created through a subdivision of the Lands or otherwise;
- (e) reference to the singular includes a reference to the plural, and vice versa, unless the context otherwise requires;
- (f) where a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (g) reference to a particular numbered section or article is a reference to the correspondingly numbered or lettered article, section of this Agreement;
- (h) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (i) the word "enactment" has the meaning given to it in the *Interpretation Act* (BC) on the reference date of this Agreement;
- (j) reference to any enactment is a reference to that enactment as consolidated, revised, amended or re-enacted or replaced, unless otherwise expressly provided;
- (k) reference to a "party" or the "parties" is a reference to a party or the parties to this Agreement and their respective successors, assigns, trustees, administrators and

receivers; and

- (l) "successor" means any person who, at any time after registration of this Agreement, becomes the registered owner of the Lands or any part thereof by any means, including a beneficial owner

2. Restrictions on use of the Lands

2.1 The Owner covenants and agrees with the Covenant Holder that the Owner will not construct any residential dwelling unit or seasonal cottage on a lot comprising the Lands unless:

- (a) the lot is supplied with potable water in accordance with the service levels specified in the Bylaw;
- (b) the lot is supplied with sufficient water to supply all uses, buildings and structures permitted on the lot by the Bylaw according to the standards set out in the Bylaw (and where more than one use is permitted on a lot, the amount of water to be supplied is the sum of the amounts required for each permitted use, calculated separately); and
- (c) where the water supply for the lot is provided through a groundwater well or through a private surface water license, an engineer has provided a water quality analysis that demonstrates that the surface water or the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system that is customarily used in a single-family dwelling. The certificate must include a plan indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan. If the water to be supplied is not potable, but can be made potable with a treatment system that is customarily used in a single-family dwelling, then the Covenant Holder may nonetheless approve the construction of the dwelling unit or seasonal cottage on a lot and issue a building permit if the applicant grants a covenant under the *Land Title Act* to the Salt Spring Island Local Trust Committee that requires on-going treatment of the water to ensure that it is potable before it is used as drinking water.

3. Owner's Obligations

- 3.1 The Owner agrees to indemnify the Covenant Holder and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, losses, suits, actions, damages, claims, demands, costs and other harm arising out of or in any way connected with this Agreement or its subject-matter, and for any fees or expenses it may occur as a result of a breach of the Covenant by the Owner.
- 3.2 The Owner releases the Covenant Holder, its directors, officers, employees, agents and contractors, from and against all liability, causes of action, actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner or any other

person, arising from the granting of this Agreement, or by the act or omission of the Owner in relation to its obligations under this Agreement.

4. Owner's Reserved Rights

- 4.1 The Owner reserves all of its rights as owner of the Lands, including the right to use, occupy, and maintain the Lands in any way that is not expressly restricted by this Agreement.

5. Successor in Title of the Owner

- 5.1 This Agreement binds the parties to it and their respective successors, heirs, executors, permitted assigns, and administrators.
- 5.2 The obligations and covenants contained in this Agreement shall be covenants running with the Lands and are perpetual, and will bind successors in title to the Lands and all parcels created by subdivision of the Lands, and will be registered in the Land Title Office in Victoria pursuant to Section 219 of the *Land Title Act*.

6. Covenant Holder's Obligation

- 6.1 The rights given to the Covenant Holder by this Agreement are permissive only and nothing imposes any obligation on the Covenant Holder to anyone, or obliges the Covenant Holder to perform any act or incur any expense for any purposes in respect of this Agreement.
- 6.2 Nothing in this Agreement renders the Covenant Holder an owner or occupier of the Lands.

7. No Tort Liability

- 7.1 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind are created or exist between the parties in connection with this Agreement, it being the intent of this clause to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and the law pertaining to covenants under seal.

8. Registration

- 8.1 The Owner agrees to do everything necessary at the Owner's expense to register this Agreement against title to the Lands in priority to all financial charges.

9. Severance

- 9.1 If any part of this Agreement is held to be invalid, illegal or unenforceable by the courts, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement is to remain in force unaffected by the severance.

10. No Other Agreements

- 10.1 This Agreement is the entire agreement between the parties and it terminates and supersedes all other such agreements regarding its subject.

11. Amendments

- 11.1 This Agreement is intended to be perpetual, and this Agreement may only be changed or cancelled by a written instrument signed by all the parties.

As evidence of their agreement to be bound by the above terms, all the parties each have executed this Agreement under seal by signing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

**END OF
DOCUMENT**



1. Application

**Patricia Frost for Ramsay Lampman Rhodes
Barristers & Solicitors
111 Wallace Street
Nanaimo BC V9R 5B2
250-754-3321**

D6524; JAR
Storm Water

2. Description of Land

PID/Plan Number	Legal Description
001-348-604	LOT A, SECTIONS 60, 61, 71 AND 72, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 29774

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Section 219 Land Title Act Covenant, Persons entitled to Interest - Transferee(s) - Pages 1-5

4. Terms

Part 2 of this instrument consists of:
(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

FRANCES ELIZABETH TEITGE

6. Transferee(s)

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
#1 - 500 LOWER GANGES ROAD
SALT SPRING ISLAND BC V8K 2N8

7. Additional or Modified Terms



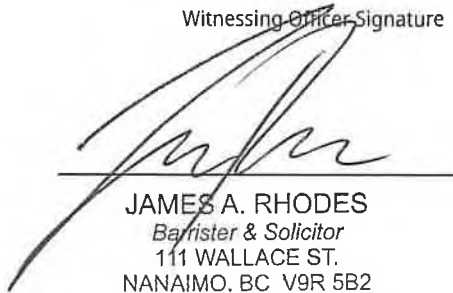
8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)


JAMES A. RHODES
Barrister & Solicitor
111 WALLACE ST.
NANAIMO, BC V9R 5B2
Ph: (250) 754-3321 Fax: (250) 754-1148

YYYY-MM-DD
2024-11-14


Frances Elizabeth Feitge

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

YYYY-MM-DD

**Salt Spring Island Local Trust
Committee**
By their Authorized Signatory

Print Name:

Print Name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

TERMS OF INSTRUMENT - PART 2

COVENANT

BETWEEN:

FRANCES TEITGE

536 Beaver Point Road,
Salt Spring Island, B.C. V8K 2J9

(hereinafter called the "Owner")
OF THE FIRST PART

AND:

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

#1 - 500 Lower Ganges Road,
Salt Spring Island, B.C. V8K 2N8,

(hereinafter called the "Covenant Holder")
OF THE SECOND PART

WHEREAS:

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- C. The Owner has applied to the Covenant Holder for a subdivision of the Lands.
- D. Salt Spring Island Land Use Bylaw No. 355 requires that each proposed lot in a Subdivision must contain a drainage system that complies with certain specifications.
- E. In relation to the proposed subdivision, the Owner has applied to the Covenant Holder for a Development Variance Permit to defer the drainage system requirements until after the subdivision of the Lands but prior to the construction of a dwelling unit on a proposed lot.
- F. In relation to the Owner's Development Variance Permit application, the Covenant Holder has required that the Owner grant a covenant securing the deferral of the drainage system requirements.
- G. Section 219 of the *Land Title Act* provides that a covenant, whether of a positive or negative nature, in respect of the use of land or that land is or is not to be built on in favour of the Covenant Holder may be registered as a charge against the title to that land and is enforceable against the Owner and its successors in title, even if the covenant is not annexed to land owned by the Covenant Holder.

- H. The Owner wishes to grant and the Covenant Holder wishes to accept this Covenant restricting the use of Lands in the manner set forth in this instrument.

NOW THEREFORE in consideration of the payment of \$2.00 by the Covenant Holder to the Owner (the receipt and sufficiency of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the parties agree:

1. Interpretation

1.1 This Agreement must be interpreted in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia, and the parties agree to attorn exclusively to the jurisdiction of the courts of British Columbia (the "courts").

1.2 In this Agreement:

- (a) "*Islands Trust Act*" means the *Islands Trust Act*, RSBC 1996, Chapter 239, as it may be amended and replaced from time to time;
- (b) "*Land Title Act*" means the *Land Title Act*, RSBC 1996, Chapter 250, as it may be amended and replaced from time to time;
- (c) "lot" means a parcel of land comprising the Lands whether created through a subdivision of the Lands or otherwise;
- (d) "Storm Water Management Plan" means that Storm Water Management Plan in respect of the Lands prepared by Westbrook Consulting Ltd. and dated January 28, 2022, a copy of which is attached hereto as Schedule A.
- (e) reference to the singular includes a reference to the plural, and vice versa, unless the context otherwise requires;
- (f) where a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (g) reference to a particular numbered section or article is a reference to the correspondingly numbered or lettered article, section of this Agreement;
- (h) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (i) the word "enactment" has the meaning given to it in the *Interpretation Act* (BC) on the reference date of this Agreement;
- (j) reference to any enactment is a reference to that enactment as consolidated, revised, amended or re-enacted or replaced, unless otherwise expressly provided;
- (k) reference to a "party" or the "parties" is a reference to a party or the parties to this Agreement and their respective successors, assigns, trustees, administrators and

receivers; and

- (l) "successor" means any person who, at any time after registration of this Agreement, becomes the registered owner of the Lands or any part thereof by any means, including a beneficial owner

2. Restrictions on use of the Lands

2.1 The Owner covenants and agrees with the Covenant Holder that the Owner will not construct any residential dwelling unit or seasonal cottage on a lot unless:

- (a) it has installed or caused to be installed on that lot a drainage system in accordance with the Storm Water Management Plan; and
- (b) it has provided to the Covenant Holder written certification under seal of an engineer with experience in drainage engineering that the drainage system has been constructed in accordance with the Storm Water Management Plan.

3. Owner's Obligations

3.1 The Owner agrees to indemnify the Covenant Holder and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, losses, suits, actions, damages, claims, demands, costs and other harm arising out of or in any way connected with this Agreement or its subject-matter, and for any fees or expenses it may occur as a result of a breach of the Covenant by the Owner.

3.2 The Owner releases the Covenant Holder, its directors, officers, employees, agents and contractors, from and against all liability, causes of action, actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner or any other person, arising from the granting of this Agreement, or by the act or omission of the Owner in relation to its obligations under this Agreement.

4. Owner's Reserved Rights

4.1 The Owner reserves all of its rights as owner of the Lands, including the right to use, occupy, and maintain the Lands in any way that is not expressly restricted by this Agreement.

4.2 For clarity, notwithstanding section 2.1(a) or any reference in the Storm Water Management Plan to an approximate building site location, the Owner shall not be required to construct the dwelling unit or seasonal cottage in such approximate building site location.

5. Successor in Title of the Owner

5.1 This Agreement binds the parties to it and their respective successors, heirs, executors,

permitted assigns, and administrators.

- 5.2 The obligations and covenants contained in this Agreement shall be covenants running with the Lands and are perpetual, and will bind successors in title to the Lands and all parcels created by subdivision of the Lands, and will be registered in the Land Title Office in Victoria pursuant to Section 219 of the *Land Title Act*.

6. Covenant Holder's Obligation

- 6.1 The rights given to the Covenant Holder by this Agreement are permissive only and nothing imposes any obligation on the Covenant Holder to anyone, or obliges the Covenant Holder to perform any act or incur any expense for any purposes in respect of this Agreement.
- 6.2 Nothing in this Agreement renders the Covenant Holder an owner or occupier of the Lands.

7. No Tort Liability

- 7.1 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind are created or exist between the parties in connection with this Agreement, it being the intent of this clause to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and the law pertaining to covenants under seal.

8. Registration

- 8.1 The Owner agrees to do everything necessary at the Owner's expense to register this Agreement against title to the Lands in priority to all financial charges.

9. Severance

- 9.1 If any part of this Agreement is held to be invalid, illegal or unenforceable by the courts, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement is to remain in force unaffected by the severance.

10. No Other Agreements

- 10.1 This Agreement is the entire agreement between the parties and it terminates and supersedes all other such agreements regarding its subject.

11. Amendments

- 11.1 This Agreement is intended to be perpetual, and this Agreement may only be changed or cancelled by a written instrument signed by all the parties.

As evidence of their agreement to be bound by the above terms, all the parties each have executed

this Agreement under seal by signing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

**END OF
DOCUMENT**



WESTBROOK Consulting Ltd.

January 28, 2022

3742-02

British Columbia Ministry of Transportation and Infrastructure
Saanich Area Office
240-4460 Chatterton Way
Victoria, BC
V8X 5J2

Attn: Owen Page, Development Officer

Re: 536 Beaver Point Road – Storm Water Management Plan

Dear Sir:

Westbrook Consulting Ltd has been engaged to provide civil engineering services for the subdivision of the above-noted property.

The storm drainage system outlined in this report has been designed in accordance with Section 5.7 of Salt Spring Island Local Trust Committee Bylaw No. 355, dated June 2019.

Background

The property at 536 Beaver Point Road currently contains a single-family home, detached garage and several other small buildings. There is an existing gravel driveway on the northernmost proposed lot. All the existing structures will remain and be contained within a 16.7 Ha lot, located on the western portion of the site, to be known as Lot A.

The property is bordered by Reynolds Road to the east, Stowell Lake Farm and Stowell Lake to the south, and Beaver Point Road to the west and north. The site slopes down from south to north along the east property line and north to south along the west property line. A riparian area crosses north to south through the property. Additionally, a wetland area and a swale exist along the eastern portion of the property.

There is no available stormwater infrastructure to service the site, therefore all stormwater produced by the development will be required to be managed onsite.

