



Salt Spring Island Local Trust Committee

Regular Meeting Revised Agenda

Date: Thursday, June 5, 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	
Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.			
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM	
4.	DELEGATIONS	9:50 AM - 10:05 AM	
4.1	Mairi Welman, Co-Chair - Salt Spring Solutions		5
Regarding Homes for Islanders public engagement project			
4.2	Linda Adams, Vice-Chair - Gulf Islands Seniors Residence Association (GISRA)		23
GISRA's property on Kings Lane - an update			
5.	TRUSTEE REPORTS	10:05 AM - 10:15 AM	
Verbal Report			
6.	CHAIR'S REPORT	10:15 AM - 10:20 AM	
Verbal Report			
7.	ISLANDS TRUST CONSERVANCY BOARD CHAIR'S REPORT	10:20 AM - 10:25 AM	
Verbal Report			
8.	CRD DIRECTOR'S REPORT	10:20 AM - 10:25 AM	
Verbal Report			

9.	PREVIOUS MEETINGS	10:25 AM - 10:30 AM	
9.1	Draft Minutes of the Salt Spring Island Local Trust Committee		
9.1.1	<u>Draft Minutes of the May 8, 2025 SSI LTC Regular Meeting</u>		26
	For Adoption		
9.2	Resolutions Without Meeting Report - None		
9.3	Draft Minutes of the Advisory Planning Commissions - None		
9.4	Local Trust Committee Public Hearing Record - None		
10.	CORRESPONDENCE	10:30 AM - 10:35 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		
10.1	Honorable Minister R. Kahlon Letter - Dated May 28th 2025 regarding SSI LTC's request to opt-in to the principal resident requirement		35
	For Information		
10.2	P. Prince Email - Dated May 14th 2025 to LTC with Saturday Market Society ,CRD Administrator and MP - Regarding no amplified music policy		36
	For Information		
10.3	S. Henderson Email - Dated April 8th 2025 - Regarding CRD-LCC Request for Data analysis - Development potential		42
	For Information		
11.	BUSINESS ARISING FROM MINUTES	10:35 AM - 10:50 AM	
11.1	Follow-Up Action List		51
	Report dated May 2025		
11.2	Bylaw 540 - Rainbow Road Housing Agreement Repeal Bylaw		55
	Staff Report		
12.	WORK PROGRAM		
12.1	Active Projects List		59
	Report Dated June 2025		

Report Dated May 2025

13. COMMUNITY INFORMATION MEETING - NONE

14. PUBLIC HEARING - NONE

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

15. APPLICATIONS AND REFERRALS 12:00 PM - 12:30 PM

15.1 PLDVP20250078 - R. Neff - 116 Cypress View Rd, SSI 66

Staff Report

15.2 PLDVP20250029 - D. McKerrell - 212 Narrows West Road, SSI 80

Staff Report

16. LOCAL TRUST COMMITTEE PROJECTS 12:30 PM - 1:00 PM

16.1 Official Community Plan - Land Use Bylaw Update

Staff Report - Pending

16.1.1 Official Community Plan - Land Use Bylaw Update 151

Staff Report

17. NEW BUSINESS

17.1 *North Salt Spring Waterworks District Request to Province Letter Dated May 16th, 2025* 154

18. REPORTS

18.1 Policy and Standing Resolutions List 156

For Information

18.2 Open Applications Report 164

Report dated May 2025

18.3 Expense Report

None

18.4 Islands Trust Conservancy Board Report 181

Report dated March 2025

19. CLOSED MEETING

1:00 PM - 1:30 PM

19.1 Motion to Close the Meeting

That the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1) (f) to consider a matter of law enforcement and that staff be invited to remain.

19.2 Rise and Report

20. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on July 10, 2025 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

21. ADJOURNMENT



May 2025

To:

Islands Trust Council of Trustees
Salt Spring Island Local Trust Committee
North Salt Spring Water Works District Board of Trustees
Capital Regional District Board of Directors
Capital Regional Housing District Board of Directors
Capital Regional District SSI Local Community Commission
BC Minister of Municipal Affairs & Housing
MLA Rob Botterell

In spring 2023 Salt Spring Solutions published *Homes for Islanders: An Integrated Housing Framework for Salt Spring Island* to provide decision-makers with an integrated approach to addressing the local housing crisis. We sent copies to each of your organizations.

To follow up, in the early summer of 2023 Salt Spring Solutions hosted a professionally facilitated workshop to review and discuss how to move forward on the five strategies, inviting key organizations which have some responsibility for solving the housing crisis. These included the Capital Regional District - Salt Spring Island Office, Capital Regional Housing Corporation, Islands Trust – Salt Spring Local Trust Committee, Islands Trust - Regional Planning, North Salt Spring Waterworks District, and the Provincial Housing Ministry. An outcomes report from the workshop was distributed to all the participants.

The following year, in 2024, we hired an independent consulting firm with decades of expertise in public engagement to design and execute a community engagement project on the framework. While we had consulted extensively with housing and community planning professionals, environmental experts and local agencies and organizations while writing the report, we were also interested in learning from the people most impacted by the housing crisis what they thought of the proposed solutions in our report.

We hosted seven focus groups with 42 participants, conducted 12 one-on-one interviews with landlords and developers, and hosted a publicly accessible online survey, which attracted 657 Salt Spring resident participants, in late November 2024.

The attached report will provide you with some highlights from the survey and focus groups who were asked for their opinions on three specific strategies:

- Promoting clustered housing to protect rural areas
- Readying Ganges Village for increased housing
- Enabling accessory dwellings in appropriate locations

In 2025, on the two-year anniversary of the publication of *Homes for Islanders*, we have evaluated which of the recommendations in the framework have been advanced and which have not. Our report card is also attached.

When Salt Spring Solutions began working on the housing issue, we were an organization of grassroots activists. Over the past six years we transformed into an organization that also did the work. We have learned about the topic, we have listened to what people have to say, we have met with elected officials and staff of the various agencies that have some role in solving the housing crisis, we have collaborated with you by participating in task forces and program committees and advisory committees, we have spoken to experts in a variety of professions and connected with other small rural communities who have found their own customized housing solutions, we have collected up all the reports and studies and synthesized them into one integrated framework of solutions specific to our island, and we have engaged specifically with the broader public who are rarely able participate in government processes. All of this has been done to provide you, as elected representatives, with actionable information. This information is now in your hands, and we ask you to act with urgency.

We recognize that North Salt Spring Water Works District has shown leadership in doing the very necessary work to move forward on lifting their water supply moratorium, and to remove other barriers to smaller footprint housing that exist within the district's authority. Thank you for prioritizing this work over the past two years. We urge you to continue and we encourage other local agencies and the Province to also do their part.

Sincerely,
Mairi Welman and Elizabeth FitzZaland
Co-Chairs



We envision a resilient Salt Spring Island community
that works together to equitably care for the ecology and the community as one.



May 2025

Homes for Islanders – Public Feedback & Report Card

In spring 2023 Salt Spring Solutions published *Homes for Islanders: An Integrated Housing Framework for Salt Spring Island* to provide decision-makers with an integrated approach to addressing the local housing crisis.

The framework recognizes the unique conditions on Salt Spring Island that make solutions to the housing crisis especially challenging to implement. We identified opportunities for local governments and community organizations to work together to provide more inclusive housing on Salt Spring Island while simultaneously protecting the natural ecosystems and advancing climate action. The framework draws from interviews and discussions with professionals and advocates in housing, rural planning, conservation, and governance, as well as from a thorough review of relevant data, research, local and provincial reports, and best practices.

The framework wove together, for the first time, the information from the various organizations that each hold some piece of responsibility for moving the dial on housing and presented a comprehensive set of solutions. It is not a list of novel ideas but rather a synthesis of research and best practices that have been previously vetted locally and/or implemented with success in other rural communities with similar issues and values. This approach helped identify key housing challenges and prioritize actionable and sustainable solutions.

The recommendations in the framework fall within five key strategy areas:

- Strategy 1:** Coordinated and properly resourced local approach to housing
- Strategy 2:** Effective Public Education, Engagement, and Dialogue on housing
- Strategy 3:** Preservation of rural areas and nature space through clustered housing
- Strategy 4:** Readying Ganges Village for more housing
- Strategy 5:** Accessory Dwellings for housing, in the right places

At publication we presented the framework and the key strategies to local organizations involved in housing, local food security, community planning, ecosystems protection, economic development, and climate action, including the Salt Spring Foundation, Salt Spring Island Conservancy, the Chamber of Commerce, the Farmland Trust, Transition Salt Spring, elected officials from the Trust and CRD, our MLA, the Ministers of Housing, Finance, and Municipal Affairs, the Premier and others.

In early summer of 2023 Salt Spring Solutions invited the following key organizations to a professionally facilitated workshop to review and discuss how to move forward on the five strategies :

- Capital Regional District - Salt Spring Island Office
- Capital Regional Housing Corporation
- Islands Trust – Salt Spring Local Trust Committee
- Islands Trust - Regional Planning
- North Salt Spring Waterworks District
- Provincial Housing Ministry

Some organizations sent multiple representatives, however the Minister of Housing declined.

The following year, in 2024, we hired independent consulting firm SPUR Communications to design and execute a community engagement project on the framework. While we had consulted extensively with housing and community planning professionals, environmental experts and local agencies and organizations, we were also interested in learning from the people most impacted by the housing crisis what they thought of the proposed solutions in our report.

The purpose of this second round of engagement was to explore lived experiences with housing issues on Salt Spring, and get feedback on three of the five strategic actions:

- Promoting clustered housing to protect rural areas
- Readyng Ganges Village for increased housing
- Enabling accessory dwellings in appropriate locations

We hosted seven focus groups with 42 participants, conducted 12 one-on-one interviews, and hosted a publicly accessible online survey, which attracted 657 participants.

The interviews and focus groups were specifically designed to engage the people most often underrepresented in typical government public engagement processes – members of the **workforce, local employers, landlords** of existing rentals (both permitted and unpermitted), **local developers** interested in providing workforce housing, and **people who are insecurely housed**. The online survey was designed to provide the rest of the community with an avenue for feedback. Highlights are provided below.

Engagement Project Highlights:

Key themes emerged across the entire engagement process, highlighting the interconnected challenges of **affordability, infrastructure, regulatory barriers, and environmental sustainability**.

Please see the information sheets attached which report the focus group highlights.

The public online survey was open for two weeks and was **completed by 657 community members** (5.57% of the population), 67% of participants were homeowners, and 19% were renters. The survey allowed us to capture segments of the population other than those represented in the focus groups and interviews.

Survey Highlights:

Promoting clustered housing to protect rural areas

The majority (70%) of respondents support **clustered housing to preserve rural areas**. When asked why they support it, many respondents emphasized the ecological benefits of clustered housing, such as preserving green spaces, reducing land disturbance, protecting ecosystems, and promoting water conservation.

Almost 70% of the respondents strongly or somewhat support the concept of **creating special zoning for clustered housing to preserve undeveloped areas, effectively reallocating density spread over large areas into consolidated clusters to benefit from shared services and limit sprawl**. This indicates broad agreement with clustering housing for ecological and community benefits.

Enabling Accessory Dwellings in appropriate locations

Expanding opportunities for legal suites and ADUs received the most substantial support, with 71% backing the initiative, and only 11% opposing it.

Participants who approve of ADUs were then asked if they support **changing zoning regulations** to allow ADUs with sufficient potable water and permitted wastewater disposal.

There is strong community interest in expanding housing options by permitting ADUs in various areas, reflecting a desire for more flexible housing solutions: 61% of survey participants support allowing ADUs across the island, 12% favour concentrating such development near Ganges Village, and 14% suggest focusing them along major roads. A smaller portion, 7%, oppose these developments altogether, while 5% were undecided.

Readying Ganges Village for increased housing

Most respondents (73%) believe **increasing housing in Ganges Village is necessary to address Salt Spring Island's housing needs**. This strong support highlights a community consensus around the role of Ganges as a central hub for addressing the island's housing challenges. However, a minority expressed concerns or uncertainty, reflecting diverse perspectives that should be considered in planning processes. These include potential impacts on infrastructure, community character, and alignment with broader sustainability goals.

When asked **how Salt Spring should prioritize access to limited infrastructure and resources**, such as potable water, the feedback indicates a community preference for prioritizing non-market rental housing and cautious resource management to meet the most urgent housing needs without overburdening infrastructure.

Most respondents (86%) support **identifying areas outside the Ganges floodplain zone for infrastructure investment, new development, and homes that the community can support**. This points to the need to more critically and creatively plan the existing village area and consider expansion areas less impacted by future sea level rise.

When asked what type of development is most appropriate for Ganges Village most respondents (75%) identified low-rise multi-unit buildings as the most appropriate type of development for Ganges Village. Mixed-use developments, such as apartments above or adjacent to commercial businesses, and townhouses were also popular, each chosen by 51% of respondents. Mid-rise buildings (3-5 storey) received support from 40%, while smaller-scale options like duplexes, triplexes, and fourplexes were preferred by 25%. Detached single-family homes were less favoured, with only 17% supporting homes on small lots and 8% favouring homes on medium to large lots.

There was strong support (76%) for **pre-zoning land in Ganges for housing**. This suggests that respondents are in favour of planning ahead to ensure adequate housing land is available in the most suitable areas, particularly near the village to reduce sprawl. This would also help **streamline permitting and approval processes**, of which 64% of respondents were in favour.

Pre-servicing land in and around Ganges for housing also met with support (63%) indicating the community sees value in preparing land for development with necessary infrastructure to avoid delays and improve housing availability.

As well, 63% either strongly or somewhat support **limiting private home sizes** to reduce environmental and servicing impacts.

Focus Group Feedback Highlights

Homes for Islanders

What we heard



We led an inclusive engagement process to gather islanders' perspectives on local housing solutions. While the online survey was open to all, we also created specific opportunities to hear from those often excluded from housing conversations—people with unique insights and lived experiences. Our engagement process included three key approaches: focus groups, one-on-one interviews, and an online community-wide survey, each designed to capture diverse perspectives and deepen understanding.

ENGAGEMENT PROCESS

We asked a series of questions to understand gaps, public perception and promising strategies in current planning and regulation, shaping the following three key housing recommendations:

1 Clustered Housing

2 Housing in Ganges

3 Accessory Dwelling Units



Focus Groups

We hosted **seven** focus groups with **42 participants**. The groups were designed to gather input from renters, employers, the local workforce, and those in precarious housing, fostering low-barrier, meaningful discussions with often-overlooked voices.

Interviews

We interviewed **12 housing providers**—including landlords and local developers interested in building workforce housing—to gain insights into Salt Spring's rental market and barriers to building more homes.



Survey

Our community survey gathered **657 responses**, capturing diverse perspectives on Salt Spring's housing landscape.



The engagement findings illustrate a community united by the urgency of the housing crisis but uncertain about how best to achieve solutions that balance growth with preservation. There is broad support for innovative and sustainable housing models and concerns about regulatory barriers, infrastructure gaps, and potential overdevelopment.

These engagement insights form the foundation for actions by governments and regulatory agencies that reflect the diverse needs and values of Salt Spring Island's residents while emphasizing equity, sustainability and community resilience.

Developers & Investors

Through one-on-one interviews with **four local developers and investors**, we explored their challenges and opportunities in creating housing. Their insights highlighted rental market pressures, regulatory barriers, and potential solutions to support housing providers and tenants.



Did you know?

A rezoning application can take **many** years to process, even for small projects, creating significant delays and deterrents in creating new housing.

Requests for policy reform



There is a desire for Islands Trust, Capital Regional District, Island Health and other regulatory bodies to review and update regulations to respond to current needs, simplifying the development process.

Participants shared stories of wanting to build housing but **feeling stuck**—one described how excessive regulation, zoning rules, and infrastructure limitations made **even small projects feel impossible**.



Excessive regulation and high costs deter private AND non-profit developers and public funders. Pragmatic streamlining is needed to align with the economic realities of developing community housing.

IMPACT ON INNOVATIVE SOLUTIONS

Restrictive zoning impedes the implementation of housing solutions like tiny home villages, co-housing neighbourhoods, eco-villages, secondary suites, etc. These models could creatively address housing shortages. Providing by-right zoning with clear guidelines could facilitate responsible development.



Private Landlords

Through one-on-one interviews with **eight private landlords**, we examined barriers to maintaining and expanding rental housing, including limited financing options, rising costs, and regulatory risks. Landlords highlighted that complex permitting processes and rising operational and development costs make sustaining and growing rental options difficult, increasing the affordability gap for tenants and underscoring the need for more flexible policies and support.



DID YOU KNOW?

Many private landlords on Salt Spring Island rely on rental income to sustain their farms and businesses. Yet, many face financial strain as the costs of operating and maintaining rental units increases faster than rental income.

Suggested financial incentives



Participants proposed solutions such as tax breaks, subsidies, or grants to offset development costs. For instance, offering property tax reductions for landlords who provide long-term affordable rentals could encourage more investment in the rental market.

Some landlords said they want to provide affordable housing but feel **discouraged by the high costs of compliance and insurance**, especially for older units or those outside zoning norms.



Formalizing illegal units would help increase the availability of safe, compliant housing. However, the process is expensive and often raises landlords' costs. Without supportive policies like tax breaks or grants, formalizing these units might reduce affordability for tenants, limiting the overall benefit.

AFFORDABILITY GAP FOR TENANTS

Landlords expressed concern that the rental rates needed to cover their costs are often beyond what many residents can afford. This results in vacant units or pressure to rent to higher-income individuals from off-island.



Homes for Islanders

Renters

We hosted a focus group with **ten renters**, during which we discussed housing instability, rising rental costs, and limited tenant protections. This highlighted the challenges of securing affordable and stable housing on Salt Spring Island.



DID YOU KNOW?

Short-term rentals have made it harder for long-term renters to find housing on Salt Spring Island. Many homes that once housed families and workers have been converted into Airbnb and vacation rentals, worsening the housing crisis.

Tiny homes and co-op housing offer hope



Many renters support alternative housing models, such as tiny home communities, cooperative housing, and legalizing more accessory dwelling units.

Several renters spoke about feeling **pushed out by short-term rentals** and a lack of secure, affordable housing. Many called for **more long-term and diverse options** that reflect community needs.



Stop housing being used for purposes that don't serve the local community.

TENANT SUPPORT IS NEEDED

Many renters feel they have little power in disputes with landlords and are often subjected to sudden rent hikes and unfair evictions. Local agencies and organizations should find ways to help educate local renters about their rights and strengthen connections with the BC Rental Tenancy Branch.



Homes for Islanders



Workforce

We hosted a focus group with **eight workforce participants** to explore the impact of housing shortages on staff retention. Participants highlighted issues like the need for housing near workplaces, ongoing rent increases, and the ripple effect on essential services and the local economy.



DID YOU KNOW?

The shortage of affordable workforce housing on Salt Spring Island has forced many essential workers to leave, negatively impacting local businesses and services. Increasingly our workforce is one that commutes over on the ferry.

Interest in community-oriented solutions



Many workers prefer living in co-op housing or intentional communities that are mostly prohibited by current zoning. Workers also support rules that guarantee affordability and secure tenure.

Employers and workers alike said it's nearly **impossible to stay on Salt Spring without secure housing**. Unstable rentals are making it harder to retain staff and stay connected to the community.



Farmworkers are priced out of the housing market. Clustering small-scale housing on farms can provide housing security for workers and create more economically viable local farms. Food security requires housing security.

LACK OF HOUSING AFFECTS ESSENTIAL SERVICES

Healthcare, education, and retail workers struggle to find housing, affecting staffing at clinics, schools, and local businesses.



Employers

We hosted a focus group with **eight employers** to explore how the housing shortage impacts business operations and staff retention. Employers reported that the lack of affordable housing is a large barrier to hiring and keeping employees, leading to reduced services and increased costs.



DID YOU KNOW?

Some businesses on Salt Spring Island have had to cut back services or shorten hours due to staff shortages caused by the lack of affordable housing. Many employers say housing is the most significant barrier to hiring and retaining workers.

Support for clustered and multi-family housing



Many employers advocate for clustered housing near workplaces and villages to reduce commuting challenges and stabilize the workforce.

Accessory Dwelling Units (ADUs) are already in use on Salt Spring, with some participants highlighting more widespread legalization of them as **the fastest way to address housing shortages.**



You have to build housing into your business plan if you want to attract and keep employees.

AFFORDABLE HOUSING IS AN ECONOMIC ISSUE

Without solutions, employers fear the island will face business closures, reduced services, and an exodus of younger workers.



Insecurely housed

We hosted a focus group with **15 insecurely housed participants** to explore housing instability and barriers to safe, affordable housing. Participants shared experiences of living in cars, trailers, and boats due to limited affordable housing options. Many emphasized that fines, evictions, and lack of services make it even harder to secure stable housing.



DID YOU KNOW?

A significant number of long-term residents on Salt Spring have lost their homes as properties were converted to short-term rentals, contributing to shortages and worsening issues related to homelessness and housing instability.

Alternative Housing Needs Support



People want tiny homes, cluster housing, and shared-resource communities, but regulatory barriers prevent these developments. Without zoning reforms, many affordable solutions remain out of reach.

50-70 people

...are currently estimated to live full-time aboard boats in Ganges Harbour. This is one of the only housing options for islanders with very low income but unfortunately presents significant safety and ecosystem risks.



Many people are open to living in communal housing with collective spaces, workshops, and gardens. They would rather live in smaller places and share resources if it means they can stay and contribute.

RED TAPE BLOCKS SOLUTIONS

Strict zoning laws, building codes, and service regulations make it difficult for various communal housing options, like tiny homes villages, and other clustered developments. These rules also prevent people who want to offer help, such as providing free safety inspections, from doing so.

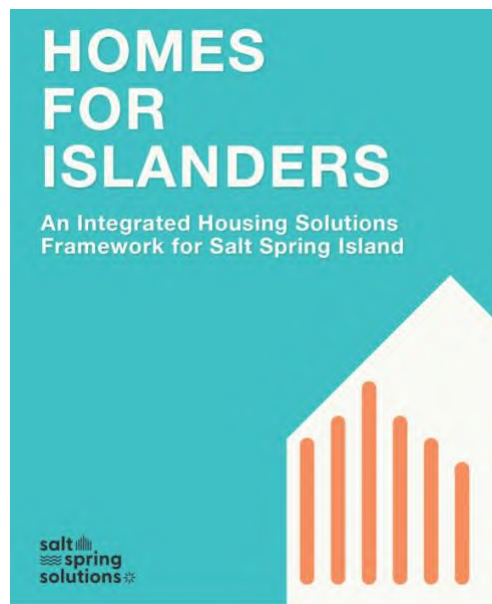


"Insecurely housed" refers to individuals living in temporary or unstable housing without long-term security, such as boats, trailers, vehicles, or informal structures lacking essential services or legal protections.

Since *Homes for Islanders* was published in 2023 there have been provincial legislative changes that significantly impact housing planning and development in B.C.

Although the Islands Trust was exempted from most of the legislative requirements, there remains the option to opt-in and/or create Salt Spring Island versions of these new mandates that are aimed at creating more inclusive and affordable communities. Specific actions in *Homes for Islanders* could be more impactful if the Local Trust Committee opted into provincial programs now adopted by most local governments in B.C.

The economic landscape in B.C. has also changed dramatically since 2023. Economic uncertainty and high development costs are translating into restrained government spending, pricier projects and greater scrutiny and caution from lenders. The for-profit development sector is cooling at the same time as government subsidy for non-market development is becoming scarce. Locally this means it is even more challenging now to create viable purpose-built rental and below market housing than it was just two years ago. Greater flexibility and creativity are needed to accomplish the intent of several of the actions in the Framework, especially in densifying Ganges.



REPORT CARD:

In 2025, on the two-year anniversary of the publication of *Homes for Islanders*, we evaluated which of the recommendations in the framework have been advanced and which have not. Our report card is attached.

Report Card – Spring 2025 Status

Summary of Strategies

complete

underway

no action



Strategy 1: Coordinated and Properly Resourced Local Approach to Housing

Actions	Initiator	Status
1.1 Establish and resource a local housing entity.	CRD	no action
1.2 Expand the scope of the CRD's proposed Rural Housing Program for the Southern Gulf Islands to include SSI.	CRD	complete
1.3 Develop an implementation-focused SSI housing strategy.	CRD	underway
1.4 Hire or identify an experienced housing planner to overview housing work and coordinate with the CRD and other partners.	Islands Trust	no action

Strategy 2: Effective Public Education, Engagement, and Dialogue on Housing

Actions	Initiator	Status
2.1 Educate elected officials and staff on public education and engagement best practices and current methods.	Islands Trust, CRD, NSSWD	underway
2.2 Develop and resource a Public Education and Engagement Policy.	Islands Trust, CRD, NSSWD	underway

Strategy 3: Preservation of Rural Areas and Nature Space through Clustered Housing

Actions	Initiator	Status
3.1 Create a public education and engagement program about the benefits of compact development.	Islands Trust	
3.2 Update the <i>OCP</i> and <i>Land Use Bylaw</i> to enable and incentivize more compact, clustered development, increase contiguous land protection in rural areas, and cap detached housing size.	Islands Trust	
3.3 Engage with appropriate partners to establish a coordinated approach for covenants for housing affordability and land protection.	Islands Trust	
3.4 Create agency capacity to negotiate and administer housing agreements.	CRD	
3.5 Update priorities and policies for acquiring new local and regional parks to be ready for opportunities that may become available through conservation communities and to clarify how to use or transfer densities from CRD-owned properties.	CRD	
3.6 Allocate resources from the Regional Housing Trust Fund to support the development of rural-scale, covenant-restricted affordable housing.	CRD	
3.7 Make water supply research and mapping publicly available and provide clear direction on where density can best be accommodated by water resources.	Islands Trust and NSSWD	
3.8 Proactively share research on actual domestic water use and non-revenue water use (system leaks) with the public.	Islands Trust and NSSWD	
3.9 Provide sustained advocate to the Province to lower proof-of-water requirements to reflect actual usage and provide support for more housing.	Islands Trust and NSSWD	
3.10 Create agency capacity and external partnerships to participate in design and implementation of homeplate zoning and conservation community regulations.	Conservancies, Land Trusts, and Interested Organizations	

Strategy 4: Readyng Ganges Village for More Housing

Actions	Initiator	Status
4.1 Proactively and respectfully engage with local First Nations to explore how to work better together.	Islands Trust and CRD	
4.2 Actively pursue alternatives to the water moratorium for community housing in Ganges Villages and for non-market housing and ADUs district-wide.	NSSWD	
4.3 Allocate resources for better leak monitoring, resolution, and reporting to significantly reduce system leaks and increase public confidence in system management.	NSSWD	
4.4 Hold a joint public meeting to share the findings of the 2020 Water Service Optimization Study and outline the process ahead.	NSSWD and CRD	
4.5 Coordinate to revise and adopt proof-of-water requirements and system capacity assumptions based on actual use and prioritize water services for compact and non-market housing in and near Ganges Village.	NSSWD and Islands Trust	
4.6 Create and implement a regional interagency strategy for sustained advocacy to revise requirements and standards for alternative water supply and conservation practices.	NSSWD, CRD, and Islands Trust	
4.7 Prioritize remaining sewer service capacity for non-market housing, ADUs, and multi-unit community housing in and near Ganges Village.	CRD	
4.8 Expand the processing capacity of the Ganges Wastewater Treatment Plant and associated infrastructure, and develop infrastructure for repurposing treated grey-water for non-potable uses in Ganges Village.	CRD	
4.9 Map and plan for projected sea level rise in Ganges Village and alternative development areas for future village growth.	Islands Trust, CRD, and Transition Salt Spring	
4.10 Coordinate planning and prioritize infrastructure investments to support residential development in future village growth areas located outside the projected sea-level rise zone.	Islands Trust, CRD, and MOTI	
4.11 Catalogue all ALR properties in Ganges Village.	Islands Trust	
4.12 Engage the Agricultural Land Commission in developing an approach for removing all or most ALR in Ganges Village from the reserve.	Islands Trust	
4.13 Establish a comprehensive and innovative interagency planning process for Ganges Village.	Islands Trust	

Strategy 5: Accessory Dwellings for Housing, in the Right Places

Actions	Initiator	Status
5.1 Provide public information and education on the impacts and benefits of ADUs.	Islands Trust	
5.2 Integrate recommendations from the Housing Action Program Task Force in the proposed Bylaw 530 for ADUs or equivalent, and renew effort to permit long-term occupancy of ADUs and tourist accommodations in all residential zones.	Islands Trust	
5.3 Explore creating a density bonus program to conditionally allow through a housing agreement additional ADUs that achieve high ecological or energy standards or that maintain affordability.	Islands Trust	
5.4 Update zoning regulations to modernize and limit short-term accommodation uses.	Islands Trust	
5.5 Resource a business licensing system for short-term rentals in line with best practices.	CRD	
5.6 Resource internal capacity for managing private housing agreements for ADUs with affordability controls.	CRD	
5.7 Identify funding for capital grants and other incentives for private development of ADUs under housing agreements.	CRD	
5.8 Provide recommendations for where ADUs can be best located based on available water supply information.	SSIWPA	
5.9 Revise policies to define ADUs as an intensification of an existing water service instead of a new hook-up.	NSSWD	
5.10 Remove barriers to legalizing ADUs within the NSSWD.	NSSWD	
5.11 Explore innovative policies and practices for encouraging water conservation, developing alternative sources of non-potable water, and restricting treated domestic water for interior uses only.	NSSWD	



Gulf Islands Seniors Residence Association (GISRA)
Delegation to Salt Spring Island Local Trust Committee Meeting
June 5, 2025

Summary of Key Points – Kings Lane Update and Rezoning Application

About GISRA:

- Local non-profit operating Meadowbrook (38-unit seniors' housing on Atkins Road)
- Also owns the Kings Lane property: home to the Salt Spring Island Health Centre and temporary supportive housing

Rezoning Background & Purpose:

- Original zoning (2020) allowed a 50-unit affordable seniors' supportive housing complex and medical clinic
- After research and consultation, GISRA determined this model is no longer viable due to low demand, affordability challenges and lack of funding sources.
- Current rezoning application seeks to permit affordable housing for all ages, not just seniors
- Also some adjustments re medical office and subdivision potential – to be able to subdivide off the clinic portion, while retaining full density potential on the remainder.

Why This Matters:

- There is an urgent community need for workforce housing (healthcare workers, young families, essential workers)
- Proposed zoning better aligns with local needs and funding opportunities from senior governments
- Existing housing agreement will be updated to maintain long-term affordability with more workable terms

Proposed Zoning Amendments Include:

- Affordable housing use not limited by age
- Greater flexibility in clinic use (medical and non-medical offices)
- Clinic expansion potential to accommodate more doctors
- Subdivision to separate clinic parcel from housing parcel while retaining density – supports funding eligibility and project viability, including for clinic

Collaborative Approach:

- GISRA is working with community partners to ensure alignment with community healthcare needs.
- Goal is to improve the number of doctors and access to primary care services.

Policy Alignment:

- Proposal is consistent with Salt Spring OCP and Islands Trust housing policies, including the Islands Trust Housing Options Toolkit recommendation to allow flexibility where no housing has yet been built in affordable and/or multifamily housing zones (see below)

ZONING OPTIONS TO ADDRESS HOUSING NEEDS	
OPTION	DESCRIPTION
ZONING – REVIEW OF EXISTING	
Review and amend existing land zoned for affordable and/or multi-family development	Review all existing lands zoned for affordable, seniors or similar housing and amend the zoning to be less specific or restrictive where housing either hasn't been developed or has not been developed to full zoned potential. Housing providers have said that flexibility in form is key (single large building, rowhouses, detached cottages, etc) to adapt to changing market and funding conditions during lag between zoning approval and construction start. Zoned density should be maintained, but form should be flexible.

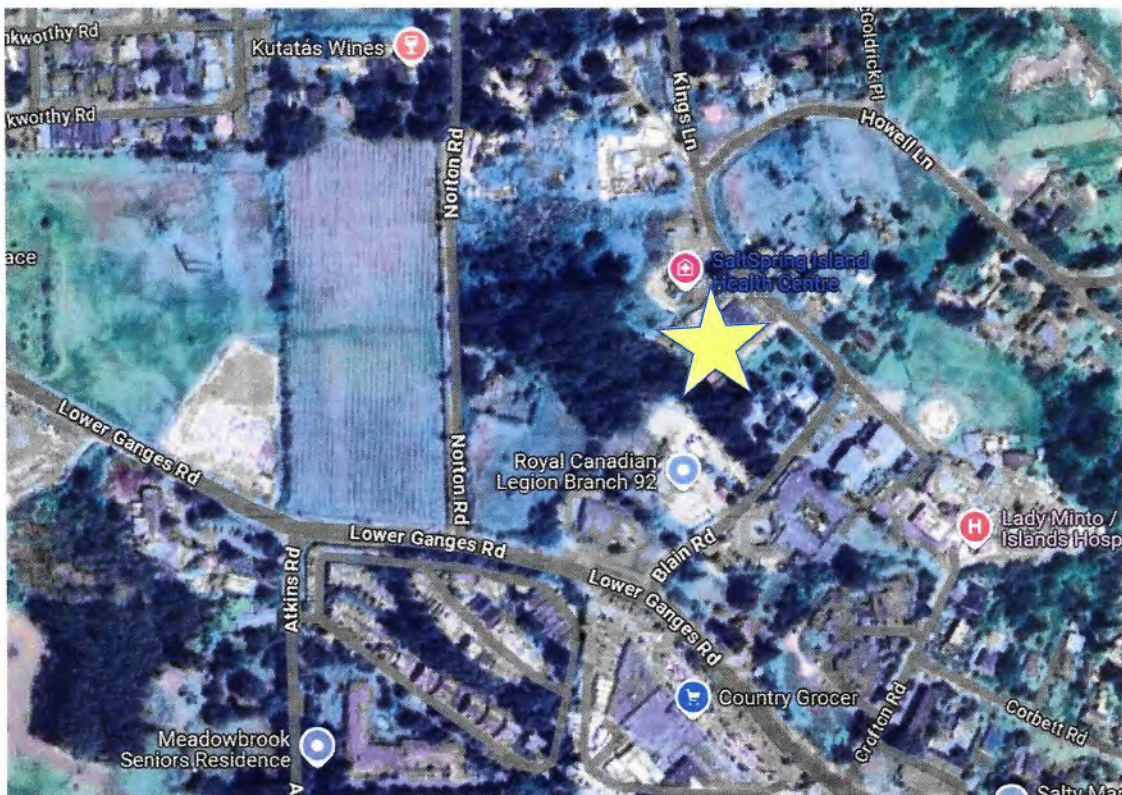
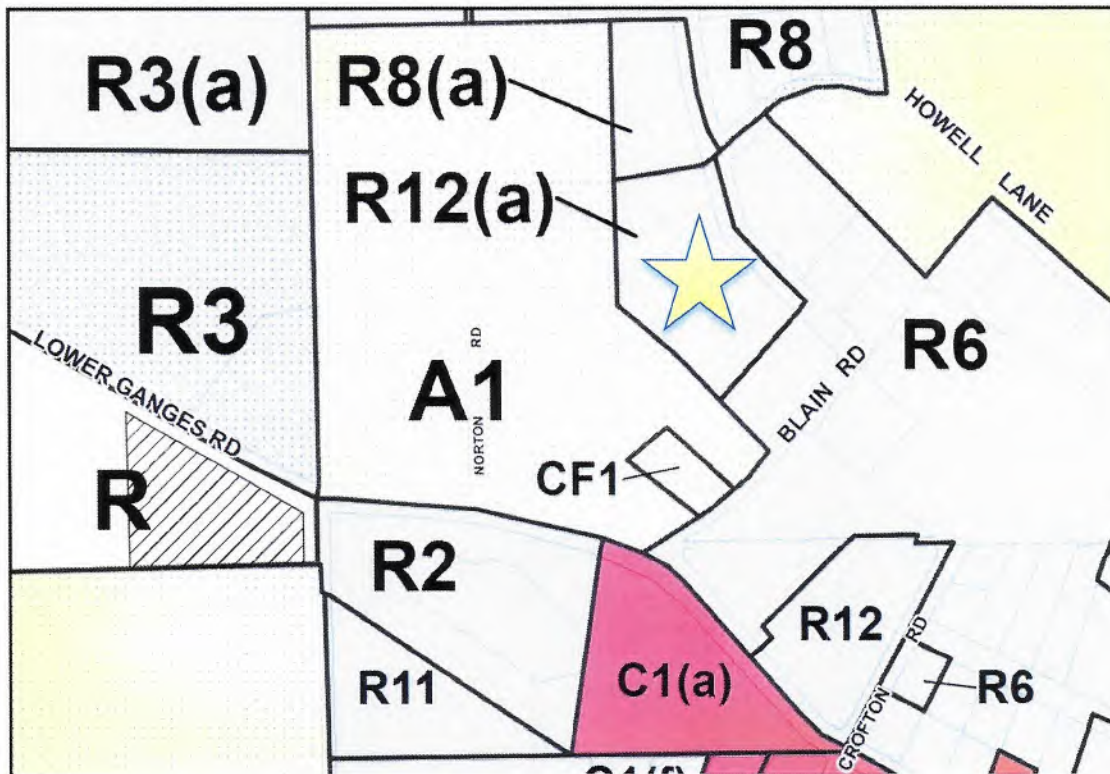
- Supports OCP goals around affordable housing, accessible healthcare, and clustered village development near services and employment
- CRD Electoral Area Director Holman has offered funding for sewer connection and LCC has supported with grant in aid for preliminary planning. Additional CRD funding is expected.

Request to Expedite:

- GISRA respectfully requests that Council direct staff to expedite the rezoning, subdivision review and eventual Development Permit application
- New BC Housing funding deadlines (July 31 & October) make timing critical
- A “shovel-ready” project with zoning, Development Permit and subdivision application underway will greatly strengthen Salt Spring’s funding competitiveness

Conclusion:

- Kings Lane is a rare, centrally located opportunity to address Salt Spring’s pressing housing and healthcare needs
- GISRA appreciates Council’s leadership and staff support, and is committed to ongoing collaboration





Salt Spring Island Local Trust Committee

Minutes of Regular Meeting

Date: Thursday, May 8, 2025
Location: Meaden Hall
 120 Blain Road, Salt Spring Island

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

Staff Present: Chris Hutton, Regional Planning Manager (electronic)
 Chris Buchan, A/Island Planner
 Milad Panahifar, Planner 1
 Oluwashogo Garuba, A/Planner 2
 Rob Pingle, Legislative Clerk
 Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 4 members of the public present

1. CALL TO ORDER

Chair Peterson called the meeting to order at 12:30 p.m. He introduced himself, the Trustees, and staff and acknowledged that the Local Trust Committee is meeting in the territory of the Coast Salish First Nations. He spoke to Red Dress Day, a National Day of Awareness and remembrance for missing and murdered Indigenous women and girls (MMIWG) that was recognized on May 6.

2. APPROVAL OF AGENDA

The following addendum was added to the agenda:

17.4 Notice of Natural Area Protection Tax Exemption Program Application Closure (SS-NAP-2020.3)

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

A member of the public stated transportation, traffic congestion and parking are escalating issues and requested the Local Trust Committee address the problem.

4. DELEGATIONS

4.1 Maxine Leichter - Positively Forward

The speaker presented Positively Forward's Position Paper titled Pathways to Affordable Housing on Salt Spring and highlighted the following:

- The Position Paper (the Paper) is a roadmap to providing affordable housing while protecting against overdevelopment;
- Lack of affordable housing affects essential services, harms local businesses, and causes community members to move elsewhere;
- Provision of housing for workers will require creative funding sources and protection of affordability;
- The Paper presents considerations for the Official Community Plan review and emphasizes the retention of the existing policy that permits increased zoning for affordable housing only;
- The Paper will be presented in draft form in order to receive comments from the public before it is released; and
- They request the Paper be included in the list of guiding documents for the Official Community Plan and Land Use Bylaw Review Project.

5. TRUSTEE REPORTS

Trustee Harris reported speaking with community members who are not happy with issues such as housing, traffic, transportation, and local tax revenues leaving the island by means of allocation to the Regional District.

Trustee Patrick reported the following:

- Met with Salt Spring Fire and Rescue Chair to discuss how their respective organizations can work better together;
- Met with North Salt Spring Water District Chair who looks forward to addressing prioritizing water connections through the Official Community Plan project;
- Attended BC Ferries meeting and noted expansion work on the Crofton terminal will facilitate both ferries being docked in Crofton overnight;
- Attended BC Ferries session in which their new engagement process was announced, Transition Salt Spring engagement event, MLA Rob Bottrell's ASK Salt Spring discussion session; CoNEXT meeting to follow up to their forum on climate action, and Freshwater Footprint webinar about water mapping on Gabriola Island;
- Participated in Bowen Island Municipality protocol meeting, Chief Administrative Officer Hiring Committee meeting, Executive Committee meeting, and joint Executive Committee / Islands Trust Conservancy meeting;
- Attended Association of Vancouver Island Coastal Communities conference and highlighted Mayors, Chairs, and Chiefs meeting and tiny homes on wheels enablement presentation;
- Ongoing attendance at Trust Program Committee meetings to continue work on the Islands Trust Policy Statement amendment project; and
- Noted the Housing Needs Assessment Report for Salt Spring is available on the website and the data collected was not customized enough to produce accurate results for the region.