Proposed Works

A house will be constructed on each of the new lots, however, there are no house plans currently available for these proposed houses. An impervious area of 0.02 Ha is assumed for each lot and will include the proposed house and any patio or deck areas. The proposed driveways will be composed of pervious materials and are excluded from the storm water management calculations.

Design

The storm water management system has been designed in accordance with Salt Spring Island Local Trust Committee Bylaw No. 355 and Ministry of Transportation and Infrastructure BC Supplement to TAC Geometric Design for Canadian Roads, April 2019. The storm water management system will detain the storm water produced by the development and release it at the pre-development flow rate.

The storm water management has been designed to accommodate the runoff from 200m² of impervious area. These areas will include the building footprint and any deck or patio areas. Our understanding is that the proposed driveway will be composed of gravel and there will be vegetation adjacent to the driveway.

The storm water runoff from the pervious areas will mimic predevelopment conditions and there will be no impact to the neighbouring lots. The storm water detention system has been designed to accommodate additional runoff from the building and patio or deck areas.

Storm water runoff will be detained within a rock pit for each of the proposed lots and will be re-introduced to the site subsurface and dispersed within a dispersion trench. The dispersion trench will release runoff at the 5 year, 10 minute pre-development flow rate.

A schematic drawing of the storm water management system can be seen in the enclosed Figure 1.

Assumptions

The proposed storm water management plan was designed based on the following assumptions.

- Impervious surfaces have a runoff coefficient of 0.9.
- No changes will occur to Lot A, which contains the existing house.
- 200 m² of impervious area will be added to Lots 1-3.
- The District of North Cowichan Intensity Duration Frequency curve was used.
- Stormwater runoff will be detained within a rock pit.
- Rock pits have a void space ratio of 33%.
- Stormwater will be released at the 5 year, 10-minute pre-development flow rate.

Calculations

The Rational Method was used to calculate the pre and post development runoff flows for the 5, 10, 25, and 200-year design storms. Refer to the attached tables for results.

$$Q = RAINC$$

Where,

$$\rightarrow Q = \text{Runoff, L/s}$$

$$\rightarrow R = \text{Runoff Coefficient}$$

$$\rightarrow A = \text{Tributary Area, ha}$$

$$\rightarrow I = \text{Rainfall Intensity, mm/hr}$$

$$\rightarrow N = \text{Constant, 2.778}$$

$$\rightarrow C = \text{Climate Change Factor, 31\% Increase in Precipitation}^*$$

*As per *Climate Projections for the Capital Region*, dated July 2017.

The peak post development 25-year storm is the 2-hour storm, and is calculated as follows:

$$Q_{Post} = RAINC = 0.9(0.02ha)(15mm/hr)2.778(1 + 0.31) = 0.983L/s$$

The storm water runoff will be detained and released at the pre-development 5 year, 10 minute flow rate. The pre-development flow is calculated as follows:

$$Q_{Pre} = RAINC = 0.35(0.02ha)(30mm/hr)2.778 = 0.583L/s$$

The storage volume required was calculated as follows:

$$\text{Storage Rate Required} = 0.983L/s - 0.583L/s = 0.40L/s$$

$$\text{Storage Volume Required} = 0.40L/s \times 60s \times 120min / (1000L/m^3) = 2.88m^3$$

$$\text{Proposed Rock Pit Dimensions} = 4.5m \text{ long} \times 2m \text{ wide} \times 1m \text{ deep}$$

$$\text{Storage Capacity} = 4.5m \times 2m \times 1m \times 0.333 = 3.0m^3$$

Stormwater will be released at the 5 year, 10 minute pre-development flow rate through a restrictive orifice.

Orifice Sizing

The orifice equation used to size the controlled outlet for the site is shown below:

$$Q = C_d \times A \times \sqrt{2gh}$$

where,

Q = Flow

C_d = Coefficient of Discharge (0.6 for sharp edge)

A = Cross – sectional Area, m^2

g = Acceleration due to gravity, $9.81m/s^2$

h = Head

$$Q = C_d \times \pi \times \frac{D^2}{4} \times \sqrt{2gh}$$

Rearranging:

$$d = \sqrt{\frac{4 \times Q}{C_d \times \pi \times \sqrt{2gh}}} = \sqrt{\frac{4 \times 0.00058 \text{ m/s}}{0.6 \times \pi \times \sqrt{2 \times 9.81 \text{ m/s}^2 \times 1 \text{ m}}}} = 0.017 \text{ m} = 17 \text{ mm}$$

200 Year Flood Route

Storm water runoff which exceeds the capacity of the rock pits will be allowed to flow overland towards the onsite waterways. For Lot 1 the runoff will flow overland towards the existing wetland area, Lot 2 will flow towards the existing swale and Lot 3 will flow towards the riparian area.

Salt Spring Island Local Trust Committee Bylaw No. 355

The following outlines each subsection of Section 5.7 of Bylaw 355 and the corresponding action, if any, that is required as part of the proposed subdivision.

5.7.1 Every subdivision must be designed and constructed to maximize the amount of precipitation that percolates into the ground, to minimize direct overland runoff, and to minimize impacts on the quality and quantity of groundwater.

A storm water management system has been designed to collect and detain storm water produced by the development, and disperse it at the pre-development flow rate. The system will be permeable to allow for infiltration to the extent possible, in order to re-introduce the water to the site subsurface.

5.7.2 Every surface drainage system in a subdivision must be designed to provide for the continuity of any existing surface drainage system serving the drainage basin in which the lot to be subdivided is located.

Additional storm water produced by modifications to the existing surface, through the addition of impervious surfaces on the proposed lots will be collected, stored, and dispersed at a controlled rate. No modifications to existing surface drainage are proposed on Lot A.

5.7.3 Every surface drainage system designed for a land subdivision located within 30 m of a fish-bearing water body, including the sea, must be consistent with the Land Development Guidelines.

No works are proposed within 30m of a fish bearing water body.

5.7.4 No water body may be diverted, altered, or used for surface drainage purposes so as to transfer water between natural surface water watersheds.

No diversions or alterations, including the addition of additional storm water runoff, are proposed to existing water bodies.

5.7.5 Every surface drainage system must be designed so that the system is capable of conveying the peak rate of runoff from a 20-year storm event for the entire drainage basin within which the subdivision or development is located when such basin is fully developed.

A storm water management system has been designed to detain and release the peak 25 year run off created by the addition of impervious surfaces within the proposed lots when they are developed. The stormwater will be released at the pre-development flow rate. Lot A has been previously developed and no further development of Lot A is anticipated to occur.

5.7.6 Every surface drainage system must be designed and constructed to minimize scouring and erosion of ditch banks.

No change in surface runoff is proposed to be added to existing ditches and no ditches are proposed to be constructed. Storm water produced by the site that does not infiltrate will be released overland at the pre-development flow rate.

5.7.7 All drainage works, including ditches and culverts must be located in statutory rights-of-way granted to the Crown, or in dedicated highways, or in the case of a Bare Land Strata subdivision, on common property or an access lot.

All proposed drainage works will be privately owned and are within private property. A statutory right-of-way is not required.

5.7.8 If stormwater is discharged from a surface drainage system to the sea or a watercourse on or adjacent to the land being subdivided or developed, the system must be constructed and designed to retain stormwater for the period of time necessary to allow for settling of silt and other suspended solids.

Storm water runoff created from the development of the site will be detained prior to being released.

5.7.9 Every applicant for subdivision must provide the written certification under seal of an engineer with experience in drainage engineering that the drainage system for the subdivision has been designed in accordance with Subsections 5.7.1 through 5.7.8

The storm drainage requirements outlined in this report has been designed in accordance with Subsections 5.7.1 through 5.7.8 of Bylaw No. 355, dated June 2019.

5.7.10 Every applicant for subdivision must provide written certification under seal of an engineer with experience in drainage engineering that the subdivision has been constructed in accordance with the drainage system design prepared under Subsection 5.7.9 and such certification is to be provided before deposit of the subdivision plan in the Land Title Office.

No drainage works have been constructed at this time. Construction will commence following approval of the proposed design. Westbrook Consulting Ltd. will inspect the proposed storm water management system during construction and certify the installed works following construction.

Summary

At this time, a subdivision of the property at 536 Beaver Point Road into four lots is proposed. Lot A has been previously developed and no further development is planned to occur. Single family homes will be constructed on Lots 1-3. The houses will be built in the approximate locations indicated on the site plan prepared by Polaris Land Surveying Inc., dated January 7, 2021.

A storm water management system has been designed to detain and infiltrate or exfiltrate additional storm water created by the proposed development of Lots 1-3 for the peak 25-year storm, with a climate change factor of 31%. The system consists of a 4.5 m long, 2 m wide, 1 m deep rock pit with a void space ratio of 33% and a total storage volume of 3.0 m³ for each lot. Stormwater collected in a rock pit that does not infiltrate will be released to a dispersion trench at the 5 year, 10 minute pre-development flow rate and then be allowed to infiltrate into the soil or exfiltrate and flow overland to existing watercourses.

The storm drainage items outlined in this report have been designed based on Section 5.7 of Bylaw 355, dated June 2019.

If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

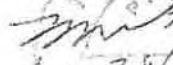
WESTBROOK CONSULTING LTD.


Tracey Klatt, EIT
Project Manager

MD

ENCL: Figure 1: Rock Pit Location Plan
Figure 2: Stormwater Management Details
Figure 3: Flow Control Manhole Detail
Drainage Calculations