6. CHAIR'S REPORT

Chair Peterson reported the following:

- The provincial government mandated the Housing Needs Assessment and the models used are not sufficiently customized to produce realistic results;
- Attended Association of Vancouver Island Coastal Communities conference and highlighted session on community healthcare solutions, the BC Nurses Union presentation on recruitment, retention and work burnout, and the Truth and Reconciliation Call to Action review;
- Attended BC Ferries meeting regarding the Crofton and Vesuvius terminal upgrades;
- Attendance at Executive Committee, Chief Administrative Officer Performance Evaluation and joint Islands Trust / Bowen Island Municipality protocol meetings;
- Attended Committee of the Whole meeting to discuss the scope and meaning of the Islands Trust Object; and
- Attended the Xwe'etay/Lasqueti Archaeology project mural unveiling and launch of a travelling exhibit.

7. CRD DIRECTOR'S REPORT

Local Community Commission Chair Earl Rook reported the following:

- Held roundtable discussion on harbour management and related issues and upcoming Local Community Commission meeting will review a report summarizing comments received and next steps;
- Upcoming meeting will begin looking at the Integrated Housing Strategy for Salt Spring;
- Soliciting feedback on uses for the Phoenix School site; and
- Met with Ministry of Transportation and Transit managers to discuss longer term, and current, roadwork projects.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

- 8.1.1 Draft Minutes of the April 10, 2025 Salt Spring Island Local Trust Committee Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of April 10, 2025 were adopted.

8.2 Resolutions Without Meeting Report - None

8.3 Draft Minutes of the Advisory Planning Commissions - None

8.4 Local Trust Committee Public Hearing Record - None

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted on the LTC webpage

9.1 A. Haltrecht - Dated 1 April 2025 - Regarding trustee meeting participation

Received for information.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List

The Regional Planning Manager provided an update to the Follow-up Action List.

11. WORK PROGRAM

11.1 Salt Spring Local Trust Committee Work Program – Quarterly Report

11.1.1 Salt Spring Local Trust Committee Work Program - Quarterly Report

Regional Planning Manager Hutton summarized the Quarterly Report.

Discussion ensued and the following comments were noted:

- Working with the Local Community Commission and the increasing requirements of ongoing work with developing relationship with First Nations are vital but historically not considered part of the work of the Salt Spring office staff which complicates capacity issues;
- Work is being done on the project charter for the Official Community Plan and Land Use Bylaw review project which has been identified as the highest priority;
- The annual letter sent to First Nations, as specified in a standing resolution, needs to be constructive;
- It is advisable to send an update letter to First Nations at each phase of the Official Community Plan and Land Use Bylaw review project to allow the Nation to consider if they wish to engage throughout or at varying stages;
- There is expectation that staff will report and communicate relevant updates in addition to the quarterly report; and
- The Active Projects List will be updated throughout the process.

SS-2025-053

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee forward the top three priorities on the Salt Spring Island Local Trust Committee Active Projects List, presented in the May 8 Regular Meeting Agenda, to Trust Council.

CARRIED

11.2 Active Projects List

Received for information.

11.3 Future Projects List

Received for information.

12. COMMUNITY INFORMATION MEETING - None**13. PUBLIC HEARING - None****14. APPLICATIONS AND REFERRALS****14.1 PLTUP20250097 - M. Ogilvie - 116 Jackson Ave, Salt Spring Island**

The Planner summarized the staff report and highlighted the following:

- The application seeks a Temporary Use Permit for the operation of one food truck and three retail/office spaces in the Ganges Village Area;
- A Temporary Use Permit was issued in 2024 to allow the operation of one food truck and two retail/office spaces;
- Following further design and evaluation the applicant relocated the food truck and adjusted the positioning of the retail/offices spaces and added an additional business trailer and these changes required an amendment to the previously issues permit;
- No correspondence has been received in response to the application; and
- The application meets the Temporary Use Permit guidelines.

The applicant was in attendance and noted they currently have a three-year temporary use permit and requested the duration of a new permit be three years.

Discussion ensued and the following comments were noted:

- Section G.1.3.6 of the Temporary Use Permit guidelines states that permits should not be issued 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;
- The previous Temporary Use Permit remains in place and active; and
- An additional Temporary Use Permit is required due to the additional business use.

SS-2025-054

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20250097 (Jackson Avenue) for a period of three years.

CARRIED

14.2 PLRZ20240145 - J. Litke - 200 Collins Road, Salt Spring Island

The Planner summarized the staff report and highlighted the following:

- The Local Trust Committee previously requested staff prepare a draft bylaw to amend the Land Use Bylaw to rezone the parcel to permit one single family dwelling and one a full-time rental cottage;
- The draft bylaw has been referred to First Nations and other agencies and of the responses received no concerns were noted; and
- Statutory notice of the proposed rezoning was mailed to neighbouring properties and no responses have been received to date.

Trustees had no comments or questions for the Planner.

SS-2025-055

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 541 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024” (200 Collins Road) is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2025-56

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 541 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024”, be read a first time (PLRZ20240145, 200 Collins Road).

CARRIED

SS-2025-57

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 541 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024”, be read a second time (PLRZ20240145, 200 Collins Road).

CARRIED

SS-2025-058

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 541 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024”, be read a third time (PLRZ20240145, 200 Collins Road).

CARRIED

SS-2025-059

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 541, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2024”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

14.3 PLRZ20240021 - D.Janyk - 355 Blackburn Road, Salt Spring Island

The Planner summarized the staff report and highlighted the following:

- The application seeks to amend the Land Use Bylaw to permit the current uses on the subject property and bring it into compliance with the Land Use Bylaw at the expiration of the existing Land Use Contract Bylaw No. 195; and

- Following the expiration of the Land Use Contract, and in order to bring the current uses into compliance, an amendment to change the current zone to a new zone is required.

The Trustees had no comments or questions for the Planner or applicant.

SS-2025-060

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240021.

CARRIED

SS-2025-061

It was MOVED and SECONDED

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 THE NORTH EAST ¼ OF SECTION 85, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT THAT PART IN PLAN 35855, from Agriculture 2 (A2) to Agriculture 2 variant c (A2 (c)).

CARRIED

14.4 Galiano Island Local Trust Committee Draft Bylaw No 291 Referral

SS-2025-062

It was MOVED and SECONDED

that Salt Spring Island Local Trust Committee interests are unaffected by Galiano Island Local Trust Committee Bylaw No. 291.

CARRIED

14.5 Galiano Island Local Trust Committee Draft Bylaw Nos 296 & 297 Referral

SS-2025-063

It was MOVED and SECONDED

That Salt Spring Island Local Trust Committee interests are unaffected by Galiano Island Local Trust Committee Bylaw Nos. 296 and 297.

CARRIED

The meeting was recessed for a break at 1:55 p.m. and reconvened at 2:05 p.m.

15. LOCAL TRUST COMMITTEE PROJECTS - None

16. NEW BUSINESS

16.1 Salt Spring Island Annual Report

Discussion ensued and it was noted that previously requested amendments to the text had been completed.

SS-2025-064

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

17. REPORTS**17.1 Policy and Standing Resolutions List**

Received for information.

17.2 Open Applications Report - None**17.3 Expense Report - None****17.4 Islands Trust Conservancy Board Report**

17.4.1 Notice of Natural Area Protection Tax Exemption Program Application Closure (SS-NAP-2020.3)

Received 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 June 5, 2025 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

19.1 Special Meeting Resolution

A Trustee indicated they did not see value in meetings with the Local Community Commission due to the staff resources used and associated expenses.

SS-2025-065

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule an electronic Special Meeting with the Capital Regional District Salt Spring Local Community Commission at 3:30pm on Thursday May 22, 2025 with a viewing location for the public at the Capital Regional District Creekside Meeting Room, #108-121 McPhillips Ave, Salt Spring Island, BC.

CARRIED

Trustee Harris opposed.

20. ADJOURNMENT

By general consent the meeting adjourned at 2:11 p.m.

Timothy Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



May 28, 2025

Reference: 186200

Chris Hutton
Regional Planning Manager
Islands Trust
Email: chutton@islandstrust.bc.ca

Dear Chris Hutton:

Thank you for your correspondence of March 26, and April 15, 2025, regarding Salt Spring Island Local Trust Committee's request to opt-in to the principal resident requirement in the *Short-Term Rental Accommodations Act*.

I acknowledge receipt of the request and local trust committee resolution. As outlined in the Short-Term Rental Accommodations Regulation, Salt Spring Island is eligible to opt-in to the principal residence requirement.

Formal acceptance of your request requires Cabinet approval and an amendment to the Regulation. Note that if the Province makes a change to where the principal residence requirement applies, that change remains in effect indefinitely unless a subsequent request to reverse the change is made by March 31 of a future year. A resolution confirming the decision each year is not required. Requests to opt-in to the principal residence requirement will take effect November 1, 2025, to give hosts notice to comply.

Thank you for submitting the request. I look forward to our continued partnership in tackling housing challenges in British Columbia communities.

Sincerely,

Ravi Kahlon
Minister of Housing and Municipal Affairs

CC: Laura Patrick, Salt Spring Island Trustee, Islands Trust Council Chair
Timothy Peterson, Lasqueti Island Trustee, Executive Committee Vice-Chair
Jamie Harris, Salt Spring Island Trustee

From: Peter Prince [REDACTED]
Sent: Wednesday, May 14, 2025 12:18 PM
To: Alvaro Chair; Susanna Kong SSISMS Vice Chair; Michael Bean
Cc: Jennifer Lannan; Cheyenne Manager; Rob; Sue Earle; secretary@saltspringmarket.com; Desmond Gross
Subject: Salt Spring Island Saturday Market Petition

Hello Saturday Market Society, CRD Administrator, Islands Trust Council, MP Saanich-Gulf Islands, Press, Media, and concerned citizens:

A growing number of people are expressing their objections to the “no amplified music” policy recently imposed by the Salt Spring Island Saturday Market Society (SSISMS). Many people believe the policy is detrimental to the Saturday Market’s reputation and does our community a disservice.

As a music creator and longtime vendor at the Saturday Market, I, Peter Prince, am negatively impacted by the “no amplified music” policy. In response, Salt Springers and people from far and wide have united to protest against this policy, showing their solidarity with me. Please see the petition online at — <https://www.change.org/p/save-salt-spring-music-peter-prince>

I started out at the market with a dream, a guitar and my debut album, Sea Of Dreams. Since 1987, my amplified music has been a tradition at the Saturday Market, fostering social and economic connections among vendors, islanders, and visitors. It is valued and appreciated by the majority of those who attend, creating a positive and enjoyable atmosphere as people shop, work, and savour the market’s ambiance.

There is no evidence of a compelling public benefit that justifies the SSISMS’s “no amplified music” policy. Instead of encouraging the Salt Spring Music experience for which the market is renowned, this policy aims to suppress music that reflects the hearts and minds of islanders.

Concluding the necessity of any policy requires research, transparency, and fairness to ensure it truly reflects community needs. The process includes engaging relevant stakeholders, gathering diverse perspectives, and complying with applicable laws before implementation.

The “no amplified music” policy was formulated without due process, and breaches my rights as a citizen, an artist and a market vendor. It also contravenes CRD Noise and Sound Bylaw No. 3384, Section 4, Exemptions #6. This exemption allows amplified sound in parks, public celebrations, and public gathering places such as the market.

Upon request, the verified list of individuals who have signed the petition is available. Currently, the list includes 370 signees, many of whom are prominent figures in Salt Spring’s arts, culture, music, and business communities.

The petitioners trust that the SSISMS is open to constructive community feedback. The two JPGs attached to this message offer comments from a few petitioners. Approximately 40 people

have expressed their concerns online at: <https://www.change.org/p/save-salt-spring-music-peter-prince/c>

The Saturday Market at Salt Spring's Centennial Park belongs to everyone, especially local citizens who have a stake in its cultural activities, resources, and facilities. It is imperative that the SSISMS acts in accordance with the common good, prioritizing the needs of our community and fostering a positive relationship with market goers and vendors.

The consensus believes that the Market Society should respect my freedom of expression as an artist, honour my grandfathered status as a market vendor, and allow me to present my music amplified without interference.

In the interest of community cooperation, the petitioners kindly request the immediate and unconditional revocation of the "no amplified music" policy.

Given the facts presented to you, I hope you'll use your position, channel, and influence to rectify this injustice.

If you'd like to contact the SSISMS, you can reach them at: theboard@saltspringmarket.com

If you have any questions, please contact me. Thank you for your attention to this matter. I look forward to your reply.

Sincerely,
Peter Prince

Email: [REDACTED]

Telephone: [REDACTED]

Website:



[← Back to petition](#)

1

**henry**

4 weeks ago

Peter has been a fixture at the market for many years. He represents the cultural musical uniqueness of Saltspring Island. His absence at the Saturday market would be a great loss



1

**GREG**

1 month ago

An important part of any sale is try before you buy. In Peters case he has a great selection of his own works and many folks passing by are drawn to those compositions being played on a very small sound system. This is not intrusive what so ever. Find it hard to believe anyone has a problem with this. Myopic vision for sure.



1

[← Back to petition](#)**Mickey**

4 weeks ago

Help Peter stay alive . He has been operating at the market for many years , no trouble . This is his main livelihood . It's another marketer that has complained. No one else . It's always a pleasant experience to go to the market and look forward to Peters mellow music stylings . This issue should be handled between the complainant and Peter . By putting this to the larger entity it has created a stressful and unnecessary conflict . Please don't let this happen. It will kill Peters business .



1

**Lorraine**

4 weeks ago

A country market isn't a market without music people can hear and enjoy while checking out the wares. People stay longer, buy some food and relax with the sounds of music. Please reconsidered your decision



1

CC:

CRD Administrator, Gulf Islands Driftwood, SSI Exchange, Islands Trust Council, MP Saanich-Gulf Islands, Common Ground, The Fishbowl, SSI Marketplace, Times Colonist, Vancouver Sun, The Province, Nanaimo News Bulletin, Comox Valley Record, CBC Radio, CBC TV, CBC Go-Public, CTV, CHECK TV, GLOBAL TV, other news and media outlets.

From: Chris Hutton
Sent: Thursday, May 1, 2025 10:00 AM
To: SSIInfo
Subject: FW: CRD-LCC- Request for data analysis - development potential
Attachments: SSINorthSaltSpringWaterworksDistrictOrtho.pdf;
SSINorthSaltSpringWaterworksDistrict.pdf; 2024 - SSI- Area of NSSWD
Maxwell Water - Area of each Zone with and without Sewer.xlsx

Please add to LTC Agenda as correspondence.

Sincerely,

Chris Hutton, MPA, MCIP, RPP
Regional Planning Manager
Islands Trust | 250-538-5608

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.

From: Stephen Henderson <shenderson@crd.bc.ca>
Sent: Tuesday, April 8, 2025 10:00 AM
To: Chris Hutton <chutton@islandstrust.bc.ca>; Stefan Cermak <scermak@islandstrust.bc.ca>
Cc: Dan Ovington <dovington@crd.bc.ca>; MacKenzie Williamson <mwilliamson@crd.bc.ca>
Subject: CRD-LCC- Request for data analysis - development potential

Hi Chris

I need to follow-up on some requests from the CRD's SSI Local Community Commission to the SSI Local Trust Committee. We have discussed this before, however I need to make the formal request.

The LCC has previously made the following motions:

- That the Salt Spring Island Local Community Commission recommends that the SSI Local Trust Committee (LTC) identify the existing development potential (i.e., allowed by current zoning, including suites and cottages) on Agricultural Land Reserve (ALR) and non-ALR land within the North Salt Spring Waterworks District Maxwell Lake service area.
- That the Salt Spring Island Local Community Commission recommends that the SSI Local Trust Committee (LTC) identify the number of properties on which suites and cottages are allowed by current zoning for SSI, on Agricultural Land Reserve (ALR) and non-ALR land, but outside the North Salt Spring Waterworks District service area.

Please accept this as a formal request.

I have attached some maps and a spreadsheet that was prepared by our GIS Dept. hoping they may provide some benefit.

Best regards and see you Thursday evening.

Stephen Henderson

Sr Manager of CRD Real Estate, the Southern Gulf Islands Electoral Area, and the Salt Spring Local Community Commission

C: 250.516-3926 T: 250.360.3136

[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | www.crd.bc.ca



Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

From: Stephen Henderson

Sent: Wednesday, January 15, 2025 1:25 PM

To: 'Chris Hutton' <chutton@islandstrust.bc.ca>; mboysen@nsswaterworks.ca

Cc: Stefan Cermak <scermak@islandstrust.bc.ca>

Subject: Update - SSI Mapping - water and sewer service boundaries in Ganges and - Areas within each zone - ALR (Y or N) is added

Hi Chris,

The data I sent you yesterday is updated with a column to designate if a polygon is in the ALR or not.

Please find an updated table attached with an additional column with ALR status (T/F). So now there can be as many as 4 different combinations for each zoning type.

We also identified an error in the previous table – it was over counting zoning in the sewer area so please disregard any area figures you may have calculated from that table. We've double checked the table now and the areas are all summing up properly.

Note that some of the zoning with small areas is likely the result of data sets not aligning exactly correctly so can most likely be ignored.