Reviewed By



Jan 28/2022

Approved to Practice

Mike Wignall, P.Eng, LEED AP

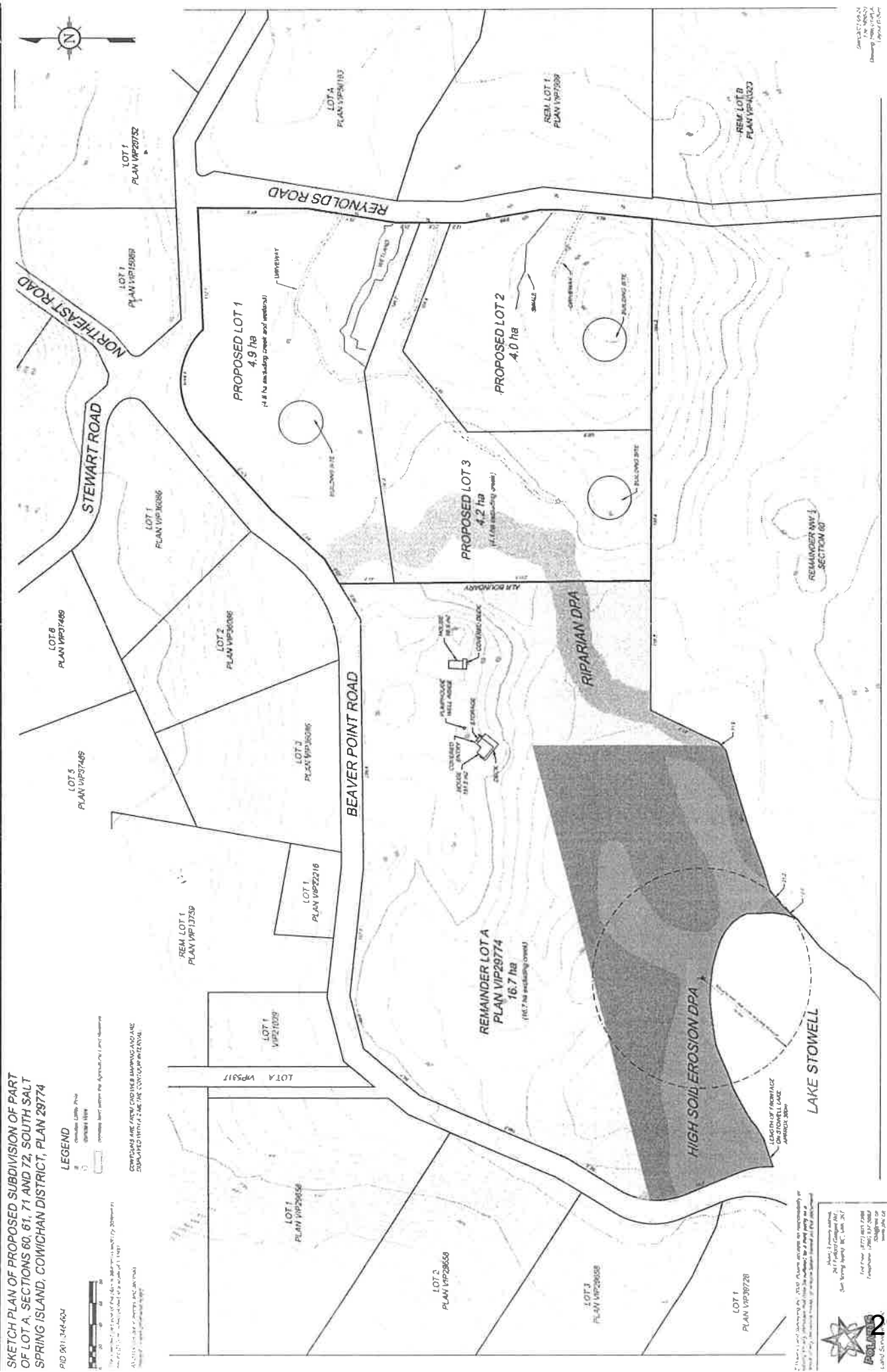
Project Engineer

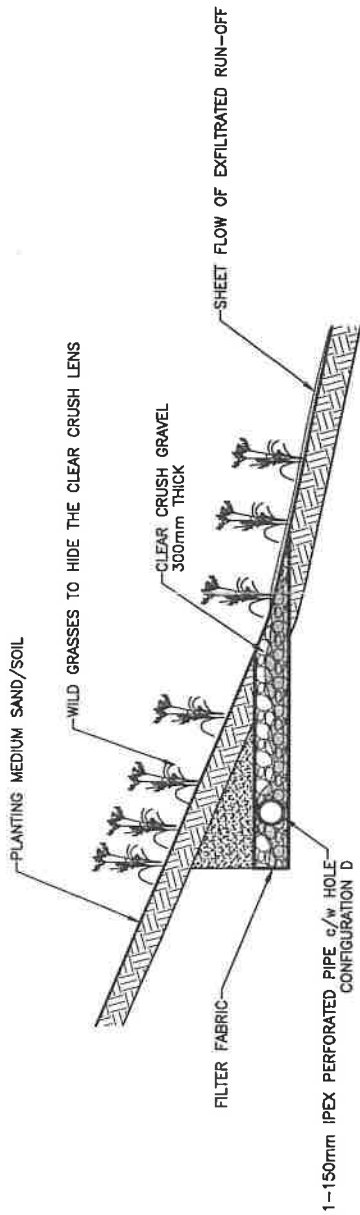
P.Eng

Professional Engineer

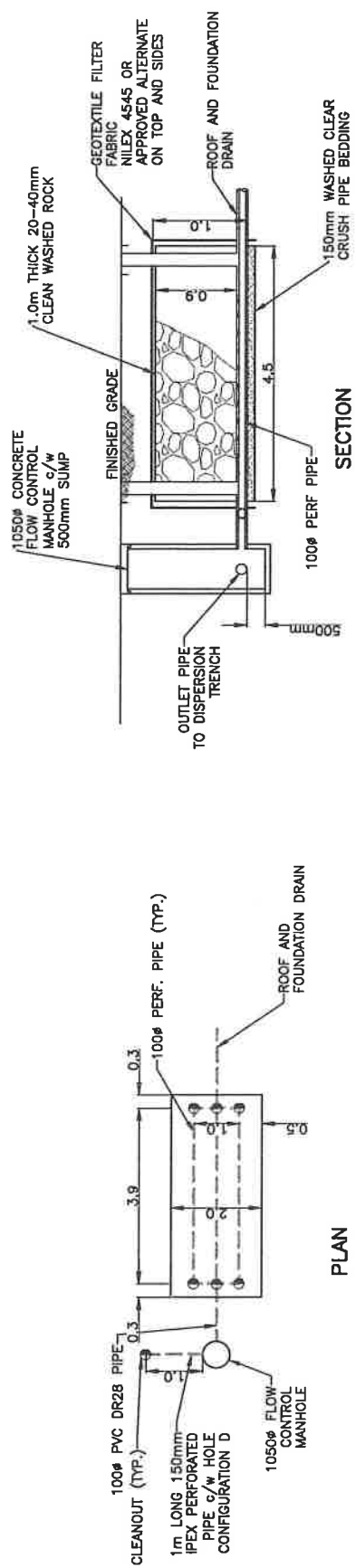
Alberta

1000992





DISPERSION TRENCH DETAIL
N.T.S.



TYPICAL ROCK PIT DETAIL
N.T.S.

PLAN

WESTBROOK Consulting Ltd.

#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT

536 BEAVER POINT ROAD
BEVERLY BYRON
STORMWATER MANAGEMENT DETAILS

WESTBROOK PROJECT No.

3742

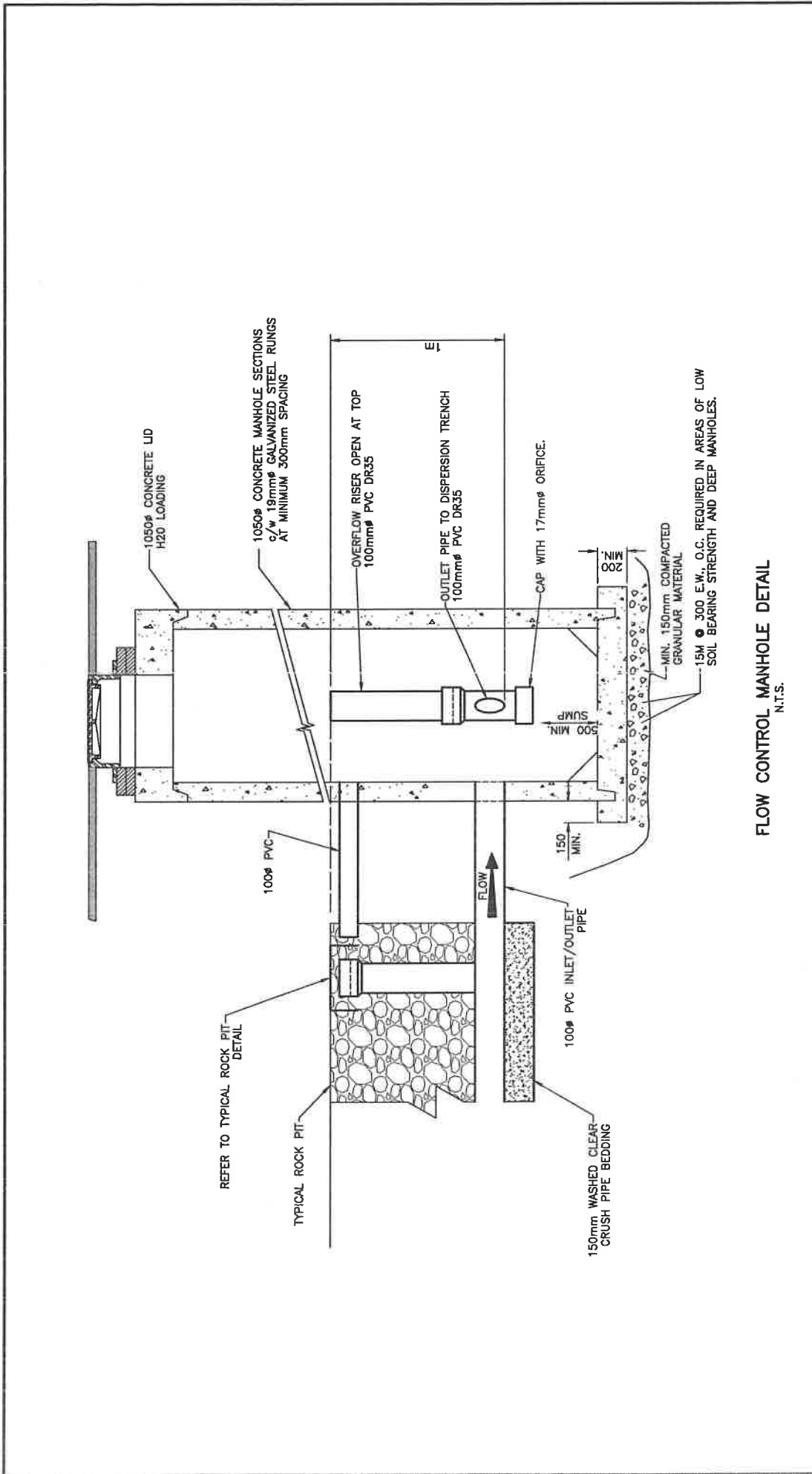
GOVERNING AUTHORITY FILE No.

SHEET 1 OF 2 REV.

WESTBROOK DRAWING No.

FIGURE 2

ENGINEER	MW
DESIGNER	JM
CHECKED	
DATE	JAN 2022
B.M.	
ELEV.	
SCALE	Horz. Vert.



FLOW CONTROL MANHOLE DETAIL
N.T.S.

ENGINEER		MW
DESIGNER		JM
CHECKED		
DATE		JAN 2022
B.M.		
ELEV.		
SCALE		Horz.
		Vert.
 WESTBROOK Consulting Ltd. #115 - 866 Goldstream Ave., Victoria, BC V9B 0J3 Telephone: 250-391-8592 Facsimile: 250-391-8593		
PROJECT		
536 BEAVER POINT ROAD BEVERLY BYRON		
STORMWATER MANAGEMENT DETAILS		
WESTBROOK PROJECT No. 3742		
GOVERNING AUTHORITY FILE No.		
SHEET	2	OF 2
REV.		
WESTBROOK DRAWING No. FIGURE 3		

March 10, 2022

LHC Project File: 2203

Jacqueline Byron
536 Beaver Point Road
Salt Spring Island, BC
V8K 2J9

Attention: Jacqueline Byron

Re: Certification of Groundwater Quantity and Quality - Wells: ID 48166 (Lot 1), ID 48173 (Lot 2), ID 48110 (Lot 3), WTN 79889 (Rem. Lot A) - 536 Beaver Point Road, Salt Spring Island, B.C.

This report is a certification of groundwater quantity and quality for the 4 wells mentioned above on Salt Spring Island. The proposed subdivided lots are located in the Fulford area, in the Southeast region of the island.

WTN 79889 (Rem. Lot A) was drilled in February 1997. The wells ID 48166 (Lot 1), ID 48173 (Lot 2) and ID 48110 were drilled in September 2021. Well log records are provided in Appendix A.

The 4 wells were pump tested by Albert Kaye & Sons Drilling Ltd in September 2021. Pumping test data are provided in Appendix B.

It is the Islands Trust requirement that a well servicing a lot must produce not less than 3,480 L/d, to provide for a dwelling unit (1,600 L/d), a secondary suite (1,200 L/d) and a seasonal cottage (680 L/d).

A water sample from each well was analyzed by MB Laboratories. Water quality is discussed in Section 5.0.

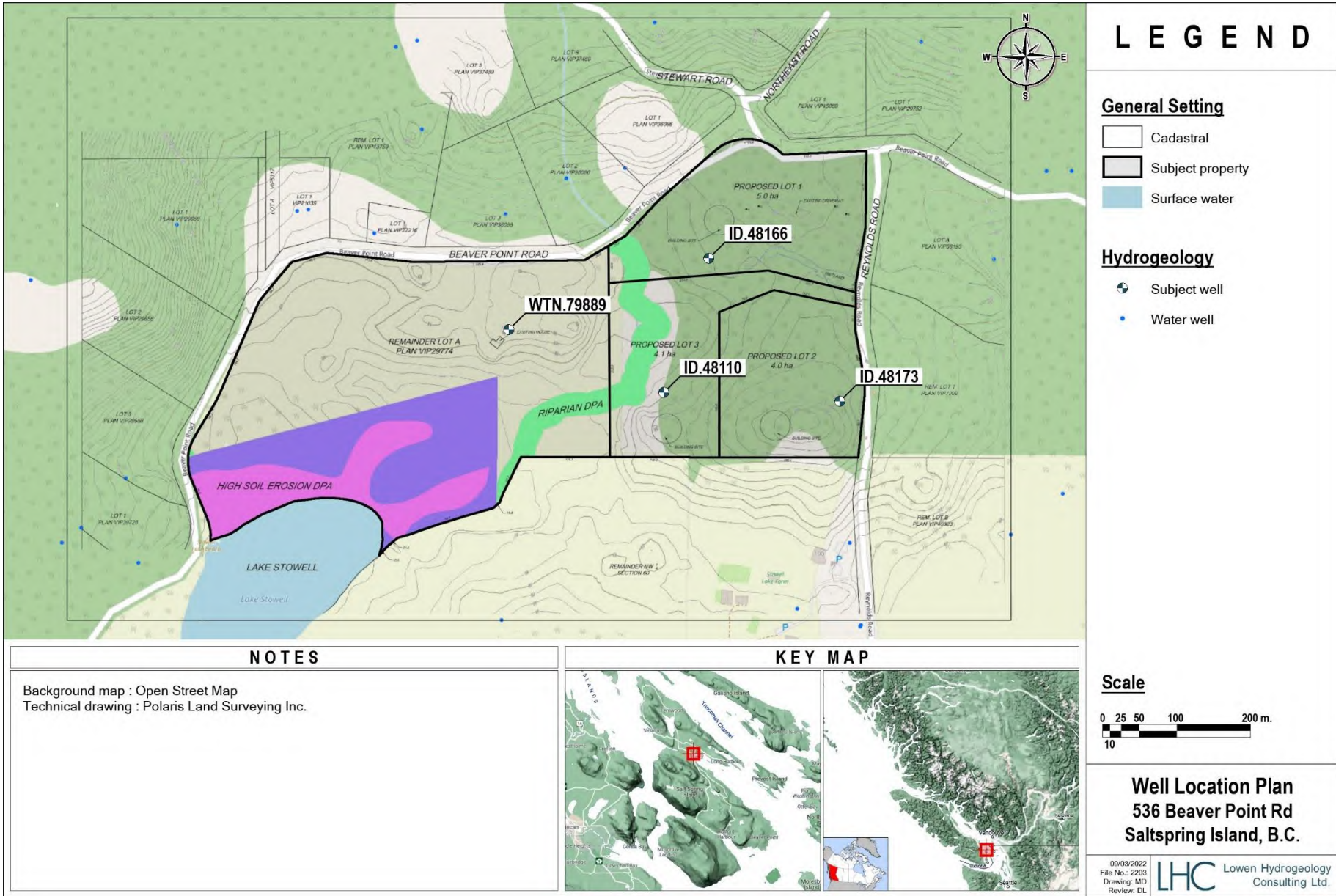
1.0 WELL LOCATIONS AND CONSTRUCTION

Each Lot of the development encompasses one well. Table 1 gives a list of the wells with their locations. A map is provided in Figure 1.