Regards,

Stephen Henderson

Sr Manager of CRD Real Estate, the Southern Gulf Islands Electoral Area, and the Salt Spring Local Community Commission

C: 250.516-3926 T: 250.360.3136

[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | www.crd.bc.ca



Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

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2024 - Salt Spring Island - Areas within each Zone

each of Islands Trust's Different 'zones' in the Maxwell Water Catchment Area that is NOT within the Ganges
each of Islands Trust's Different 'zones' in the Maxwell Water Catchment Area that is within the Ganges

Zone Code	Area (m2)	Ganges Sewer
A1	1309814.531	FALSE
A1(a)	40996.44341	FALSE
A1(d)	57672.31554	FALSE
A2	863923.8596	FALSE
C1	1781.92967	FALSE
C4	4713.759812	FALSE
CA1(b)	21474.45991	FALSE
CA1(c)	895.397207	FALSE
CA2(a)	1801.489835	FALSE
CF1	12521.31685	FALSE
CF1(b)	2118.231557	FALSE
CF1(c)	301.342111	FALSE
F1	513993.3431	FALSE
F2	146010.2446	FALSE
GE1	16749.0104	FALSE
GE1(b)	23962.51546	FALSE
GE2	7518.089296	FALSE
GE2(a)	49550.13325	FALSE
GE2(b)	6588.018078	FALSE
GE2(f)	3469.829423	FALSE
GE3	928.747576	FALSE
PR2(a)	4063.147987	FALSE
R	1854265.135	FALSE
R(f)	4112.09999	FALSE
R1	3338.011706	FALSE
R10	1789.325656	FALSE
R2	4466.521745	FALSE
R6	101097.7683	FALSE
R7	496770.9246	FALSE
R9	811131.0914	FALSE
R9(a)	8354.759492	FALSE
RU1	932842.3554	FALSE
RU1(c)	1973.450316	FALSE
RW1	1539874.478	FALSE
S8	26324.86975	FALSE

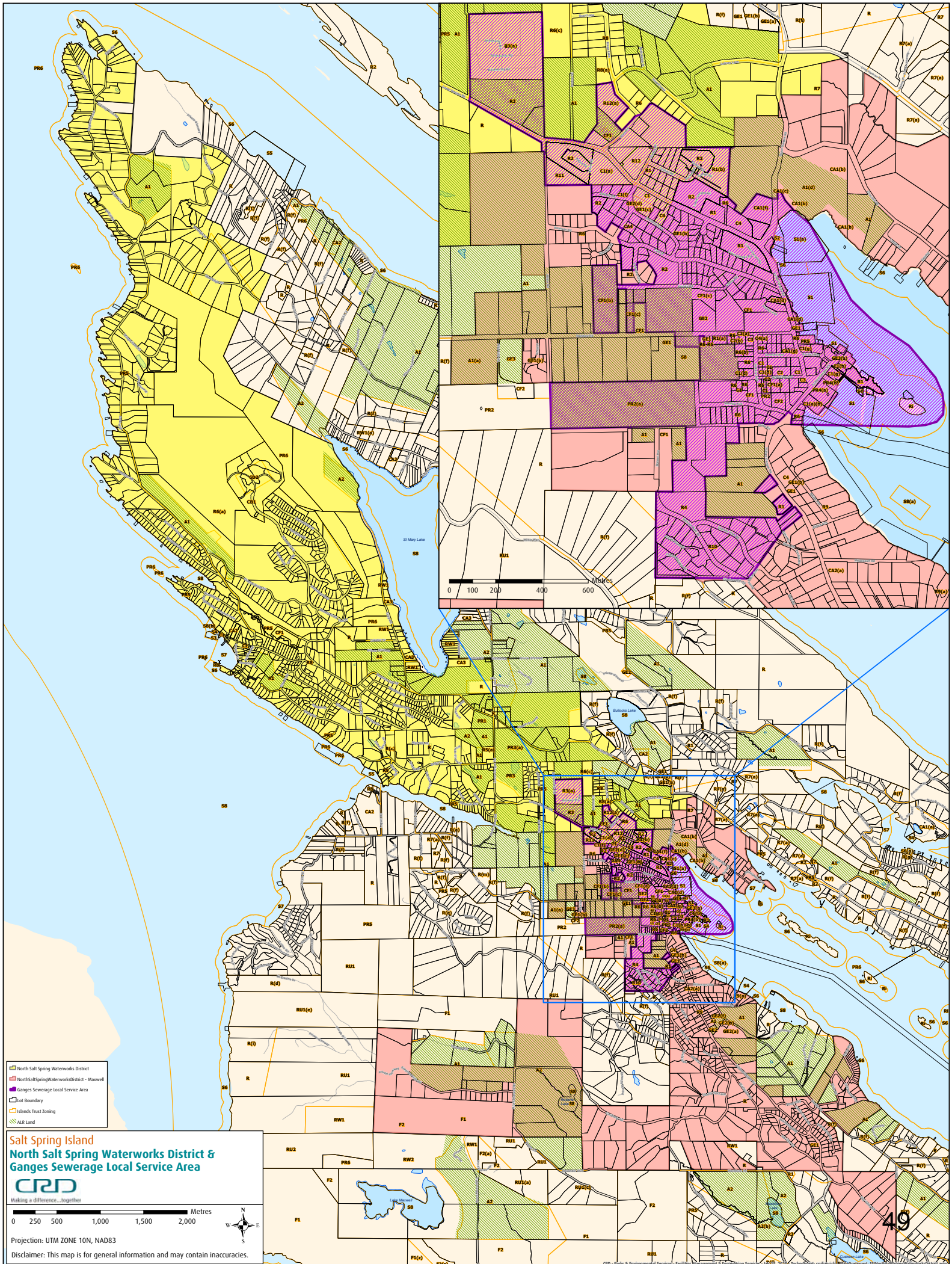
A1	216496.1033	TRUE
C1	348584.7125	TRUE
C1(a)(b)	27377.00038	TRUE
C1(b)	5672.115613	TRUE
C1(d)	10784.65327	TRUE
C1(f)	22173.13591	TRUE
C1(g)	36914.35003	TRUE
C2	77851.82422	TRUE
C2(a)	7561.939122	TRUE
C2(b)	5550.005577	TRUE
C3	18989.56075	TRUE
C4	60788.00844	TRUE
C4(a)	13485.60875	TRUE
CA1(c)	35543.23282	TRUE
CA1(d)	20752.22196	TRUE
CA1(f)	79781.91642	TRUE
CA1(g)	7639.374574	TRUE
CA2(a)	7353.661409	TRUE
CA4	12665.38437	TRUE
CF1	664290.5393	TRUE
CF1(a)	7810.639191	TRUE
CF1(b)	184106.0458	TRUE
CF1(c)	61331.59383	TRUE
CF2	26577.21808	TRUE
GE1	11507.58847	TRUE
GE1(b)	22921.49415	TRUE
GE1(c)	4590.76615	TRUE
GE2	78096.22267	TRUE
GE2(d)	3113.935158	TRUE
GE3(a)	13831.39659	TRUE
PR2	19255.16598	TRUE
PR2(a)	866467.1204	TRUE
PR4(a)	59484.53366	TRUE
PR4(b)	14759.2741	TRUE
PR5	10883.19274	TRUE
R1	284590.8785	TRUE
R1(a)	17687.41569	TRUE
R1(b)	223.912821	TRUE
R10	755280.1277	TRUE
R11	925.046403	TRUE
R2	313502.7457	TRUE
R4	156282.884	TRUE
R6	1121726.957	TRUE
R6(b)	21668.94386	TRUE
R9	386765.3786	TRUE
S1	29100.64799	TRUE
S1(a)	1257.979408	TRUE

S2	1029.211552	TRUE
S6	13014.34507	TRUE

ne that are within:

anges Sewer area?

is Sewer Area?



Salt Spring Island
North Salt Spring Waterworks District &
Ganges Sewerage Local Service Area

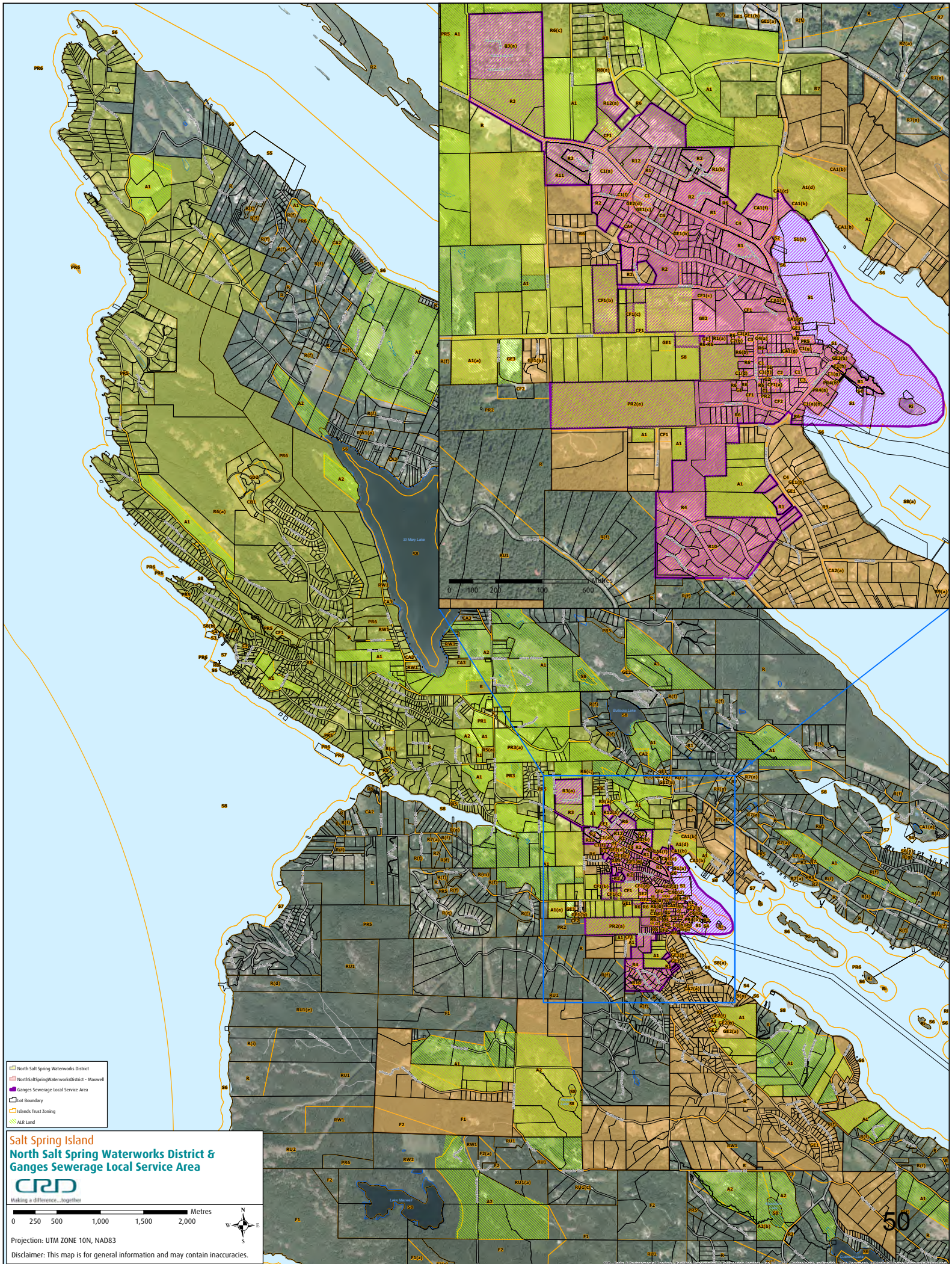


Making a difference...together

0 250 500 1,000 1,500 2,000 Metres

Projection: UTM ZONE 10N, NAD83

Disclaimer: This map is for general information and may contain inaccuracies.



- North Salt Spring Waterworks District
- North Salt Spring Waterworks District - Maxwell
- Ganges Sewerage Local Service Area
- Lot Boundary
- Islands Trust Zoning
- ALE Land

Salt Spring Island
North Salt Spring Waterworks District & Ganges Sewerage Local Service Area



0 250 500 1,000 1,500 2,000 Metres

Projection: UTM ZONE 10N, NAD83
Disclaimer: This map is for general information and may contain inaccuracies.

50

Follow Up Action Report

Salt Spring Island

11-Apr-2024

Progress	Activity	Responsibility	Dates	Status
49%	1 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; May 2, 2025: A feast is being planned for June. more details to come. It is anticipated that following this feast a MOU is likely to follow.	Chris Hutton Clare Frater Joe Elliott		In Progress

Follow Up Action Report

Salt Spring Island

12-Dec-2024

Progress	Activity	Responsibility	Dates	Status
44%	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) May 28, 2025: * Left message with Mr. Taylor	Chris Hutton	Target: 30-Jun-2025	In Progress
9%	2 Resolution No: SS-2024-145 Staff to arrange a webinar for Trustees and the public on the City view program. May 28, 2025 Outline initiated. Will be discussed internally before finalizing and proceeding.	Bhumika Joshi Chris Hutton Kalyaan Selvakumar		In Progress

Follow Up Action Report

Salt Spring Island

20-Mar-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 Resolution No.: SS-2025-031 Short Term Vacation Rental proactive management considerations Staff to undertake public communications on the principal residency requirement .	Chris Hutton Morgana van Niekerk Oluwashogo Garuba		Completed
0%	2 Resolution NO.: SS-2025-032 Joint Meetings with the Capital Regional District Salt Spring Island Local Community Commission Staff to review Trust Council Bylaw No. 63 and to draft a protocol agreement between the Capital Regional District Board and the Salt Spring Island Local Trust Committee .	Chris Hutton	Target: 09-May-2025	In Progress
8%	3 Resolution No.: SS-2025-037 SS-RZ-2024.1 - BC Ferry Corporation - Vesuvius Bay Ferry Terminal, SSI Referral to the Advisory Planning Commission for further review and comment following receipt of the additional required studies. April 15, 2025: Applicant was advised after March 20 LTC meeting that additional required studies required. Will be sent back to APC upon receipt of reports.	Chris Buchan Kalyaan Selvakumar	Target: 30-Sep-2025	In Progress
45%	4 Resolution No.: SS-2025-041 Complete Community Report Staff to prepare an executive summary to affix to 'Salt Spring Island Complete Communities Assessment: Final Report'. May 28, 2025: ·Grant funding final report underway. Once complete, report and executive summery will be posted.	Chris Buchan		In Progress

Follow Up Action Report

Salt Spring Island

08-May-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 Salt Spring Local Trust Committee Work Program - Quarterly Report Resolution no.: SS-2025-053 Staff to forward the top three priorities in the Salt Spring Island Local Trust Committee Active Projects List, presented in the May 8 Regular Meeting Agenda, to Trust Council.	Chris Hutton		Completed

DATE OF MEETING: June 5, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Chris Buchan, Island Planner, Salt Spring Island Team
Chris Hutton, Regional Planning Manager

SUBJECT: Discharge of Housing Agreement
Applicant: Lawson Lundell LLP (William L. Roberts)
Location: 584 Rainbow Road (PID: 015-854-698)

RECOMMENDATIONS

1. **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 adopted.**

PURPOSE

The purpose of this report is to present to the Salt Spring Island Local Trust Committee (SS LTC) the draft bylaw for the repeal of Housing Agreement Bylaw No. 447, 2010, which pertains to the property at 584 Rainbow Road (PID: 015-854-698). The proposed bylaw was successfully approved by the Islands Trust Executive Committee, and is presented for LTC consideration for adoption.

BACKGROUND

This request regarding discharge of the housing agreement notice on title for 584 Rainbow Road was brought forward to LTC at the November 16, 2023 Regular Meeting. Since this initial meeting, a repeal bylaw has been considered and received first, second, and third reading by LTC, as well as approval from the Executive Committee. The draft bylaw has now returned for final consideration by LTC. As per the housing agreement terms, this housing agreement bylaw must be discharged upon foreclosure sale of the property. The sale has been completed, requiring final discharge of the active housing agreement bylaw.

Local Trust Committee consideration:

2023-11-16

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee discharge the notice of housing agreement from the property at 584 Rainbow Road, (PID 015-854-698) with legal description as Lot A, Section 2, Range 1 East, North Salt Spring Island, Cowichan District, Plan 49990.

2024-07-11

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct Staff to prepare a draft bylaw to repeal Housing Agreement Bylaw No. 447, 2010, which authorizes a housing agreement the property at 584 Rainbow Road (PID: 015-854-698).

2024-09-12

It was MOVED and SECONDED,

1. *That the That 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 first time.*
2. *That 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 second time.*

2024-12-12

It was MOVED and SECONDED,

1. *That the Salt Spring Island Local Trust Committee review the Directives Only Policies and determines that Bylaw No. 540 is not contrary to or at variance with the Islands Trust Policy Statement.*
2. *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.*
3. *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.*

2025-02-26 (Executive Committee)

It was MOVED and SECONDED,

1. *That the Islands Trust Executive Committee approve Salt Spring Island Local Trust Committee Bylaw No. 540, cited as "Salt Spring Island Housing Repeal Bylaw No. 540, 2024" in accordance with Section 27 of the Islands Trust Act.*

Issues and Opportunities

Existing Charges on Title:

The Covenant on title (FB372657/ FB372658) implements various conditions through the Rezoning process which occurred in 2010. It establishes obligations around the affordable housing use secured through the rezoning process. Staff do not recommend removal of the existing covenant or Right of Way, as affordable housing continues as an allowable use on the property. Further, if a new housing agreement is created, this covenant will be required to establish conditions around environmental preservation, water servicing, and the overall use of the property. If LTC wishes, they could contemplate an amendment to the registered covenant; however, this would require the current owner's approval, and potential legal fees.

Rationale for Recommendation

Rationale has been provided throughout this process regarding the repeal of the existing housing agreement bylaw. As the Executive Committee have now approved the draft bylaw, and the existing agreement is observed to impede the court ordered sale, staff recommend adoption of draft Bylaw 540. Doing so will not prevent a future agreement to be implemented on the property.

Submitted By:	Chris Buchan, A/Island Planner	May 28, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	May 28, 2025

ATTACHMENTS:

1. Draft Bylaw No. 540

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 540

*

A BYLAW TO AUTHORIZE REPEAL OF A HOUSING AGREEMENT

*

WHEREAS the Salt Spring Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Salt Spring Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 483 of the Local Government Act and Section 29 of the Islands Trust Act permit the Local Trust Committee to enter into a housing agreement;

AND WHEREAS the Salt Spring Island Local Trust Committee wishes to repeal a Housing Agreement;

NOW THEREFORE the Salt Spring Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as “Salt Spring Island Housing Agreement Repeal Bylaw No. 540, 2024”.

2. Bylaw 447, cited as “Salt Spring Island Housing Agreement Bylaw No. 447, 2010” is repealed.

READ A FIRST TIME this 12th day of September , 2024

READ A SECOND TIME this 12th day of September , 2024

READ A THIRD TIME this 12th day of December , 2024

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this 26th day of February , 2025

ADOPTED this day of ,

SECRETARY

CHAIRPERSON

Active Projects Report

Salt Spring Island

1. Extraordinary Project - OCP-LUB Update

Responsible

Dates

Activity:

2025-05-02:

- Project consultant selection underway
- Project APC call for member residents notified of result. Ongoing planning of PAPC initial meeting and orientation.

Next Steps:

- Orient PAPC to project and APC procedures (initial meeting)
- Project kick-off meeting with project consultants.

Chris Hutton

Chris Buchan

Rec'd: 01-Apr-2023

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

Active Projects Report

Salt Spring Island

appropriate locations, advancing First Nations Reconciliation, reducing infrastructure costs, reducing greenhouse gas (GHG) emissions, and improving walkability. The Land 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

2025-05-02 - Feast with Tsawout First Nation planned for June. Anticipate bringing bylaw back following receipt of referral response following this.

Responsible

Chris Hutton

Dates

Rec'd: 10-May-2022

Target: 11-Sep-2025

Active Projects Report

Salt Spring Island

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:
 - 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

Responsible

Oluwashogo
Garuba
William Shulba

Dates

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

Active Projects Report

Salt Spring Island

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

March 20, 2025 - staff have begun gathering data from well loggers for well-monitoring.

April 10, 2025 - LTC Confirmed they would like to complete proof of water bylaw consideration.

2025-05-02:

- Proof of water assigned to planner. Report to be provided in coming months as time allows.
 - Ongoing well monitoring data gathering underway.
 - SSIWPA Coordination assigned to planner with plan to re-start in coming months, in anticipation of lower application numbers or backfill of staff vacancy.
-

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)
- Updates:
- 2025-05-02:
- This list will be reviewed as part of the OCP-LUB Project and items from that project that are deemed out of scope or are ultimately considered in the revised OCP will be placed on this list for future action, as appropriate.

06-Oct-2020

2. *Land Use Bylaw Amendments*

Responsible

Date Received

Future Projects Report

Salt Spring Island

- 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

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

Future Projects Report

Salt Spring Island

·Land Use Contracts (Feb. 2015)

06-Oct-2020

·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)

5. *Advocate*

Responsible

Date Received

·none listed

06-Oct-2020



File No.: PLDVP20250078

X-File: SS-BE-2024.32

DATE OF MEETING: June 5, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, A/Planner 2
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: PLDVP20240078
Applicant: Ronald Jeffrey Neff
Location: 116 Cypress View Road, SSI

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit PLDVP20250078 (116 Cypress View Road).

REPORT SUMMARY

The purpose of this report is to consider a Development Variance Permit (DVP) to relax the Salt Spring Island Land Use Bylaw (LUB) No. 355, 1999 setback from waterbody requirement to permit the installation of a culvert within the natural boundary of a water body.

RATIONALE FOR VARIANCE

Variance to setback from water bodies is being requested for the installation of a culvert on the subdivision drainage ditch located on subject property. The requested variance will reduce the setback from the natural boundary of water bodies requirement from 15m (49.2ft) to 0m (0ft). This variance is intended to bring the culvert into compliance with the siting regulations of the Salt Spring Island Land Use Bylaw.

BACKGROUND

This application was submitted to address a bylaw enforcement case regarding the siting of the culvert (SS-BE-2024.32). The applicant installed a culvert on the subdivision drainage ditch as part of the ongoing development of the subject property. This activity however is not in compliance with subsection 4.4.1 of the LUB which states that:

No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body.

The 0.3 ha (0.748 ac) property at 116 Cypress View Road, zoned Residential 10 (R10) is located at the North end of Salt Spring Island. There is an unmapped water body (subdivision drainage ditch) on the subject property and the applicant has installed a culvert on the subdivision drainage ditch which is within the natural boundary of the water body. However, the siting of this culvert is within the setback areas from water bodies as specified in the LUB. The applicant has therefore applied for a variance to bring

this into compliance with the LUB based on reasons stated in the applicant's letter of rationale (See attachment 3).

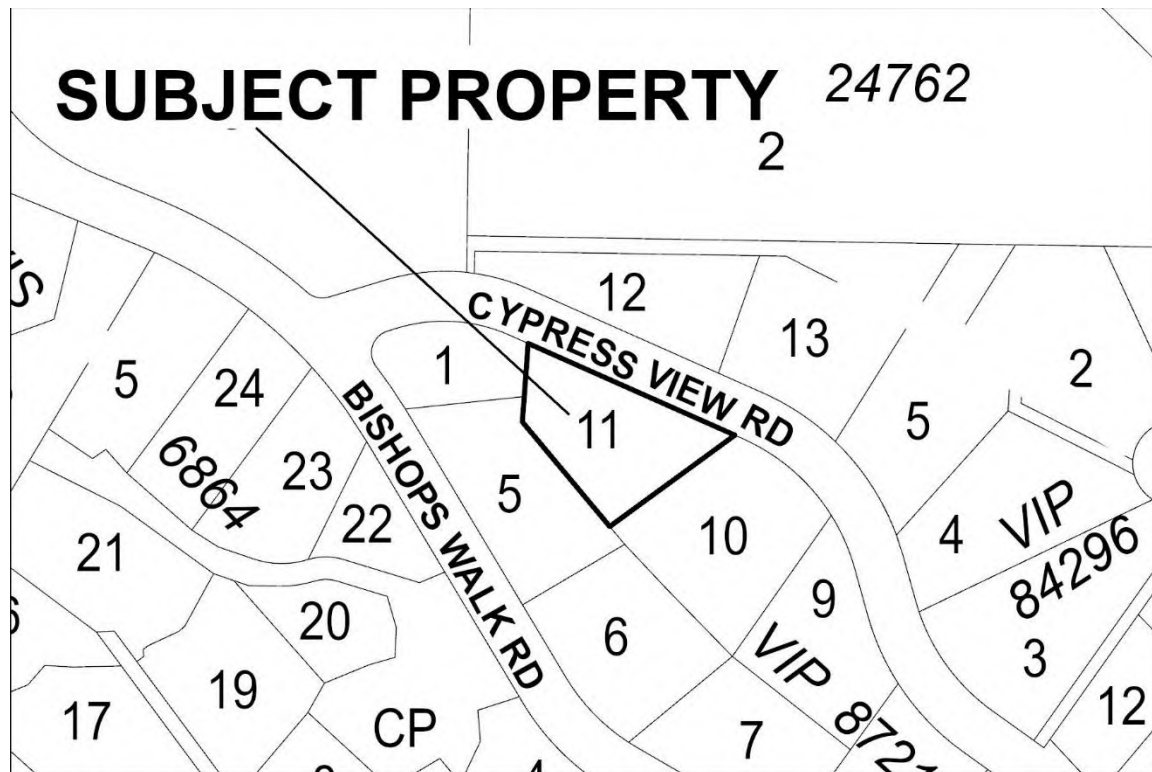


Figure 1: Subject Property Map

ANALYSIS

Policy/Regulatory

Section 498 of the *Local Government Act* enables the Local Trust Committee to issue (approve) a DVP in order to vary a siting regulation in the LUB. A DVP may not be used to vary density or land use. In this case, a variance to siting regulations is being sought.

Official Community Plan (OCP)

The subject property is designated Residential Neighbourhoods (RN) in the Salt Spring Island Official Community Plan Bylaw No. 434, 2008. There is no Development Permit Area on the subject property and therefore no Development Permit application is required for this proposed development activity.

Land Use Bylaw (LUB)

The subject property is zoned Residential 10 (R10) in the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB). The applicant is seeking variances for the Salt Spring LUB provisions:

4.4.1 No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body.

If the variance is approved, it will bring the development into compliance with the LUB.

Intent of Regulations being varied:

The overall purpose of the setback to the natural boundary of any water body is to minimize impacts on the public realm related to:

- Protection of the sensitive ecosystems,
- Protection of development from natural hazards, especially increased storm surges,
- Protection of views, scenic areas, and distinctive features contributing to the overall visual quality and scenic value of the Trust Area,
- Establishing a consistent development pattern within a local area,
- Maintaining a rural character,
- Establishing certainty with respect to residential development by maintaining consistent siting regulations.

Potential impacts of granting to variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits.

If the variance is approved, there is no anticipated impacts on neighbouring properties since the culvert is on the subject property and is not anticipated to restrict the flow of water within the ditch.

Circulation

In accordance with Section 499(3) of the *Local Government Act* and Section 8 of the Salt Spring Island Development Procedures Bylaw No. 304, statutory notice (Attachment 4) of the proposed variance was mailed to all owners and tenants in occupation of properties within 100 metres (328.08 feet) of the subject property's boundaries on May 26, 2025. The notification period will end on June 05, 2025. No correspondence has been received at time of submission of this report. Staff will verbally indicate if any correspondence has been received subsequent to submission of this report at the SS LTC meeting.

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 with the initial application.

Rationale for Recommendation

Staff is recommending that the resolution on page 1 be supported for the following reasons:

- The variance being sought will bring the development activity into compliance with the LUB.
- Impacts on neighbouring properties and uses is not anticipated if the variance is approved.
- The proposed variance does not challenge the intent of the regulation.

- At the time of writing, there has been no correspondence received regarding the notification.

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

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee refuse application PLDVP20250078 (116 Cypress View Road).

Submitted By:	Oluwashogo Garuba, A/Planner 2	May 22, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	May 28, 2025

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Applicant's Letter of rationale
4. Notice
5. Draft Development Variance Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 11 DISTRICT LOT 24 NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP87215
PID	028-104-331
Civic Address	116 Cypress View Road, SSI
Lot Size	0.3 ha (0.748ac)

LAND USE

Current Land Use	Residential 10 (R10) - Residential
Surrounding Land Use	Residential 10 (R10)

HISTORICAL ACTIVITY

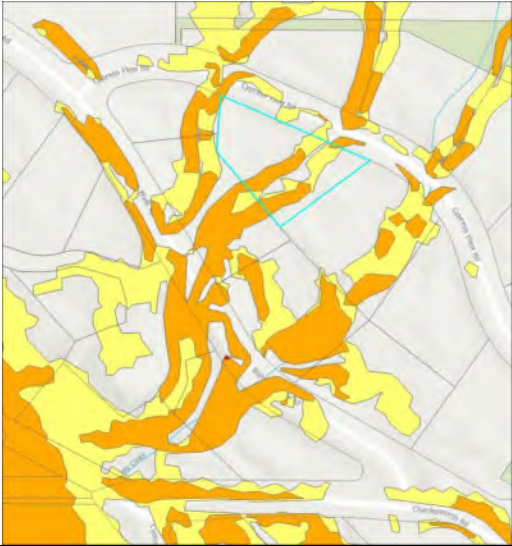
File No.	Purpose
SS-ALR-1989.3	To remove land from ALR for the purpose of subdivision
SS-BP-2020.76	New construction – Single Family Dwelling
SS-BP-2020.79	New construction – Accessory Building
SS-BP-2023.109	New construction – SFD
SS-RZ-1992.28	Rezoning
SS-RZ-9999.339	Rezoning
SS-SUB-1996.20	Subdivision
SS-SUB-1997.6	Subdivision
SS-SUB-2005.10	Subdivision
SS-SUB-2005.11	Subdivision
SS-SUB-2005.8	Subdivision

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw #434, 2008 - Residential Neighbourhood Development Permit Areas: None
Land Use Bylaw	Salt Spring Island Land Use Bylaw #355, 1999 – Residential 10 (R10)
Other Regulations	None
Covenants	Statutory Right of Way – L7999; Covenant – EX20855; Covenant – FB131874; Statutory Right of Way – FB304505; Statutory Building Scheme – FB304549
Bylaw Enforcement	SS-BE-2024.32 – Unauthorized Soil deposit

SITE INFLUENCES

Islands Trust Conservancy	The Islands Trust Conservancy has no consideration for this application
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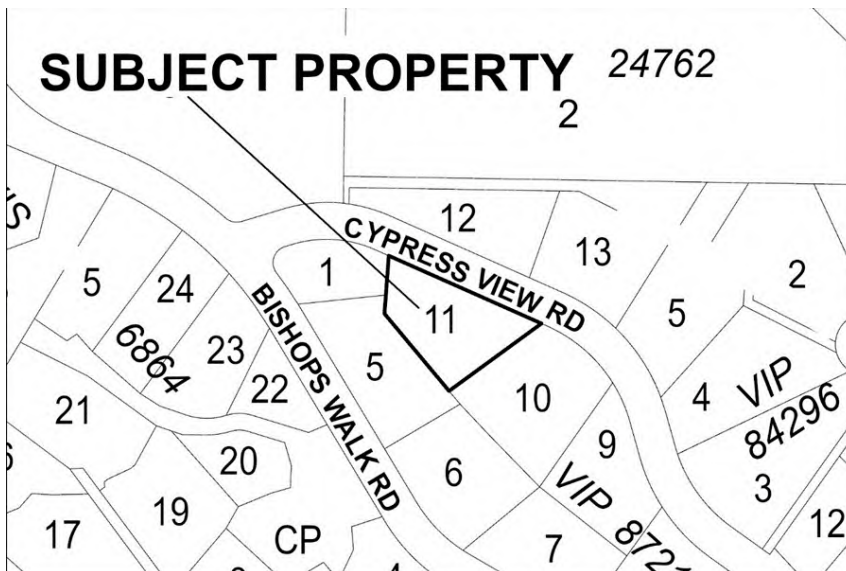
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	Common Sharp-tailed Snake
Sensitive Ecosystems	None currently mapped
Hazard Areas	Steep Slopes mapping indicates medium to low hazard at the subject property. 
Archaeological Sites	No Archeological Potential on subject property. 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

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

2.1 ORTHO



2.2 SUBJECT PROPERTY



FOR PLANNING PURPOSES ONLY
SOIL PERMIT (PENDING) DIMENSIONS AND ARE ESTIMATES

SINGLE FAMILY DWELLING (UNDER CONSTRUCTION) FLOOR AREA 850 M²

UNMAINTAINED EPHEMERAL WATER BODY / SUBDIVISION STORMWATER DITCH

SURVEYOR'S CULVERT (600mm)

RIP-RAP SLOPE - 50% (±2 DEGREES FROM VERTICAL)

SOIL PERMIT AREA (PENDING, INCLUDING FILL, DRESSING, AND SHOT ROCK) RIP-RAP DEMARCATED FOR PERMIT.

EXTENT OF COMPACTED FILL AND DRESSING (APPROXIMATE)

SUBDIVISION DRAINAGE

300mm CULVERT

LOCATION MAP

0 10 20 30 METERS

0 10 20 30 METERS

GENERAL NOTES:

- 1) EXISTING IN SETBACK VALUES SHOWN
- 2) EXISTING AND PROPOSED DIMENSIONS ARE ESTIMATES
- 3) EXISTING AND PROPOSED DIMENSIONS ARE ESTIMATES

REVISIONS:

DATE: 2024-04-26

PROJECT NAME: PLANNING DRAWING

PROJECT ADDRESS: 2024 DAS 116 CYPRESS VIEW ROAD

CLIENT: RONALD AND SARAH NEFF

PROJECT LOCATION: 116 CYPRESS VIEW ROAD, SALT SPRING ISLAND, BC

DRAWING NO: 2024-04-26-LAY-001

PROJECT NO: 2024-04-26-LAY-001

REV	DESCRIPTION	DATE	BY
1	ISSUED FOR DISCUSSION	04-09-23	BT
2	ISSUED FOR PLANNING	04-09-23	BT

A photograph of a small, circular stone structure, possibly a well or a small shrine, built on a dirt path. The structure is constructed from rough, grey stones and has a dark, arched opening. It is situated on a dirt path that runs alongside a steep, eroded hillside. The hillside is covered with dry, brown vegetation and some green plants. A large, gnarled tree trunk is visible on the left side of the path. The overall scene suggests a rural or semi-rural environment.



FIGURE 2: DOWNSTREAM VIEW OF COMPLETED INSTALLATION OF CULVERT



FIGURE 3: UPSTREAM VIEW OF COMPLETED INSTALLATION OF CULVERT WITH WATER FLOWING



FIGURE 4: DOWNSTREAM VIEW OF COMPLETED INSTALLATION OF CULVERT WITH WATER FLOWING

Development Variance Permit
Project Narrative
Ronald Jeffrey Neff
116 Cypress View Rd.
Salt Spring Island, B.C

February 2025

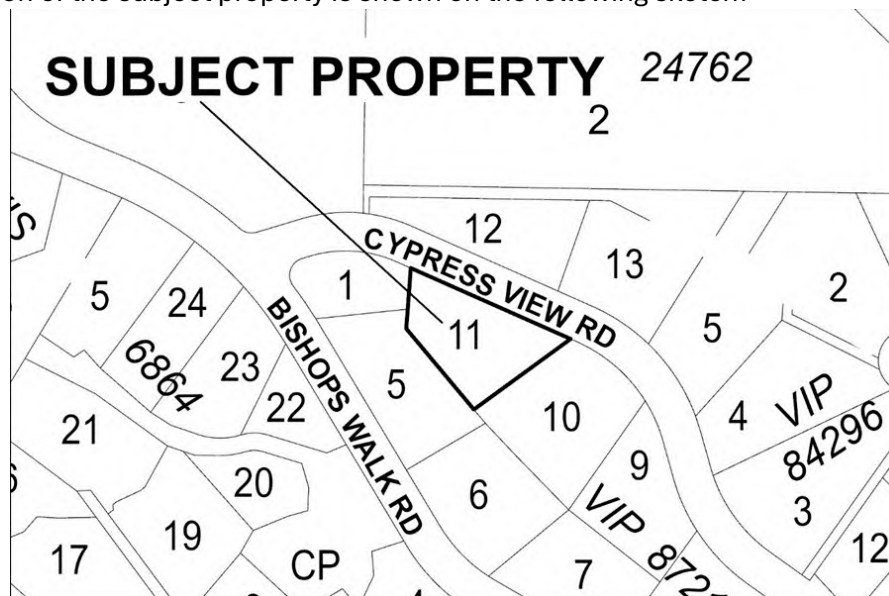
- The parcel development began following an initial Islands Trust preliminary plan review.
- During subsequent discussions with the Planner regarding the culvert placement for a subdivision drainage ditch, there was no indication that a land use application was required, likely because the water body in question is not mapped as a riparian water body.
- A public complaint triggered an Islands Trust compliance file, leading to the request for a Development Variance Permit.
- While the Development Variance Permit is under review, a soil development permit has been prepared and is currently being considered by Islands Trust.
- As such, this submission has been prepared for Islands Trust's review and the Trustees' consideration, requesting variances to accommodate the culvert as per the Salt Spring Island Land Use Bylaw.
- Please see the attached supporting information:
 - Correspondence with the Islands Trust
 - Soil permit application
 - Soil Permit Engineer Field Report
 - Land survey
 - Updated planning drawing
 - Site Pictures

NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, the proposed permit would vary the Salt Spring Island Land Use Bylaw No. 355 1999 by:

- Relaxing the setback from water bodies from 15m (49.2ft) to 0m (0ft) to permit the installation of a culvert on the drainage ditch within the natural boundary of water body located on subject property.

The property is located at **116 Cypress View Road** and is legally described as LOT 11 DISTRICT LOT 24 NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP87215 (PID: 028-104-331).

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. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, commencing **May 26, 2025** and continuing up to and including **June 5, 2025**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Salt Spring Island.

Enquiries or comments should be directed to Oluwashogo Garuba, A/Planner 2 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: ssiinfo@islandstrust.bc.ca before 4:30 pm, **June 4, 2025**.

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting starting at **9:30 am June 5, 2025** at the Salt Spring Legion, Meaden Hall, 120 Blain Road, Salt Spring Island. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon. 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.



Islands Trust

PROPOSED
SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250078

To: Ronald Jeffrey Neff & Sarah Emma Neff

1. This Development Variance Permit applies to the land described below:

LOT 11 DISTRICT LOT 24 NORTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP87215
(PID: 028-104-331)

2. Salt Spring Island Land Use Bylaw 355, 1999 is varied as follows:

- a) Subsection 4.4.1 which states that *No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body*, is varied to permit the installation of a culvert within 0.0 metres from the natural boundary of water body.

The development shall be consistent with Schedule 'A' which is attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Salt Spring Island Land Use Bylaw No. 355, 1999 and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF [MONTH], [YEAR].

Deputy Secretary, Islands Trust

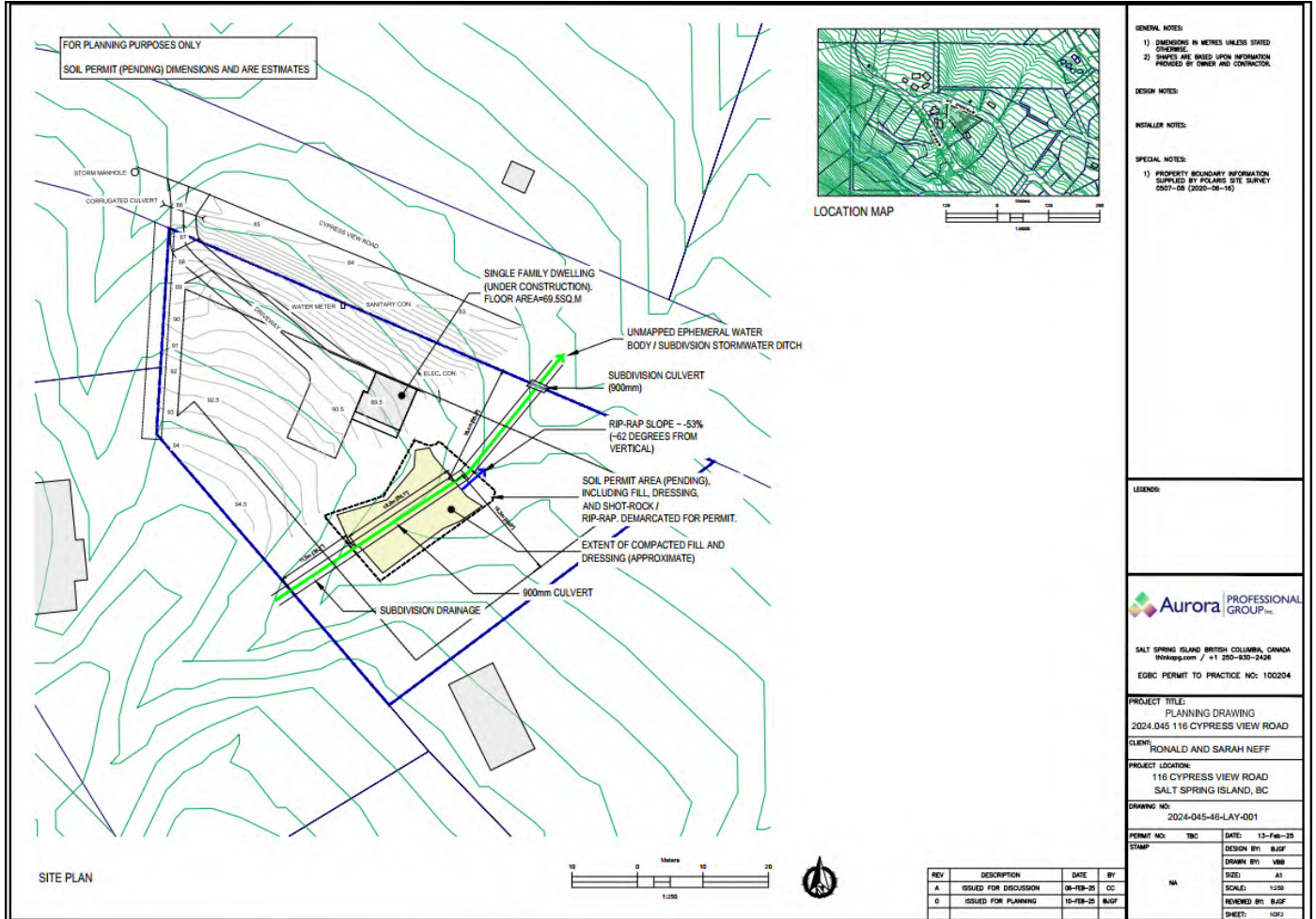
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF [MONTH], [YEAR (2 YEARS FROM DATE OF ISSUANCE)] THIS PERMIT AUTOMATICALLY LAPSES.

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20250078

SCHEDULE 'A'

Site Plan



File No.: PLDVP20250029
X-Ref File No: PLDP20240357

DATE OF MEETING: June 5, 2025

TO: Salt Spring Island Local Trust Committee

FROM: Milad Panahifar, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Development Variance Permit to vary area of a float for non-commercial boat moorage.
Applicant: Dave McKerrel - Strata Corporation EPS90
Location: COMMON PROPERTY, SECTION 20 AND DISTRICT LOT 30 NORTH SALT
SPRING ISLAND COWICHAN DISTRICT STRATA PLAN EPS90
(Between 206 and 212 Narrows West Road, Salt Spring Island)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit PLDVP20250029

REPORT SUMMARY

This development variance permit (DVP) application seeks to vary the Salt Spring Island Land Use Bylaw No. 355 (LUB) Section 9.11.2 to vary the maximum allowed area of a float for non-commercial boat moorage from 35 sq. m (376.37 sq. ft) to 136 sq. m (1463.89 sq. ft) to allow the construction of a group moorage facility within Shoreline 6 (S6) zone, in order to provide members of Strata EPS90 with boat access to their shared waterfront property.