Table 1 - Well list and locations

Well Identification / Well Tag Number	Lot #	UTM Coordinates 10 U		Elevation m.asl.
		Easting	Northing	
ID 48166	1	468008	5403720	84
ID 48173	2	468177	5403531	92
ID 48110	3	467936	5403543	80
WTN 79889	Remainder Lot A	467734	5403626	86

Figure 1 - Location Plan



2.0 HYDROGEOLOGICAL SETTINGS

The subject property lies over shallow bedrock, covered by loamy deposits. The subject well logs report bedrock between 1 and 5 feet below ground level. The bedrock unit is part of the Saltspring Plutonic Suite (Era: Paleozoic / Period: Devonian), mostly constituted of granodiorite intrusive rocks. The driller reported “granite” in the well logs.

The subject wells are completed within the bedrock aquifer No.1147. This aquifer extends over an area of 48.8 km², is reported with low productivity and high vulnerability, due to bedrock exposed at or near the ground surface and shallow groundwater levels.

The recharge area to the subject wells is located at the high point northwest of the property, encompassing Bryant Hill. Groundwater flow direction follows the topography, therefore is expected to locally flow southward, discharging in Stowell Lake.

Table 2 summarizes the subject wells hydrogeological settings.

Table 2 - Well Information Summary

Well Identification / Well Tag Number	Lot #	Well Depth	Static Water Level ⁽¹⁾	Depth to Main Fracture	Yield (driller's estimate)		Confined
		m.	m.	m.	USgpm	m ³ /d	Y/N
ID 48166	1	60.1	2.4	45.7	25.0	136	N
ID 48173	2	68.6	5.0	38.1	2.0	11	N
ID 48110	3	76.2	11.2	38.1	4.0	22	N
WTN 79889	Remainder Lot A	121.9	11.1	89.0	3.0	16	N

⁽¹⁾ Water level data is from pumping tests.

3.0 PUMPING TEST DISCUSSION

3.1 Pumping Tests

The wells were tested for 12 hours at a constant rate by Albert Kaye in September 2021. A 1-hour recovery was also recorded. A submersible pump was temporarily installed in the wells and the pump size-matched to the anticipated pumping rate of the well. Water level measurements were taken at specific intervals using an electric well sounder. A ¾ inch diameter PVC pipe was temporarily installed in the wells to facilitate accurate measurements. The flow rate was checked regularly throughout the pumping. All drawdown and recovery data and plots are shown in Appendix B.

4.0 WELL LONG-TERM CAPACITIES

Well long-term capacity corresponds to a safe long-term yield for a well. According to this capacity, the well is able to sustain the determined flow rate continuously using a maximum of 70% of the total available drawdown under the lowest seasonal aquifer static level. The estimated theoretical long-term capacity of the wells has been estimated as follows:

$$\text{Long-term capacity} = \text{Specific capacity @ 100 day} \times \text{safe available drawdown}$$

Where:

- Specific capacity = Pumping rate during the test / Extrapolated drawdown @ 100 days
- Safe available drawdown = 0.7 x Total available drawdown.

Table 3 - Well Long-term Capacities

	Well:	ID 48166 Lot 1	ID 48173 Lot 2	ID 48110 Lot 3	WTN 79889 Remainder Lot A
Pumping rate during the test	USgpm m ³ /d	5.0 27.25	1.0 5.45	1.0 5.45	1.0 5.45
100-d drawdown	m	14.26	12.19	7.15	20.63
100-d specific capacity	m ³ /d/m	1.91	0.45	0.76	0.26
Static water level	m	2.44	4.89	11.00	11.09
Depth to fracture	m	45.72	38.10	38.10	89.00
Total available drawdown	m	43.28	33.21	27.10	77.91
Safe available drawdown	m	30.30	23.25	18.97	54.53
WELL LONG-TERM CAPACITY	m ³ /d	57.90	10.39	14.47	14.41
	L/d	57,903	10,394	14,468	14,407
	USgpm	10.6	1.9	2.7	2.6
RECOVERY in 60 min	%	91 Excellent	60 Good	75 Excellent	41 Good

Wells ID 48166 (Lot 1), ID 48173 (Lot 2), ID 48110 (Lot 3) and WTN 79889 (Rem. Lot A) meet the Islands Trust requirements of providing at least 3,480 L/d.

Water level recoveries were good to excellent, with recoveries ranging from 41 to 91% in 1 hour.

5.0 WATER QUALITY

A water sample was taken at each well and analyzed by MB Labs Ltd. The full water testing results are presented in Appendix C. The overall groundwater quality is good. The following parameters did not meet the Guidelines for Canadian Drinking Water Quality.

Table 4 - Water Quality Parameters in Excess of Guidelines

Parameter		Obj.	Standard	ID 48166 Lot 1 "Tara"	ID 48173 Lot 2 "Orchard"	ID 48110 Lot 3 "SouthTrust"	WTN 79889 Rem. Lot A "House"
pH	-	AO	7.0 - 10.5	OK	6.23	5.82	5.65
Iron (Fe)	mg/L	AO	0.3	4.09	33.5	15.9	1.73
Manganese (Mn)	mg/L	AO	0.02	0.573	0.085	0.055	0.070
Total Plate Count	CFU/100mL	AO	-	5504	4704	38976	834
Total coliforms	CFU/100mL	MAC	0	200	200	2	10

AO: Aesthetic Objective | MAC: Maximum Acceptable Concentration

Aesthetic objectives

Iron and manganese: High levels of iron can cause staining of laundry, porcelain and plumbing fixtures. It can produce an undesirable taste.

pH: low pH (<6.5) can lead to corrosion of pipes and plumbing fixtures. It allows metals to dissolve into water.

Health objectives

Total coliform: water is not suitable for drinking without treatment.

Total plate count: the number of organisms present exceed recommended guidelines for drinking water. Treatment is necessary.

Groundwater must be treated at all the wells in order to control bacteria levels. It is usually recommended to install a filter and domestic UV treatment. Small household treatment systems can easily be installed at the well houses to effectively treat the water before distribution.

Manganese and iron treatment would also be recommended for the water from all the subject wells.

6.0 CONCLUSIONS

- 6.1 All the subject wells meet the Islands Trust requirements of providing at least 3,480 L/day/lot, or 0.64 USgpm.
- 6.2 Water recoveries were good to excellent. Groundwater is most likely directly replenished by precipitation infiltrating the rock. The land upstream is not heavily developed, and no major source of pollution is anticipated within the well recharge zones.
- 6.3 The wells are sufficiently spaced to each other. No significant drawdown is expected to extend beyond 50 m. radius from a pumping well. No significant mutual drawdown interference between the subject wells or surrounding wells is anticipated.
- 6.4 Water quality is overall good, with marginally high levels of iron/manganese and bacteria. Levels of bacteria were above the allowable value, which confirms that the groundwater at each well should be filtered and UV treated to maintain good quality and meet the guidelines at all times. The well water from all the wells must be treated to remove bacteria. pH is low, which may lead to corrosion of pipes and plumbing fixtures.

7.0 RECOMMENDATIONS

- 7.1 Groundwater levels should be checked regularly to ensure that the level does not drop to the pump level. Regular monitoring of the groundwater levels also provides monitoring of any regional decline.
- 7.2 Groundwater quality should be monitored regularly for bacteria levels and major metals. The bedrock wells are most vulnerable during the high flow season (winter/spring) and during or shortly after heavy rain events. Particular care should be accorded during these times.
- 7.3 A covenant must be placed on the land titles of the lots to ensure well water treatment for bacteria is implemented. Iron and manganese treatment is also recommended.

8.0 CLOSURE / DISCLAIMER

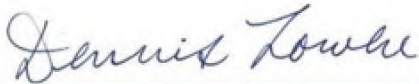
This report has been prepared in accordance with generally accepted groundwater engineering practices. The opinions expressed herein are considered valid at the time of writing. Changes in site conditions can occur, however, whether due to natural events (e.g., climate change, earthquakes) or to human activities (e.g. recharge area modification, or blasting on this or adjacent properties). These changes may in turn impact well yields and/or water quality. In addition, changes in regulations and standards may occur, whether they result from legislation or the broadening of knowledge. This report is therefore subject to review and revision as changed conditions are identified.

In formulating our analysis, we have relied on information provided by others; well drilling and pumping test contractors and a certified water testing laboratory. The information provided by others is believed to be accurate but cannot be guaranteed by Lowen Hydrogeology Consulting Ltd.

Furthermore, if the recommendations in this report are not implemented, the undersigned assumes no responsibility for any adverse consequences that may occur.

Respectfully submitted,

LOWEN HYDROGEOLOGY CONSULTING LTD.



Dennis Lowen, P. Eng., P. Geo.

DL / MD / hr



March 10, 2022



Appendix A

Well Log Records

WELL LOG RECORD

ID 48166 (Lot 1)

Notes:

WELL LOG RECORD
ID 48173 (Lot 2)

PROJECT:	536 Beaver Point Rd, SSI	GROUND ELEVATION:		
LHC PROJECT No.:	2203	WELL DEPTH:	225 ft	68.6 m
DATE:	September 2021	STATIC WATER LEVEL:	16 ft	4.9 m
WELL ID PLATE No.:	48173	METHOD OF DRILLING:	Air rotary	
LOT #:	2	METHOD OF DEVELOPMENT:	Air lifting	
DRILLING CONTRACTOR:	N/A	ESTIMATED YIELD:	2 USgpm	
CLIENT:	Byron	LOGGED BY:	N/A	

Depth (ft bgl.)		Geologic Formation	
From	To	Description	Estimated flow
0	1	Dirt	
1	75	Granite	
75	125	Fractured granite	
125	175	Fractured granite	1 USgpm
175	190	Fractured granite	1 USgpm
190	225	Granite	

bgl. = below ground level

Depth (ft bgl.)		Well Construction
From	To	
+1.5	0	Stick-up (18-inch)
0	13	Casing

Notes:		
Water:	Fresh	
Surface seal:	N/A	
GPS Coordinates:	NAD 83 Zone 10	UTM Easting UTM Northing

WELL LOG RECORD

ID 48110 (Lot 3)

PROJECT:	536 Beaver Point Rd, SSI	GROUND ELEVATION:		
LHC PROJECT No.:	2203	WELL DEPTH:	250 ft	76.2 m
DATE:	September 2021	STATIC WATER LEVEL:	36 ft	11.0 m
WELL ID PLATE No.:	48110	METHOD OF DRILLING:	Air rotary	
LOT #:	3	METHOD OF DEVELOPMENT:	Air lifting	
DRILLING CONTRACTOR:	N/A	ESTIMATED YIELD:	4 USgpm	
CLIENT:	Byron	LOGGED BY:	N/A	

Depth (ft bgl.)		Geologic Formation	
From	To	Description	Estimated flow
0	4	Loam	
4	50	Granite	
50	125	Granite	
125	160	Granite	2 USgpm
160	225	Hard granite	2 USgpm
225	250	Granite	

bgl. = below ground level

Depth (ft bgl.)		Well Construction
From	To	
+1.5	0	Stick-up (18-inch)
0	20	Casing

Notes:		
Water:	N/A	
Surface seal:	N/A	
GPS Coordinates:	NAD 83 Zone 10	UTM Easting UTM Northing

WELL LOG RECORD
WTN 79889 (Rem. Lot A)

PROJECT:	536 Beaver Point Rd, SSI	GROUND ELEVATION:		
LHC PROJECT No.:	2203	WELL DEPTH:	400 ft	122 m
DATE:	February 1997	STATIC WATER LEVEL:	36.4 ft	11.1 m
WELL TAG No.:	79889	METHOD OF DRILLING:	Air rotary	
LOT #:	Remainder Lot A	METHOD OF DEVELOPMENT:	Air lifting	
DRILLING CONTRACTOR:	N/A	ESTIMATED YIELD:	3 USgpm	
CLIENT:	Byron	LOGGED BY:	N/A	

Depth (ft bgl.)		Geologic Formation	
From	To	Description	Estimated flow
0	5	Overburden	
5	85	Granite	
85	116	Black crystalline bedrock	
116	122	Green crystalline bedrock	
122	130	Granite	
130	148	Green crystalline bedrock	
148	188	Pink granite	
188	278	Black and green crystalline bedrock	
278	324	Black and green crystalline bedrock	½ USgpm @ 292 ft 1 USgpm @ 300 ft
324	330	Granite	
330	358	Black and green crystalline bedrock	2¼ USgpm @ 350 ft
358	400	Granite	
<i>bgl. = below ground level</i>			

Depth (ft bgl.)		Well Construction
From	To	
N/A	0	Stick-up
0	10	Casing

Notes:			
Water:		Fresh	
Surface seal:		N/A	
GPS Coordinates:		NAD 83 Zone 10	
		UTM Easting	467825
		UTM Northing	5403600