Staff believe the proposed amendment aligns with the Official Community Plan guidelines. Although the variance is not minor, it is generally consistent with the intent of the regulation. The proposed float will serve as shared access for a ten-lot strata development, providing access to a common facility. Additionally, no vegetation clearing is anticipated as part of the project and stable materials will be used in construction to prevent water degradation.

BACKGROUND

The applicant proposes to construct a moorage facility on the foreshore of Strata Common Property. The proposed moorage will be sited 2.5 km southwest of Booth Bay. The group moorage structure consists of two aluminum floats secured by six 5-tonne concrete anchors and chains, along with two rock pins and associated cables. The structure will also feature two counterbalancing piles (approximately 0.30 m in diameter) and supporting cables, which will hold an aluminum ramp leading down to the floats (Figure 1). The upland is partially developed, featuring an access road and a vehicle turnaround above the riparian zone.

The application was referred to the Islands Trust Conservancy (ITC) for comment in accordance with the requirements on Table 1 of Policy 3.3.1, as the subject property is adjacent to land owned by the ITC or protected by a conservation covenant.

A development permit was previously issued for the construction of a group moorage but expired. (SS-DP-2011.4)

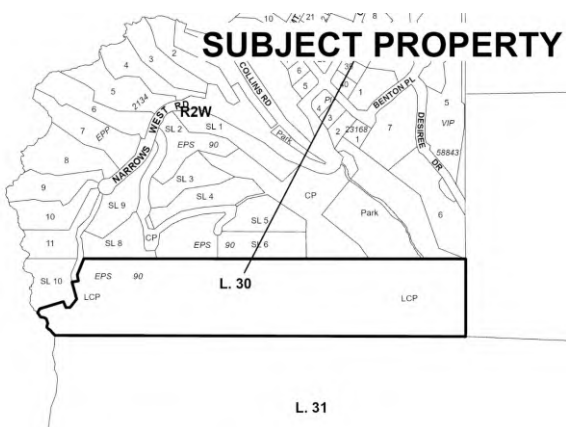


Figure 1 Subject Property

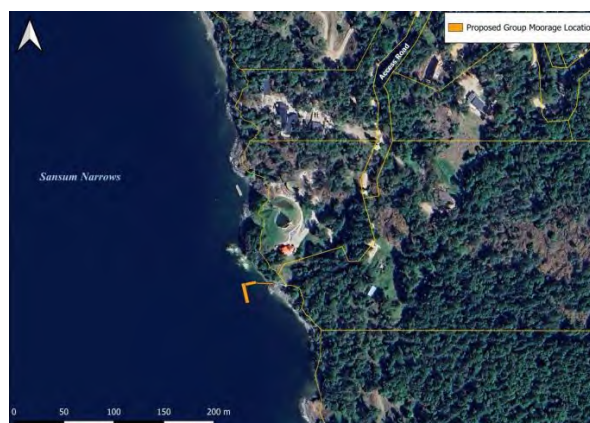


Figure 2 Satellite view - Proposed group moorage location (Astraea 2024)

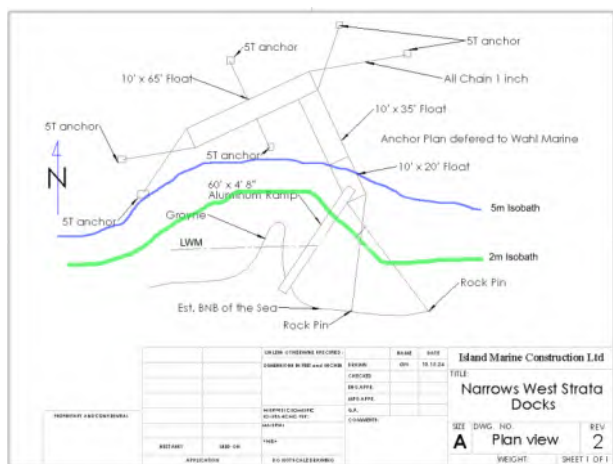


Figure 3 Dock design drawing

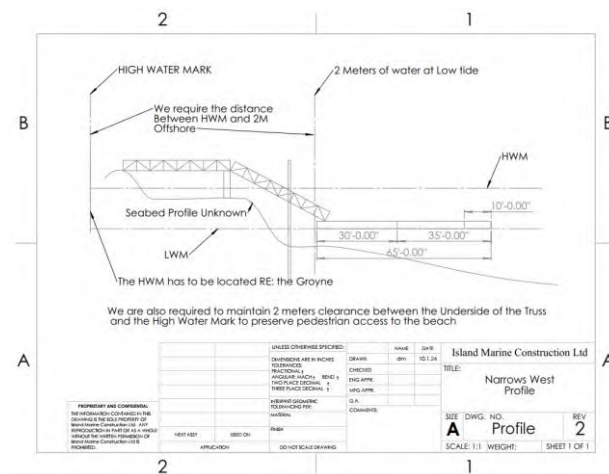


Figure 4 Profile NW

ANALYSIS

Policy/Regulatory

Official Community Plan:

The subject property is designated Upland in the Salt Spring Island Official Community Plan (OCP) No. 434. The following OCP objectives are relevant to this application:

- B.8.2.1.1 To continue to allow very low density residential use and other kinds of low impact development that will sustain the watershed recharge areas, wildlife habitat, forest resource, sensitive environments, open space and recreational potential of lands in the Uplands Designation.

The following OCP policy is relevant:

- B.8.2.2.2 Zones within the Uplands Designation will continue to allow the low and very low density residential development and the other land uses that are allowed by existing zoning.

The subject property is also contained within DPA 3 – Shoreline. The objective of this development permit area is to protect tidal water quality, to protect fish and wildlife habitat, to prevent erosion and hazardous conditions, and to ensure that development is unobtrusive and contributes to the natural, public character of the Crown foreshore. A new Development Permit application is required, as the proposal does not qualify for an exemption under Section E.3.1.2.b of the Official Community Plan, and the previously issued DP has expired. A separate report will be prepared and submitted to the Director of Local Planning Services for consideration.

- E.3.1.2 All development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, except:
- b. An addition to an existing dock or construction of a new dock in areas outside the Shoreline Conservation Designation that will result in a total float area greater than 35 m².

An evaluation of DPA3 guidelines is presented in Appendix 2.

Land Use Bylaw:

The subject property is zoned Rural (d) – R(d), and Shoreline 6 (S6) under Salt Spring Island Land Use Bylaw No. 355. The full range of uses permitted is contained in Appendix 1, but notably includes Private floats and buoys for non-commercial boat moorage.

S6 permits a maximum area of 35m² for a float used for non-commercial boat moorage (Section 9.11.2). The applicant is requesting a variance to this provision in order to construct a 136m² group moorage facility within the S6 zoning. The proposal is considered to meet the applicable guidelines, with valid supporting rationale for the requested variance as it will serve as shared access for a ten-lot strata development, limiting the impact on the shoreline while providing access to a common facility.

Issues and Opportunities

Environmental Impacts

Habitat loss, although minimal (less than 5m²), is anticipated as a result of the development. Various design criteria and best management practices have been proposed to minimize any potential negative impacts on the habitat. Shading could also pose a concern with regard to the group moorage location; however, mitigation measures have been proposed to minimize algae production as a consequence of the development.

Covenants

Both lots to the east and south are protected from further development through a covenant held by the Islands Trust Fund and restrictive zoning, which permits only one dwelling unit per lot. The protected areas border the western boundary of Mount Erskine Provincial Park.

Professional Reports

QEP Report: “Habitat Assessment Memo from Astraea Consulting dated December 30, 2024 (Attachment 3)

This assessment memo builds on the Fish Habitat Assessment Report (Castor 2011) and includes a review of federally and provincially listed species at risk, an evaluation of forage fish spawning habitats, and an overview of eelgrass beds within the project area and its surrounding vicinity. It discusses potential impacts in the environmental assessment section, along with recommended best management practices (BMPs) to mitigate any adverse effects on the marine environment.

Protocols

The application was referred to the Islands Trust Conservancy (ITC) due to its proximity to a property owned by the ITC or protected under a conservation covenant. As such, the proposal was reviewed and discussed at the ITC Board meeting held on May 27, 2025.

The Board confirmed that Islands Trust Conservancy's interests are unaffected by the Development Variance Permit Application and recommended that LTC ensure that affected First Nations have been asked to comment on the proposed dock expansion.

Overall, a referral to First Nations is a free consideration for LTC to make as it does not currently have clear policy on when to refer to First Nations. Input received from such a referral could be considered by LTC in considering such an application. As noted below, statutory notice has been delivered, so the only implication would be that LTC would need defer consideration of the DVP until the referral period is completed. Typically First Nations referrals are provided with a 60-day response window. Staff have provided wording in an alternative recommendation below.

Circulation

In accordance with [Section 499\(3\)](#) of the *Local Government Act* and Section 8 of the [Salt Spring Island Development Procedures Bylaw No. 304](#), statutory notice of the proposed variance was delivered to all owners and tenants in occupation of properties within 100 metres of the subject property's boundaries on May 26, 2025.

No correspondence has been received at time of submission of this report. Staff will verbally indicate if any correspondence has been received subsequent to submission of this report at the SS LTC meeting.

Agencies

No agency referrals have been identified as necessary.

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 SS 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.

Rationale for Recommendation

- The proposal is generally in line with the intent of the regulation.
- Granting the variance will not have an adverse impact on the environment, provided that the proposed development complies with the conditions outlined in the development permit, as recommended by the professionals.
- The proposed development is in line with the official community plan guidelines.
- The group moorage will minimize the environmental impact compared to having multiple separate moorages.

ALTERNATIVES

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

1. Referral to applicable First Nations

If SS LTC wishes to refer this application to First Nations for comment, staff recommend that he following wording to accommodate a proper referral:

That the Salt Spring Island Local Trust Committee defer consideration of Development Variance Application PLDVP20250029 to the June 05, 2025 Regular meeting

That the Salt Spring Island Local Trust Committee request staff to refer the Development Variance Application PLDVP20250029 to applicable first nations for the period of 60 days.

2. Request further information

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

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns] (PLDVP20250029, STRATA PLAN EPS90).

3. Deny the application

The SS LTC may deny the application. Staff advise that the implications of this alternative is file closure; however, the applicant could still pursue development permits for one dock that meets the minimum area requirement for waterfront strata parcels. If this alternative is selected, the SS LTC must state the reasons for denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny applications PLDVP20250029 for the following reasons:

a. [list reasons]

NEXT STEPS

If the SS LTC accepts staff’s recommendation, a DVP will be issued. The report for the issuance of the DP will then be submitted to the Director of Local Planning Services, allowing the applicant to proceed with the DP and, subsequently, the building permit, subject to the issuance of the DP."

Submitted By:	Milad Panahifar, Planner 1	March 20, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	May 28, 2025

ATTACHMENTS

1. Site Context

2. Habitat Assessment memo
3. Proposed Development Variance Permit
4. Notice
5. Management Plan
6. Profile NW
7. Site plan
8. Site survey

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	COMMON PROPERTY, SECTION 20 AND DISTRICT LOT 30 NORTH SALT SPRING ISLAND COWICHAN DISTRICT STRATA PLAN EPS90
PID	
Civic Address	(206-212 Narrows West Road, Salt Spring Island)

LAND USE

Current Land Use	Rural Variant (d) – R(d)
Surrounding Land Use	Rural – R Shoreline 6 – S6

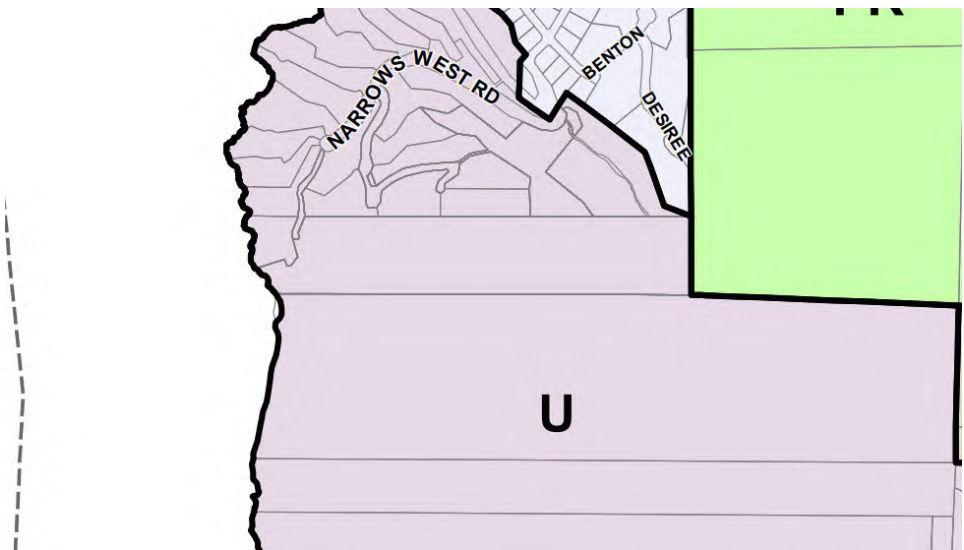


HISTORICAL ACTIVITY

File No.	Purpose
SS-BP-2021.134	New - AB - 212
SS-BP-2022.110	Addition - dwelling
SS-BP-2022.150	Change of occupancy
SS-BP-2022.151	New SFD
SS-BP-2022.152	New - AB - Carport
SS-DP-2011.4	DP for group moorage
SS-BP-2022.153	New - AB – Gathering space

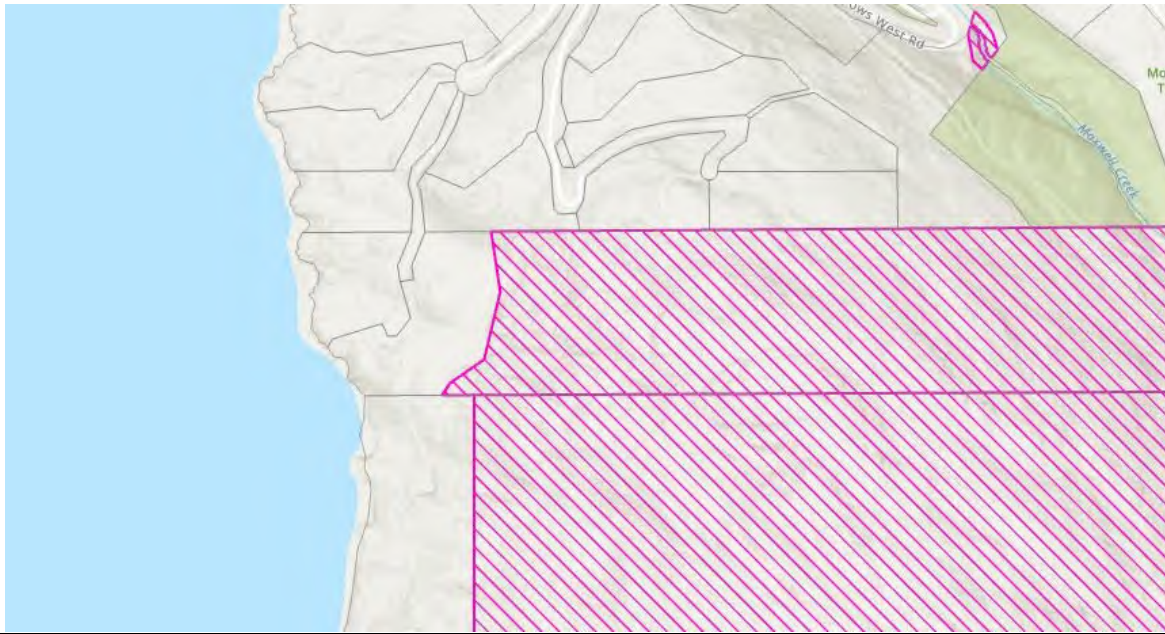
SS-RZ-2000.2	Transfer development rezoning from property at Erskine Point to property at Wilkie Waym (Bylaw 370)
SS-RZ-2006.5	Proposed 20 lot waterfront residential strata with new private road, large parkland dedication
SS-SDP-2009.2	Soil removal and Deposit permit for road associated with SS-SUB-2007.9/10.
SS-SDP-2009.3	Phase 2 road construction re: SS-SUB-2007.9
SS-SUB-2007.10	Amending subdivision plan - 11 fee simple lots and 10 bareland strata lots (21 lots total)
SS-SUB-2007.9	11 fee simple lots and 10 strata lots (21 lots total). DPA 4, DAP6, DPA3, 5 covenants, two SR and D applications

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw #434, 2008 – Uplands - U  Some sections of the lot are within DPA 3, which is designated as Shoreline
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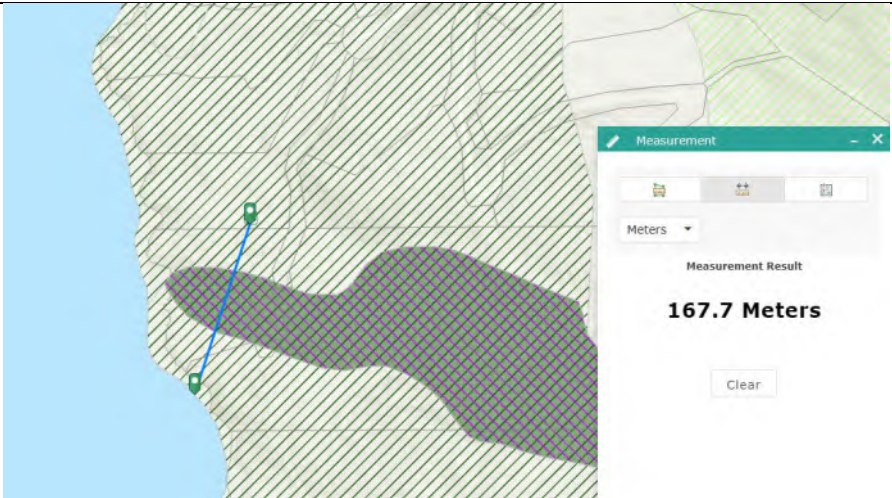
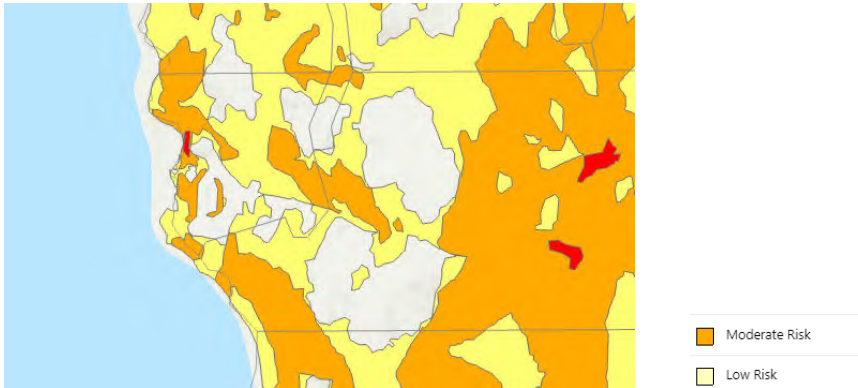
	 E.3.1.2 All development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, except: b. An addition to an existing dock or construction of a new dock in areas outside the Shoreline Conservation Designation (see Map 1) that will result in a total float area greater than 35 m²
Land Use Bylaw	Salt Spring Island Land Use Bylaw #355, 1999 – Rural (d) “R” permits the following principal uses: • Single-family dwellings • Two family dwellings constructed before July 31, 1990 • Dental and medical offices for a maximum of two medical practitioners • Elementary schools, pre-schools and child day care • Public health care facilities • Community halls • Churches and cemeteries • Veterinarian clinics and animal hospitals • Pet boarding services and kennels • Pounds • Active outdoor non-commercial recreation, excluding golf courses and activities primarily involving the use of power-driven means of conveyance • Agriculture • Public service uses