Appendix B

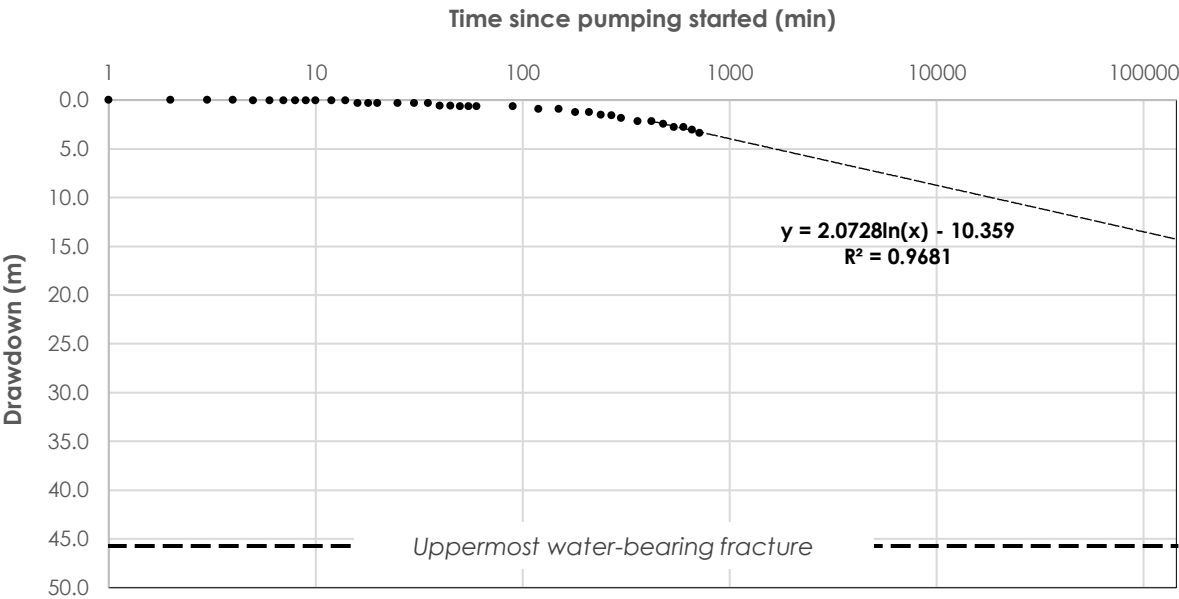
Pumping Test Data

PUMPING TEST DATA
Well ID 48166 (Lot 1)

PROJECT:	536 Beaver Point Rd, SSI	REFERENCE POINT:	Ground level
LHC PROJECT No.:	2203	GROUND ELEVATION:	N/A
DATE:	September 19, 2021	PUMP INTAKE DEPTH:	N/A
WELL ID :	48166	STATIC WATER LEVEL:	8.00 ft 2.44 m
LOT #:	1	END PUMPING LEVEL:	19.01 ft 5.79 m
PUMPING CONTRACTOR:	Albert Kaye & Sons Drilling Ltd.	END RECOVERY LEVEL:	9.01 ft 2.75 m
CLIENT:	Byron	DEPTH TO FRACTURE:	150.00 ft 45.72 m

Time	Elapsed Time (min.)	Level (m.)	Drawdown (m.)	Pumping Rate (USgpm)
8:10 AM	0	2.44	0.00	5.00
	1	2.44	0.00	
	2	2.44	0.00	
	3	2.44	0.01	
	4	2.44	0.01	
	5	2.45	0.01	
	6	2.45	0.01	
	7	2.45	0.01	
	8	2.45	0.02	
	9	2.45	0.02	
	10	2.46	0.02	
	12	2.47	0.03	
	14	2.47	0.03	
	16	2.75	0.31	
	18	2.75	0.31	
	20	2.76	0.32	
	25	2.76	0.32	
	30	2.76	0.32	
	35	2.77	0.33	
	40	3.02	0.58	
	45	3.03	0.59	
	50	3.05	0.61	
	55	3.05	0.62	
	60	3.06	0.62	
	90	3.07	0.63	
	120	3.36	0.92	
	150	3.37	0.94	
	180	3.66	1.23	
	210	3.67	1.23	
	240	3.97	1.53	
	270	3.99	1.55	
	300	4.29	1.85	
	360	4.58	2.15	
	420	4.60	2.16	
	480	4.90	2.46	
	540	5.19	2.75	
	600	5.21	2.77	
	660	5.50	3.07	
	720	5.79	3.36	
Recovery	780	2.75	0.31	

DRAWDOWN GRAPH
Well ID 48166 (Lot 1)

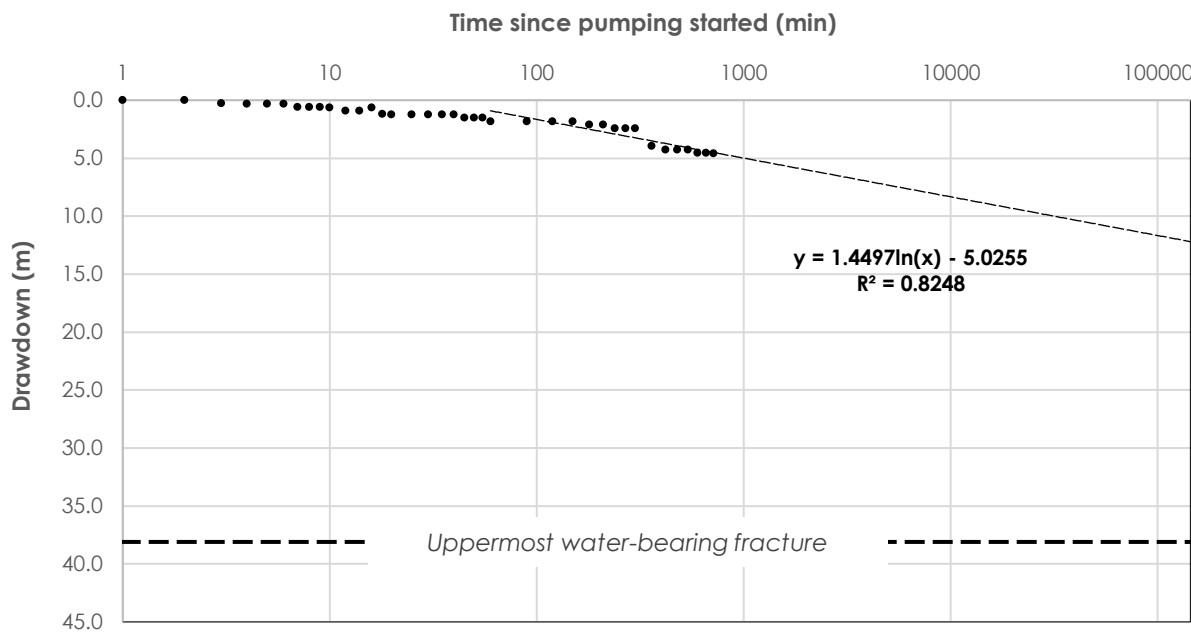


PUMPING TEST DATA
Well ID 48173 (Lot 2)

PROJECT:	536 Beaver Point Rd, SSI	REFERENCE POINT:	Ground level
LHC PROJECT No.:	2203	GROUND ELEVATION:	N/A
DATE:	September 15, 2021	PUMP INTAKE DEPTH:	N/A
WELL ID :	48173	STATIC WATER LEVEL:	16.03 ft 4.89 m
LOT #:	2	END PUMPING LEVEL:	31.07 ft 9.47 m
PUMPING CONTRACTOR:	Albert Kaye & Sons Drilling Ltd.	END RECOVERY LEVEL:	22.06 ft 6.72 m
CLIENT:	Byron	DEPTH TO FRACTURE:	125.00 ft 38.10 m

Time	Elapsed Time (min.)	Level (m.)	Drawdown (m.)	Pumping Rate (USgpm)
	0			1.0
	1	4.89	0.00	
	2	4.90	0.02	
	3	5.18	0.30	
	4	5.19	0.30	
	5	5.20	0.31	
	6	5.21	0.32	
	7	5.49	0.61	
	8	5.50	0.61	
	9	5.50	0.62	
	10	5.51	0.63	
	12	5.79	0.91	
	14	5.81	0.92	
	16	5.51	0.62	
	18	6.10	1.22	
	20	6.11	1.22	
	25	6.11	1.23	
	30	6.11	1.23	
	35	6.12	1.23	
	40	6.12	1.24	
	45	6.40	1.52	
	50	6.42	1.53	
	55	6.43	1.54	
	60	6.71	1.83	
	90	6.72	1.83	
	120	6.73	1.84	
	150	6.73	1.85	
	180	7.02	2.13	
	210	7.03	2.14	
	240	7.33	2.44	
	270	7.33	2.44	
	300	7.33	2.44	
	360	8.85	3.96	
	420	9.15	4.26	
	480	9.16	4.27	
	540	9.17	4.28	
	600	9.45	4.57	
	660	9.46	4.58	
	720	9.47	4.58	
Recovery	780	6.72	1.84	

DRAWDOWN GRAPH
Well ID 48173 (Lot 2)

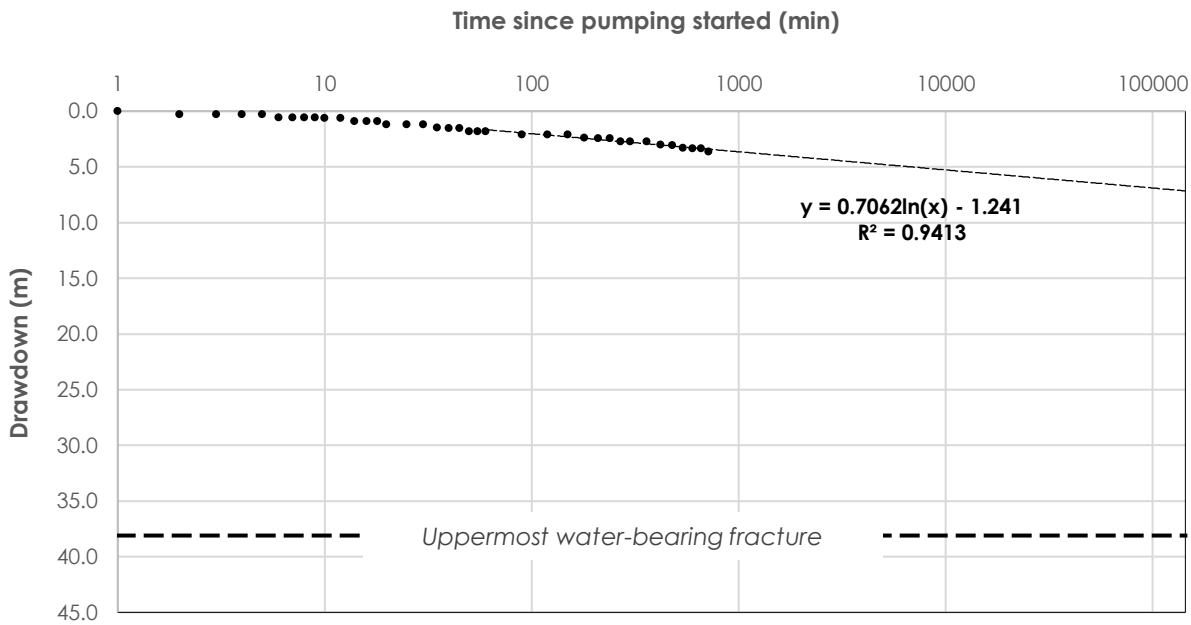


PUMPING TEST DATA
Well ID 48110 (Lot 3)

PROJECT:	536 Beaver Point Rd, SSI	REFERENCE POINT:	Ground level
LHC PROJECT No.:	2203	GROUND ELEVATION:	N/A
DATE:	September 23, 2021	PUMP INTAKE DEPTH:	N/A
WELL ID :	48110	STATIC WATER LEVEL:	
LOT #:	3	END PUMPING LEVEL:	
PUMPING CONTRACTOR:	Albert Kaye & Sons Drilling Ltd.	END RECOVERY LEVEL:	
CLIENT:	Byron	DEPTH TO FRACTURE:	

Time	Elapsed Time (min.)	Level (m.)	Drawdown (m.)	Pumping Rate (USgpm)
	0			1.0
	1	11.00	0.00	
	2	11.28	0.28	
	3	11.29	0.29	
	4	11.30	0.30	
	5	11.31	0.30	
	6	11.59	0.59	
	7	11.59	0.59	
	8	11.59	0.59	
	9	11.60	0.60	
	10	11.60	0.60	
	12	11.61	0.61	
	14	11.90	0.90	
	16	11.91	0.91	
	18	11.91	0.91	
	20	12.20	1.20	
	25	12.21	1.21	
	30	12.22	1.22	
	35	12.50	1.50	
	40	12.51	1.51	
	45	12.52	1.52	
	50	12.81	1.81	
	55	12.82	1.82	
	60	12.83	1.83	
	90	13.11	2.11	
	120	13.12	2.12	
	150	13.13	2.13	
	180	13.41	2.41	
	210	13.42	2.42	
	240	13.44	2.44	
	270	13.72	2.72	
	300	13.73	2.73	
	360	13.74	2.74	
	420	14.03	3.03	
	480	14.05	3.04	
	540	14.33	3.33	
	600	14.34	3.34	
	660	14.35	3.35	
	720	14.64	3.64	
Recovery	780	11.91	0.91	

DRAWDOWN GRAPH
Well ID 48110 (Lot 3)