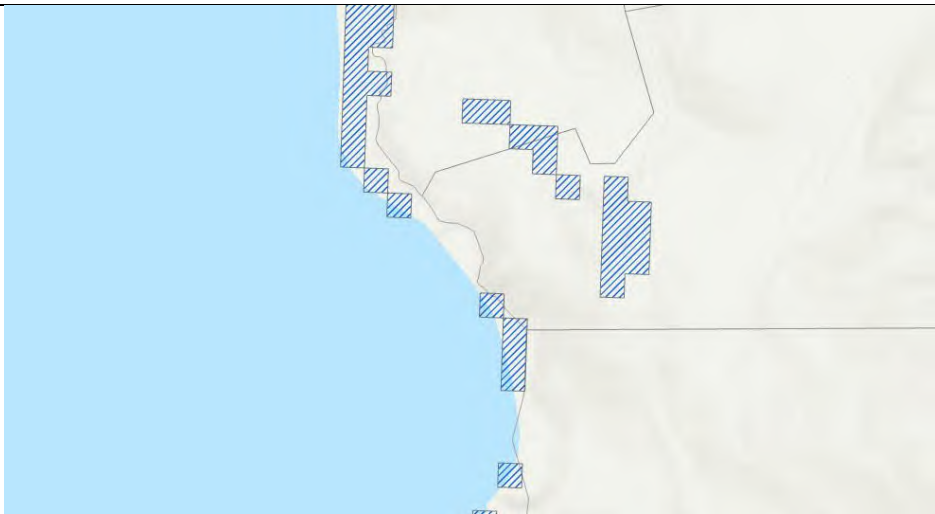
	The R also permits the following accessory uses: • Seasonal cottages subject to Section 3.14 • Home-based business use, subject to Section 3.13 3.12.5 With the exception of a seasonal cottage or other permitted accessory dwelling unit, the total floor area of all accessory buildings and structures on a lot must not exceed 70 square metres for lots that are 1.2 ha or less in area and 185 square metres for lots that are greater than 1.2 ha in area. One building with a floor area less than 25 square metres may be excluded from the calculation of total floor area for accessory buildings and structures. 4.3.1 Unless otherwise specified, no building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within the following setbacks from lot lines or road access easements: (1) Setback from front lot line: 7.5 m (2) Setback from rear lot line: 7.5 m (3) Setback from interior side lot line: 3.0 m (4) Setback from exterior side lot line: 4.5 m except that on any lot, one structure with a floor area no more than 10 square metres and a height no greater than 2.5 m may be placed within the setback area from an interior side or rear lot line, and except that on any lot, where a structure has existed since before January 13, 1971, an addition to that structure may be placed within the setback area from an interior side or rear lot line, provided the addition is no closer to the lot line than the existing structure, and that the floor area of the addition does not exceed 10 per cent of the floor area of the existing structure. The maximum number of lots permitted within the entire area zoned R(d) shall not exceed 1. Shoreline 6 – S6 “S6” permits the following principal uses: • Navigational Uses • Geothermal heating equipment in tidal waters only • Private floats and buoys for non-commercial boat moorage • Private docks and floats for non-commercial boat wharfage accessory to a permitted use on the adjacent upland Maximum area of a float used for non-commercial boat moorage is 35 m² Maximum area of individual floats and the maximum combined area of floats that form part of a dock used for individual private moorage or wharfage accessory to a permitted use on the adjacent upland is 35 m²
Other Regulations	N/A
Covenants	Covenant: CA1567043 (LTC) (Water treatment for residential use)

	CA1567053 (LTC) (Conservation Covenant - area EPP2135 and EPP2134 not on proposed lot) CA1619722 (CRD) Rent Charge: CA1567054 (LTC) (Conservation Covenant - area EPP2135 and EPP2134 not on proposed lot) SRW: CA1567055 (LTC) (Conservation Covenant - area EPP2135 and EPP2134 not on proposed lot) FB379414 (Hydro) FB379415 (Telus) CA5026458 (Shaw) Building Scheme: CA6636695 (Modified by CA9788032) Easement: CA9090614 Conservations covenants. 
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	N/A
Species at Risk	Raptor nest within 170 m distance.

	
Sensitive Ecosystems	Woodland – (Herbaceous:coastal on property but not within development area)
Hazard Areas	Moderate, Low risk steep slopes 
Archaeological Sites	Within Areas with Archeological Potential. 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 <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> 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	Rock Shoreline - Low Rock/Boulder
Shoreline Data in TAPIS	Rocky shore with low slopes (<20 degrees) Rock (hard shorelines)

Memorandum

Date: December 30, 2024

Attention: (Property Owner)

CC: Dave McKerrell, Island Marine Construction Services Ltd.

Re: Narrows West Group Moorage, Salt Spring Island – Habitat Assessment Memo

1 Introduction

Astraea Consulting (Astraea) is pleased to provide a marine habitat desktop review for the proposed Narrows West Group Moorage (the Project) located on western Salt Spring Island, associated with the Strata Corporation EPS90 at Sansom Narrows. The property can be accessed via 210A Narrows West Rd, Salt Spring Island, BC. The proposed group moorage will be sited ~2.5 km southwest of Booth Bay (Figure 1 and Figure 2).

A Fish Habitat Assessment Report by Castor Consultants Ltd. (Castor, 2011) was developed for this project and is included in Appendix A. The following report expands on this previous assessment (Castor, 2011). It includes a desktop review of federally and provincially listed species at risk, an assessment of forage fish spawning habitat, and an overview of eelgrass beds occurring within the project area and within the immediate surrounding area. A determination of potential impacts is included within the environmental assessment portion of this document. In addition, appropriate best management practices (BMPs) are included to mitigate potential impacts to the marine environment.

Figure 1. Depiction of the Property (yellow) on Salt Spring Island, British Columbia. (QGIS and Google Earth Imagery).



Figure 2. Depiction of the proposed group moorage location, associated with the upland property on Salt Spring Island, B.C. (QGIS).



2 Project Description

The proposed group moorage structure includes the following components (Figure 2):

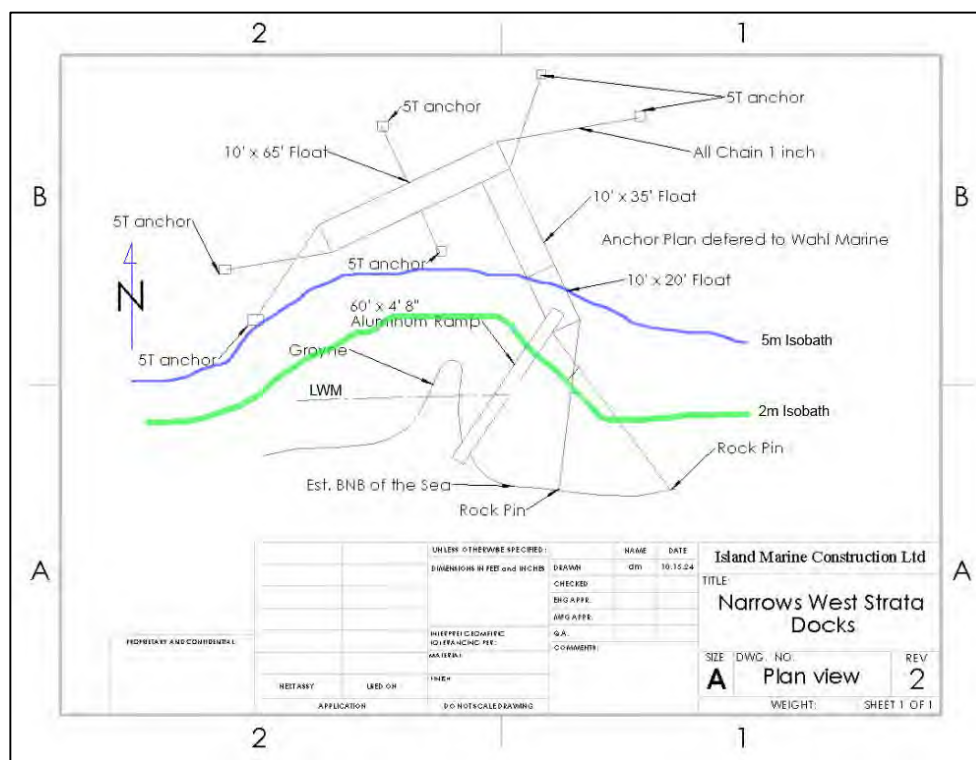
- Two aluminum floats secured in place with six 5-tonne concrete anchors and associated chain, in addition to two rock pins and associated cables.
- Two counterbalancing piles (~0.30 m in diameter) and associated cables shall support the aluminum ramp down to the floats

The two floats (3.05 m x 12.2 m and 3.05 m x 19.80 m) will be towed in place. The floats, when assembled will form an L-shape, with the longest float secured to the ramp. The floats will be held in place by the six 5-tonne concrete anchors and two rock pins secured to the foreshore bedrock at the low water mark (LWM). The aluminum framed ramp (1.5 m x 12.20 m) will be suspended by cables affixed to two ~0.30 m diameter steel counterbalance piles that will be drilled or vibrated into the substrate. The ramp will be secured to the foreshore via a short approach at the existing rock groyne.

All elements for the new moorage shall ensure that the structure incorporates current best practices for dock construction. The entire structure will extend ~30 m from the high water mark (HWM).

Technical drawings of the proposed Project and the associated components that are accounted for in this assessment are provided below (Figure 3). All pile and concrete installations are to follow the Best Management Practices for Pile Driving and Related Operations (DFO, 2003). The ramp will be made from marine-grade aluminum and decked with reinforced Mini Mesh fibreglass grating.

Figure 3. Aerial view, dock design. Technical drawing of the proposed private moorage structure.



3 Assessment Methods

A desktop review of background information on habitat values near the Property was obtained from the following sources:

- BC Conservation Data Center (BC CDC)
- Habitat Wizard
- iMap British Columbia
- Islands Trust Ecosystems Maps
- DFO Aquatic Species At Risk Map

- Wildlife Tree Stewardship Atlas (WTSA)
- Great Blue Heron Atlas (GBHA)
- Sensitive Habitat Inventory Mapping (SHIM)
- Sensitive Ecosystems Inventory (SEI)
- Google Earth and Satellite Imagery

The marine habitat features described in the report from 2011 were reviewed and a summary of habitat values are included below (Appendix A).

4 Habitat Features

4.1 Foreshore Habitat Features

The terrestrial ecosystem of the property is defined as Coastal Douglas Fir moist maritime (CDFmm) by the Biogeoclimatic Ecosystem Classification program of British Columbia (BEC). This biogeoclimatic unit is found along the southeastern region of Vancouver Island and Gulf Islands, along low elevation terrain and experiences long growing seasons due to mild winters and dry summers. The dominant vegetation species are Douglas fir (*Pseudotsuga menziesii*), Western Red Cedar (*Thuja plicata*) and Bunch Grasses.

The upland has been partially developed with an existing access road and a vehicle turnaround above the riparian zone. The foreshore riparian vegetation at the time of the assessment report consisted of arbutus trees (*Arbutus menziesii*), immature Douglas firs, and an assortment of grasses. No vegetation clearing is anticipated for the Project. For more details, refer to the Fish Habitat Assessment report by Castor (2011), Appendix A.

4.2 Marine Habitat Features

The geomorphological components of the Project site consist of large angular gravel over bedrock, with some shell/sand areas in the high intertidal zone. The intertidal biota consists of green algae (i.e., *Ulva intestinalis* and *Ulva lactuca*), in addition to rockweed (i.e., *Fucus sp.* and *Pelvetiopsis sp.*). Intertidal invertebrates include acorn barnacles (*Balanus glandula*), purple shore crabs (*Hemigrapsus nudus*), limpets (*Lotti spp.*), mussels (*Mytilus sp.*), and kelp crabs (*Pugettia gracilis*).

The subtidal geomorphology begins as a productive rocky reef before transitioning to a steep drop-off where the substrate is composed of sand or shell/sand/gravel. Biota within the high subtidal zone in the rocky reef include Japanese wireweed (*Sargassum muticum*) and sugar kelp (*Saccharina latissima*), including recordings of kelp perch (*Brachyistius frenatus*) and sea stars (including *Pycnopodia helianthoides*). In the lower subtidal zone, algae coverage declines within the sandy substrate and the recorded biota includes tube-dwelling anemones (*Pachycerianthus sp.*), starry flounder (*Platichthys stellatus*) and black eyed gobies (*Rhinogobiops nicholsii*). For more details, refer to the Fish Habitat Assessment report by Castor (2011), Appendix A.

4.2.1 Eelgrass & Bull Kelp

Eelgrass (*Zostera marina*) and bull kelp (*Nereocystis luetkeana*) are both vital habitat for many important fish species; they provide refuge from predation, enhance food resources, reduce local current velocities (increasing recruitment and settlement), and improve secondary productivity by increasing habitat complexity and surface area (DFO 2012; Springer et al. 2006).

A review of Island Trust's eelgrass mapping reports and other available web maps was completed to support the initial assessment. The nearest mapped eelgrass bed is located at Bader's Beach, ~800 m north of the Project area, supporting the forage fish habitat value in that location (Figure 4). See Section 5 for further discussion about forage fish. No beds of Eelgrass (*Zostera sp.*) or Bull kelp (*Nereocystis sp.*), were observed along the transect or near the surrounding project area during the 2011 assessment (Appendix A). Based on the proposed location for the group moorage, negative impacts to eelgrass habitat are not anticipated. However, since this assessment was completed 13 years ago, it is recommended that an on-site assessment be completed by a QEP to confirm the absence of eelgrass and bull kelp from the Project area before installation occurs.

5 Forage Fish Spawning Habitat

To support the initial assessment, a review of published forage fish spawning habitat information for the Project area was conducted. According to forage fish research (de Graff, 2017), Bader's Beach, located ~800 m to the north of the Project area, contains substrates that are suitable spawning habitat for surf smelt (*Hypomesus pretiosus*) (SS) and Pacific sand lance (*Ammodytes hexapterus*) (PSL). Both species utilize similar habitats for spawning in the upper intertidal zone. SS requires small gravel between 1 - 7 mm in diameter at tidal elevations of +1.5 m to +4.5 m C.D. for spawning (De Graff, 2017; Penttila, 2007). PSL mainly utilizes finer-grained sand between 0.2 – 0.4 mm in diameter at +3.2 m to + 4.2 m C.D. for spawning (Penttila, 2007). Based on the proposed location for the group moorage, no SS and/or PSL spawning habitat is anticipated to be disturbed.

Historic records for Pacific herring (*Clupea pallasii*) (PH) spawning activity indicate that Booth Bay supports medium to low spawning activity, with the most recent spawning event occurring in 2016 (SoG, 2021). Herring release eggs and milt onto algae and other submerged structures (i.e., algae, mooring blocks, etc.), thus, the known periodicities of sensitive life history stages for this species were reviewed to confirm if the proposed works and/or timing would result in any negative impacts (Table 1).

Figure 4. Map of forage fish spawning habitat and eelgrass beds (Islands Trust; de Graff, 2017).



Table 1. Surf smelt, Pacific sand lance, and Pacific herring spawning periodicities, and DFO Least Risk Windows (Area 18)¹.

Species	Life History Event	January	February	March	April	May	June	July	August	September	October	November	December
Surf Smelt ^{1,2}	Spawning												
	Peak Spawning												
	Incubation												
	Peak Incubation												
Pacific Sand Lance ²	Spawning												
	Incubation												
Pacific Herring ^{2,3}	Spawning												
	Incubation												
DFO Windows of Least Risk													

¹Therriault, T. W., A. N. McDiarmid, W. Wulff, and D. E. Hay. (2002). Review of surf smelt (*Hypomesus pretiosus*) biology and fisheries with suggested management options for British Columbia. DFO Canadian Science Advisory Secretariat Research Document 2002/115.

²Penttila, D. (2007). Marine Forage Fishes in Puget Sound. Puget Sound Nearshore Partnership Report No. 2007-03. Seattle District, U.S. Army Corps of Engineers, Seattle, WA.

³Hay D. E. and P. B. McCarter (2015) Herring Spawning Areas of British Columbia: A review, geographic analysis and classification: Section 182 Plumper Sound.

6 Species at-risk

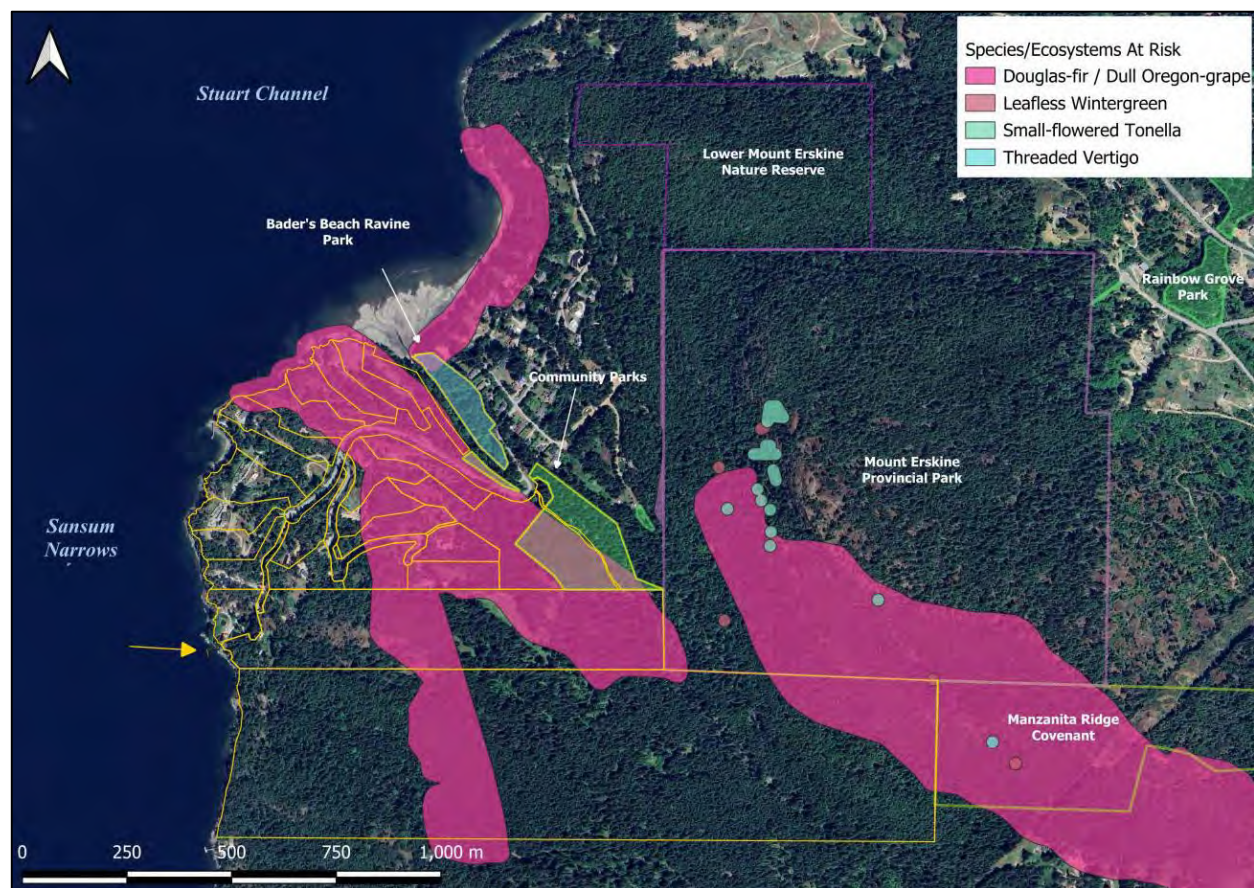
A review of species at-risk and critical habitat through searches of the BC Species & Ecosystems Explorer for red- and blue-listed species, the Conservation Data Centre (CDC) for critical habitats, and DFO's mapped critical habitats for aquatic species at risk was completed. This review was completed to assess the potential impacts that the proposed group moorage may have on aquatic species at risk or their habitat.

According to the BC CDC, one mapped occurrence of a species/ecosystem at risk is present in the Project area: Douglas fir / dull Oregon grape plant community (Figure 5). Douglas fir/ dull Oregon grape is listed provincially as "imperilled" (S2) due to its moderate fragility to human land use and encroachment of invasive plant species ([BC CDC, 2012](#)).

No critical habitat was identified in the Project area. In addition to the above species, other federally and provincially listed species may occur within the Project area. A refined list of these species at risk is provided in Appendix B. Based on a review of the listed species and their habitat requirements, the Project is unlikely to negatively impact any listed species or critical habitats.

According to the DFO's listed aquatic species at risk, the potential species that occur or may occur in the area include the following: Basking Shark, Bluntnose Sixgill Shark, Green Sturgeon, Grey Whale, Harbour Porpoise, Killer Whale (Offshore, Transient & Southern Resident), Leatherback Sea Turtle, Longspine Thornyhead, Northern Abalone, Rougheye Rockfish (type I and type II), Stellar Sealion, Tope Shark, Yelloweye Rockfish. No mapped occurrence of the aforementioned aquatic species at risk were identified. A summary of these species is included in Appendix C.

Figure 5. Occurrences of at-risk species and Island Trust conservation areas in the vicinity of the proposed Project Area. (QGIS, BC CDC, Islands Trust 2024).