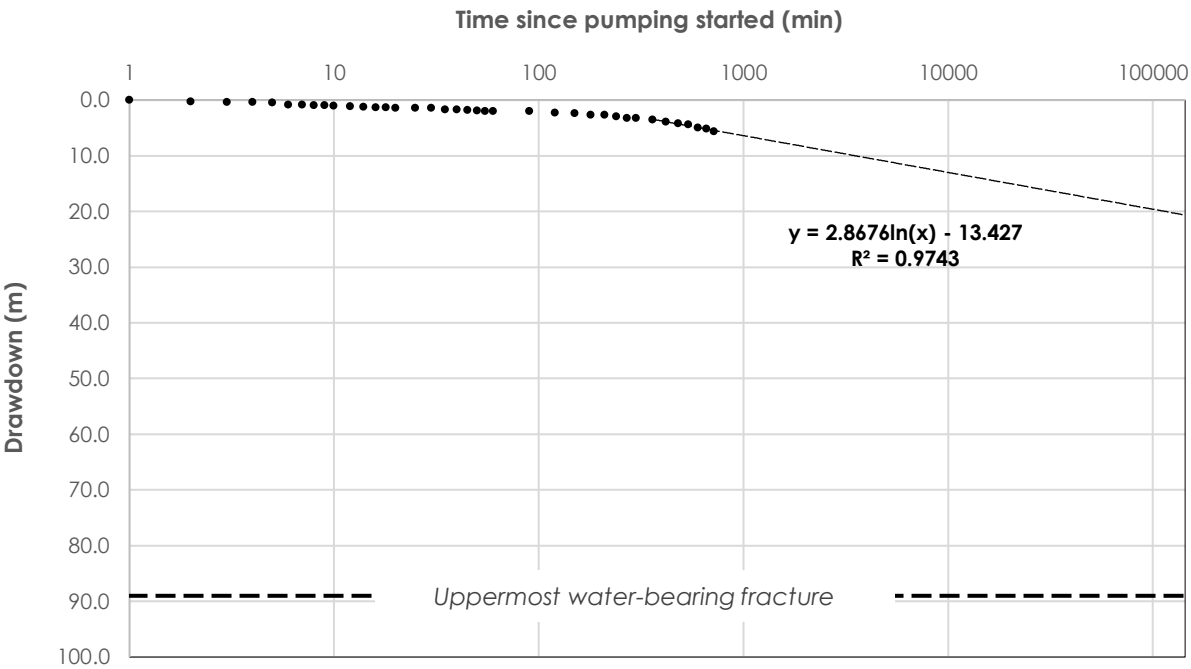


PUMPING TEST DATA
Well WTN 79889 (Rem. Lot A)

PROJECT:	536 Beaver Point Rd, SSI	REFERENCE POINT:	Ground level
LHC PROJECT No.:	2203	GROUND ELEVATION:	N/A
DATE:	September 23, 2021	PUMP INTAKE DEPTH:	N/A
WELL TAG No.:	79889	STATIC WATER LEVEL:	
LOT #:	Remainder Lot A	END PUMPING LEVEL:	
PUMPING CONTRACTOR:	Albert Kaye & Sons Drilling Ltd.	END RECOVERY LEVEL:	
CLIENT:	Byron	DEPTH TO FRACTURE:	

Time	Elapsed Time (min.)	Level (m.)	Drawdown (m.)	Pumping Rate (USgpm)
	0	11.09	0.00	1.0
	1	11.10	0.01	
	2	11.31	0.21	
	3	11.40	0.30	
	4	11.46	0.37	
	5	11.52	0.43	
	6	11.92	0.82	
	7	11.96	0.87	
	8	11.98	0.88	
	9	12.04	0.94	
	10	12.16	1.07	
	12	12.22	1.13	
	14	12.31	1.22	
	16	12.37	1.28	
	18	12.42	1.33	
	20	12.45	1.36	
	25	12.50	1.41	
	30	12.51	1.42	
	35	12.79	1.70	
	40	12.77	1.68	
	45	12.89	1.80	
	50	12.98	1.89	
	55	13.06	1.97	
	60	13.11	2.01	
	90	13.12	2.02	
	120	13.37	2.27	
	150	13.44	2.34	
	180	13.73	2.63	
	210	13.74	2.65	
	240	14.04	2.94	
	270	14.33	3.23	
	300	14.35	3.26	
	360	14.65	3.56	
	420	15.03	3.93	
	480	15.27	4.18	
	540	15.51	4.42	
	600	16.03	4.94	
	660	16.28	5.18	
	720	16.67	5.58	
Recovery	780	14.39	3.29	
	840	13.17	2.07	

DRAWDOWN GRAPH
Well Tag No. 79889 (Rem. Lot A)



Appendix C

Water Quality Analyses

WATER QUALITY ANALYSIS REPORT

Date: February 1, 2022 | MB Labs Ltd.

Parameter	Unit	Standard	ID 48166 Lot 1 "Tara"	ID 48173 Lot 2 "Orchard"	ID 48110 Lot 3 "southwest"	WTN 79889 Rem. Lot A "House"
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PHYSICAL PARAMETERS

			#1	#2	#3	#4
Alkalinity	mg/L	-	195	65.0	25.0	40.0
Colour	TCU	15.0	2.68	5.63	1.73	40.1
Conductivity	uS/cm	-	338	163	73.9	119
Corrosivity	-	-	-0.042	-1.91	-3.40	-3.02
Hardness	mg/L	75 - 150	163	76.5	20.2	41.8
pH	-	7.0 - 10.5	7.27	6.23	5.82	5.65
TDS	mg/L	<500	196	94.7	42.9	69.0
Turbidity	NTU	-	42.2	190	69.7	11.8
UV Transmittance	%	-	90.8	66.0	86.9	45.1

MICROBIOLOGY

			#1	#2	#3	#4
Lactose ferm.	CFU/100mL	200	78.0	4.0	12.0	28.0
Total coliforms	CFU/100mL	0	200	200	2	10
Total non coliforms	CFU/100mL	-	7800	400	1200	2800
Fecal coliforms	CFU/100mL	0	0	0	0	2
Fecal non coliforms	CFU/100mL	-	200	200	200	18
E.Coli	CFU/100mL	0	0	0	0	0
Sulfur reducing bacteria	CFU/100mL	-	ND	ND	ND	ND
Iron bacteria	CFU/100mL	-	ND	ND	ND	D
Yeast	CFU/100mL	-	ND	ND	ND	ND
Fungi	CFU/100mL	-	ND	ND	ND	4.0
Total Plate Count	CFU/100mL	-	5504	4704	38976	834

ANIONS

			#1	#2	#3	#4
Chloride (Cl ⁻)	mg/L	250	2.73	7.15	6.92	6.66
Fluoride (F ⁻)	mg/L	1.5	0.031	0.041	0.044	0.073
Sulfate (SO ₄ ²⁻)	mg/L	-	11.5	8.82	5.30	23.9
Sulphide (S ²⁻)	ug/L	-	ND	ND	ND	ND

NUTRIENTS

			#1	#2	#3	#4
Ammonia (NH ₃)	ug/L	-	0.198	0.028	0.016	0.016
Nitrate (NO ₃ ⁻)	ug/L	450	69.0	22.5	8.0	221.0
Nitrite (NO ₂ ⁻)	ug/L	-	53.1	9.6	7.5	ND
Nitrogen (TKN)	mg/L	10	0.198	0.028	0.016	0.630
Tot. Nitrogen (TN)	mg/L	-	0.231	0.200	1.860	0.632
Tot. Org. Carbon	mg/L	-	3950	2470	18.8	12.7

Parameter	Unit	Standard	ID 48166 Lot 1 "Tara"	ID 48173 Lot 2 "Orchard"	ID 48110 Lot 3 "Southurst"	WTN 79889 Rem. Lot A "House"
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METALS

			#1	#2	#3	#4
Aluminium (Al)	mg/L	-	0.198	0.417	0.257	0.462
Antimony (Sb)	ug/L	6.0	<0.50	<0.50	<0.50	<0.50
Arsenic (As)	ug/L	10.0	<0.50	0.612	<0.50	0.780
Barium (Ba)	mg/L	2.0	0.014	0.012	0.009	0.014
Beryllium (Be)	mg/L	-	<0.003	<0.003	<0.003	<0.003
Boron (B)	mg/L	5.0	0.403	0.419	0.431	0.483
Cadmium (Cd)	ug/L	7.0	<0.01	<0.01	<0.01	<0.01
Calcium (Ca)	mg/L	200	61.0	27.2	5.93	12.9
Chromium (Cr)	mg/L	0.05	<0.003	<0.003	<0.003	<0.003
Cobalt (Co)	mg/L	-	<0.005	<0.005	<0.005	<0.005
Copper (Cu)	mg/L	1.0	0.029	<0.008	<0.008	0.028
Gold (Au)	mg/L	-	<0.04	<0.04	<0.04	<0.04
Iron (Fe)	mg/L	0.3	4.09	33.5	15.9	1.73
Lanthanum (La)	mg/L	-	<0.02	<0.02	<0.02	<0.02
Lead (Pb)	ug/L	5.0	<0.50	<0.50	<0.50	3.39
Magnesium (Mg)	mg/L	50.0	2.69	2.08	1.32	2.33
Manganese (Mn)	mg/L	0.02	0.573	0.085	0.055	0.070
Mercury (Hg)	ug/L	1.0	<0.01	<0.01	<0.01	<0.01
Molybdenum (Mo)	mg/L	-	<0.005	0.013	<0.005	<0.005
Nickel (Ni)	mg/L	-	<0.004	<0.004	<0.004	0.006
Phosphorus (P)	mg/L	-	<0.01	<0.01	<0.01	<0.01
Potassium (K)	mg/L	-	2.640	0.590	0.450	0.440
Scandium (Sc)	mg/L	-	<0.05	<0.05	<0.05	<0.05
Selenium (Se)	ug/L	5.0	<0.50	<0.50	<0.50	<0.50
Silicon (Si)	mg/L	-	3.13	6.34	4.62	6.04
Silver (Ag)	mg/L	-	<0.01	<0.01	<0.01	<0.01
Sodium (Na)	mg/L	200	8.28	6.20	4.74	4.90
Strontium (Sr)	mg/L	7.0	0.100	0.030	0.020	0.040
Tin (Sn)	mg/L	-	<0.02	<0.02	<0.02	<0.02
Titanium (Ti)	mg/L	-	<0.01	0.018	<0.01	0.013
Tungsten (W)	mg/L	-	<0.05	<0.05	<0.05	<0.05
Vanadium (V)	mg/L	-	<0.01	<0.01	<0.01	<0.01
Zinc (Zn)	mg/L	5.0	0.034	0.065	0.029	0.141

ND: Non- detected | <0.010: Below detection level | D: Detected



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
southinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: North Pender Island Local Trust Area Bylaw No.: 235 Date: December 16, 2024

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.

APPLICANTS NAME / ADDRESS:

Not applicable

PURPOSE OF BYLAW:

The purpose of draft Bylaw No. 235 is to make amendments to the North Pender Island Official Community Plan No. 171 to update Raptor and Heron Nest Development Permit Area (DPA) mapping and associated provisions.

The current Raptor Nest DPA provisions were adopted in 2008 based upon surveys conducted by local volunteers. Nest trees were mapped with assistance of Islands Trust staff. An update of wildlife trees is required as new nests are established and older ones abandoned. In addition, DPA provisions have been reviewed and updates proposed based on most recent [2013 provincial guidelines](#) for raptor conservation.

For ease of reference and review, attached are both a redline version of draft Bylaw No. 235 with proposed revisions in track changes, and a clean version that does not include track changes.

GENERAL LOCATION:

North Pender Island Local Trust Area

LEGAL DESCRIPTION:

Multiple parcels

SIZE OF PROPERTY AFFECTED:

N/A

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

N/A

OTHER INFORMATION:

Additional project information, including associated project staff reports, mapping and draft Bylaw No. 235 is available at: <https://islandstrust.bc.ca/island-planning/north-pender/projects/>

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 Bylaw.

BSmith

(Signature)

Name: Brad Smith

Title: Island Planner

Tel: 250-405-5194

Contact Info: Email: bsmith@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

Parks Canada

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Planning & Protective
Services

Provincial Agencies

Ministry of Municipal Affairs
Ministry of Water, Land and Resource Stewardship – Wildlife
Branch

Adjacent Local Trust Committees and

Municipalities

Mayne Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee

Non-Agency Referrals

Pender Islands Parks and Recreation Commission
Islands Trust Conservancy
Pender Islands Conservancy

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan)
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

**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

North Pender Island Local Trust Area
(Island)

(Signature)

(Date)

235
(Bylaw Number)

(Name and Title)

(Agency)



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2010-02-04	SSI-11-10	Bylaw Enforcement Reports	It was MOVED and SECONDED , that the Salt Spring Island Local Trust Committee directs staff to provide quarterly in-camera and public reports on on-going and current bylaw enforcement investigations and actions in the Salt Spring Local Trust Area. <u>CARRIED</u>
2013-01-10	SSI-09-13	North Salt Spring Waterworks District Reporting	It was MOVED and SECONDED , that the Salt Spring Island Local Trust Committee request the North Salt Spring Waterworks District to report back to the Local Trust Committee every two years from the date of adoption of Proposed Bylaw 461 on: a) changes in water demand by the North Salt Spring Waterworks District customers with new secondary suites within the pilot area; b) total withdrawal from its system in relation to its licensed capacity; c) impacts on the Maxwell Lake, St. Mary Lake, and the district's water supply in general that can be attributed to the introduction of secondary suites within the pilot area. <u>CARRIED</u> *Bylaw 461 was adopted May 2, 2013

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2016-06-02	SS-2016-114	Grantville Neighbourhood lawful non-conforming sewage disposal field repair or replacement	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt “Standing Resolution 2” as specified in Appendix 2 of the staff report dated May 25, 2016. (shown below): That the Salt Spring Island Local Trust Committee direct staff to administer and enforce Bylaw 484 according to the following policies: - Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and pursuant to Local Government Act Section 529, the Salt Spring Island Local Trust Committee considers that the following actions do not constitute maintenance, alteration, or extension, and therefore require a development variance permit application to the Salt Spring Island Local Trust Committee: - Removal and replacement of the dispersal system in its entirety. - Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and where a health hazard exists as defined under the B.C. Public Health Act, an Authorized Person may carry out immediate, temporary repairs of the system that result in a further contravention to Bylaw 484 than that existing at the time the repair or alteration was started to prevent or contain the hazard. Permanent repairs or alterations that result in a further contravention of Bylaw 484 than that existing at the time the repair or alteration was started, or 1(a) above, should be supervised by a Professional and will require a development variance permit application to the Salt Spring Island Local Trust Committee following resolution of the emergency. “Authorized Person” and “Professional” have the same meaning as in the Sewerage System Regulation. <u>CARRIED</u>

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2017-03-02	SS-2017-16	Quarterly Application Summary Staff Reports	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee direct staff to provide a quarterly summary of application tracking. <u>CARRIED</u>
2018-08-16	SS-2018-178	Cannabis Regulation	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. • However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: ○ Name of the applicant and a description of the proposal in general terms; ○ The location of the proposed establishment and the subject site; ○ The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered; ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; ○ How public comments may be submitted to the Local Trust Committee. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2018-12-06	SS-2018-278	Cannabis – Processing of Notice to Local Authorities	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution: that the Salt Spring Island Local Trust Committee request that Notices of Intention to apply for a Federal Cannabis License be included in the Local Trust Committee Regular Meeting agenda package. <u>CARRIED</u>
2019-04-30	SS-2019-88	Families as Stakeholders	It was MOVED and SECONDED, That the Salt Spring Island Local Committee direct staff to include families as stakeholders in Project Charters and to propose family oriented engagement techniques, or to explain why such inclusion is not appropriate. <u>CARRIED</u>

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-11-26	SS-2019-253	Reconciliation	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re) introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-12-17	SS-2019-275	Referral of Items to the Agricultural Advisory Planning Commission	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee refer Agricultural Land Commission applications directly to the Agricultural Advisory Planning Commission, prior to consideration by the Salt Spring Island Local Trust Committee when: a) Applications demonstrate either that local farming or the greater community would benefit and conditions of Official Community Plan policy B.6.2.2.16 apply, or b) Applications are for public recreation use and are consistent with the Official Community Plan. <u>CARRIED</u>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2020-04-28	SS-2020-045	Policy Options for Bylaw Enforcement Compliance on Unlawful Uses	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased. b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, temporarily cease. c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue. d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application. <u>CARRIED</u>

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-06-29 Amended 2021-11-09 Amended 2022-02-15	SS-2021-109 SS-2021-214 SS-2022-017	Unlawful Dwellings	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation to amend standing resolution SS-2021-109 to state that enforcement activities will be deferred for all existing unlawful dwellings being used for residential purposes until there are safe, secure appropriate housing options that are affordable for all demographics and household types in perpetuity, except in the following circumstances: a. there are concerns regarding health and safety; b. there are concerns that sewage is not being disposed of in an approved septic or sewage disposal system; c. there are concerns that septic or sewage disposal systems are being used in excess of capacity or ability as a result of unlawful dwellings; d. there are concerns of possible contamination of wells or other drinking water sources; e. unlawful dwellings are in environmentally sensitive areas; f. there are non-permitted campgrounds; and, g. that the Salt Spring Island Local Trust Committee may give direction to resume enforcement activities on any property that poses risk to the health and safety of the neighbouring residents and the residents on the property in question. <u>CARRIED</u>
2021-06-29	SS-2021-111	Bylaw Enforcement Policy on Portable Sawmills	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following enforcement policy: Enforcement on portable sawmills will be deferred while the Local Trust Committee considers amendments to the Land Use Bylaw. <u>CARRIED</u>

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-11-09	SS-2021-213	Residential Use in Commercial Accommodations	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force’s recommendation to defer enforcement of residential use in commercial accommodations, such as cabins, hotels, guest houses, and motels that provide long-term (more than 30 days) residency in order to offer an interim solution to the housing needs on Salt Spring Island. <u>CARRIED</u>
2021-12-14	SS-2021-237	First Nations Consultation for Proposed Antenna Systems	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area: - The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders; - The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites; - The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act; - The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and - The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase <u>CARRIED</u>



Salt Spring Local Trust Committee

Open Applications

Report

Print Date: February 5, 2025

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250035	Celeste Cavaliere	1/20/2025	126 UPPER GANGES RD, SALT SP	Moving the office shack requires DP3
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Waiting for Submittals	Generate/Send Notice of Incomplete Application	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2017.11	David Karr	8/22/2017	190 REYNOLDS RD, SALT SPRING	Proposed Driveway for residential use and for fire safety as a second exit. Proposed beach for recreational use and swimming. 190 Reynolds Road, SSI.
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Waiting for Revisions	Verify Final Review Status	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240343	Jonathon Mishrigi	12/9/2024	237 ISABELLA POINT RD	My project originally began with a DP exemption which I was granted prior to starting my build. Since starting the build, we changed the location of the house only slightly, but still in line with GeoTech report. Also, we are in the process of applying for a DVP in order to accommodate another change in the design of the home.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240059	BRADLEY J FOSSE	5/30/2024	434 BAKER RD, SALT SPRING ISL	
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240058	BRADLEY J FOSSE	5/30/2024	431 BAKER RD, SALT SPRING ISL	
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Add Optional Referrals	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240056	BRADLEY J FOSSE	5/30/2024	235 QUARRY DR, SALT SPRING IS	

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240057	BRADLEY J FOSSE	5/30/2024	239 QUARRY DR	

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2021.4	Erin Rommel	3/15/2021	270 FURNESS RD, SALT SPRING I	DPA2 - NEW TASTING ROOM, WASHROOM/ACCESSORY BUILDING, CARETAKER'S COTTAGE, 4-PLEX - 270 Furness Road

Planner	Status	Most Recent Completed Activity
Chris Buchan	Pending	Record LTC Decision/Update FUAL

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2023.7	Holly Kerr	8/22/2023	687 BEAVER POINT RD, SALT SPR	Delegated DPA 7 Driveway Extension - 687 Beaver Point RD, SSI Asked to provide restoration estimation from a landscape professional for the purpose of security deposit. (December 6th 2024)
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Open	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2022.9	David Whitten	9/16/2022	161 FULFORD-GANGES RD	DPA 1, 3 & 4 to permit a cafe with indoor seating - 161 Fulford-Ganges Road
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Open	Determine Next Steps - PL	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2022.5	Jordan Litke	5/4/2022	536 BEAVER POINT RD, SALT SPR	Delegated DPA7 Permit to allow subdivision - 536 Beaver Point Road, SSI
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Open	Determine Next Steps - PL	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2022.7	Brent Taylor	8/10/2022	250 COLLINS RD, SALT SPRING IS	Delegated DPA3 Dock - 250 Collins Road, SSI Delegated DP Staff report submitted to RPM Hutton
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Email Applicant of LTC Meeting	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2023.8	Stuart Black	8/24/2023	365 ISABELLA POINT RD, SALT SP	Delegated DPA3 - 365 Isabella Point RD, SSI Under review by RPM
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Approval	Generate Staff Report and Draft Permit	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2021.10	Uta Nagel	9/14/2021	770 BEAVER POINT RD, SALT SPR	Delegated DPA 4, 6 & 7 - Carport and Shed - 770 Beaver Point Road We need a geotechnical assessment for DPA 6 – Unstable Slopes and Soil Erosion. An assessment that adheres to the provincial Riparian Areas Protection Act methodology for DPA 7 – Riparian Areas. Note: we already have the report from Reimer dated 2021 and the report from Gooding dated Sep 10, 2021 and these are not reports that we are looking for. Contacted the applicant many times and always received the same response. (both emails 'michellecharban@gmail.com' and 'uta@utanagel.ca')
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Approval	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2023.11	David Rolland	11/21/2023	155 ALDERS AVE, SALT SPRING I	Delegated - DPA6 - Retaining Wall construction, drainage and landscaping works Sent to the manager to be reviewed
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Approval	Generate Staff Report and Draft Permit	

Salt Spring

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240244	Justin Oppmann	9/27/2024	321 FERNWOOD RD, Unit:101, SAL	This is part of an ongoing correspondence with the Islands Trust and the CRD. Bylaw Enforcement case No. SS-BE-2023.77. Contacted the applicant on November 22nd, regarding an updated site plan, that shows all the structures on the property (including storage and oven) - Follow up on December 9th No respond to site visit request on December 16th) Applicant requested for another planner to be assigned for the variance application.
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Waiting for Revisions	Verify Final Review Status		

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2021.17	Uta Nagel	9/13/2021	770 BEAVER POINT RD, SALT SPR	Delegated DPA 4, 6 & 7 - Carport and Shed - 770 Beaver Point Road We need a geotechnical assessment for DPA 6 – Unstable Slopes and Soil Erosion. An assessment that adheres to the provincial Riparian Areas Protection Act methodology for DPA 7 – Riparian Areas. Note: we already have the report from Reimer dated 2021 and the report from Gooding dated Sep 10, 2021 and these are not reports that we are looking for. Contacted the applicant many times and always received the same response. (both emails 'michellecharban@gmail.com' and 'uta@utanagel.ca')
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Waiting for Revisions	Verify Final Review Status		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240255	Dennis G Miller	10/4/2024	2101 FULFORD-GANGES RD, SALT	<Optional, enter comments if required>

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240286		10/31/2024	[031-451-977] 0JACKSON AVE	Sent to manager to be reviewed.

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Under Review	Add Optional Referrals

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240267	Barbara Gard	10/16/2024	132 NARROWS WEST RD, SALT S	<Optional, enlter comments if required> For fire evacuation safety I wish to request a Development Variance Permit to add a set of stairs of the front deck of the renovation/build to provide safest egress from the house/bedrooms furthest from the location of the propane tanks. The original stairs lead directly down towards the propane tank. The location of the propane tanks was not determined at the time of the building permit application. The bedrooms have sliding glass doors onto the deck, and locating the stairs at the point furthest from the tanks, furthest away from the house and out to the path away from the house, is also the lowest point off the deck, needing the fewest number of steps. As a senior I would not be able to climb over the glass deck railing and jump down to ground level. It is not possible to place the steps alongside the house, as the extension required cutting into the hillside and the walkway along side the hous is narrow and steep and covered in required rock. The installer of the propane tanks told me that in case of fire to evacuate fast and furthest away from the tanks. The front door and driveway lead past the propane tanks. The safest egress would be off the side of the deck, furthest from the tanks. Stairs in this location would not be visible to the neighbouring properties or from the water (shrubberty/trees block view).
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Under Review	Add Optional Referrals		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2023.7	Nancy Mullins	4/20/2023	120 MANSELL RD, SALT SPRING I	Variance to allow for increased size of seasonal cottage and increased floor area of accessory buildings - 120 Mansell Road, SSI
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2021.7	Brian Craig	2/26/2021	344 REGINALD HILL RD, SALT SPR	Variance for Gate House and Beach Stairs - 344 Reginald Hill Road They have been recommended to apply for a Development Permit (DPA 3, DPA 4). Additionally, it was advised to submit an updated survey showing the location of all structures and watercourses, along with the setbacks of these structures from lot lines and watercourses. A setback permit application should also be submitted to the Ministry of Transportation and Infrastructure for any structures located within 4.5 meters of the MOTI right-of-way. (Contacted them again on Sep12th 2024 and Jan 8th 2025)
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Open	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2023.14	Bryce Chapman	8/14/2023	361 SUNSET DR, SALT SPRING IS	Variance to allow subdivision with on-site water source - 361 Sunset Drive, SSI
Planner		Status	Most Recent Completed Activity	
Chris Hutton		Open	Verify Submittal / Fees	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240201	Robert Richmond	9/3/2024	2885 SOUTHEY POINT RD, SALT S	The applicant has chosen to modify their plan, so they won't need a DVP and requesting a refund instead. Architect suppose to contact me with the updated drawings (Russell Collins: russellc@rcdrafting.net)
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		In Abeyance	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2024.2	Leigh Large	2/13/2024	127 VALHALLA RD	To construct a retaining wall - 127 Valhalla Rd Contacted twice on Sep12th and Nov 26th for precise surveys
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		In Abeyance	Planning Review	

Liquor and Cannabis Referral

Application Number	Applicant Name	Date Received	Address	Purpose
PLLCB20240012	ROYAL CANADIAN	5/17/2024	120 BLAIN RD, SALT SPRING ISLA	
Planner		Status	Most Recent Completed Activity	
Bruce Belcher		In Abeyance	Add Optional Referrals	

Salt Spring

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250001	Nancy Mullins	1/1/2025	120 MANSELL RD, SALT SPRING I	<Optional, enter comments if required>we have a small jut out on a seasonal cottage that was on the property when we purchased it in 2018 which puts it slightly over 56 Square meters. This is explained in the brief explanation I put in the zoning application I will be supplying
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Generate Complete Application Letter	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2023.1	Chris Schmah	9/27/2023	104 ATKINS RD, SALT SPRING ISL	Rezoning to retire Land use contract - 104 Atkins Road
Planner		Status	Most Recent Completed Activity	
Chris Buchan		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240251	Jeff Waters	10/2/2024	101 BITTANCOURT RD, SALT SPRI	The 101 Bittancourt Road Redevelopment will provide desperately needed housing for local healthcare workers supporting the Hospital and Salt Spring Community. We are applying for a rezoning to formalize the land entitlements to ensure this property can continue to operate as long-term multi-family rental in perpetuity, beyond the existing Temporary Use Permit.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Generate Complete Application Letter	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240188	Daniel Ovington; Sa	8/20/2024	210 KANAKA RD, SALT SPRING IS	<Optional, enter comments if required>

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240145	Jordan Litke	7/23/2024	200 COLLINS RD, SALT SPRING IS	Please see attached rationale letter

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2017.2	Fernando Dos Santo	2/15/2017	221 DRAKE RD	Proposal to permit 30 affordable housing dwelling units and common building - 221 Drake Road, SSI.

Planner	Status	Most Recent Completed Activity
Chris Buchan	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2019.1	Nick Williams	2/22/2019	248 UPPER GANGES RD, SALT SP	Proposal to change current zoning from R7 to C6 Variance for Industrial Use - 248 Upper Ganges Road, SSI

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Add Optional Referrals

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240021	Kristin Peebles	5/17/2024	355 BLACKBURN RD, SALT SPRIN	

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2021.1	Dale Rivers	1/28/2021	114 SWANSON RD, Unit:1, SALT S	Rezoning from existing R6 to R2 to permit the construction of a 6 unit Strata Development - 114 Swanson Rd

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Open	Determine Next Steps - PL

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2022.2	Chris Leier	11/29/2022	151 LOWER GANGES RD, Unit:101	To address issues arising from the Temporary Use Permit - 151 Lower Ganges Road, SSI

Planner	Status	Most Recent Completed Activity
Chris Buchan	Open	Determine Next Steps - PL

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2017.3	Jamie Colligan	4/5/2017	2188 NORTH END RD, SALT SPRIN	Proposal to Rezone to Rural Zone Variation to Allow Existing Cottage to be Designated as Affordable Housing - 2188 North End Road, SSI
Planner		Status	Most Recent Completed Activity	
Chris Buchan		Open	Determine Next Steps - PL	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2013.9	Don Elliot	9/6/2013		Proposal to Rezone for CRD & School District Multi-Family Affordable Housing - 161 Drake Road, SSI
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Assign to LTC Meeting	

Salt Spring

Soil Deposit and Removal Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLSDP20240344	BRADLEY J FOSSE	12/9/2024	116 CYPRESS VIEW RD, SALT SP	A soil permit and DVP have been requested by Islands Trust Compliance and Enforcement, relating to culvert installation works. This application is to place a Soil Deposit and Removal Permit on file, until a DVP is in place. Security of 4000\$ is needed before sending the report to RPM for review
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SDP-2022.2	Neil Kerrigan	6/27/2022	155 ALEXANDER BLVD, SALT SPR	Pond construction - 155 Alexander BLVD, SSI
Planner		Status	Most Recent Completed Activity	
Chris Buchan		Open	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SDP-2022.3	Kris Plambeck	7/15/2022	131 KNOTT PL	Leveling property for development - 131 Knott PI, SSI
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Open	Determine Next Steps - PL	

Salt Spring

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20240317		11/27/2024	120 TAHOUNEY RD, SALT SPRING	

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Waiting for Revisions	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2023.4	Jordan Litke	9/6/2023	0 CHURCHILL RD; 291 LONG HARB	Proposed 4 Lot Conventional Subdivision - 291 Long Harbour Road, SSI Waiting for PLR

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Waiting for Conditions	Planning Review

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2021.3	Sina Shalbaf	3/31/2021	150 MARGOLIN DR, SALT SPRING	2 lot subdivision 150 Margolin Drive

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Under Review	Planning Review

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2022.4	Jordan Litke	11/14/2022	373 WRIGHT RD, SALT SPRING ISL	Proposed 2 lot conventional Subdivision, 373 Wright Road, Salt Spring Island

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Under Review	Planning Review

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2023.2	Denis Miller	2/15/2023	2101 FULFORD-GANGES RD, SALT	Proposed 3 Lot Bare Land Strata, 2101 Fulford-Ganges Road, SSI Updated the applicant for the DPA 7 requirement (Jan 3rd, 2025)

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Under Review	Planning Review

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2023.5	Padra Ahmadi	11/7/2023	0 TRUSTEES TRAIL; 261 TRUSTEE	Proposed 2 lot boundary adjustment - Lot 14 & 15 Trustees Trail, SSI

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Add Optional Referrals

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2024.3	Polaris Land Survey	3/20/2024	601 RAINBOW RD, SALT SPRING I	Planner should confirm if proposed road width will meet from CL requirements for any active transportation infrastructure indicated in OCP in response.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Pending	Record and File PLR	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2024.4	Kerry Michael Akerm	3/28/2024	292 JASPER RD	
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Administrative Approval	Generate and Send Referral Response Form	

Temporary Use Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20240296	Daniel Ovington	11/6/2024	163 DRAKE RD, SALT SPRING ISL	The CRD will be taking over the operation and maintenance of the former Phoenix Elementary School located at 163 Drake as of January 1, 2025. The CRD intends to use this site as a temporary parks maintenance yard during rezoning and construction of the Kanaka site. Once the new maintenance yard is complete, 163 Drake Road would be converted back to a community centre for public use.
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Generate Complete Application Letter	

Islands Trust
LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending November 2024

655 Salt Spring	Invoices posted to Month ending November 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-655	LTC "Trustee Expenses"	2,000.00	3,088.81	-1,088.81
		<u>2,000.00</u>	<u>3,088.81</u>	<u>-1,088.81</u>
LTC Local				
65200-655	LTC - Local Exp - LTC Meeting Expenses	14,700.00	7,124.25	7,575.75
65210-655	LTC - Local Exp - APC Meeting Expenses	1,000.00	432.43	567.57
65220-655	LTC - Local Exp - Communications	1,500.00	0.00	1,500.00
TOTAL LTC Local Expense		<u>17,200.00</u>	<u>7,556.68</u>	<u>9,643.32</u>
Projects				
73001-655-2007	Salt Spring OCP/LUB	222,000.00	64,487.81	157,512.19
73001-655-4020	Salt Spring Ganges Village Area Planning	86,500.00	0.00	86,500.00
73001-655-4131	Salt Spring Housing Action Program	5,000.00	0.00	5,000.00
73001-655-4139	SSIWPA Plan Coordination	55,000.00	0.00	55,000.00
73001-655-4140	Salt Spring Groundwater Sustainability Strategy	16,500.00	0.00	16,500.00
73001-655-4141	Salt Spring Proof of Water - Subdivision	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>386,500.00</u>	<u>64,487.81</u>	<u>322,012.19</u>

Islands Trust
LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending December 2024

655 Salt Spring	Invoices posted to Month ending December 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-655	LTC "Trustee Expenses"	2,000.00	3,088.81	-1,088.81
		<u>2,000.00</u>	<u>3,088.81</u>	<u>-1,088.81</u>
LTC Local				
65200-655	LTC - Local Exp - LTC Meeting Expenses	14,700.00	8,464.88	6,235.12
65210-655	LTC - Local Exp - APC Meeting Expenses	1,000.00	432.43	567.57
65220-655	LTC - Local Exp - Communications	1,500.00	0.00	1,500.00
TOTAL LTC Local Expense		<u>17,200.00</u>	<u>8,897.31</u>	<u>8,302.69</u>
Projects				
73001-655-2007	Salt Spring OCP/LUB	222,000.00	134,083.71	87,916.29
73001-655-4020	Salt Spring Ganges Village Area Planning	86,500.00	0.00	86,500.00
73001-655-4131	Salt Spring Housing Action Program	5,000.00	0.00	5,000.00
73001-655-4139	SSIWPA Plan Coordination	55,000.00	0.00	55,000.00
73001-655-4140	Salt Spring Groundwater Sustainability Strategy	16,500.00	0.00	16,500.00
73001-655-4141	Salt Spring Proof of Water - Subdivision	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>386,500.00</u>	<u>134,083.71</u>	<u>252,416.29</u>

December 13, 2024

Penny Barnes
Salt Spring Island Conservancy
265 Blackburn Road
Salt Spring Island, BC V8K 2B8

Dear Penny,

**Re: Islands Trust Conservancy Annual Monitoring Visit
Manzanita Ridge Covenant, Salt Spring Island**

Islands Trust Conservancy completed our annual monitoring survey on April 17, 2024 and I am pleased to report that the Manzanita Ridge Covenant was found to be in good standing. Thank you for your stewardship efforts.

We are grateful to your Conservation Director, Wendy Tyrrell, and Manzanita Ridge Nature Reserve warden, Rick Laing, for joining us for this survey. Management concerns that were discussed included trespass by dirt bikers, which were a problem last year but of which there is no evidence of recent activity, and the Scotch broom growing under the power lines. Please let us know if you would like support from ITC in advocating for BC Hydro to keep the Scotch broom under control out of respect for the nature reserve.

The Manzanita Ridge Covenant is an important part of a growing regional protected areas network. Islands Trust Conservancy now annually monitors 113 protected areas (over 1,387 hectares/3,427 acres), 79 of which are conservation covenants. Thank you for your contributions to this natural legacy, which helps preserve and sustain the species, ecosystems, and beauty of the islands in the Salish Sea.

If you have any questions or concerns about the covenant in the coming year, or if you wish to explore opportunities to enhance ecosystem health and biodiversity in the covenant area, please contact me.

Warm regards,



Jemma Green, M.Sc.
Covenant Management & Outreach Specialist
250-405-5182 | jgreen@islandstrust.bc.ca

cc: Salt Spring Island Local Trust Committee

December 13, 2024

Laird McCulloch & Penelope Spilsbury

Dear Laird and Penelope,

**Re: Islands Trust Conservancy Annual Monitoring Visit
Shacum Covenant, Salt Spring Island**

Islands Trust Conservancy completed our annual monitoring survey on July 17, 2024 and I am pleased to report that the Shacum Covenant was found to be in good standing.

Invasive species like foxglove, mullein, and thistle are present, but currently the infestations are small enough that they can be managed opportunistically by our monitors during their visit. If you have an interest in assisting with invasive species management within the covenant area, please let us know.

The Shacum Covenant is an important part of a growing regional protected areas network. Islands Trust Conservancy now annually monitors 113 protected areas (over 1,387 hectares/3,427 acres), 79 of which are conservation covenants. Thank you for your contributions to this natural legacy, which helps preserve and sustain the species, ecosystems, and beauty of the islands in the Salish Sea.

If you have any questions or concerns about the covenant in the coming year, or if you wish to explore opportunities to enhance ecosystem health and biodiversity in the covenant area, please contact me.

Warm regards,

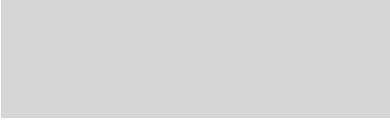


Jemma Green, M.Sc.
Covenant Management & Outreach Specialist
250-405-5182 | jgreen@islandstrust.bc.ca

cc: Salt Spring Island Local Trust Committee

December 13, 2024

Peter Dorazio



Dear Peter,

**Re: Islands Trust Conservancy Annual Monitoring Visit
Lot 31 Covenant, Salt Spring Island**

Islands Trust Conservancy completed our annual monitoring survey on July 17, 2024 and I am pleased to report that the Lot 31 Covenant was found to be in good standing.

We installed three covenant signs at strategic locations to deter trespassing, as pre-arranged with you. Two were placed along the trails that trace old logging roads above Maxwell Creek, and one along the west boundary of the covenant area. While we were walking the land, we noted that the barbed wire fence that runs along the boundary with Lot 30 is down in some places. If livestock use Lot 30, this fence will need to be fixed to protect the pond and other habitats. Invasive species growing in the covenant area include English holly trees and several dense infestations of tansy ragwort; these could be removed to help protect the ecosystem. On a more positive note, in Lot 31 we encountered the highest number of species at risk among all our covenants this year.

The Lot 31 Covenant is clearly a very important part of the growing regional protected areas network. Islands Trust Conservancy now annually monitors 113 protected areas (over 1,387 hectares/3,427 acres), 79 of which are conservation covenants. Thank you for your contributions to this natural legacy, which helps preserve and sustain the species, ecosystems, and beauty of the islands in the Salish Sea.

If you have any questions or concerns about the covenant in the coming year, or if you wish to explore opportunities to enhance ecosystem health and biodiversity in the covenant area, please contact me.

Warm regards,



Jemma Green, M.Sc.
Covenant Management & Outreach Specialist
250-405-5182 | jgreen@islandstrust.bc.ca

cc: Salt Spring Island Local Trust Committee



MEMORANDUM

File No.: SS-NAP-2021.1

DATE OF MEETING: February 13, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Islands Trust Conservancy

COPY:

SUBJECT: Skye Larmour Natural Area Protection Tax Exemption Program (NAPTEP) covenant complete

PURPOSE

To update the Salt Spring Island Local Trust Committee about completion of a conservation covenant project.

BACKGROUND INFORMATION

On October 10th, 2024, the Islands Trust Conservancy registered a conservation covenant agreement with Skye Larmour, under the Natural Area Protection Tax Exemption Program (NAPTEP), to protect 2.45 hectares of a property lying between Beddis Road and Sky Valley Road, on Salt Spring Island. This covenant protects wetlands, mature forest, ecosystems and species at risk, and is adjacent to ITC's Larmour Nature Reserve (acquired in 2023). The covenant is co-held by the Salt Spring Island Conservancy (SSIC).

Property Information

Address: 765 Beddis Road, Salt Spring Island, Salt Spring Island Local Trust Area

PID: 000-138-452

Legal Description: Lot 1, Section 87, South Salt Spring Island, Cowichan District, Plan VIP 27894

Property size: 8.97 ha

Protected area size: 2.45 ha

The property has split zoning with the northern portion an active farm in the Agricultural Land Reserve (ALR). The southern area, outside of the ALR, is the covenant area.

The Islands Trust Conservancy Board currently holds 12 NAPTEP covenants in the Salt Spring Island Local Trust Area, and 14 conservation covenants that are not part of NAPTEP (all on Salt Spring Island).

NEXT STEPS

ITC is working with the landholder and the Salt Spring Island Conservancy to coordinate appropriate communications

Submitted By:	Ecosystem Protection Specialist, Islands Trust Conservancy	January 29, 2025
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Concurrence:	Clare Frater, Director, Trust Area Services	February 4, 2024
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ATTACHMENTS

None