7 Best Management Practices

The proponent will adhere to the best management practices outlined below during the works. Any deviation (if required) from these best management practices will only be undertaken under the direction of a qualified professional and/or notification of appropriate agencies when applicable.

- **DFO – Measures to avoid causing harm to fish and fish habitat, including aquatic species at risk.** <https://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html>
- **DFO Timing Windows to Conduct Projects In or Around Water** – Two low-risk fisheries windows occur for Area 18 (Gulf Islands) 1)- Summer Window: July 1st – October 1st and 2) Winter Window: December 1st – February 15th). <https://www.dfo-mpo.gc.ca/pnw-ppe/timing-periodes/bc-s-eng.html#area-18>
- **DFO Interim code of practice: repair and maintenance of in-water structures.** <https://www.dfo-mpo.gc.ca/pnw-ppe/codes/interim-provisoire/structures-eng.html>

- **DFO Interim code of practice: repair, maintenance and construction of docks, moorings and boathouses.** <https://www.dfo-mpo.gc.ca/pnw-ppe/codes/interim-provisoire/docks-moorings-boathouses-quais-amarrages-hangars-bateaux-eng.html>
- **BC Erosion and Sediment Control Best Practices** <https://escabc.com/>
- **BC Guidelines for Use of Treated Wood In and Around Aquatic Environments and Disposal of Treated Wood** https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/environment/references/guidelines-treated_wood.pdf?bcgovtm=CSMLS
- **Best Management Practices for Pile Driving and Related Operations** https://buyandsell.gc.ca/cds/public/2016/08/17/f0fcf96f5bd08535ff8e81aac62bbd74/fp802-160141_bc_pile_driving_practices.pdf

Construction activities can lead to disturbances associated with noise, sedimentation, and physical impacts. Noise impacts can be avoided by utilizing equipment (i.e., vibratory hammers) that are known not to exceed levels that impact fishes or marine mammals, as noted below:

- **Marine mammal exclusion zone:** the extent of the zone shall be determined by the distance at which sound levels above 160 dB RMS re: 1µPa is not exceeded at the edge of the exclusion zone. For this, the distance at which sound levels are measured below the specified level will need to be determined, and then a radius around the work site using this distance can be created.
- **Fish exclusion zone:** audio levels should not exceed 206 dB RMS re: 1µPa within the boundary of the fish exclusion zone.

Sedimentation impacts may occur and can cause harm to fishes and primary producers. Therefore, monitoring for sediment disturbances (i.e., turbidity) must also be conducted by the QEP or a qualified Environmental Monitor (EM). Works must adhere to the provincial and federal standards for aquatic life, as noted below:

- Turbidity should not exceed **2 NTU** change when background is **<8 NTU**
- Turbidity should not exceed **8 NTU** change when background is between **8-80 NTU**
- Turbidity should not exceed background by more than **10%** when background is **>80 NTU**

Visual monitoring by an EM is required during all in-water works (i.e., pile driving, anchor placement, etc.) to address potential physical impacts to fishes and marine mammals. Exclusion areas are to be established. All in-waters works that may cause harm are to be halted if a marine mammal is observed within the exclusion area. The EM must have the authority to suspend works if a distressed fish or marine mammal is observed. They must have the ability to quickly communicate stoppages to the construction crew.

All concrete works must follow the Best Management Practices for Pile Driving and Related Operations (DFO, 2003), the DFO Interim Codes of Practice, and other BMPs listed above. A detailed Construction Environmental Monitoring Plan (CEMP) that outlines the above items and other mitigation measures (i.e., spill response plan) must be developed prior to construction.

8 Summary of Potential Environmental Impacts

Potential impacts from the proposed group moorage may result from the following factors:

- 1) Losses of terrestrial and marine habitats resulting from the occupation of habitats,
- 2) Habitat degradation from infrastructure and construction activities,
- 3) Disturbance and/or harm to spawning habitat or spawning surf smelt (SS), Pacific sand lance (PSL) and/or Pacific herring (PH),
- 4) Reduced primary and secondary production as a result of shading.

The ramp will attach to a short approach constructed above the HWM on an existing rock groyne. No clearing is anticipated, thus there is expected to be minimal disturbance to the terrestrial environment, including the at-risk plant community. The marine habitat will experience minor losses due to the occupation of natural substrates associated with the placement of the steel counterbalance piles (total of two piles), the concrete block anchors (six), and the rock pins. The combined habitat loss is expected to be less than 5 m². It is expected that over time these structures will be colonized and become integrated and continuous with the surrounding habitat.

Habitat degradation from the anchor lines and other mooring structures can incur continuous damage from abrasion. Design criteria that were implemented to minimize scour impacts include using appropriately sized chains to anchor the float, and siting the floats over a minimum of -2.0 m C.D. As such, minimal scour is expected.

Habitat degradation during construction activities could include groundings of barges and support vessels, spills, turbidity, and noise impacts. The Project area provides deep water thus reducing risks associated with groundings. However, best practices must still be adhered to. These best practices include having an appropriate spill kit on site. Works are only to occur during the DFO least risk window, thereby limiting the likelihood and severity of construction-related impacts to local fisheries, including the forage fishery. Fish should demonstrate disturbance avoidance behaviours during construction. Mitigation measures include slapping the surface prior to in-water works and utilizing soft-start operations. To ensure these measures and other BMPs are followed, an environmental monitor must be retained to complete monitoring during the installation of the piles.

With regards to forage fish spawning habitat losses, no forage fish spawning habitat is anticipated to be lost based on the proposed Project location, design, and construction

activities. The substrates that fall within known spawning material sizes and within preferred tidal elevations for SS and PSL do not occur within the Project area. The group moorage components are not expected to have negative impacts to PH spawning habitat either, should the above BMPs and mitigation measures be followed. Known PH spawning and incubation periods occur in January-May. It is recommended that installation of the group moorage structure occurs within the summer least risk work window (Table 1). Should the timing of works occur as recommended, the potential for death to fish and/or incubating eggs or disruption of spawning activities from the proposed installation activities is expected to be negligible if any.

Should the timing of works change to occur outside of the least risk windows, or should spawning activities be observed, potential impacts may occur. These impacts include disturbance of staging adults, spawning, and/or incubating eggs. To avoid this, the Proponent must adhere to the following protocols to mitigate these potential disturbances. Protocols include snorkel and/or subtidal ROV surveys completed by an EM to determine the presence of any schooling forage fish, activities of predators (i.e., sea lions, gulls, etc.), or observations of gametes (altered water colour, physical observations of eggs on algae, and substrates) in the work area. The EM must have the authority to stop works from commencing if observations of any of the above items are made. In addition, monitoring by the EM must occur over the entire period of works, and a post-departure survey of the barge's hull must be completed prior to its sailing. If any observations of eggs adhered to the barge (in particular PH eggs) are made, the barge will be required to remain on site for the entire duration of incubation, as stated in Table 1.

Overall shading impacts are expected to be of some concern with regard to group moorage location and boat activity, as they are expected to be the greatest sources of shading to the habitats below. Additional shading is expected when vessels are moored. Mitigation measures include constructing the ramp with light transmissive Mini Mesh™ grating, and siting the aluminum floats, which are impermeable to light, over deeper water with reduced macroalgal growth. If the proposed design and the above mitigation measures are implemented, losses to the existing primary or secondary production of algae are expected to be low.

9 Conclusion

Overall, the potential impacts from the Project are low with regards to terrestrial habitats, marine habitats, forage fish, and species at-risk. Conclusions from the Fish Habitat Assessment (Castor, 2011) were reviewed and this assessment is reliant on the accuracy within. Additional desktop review was undertaken of at-risk species, critical habitats, and high-value habitats (i.e., forage fish spawning habitat, eelgrass, and kelp beds). No Bull Kelp or Eelgrass beds are present in the proposed work area; however, an assessment must be completed by a QEP to confirm their absence. Based on the current design plan, and the installation of the group moorage

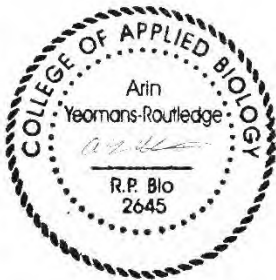
following the prescribed mitigation measures; minimal impacts to fish or marine mammals are expected to result from the proposed group moorage design. A Construction Environmental Management Plan (CEMP) must be developed prior to the start of construction. The property owner(s) and as a result, all persons whom they employ on this Project have committed to abide by all prescribed mitigation measures, BMPs, and appropriate legislation and regulator requirements for the installation of the group moorage described in the CEMP.

For any questions regarding the content of this letter please contact the undersigned.

Regards,

Katie Schulze, BIT, B.Sc., and

Arin Yeomans-Routledge, R.P.Bio., B.Sc.



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Appendices:

Appendix A – Fish Habitat Assessment Report (Castor Consultants Ltd, 2011)

Appendix B – Species and Ecosystems At-Risk List

Appendix C – DFO Aquatic Species at Risk Report

Appendix A

Fish Habitat Assessment Report

Castor Consultants Ltd, 2011

Fish Habitat Assessment of a Proposed Marine Access Facility at Common Property Strata Plan EPS90, Strata Corporation EPS90, Sansum Narrows, Saltspring Island, BC – June 16, 2011

DFO Project: 11-HPAC-PA3-00307

Introduction

Strata Corporation EPS90 at Sansum Narrows is proposing to install a marine access and vessel moorage site fronting the Common Property Strata Plan EPS90, accessed off 210A Narrows West Road, Saltspring Island, BC (Figure 1. Identified as Far Rockaway Land Ltd.).



Figure 1. Location of Strata Plan EPS90 Marine Access on Saltspring Island, BC

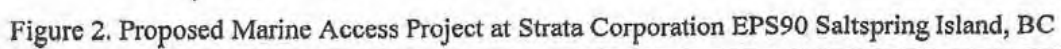
Access to vessel moorage from the upland will be via a wooden wharf and gangway to a floating wooden attenuating breakwater, which will serve as protection for up to ten boats. Access structures will be constructed over an existing rock groyne fronting the property (Figure 2.) and secured using anchor bolts tied to the bedrock upland shore and 5 ton concrete anchors placed in the subtidal zone.

I hereby certify this Schedule 1 which is attached to and forms part of Development Permit No. SS-DP-2011.4

1

Deputy Secretary, Islands Trust

Date Issued



Methods

Castor Consultants Ltd. was retained to conduct an intertidal and shallow subtidal fish habitat assessment of the marine foreshore being considered for the marine access. A series of intertidal and subtidal transects were established at regular intervals along the foreshore to assist with the determination of the fish habitat characteristics of the existing shoreline slope. (Figure 3.). At the time of the inspection on June 16, 2011 (1200 – 1500 hr), the tide was low and slowly rising from 0.0 m at 1200 to a height of 1.3 m at 1500 hr. A clam rake was used to dig $\frac{1}{4}$ m² quadrats 15 cm deep (where possible) at intervals along each intertidal transect measured off a fibreglass tape. Where this was not possible due to the rocky nature of the foreshore, stones were overturned to look for marine life. Shoreline slope and sediment composition was recorded along each transect as well.

Subtidal transects were established by marking initial bearings with paint on the upland shore, then using a drop camera deployed from a small boat, filming the subtidal habitat to a distance of 50 metres offshore measured with a laser ranger.

Results

Intertidal Observations

Detailed information from intertidal transects and representative photos are provided in Table 1 below.

Table 1. Detailed Intertidal Transect Results – Strata Corporation EPS90, Saltspring Is., BC, June 16, 2011

Transect	Quadrat	Distance seaward (m) from High Water Mark	Sediments	Invertebrates Alga	Photo
IT #1 slope 30 degrees	#1	4	large rock	<i>Balanus</i>	
	#2	8	large rock	<i>Balanus</i> <i>Enteromorpha</i>	
	#3	12	large rock	<i>Balanus</i> <i>Enteromorpha</i> , <i>Ulva</i>	
	#4	14.1 low water mark	large rock	<i>Enteromorpha</i> , <i>Ulva</i> , <i>Sargassum</i>	

Table 1. cont'd. Detailed Intertidal Transect Results – Strata Corporation EPS90 , Saltspring Is., BC, June 16, 2011

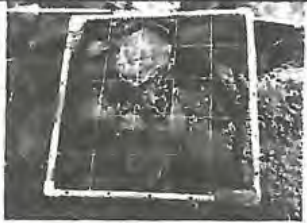
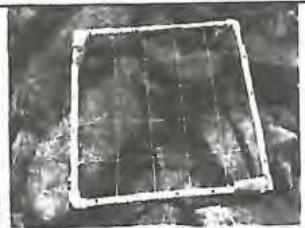
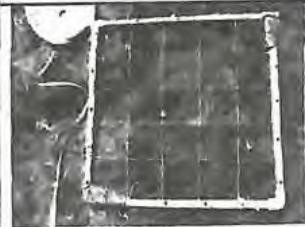
Transect	Quadrat	Distance seaward (m) from High Water Mark	Sediments	Invertebrates Alga	Photo
IT #2 Slope 10 degrees	#1	4	large rock	<i>Balanus</i> <i>Lottia</i>	
	#2	8	large rock	<i>Balanus</i> <i>Lottia</i> , <i>Hemigrapsus</i>	
	#3	12	gravel and shell hash under gravel veneer	<i>Balanus</i> <i>Lottia</i> , <i>Hemigrapsus</i>	
	#4	16	gravel and shell hash under gravel veneer	<i>Balanus</i> <i>Lottia</i> , <i>Hemigrapsus</i> <i>Enteromorpha</i>	

Table 1. cont'd. Detailed Intertidal Transect Results – Strata Corporation EPS90 , Saltspring Is., BC, June 16, 2011

Transect	Quadrat	Distance seaward (m) from High Water Mark	Sediments	Invertebrates Alga	Photo
IT#3 Slope 17 degrees	#1	4	large gravel	<i>Balanus</i> , <i>Hemigrapsus</i>	
	#2	8	large gravel	<i>Balanus</i> , <i>Hemigrapsus</i> , <i>Enteromorpha</i>	
	#3	12	large gravel shell hash sand	<i>Balanus</i> , <i>Hemigrapsus</i> , <i>Enteromorpha</i> <i>Fucus</i>	
	#4	16	large gravel shell hash	<i>Balanus</i> , <i>Hemigrapsus</i> , <i>Enteromorpha</i> <i>Ulva</i> <i>Fucus</i>	

Representative photos taken of the intertidal zone are presented in photos #1 and #2 below.



Photo #1. The intertidal shoreline looking south toward the rock groyne



Photo #2. The intertidal beach looking south from the rock groyne

Generally, the intertidal substrate at the site is dominated by large, angular gravel deposited over bedrock with some patches of shell hash and coarse sand near the low water mark in select locations (intertidal transect #2). Dominant invertebrates are the acorn barnacle (*Balanus glandula*) and the purple shore crab (*Hemigrapsus nudus*), although limpets (*Lottia digitalis*), mussels (*Mytilus edulis*) and kelp crabs (*Pugettia gracilis*) were also noted in select habitat locations. The dominant intertidal algae were *Enteromorpha intestinalis* and *Ulva lactuca*, although patches of *Fucus gardneri* and *Pelvetiopsis limitata* were also noted in some locations along the foreshore near the Low Water Mark (LWM).

Subtidal Observations

Records of the three subtidal drop camera transects are presented in Table 2.

Table 2. Detailed Subtidal Transect Results – Strata Corporation EPS90, Saltspring Is., BC, June 16, 2011

Transect	Distance seaward from upland marker (m)	Tape Time (min)	Sediments	Alga Invertebrates Fish	Observations or Photo
ST#1	15 shallow subtidal	1	large gravel	<i>Sargassum</i> <i>Laminaria</i> <i>Brachyistius</i>	
	20	1:30	large gravel to sand	<i>Laminaria</i> <i>Brachyistius</i> <i>Pycnopodia</i> <i>Aurelia</i>	Transition down the foreshore slope to deeper water. Change from rock to sand habitat

Table 2 cont'd. Detailed Subtidal Transect Results – Strata Corporation EPS90, Saltspring Is., BC, June 16, 2011

Transect	Distance seaward from upland marker (m)	Tape Time (min)	Sediments	Alga Invertebrates Fish	Observations or Photo
ST#1 cont'd	23	1:45	sand with gravel outcrops	<i>Laminaria</i>	
	29	2:16	sand	<i>Pachycerianthus</i> no algae	
	45	3:10	sand	3 <i>Platichthys</i> at 3:18 and 4:02	end of transect at 50 m and 3:55 minutes
ST#2	16 shallow subtidal	4:30	large gravel	<i>Sargassum</i> <i>Laminaria</i> <i>Brachyistius</i>	

Table 2 cont'd. Detailed Subtidal Transect Results – Strata Corporation EPS90, Saltspring Is., BC, June 16, 2011

Transect	Distance seaward from upland marker (m)	Tape Time (min)	Sediments	Alga Invertebrates Fish	Observations or Photo
ST#2 cont'd	23	5:25	sand with small gravel deposits	<i>Laminaria</i> <i>Pycnopodia</i> <i>Aurelia</i>	
	35	6:26	sand small gravel shell hash	<i>Laminaria</i> <i>Pycnopodia</i> <i>Aurelia</i> <i>Pisaster</i>	
	39	6:45	sand	<i>Ceramium</i> <i>Pycnopodia</i> <i>Pachycerianthus</i>	
	50	7:50	sand	<i>Pachycerianthus</i>	end of transect at 50 m and 7:58 min.

Table 2 cont'd. Detailed Subtidal Transect Results – Strata Corporation EPS90, Saltspring Is., BC, June 16, 2011

Transect	Distance seaward from upland marker (m)	Tape Time (min)	Sediments	Alga Invertebrates Fish	Observations or Photo
ST#3	17	8:06	large gravel	<i>Sargassum</i> <i>Laminaria</i> <i>Brachyistius</i>	
	28	9:15	gravel to sand	<i>Laminaria</i> <i>Pycnopodia</i> <i>Aurelia</i>	
	32	9:37	sand	<i>Ceramium</i> <i>Pachycerianthus</i>	red filamentous algae only algae disappears at 10:06 (40 m from shore marker)
	40 transect ends at 48 m and 10:48 min.	10:06	Sand	<i>Pachycerianthus</i> <i>Platichthys</i> <i>Coryphopterus</i>	

The subtidal habitat characteristics observed indicate that a narrow, productive band of rocky-reef type habitat exists along the steep slope drop-off from the LWM to a depth of about minus 2 or 3 metres. This area supports a dense coverage primarily of *Sargassum muticum* and *Laminaria saccharina*. The dominant finfish observed in this habitat was the kelp perch (*Brachyistius frenatus*) and sunflower (*Pycnopodia helianthoides*) and spiny pink stars (*Pisaster brevispinus*) were often noted foraging in the

algae. Comb jellies (*Aurelia labiata*) were common throughout the water column and kelp crabs (*Pugettia gracilis*) were noted foraging in the upper fronds of the algae.

As depth increases, the rocky reef-type habitat changes quickly to sand or sand/shell hash/small gravel within a few metres of the initial steep drop off to deeper water (generally between 23 and 26 metres from the upland shore marker used to establish the transect). Algae presence quickly declines as the substrate and depth reduce viable attachment surface, although patchy *Laminaria saccharina* and *Ceramium californicum* (Staghorn felt) plants do occasionally appear in the transect video. The dominant invertebrate in this sandy, subtidal area was the tube-dwelling anemone (*Pachycerianthus fimbriatus*). Starry flounders (*Platichthys stellatus*) and the occasional black eyed goby (*Coryphopterus nicholsi*) were also seen foraging over the sand and shell hash substrates at depths of 5 – 15 metres, when the transects ended.

Discussion

Effect of Construction of the Marine Access Facility on Fish and Fish Habitats

Based on Figure 2, which shows the layout for the proposed marine access at **Strata Corporation EPS90**, the wooden wharf and gangway structure will be constructed over an existing previously installed rock groyne structure, and therefore will not harmfully affect fish habitat in any way. The floating attenuating breakwater and vessel moorage floats will be constructed in deep water, beyond the drop-off of valuable rocky reef-type habitat described in Table 2 above, and likewise also will not harmfully alter, disrupt or destroy fish habitat at the site.

Since the wooden moorage access and protection structures will all be secured by either rock bolts established in the bedrock upland backshore or by the use of chains attached to concrete anchors placed in deep water (generally 10 m deep at chart datum or deeper), these anchoring mechanisms should have no effect on fish habitats at the site either.

The predominant backshore riparian vegetation at the site is mature arbutus, with some immature Douglas fir and an assortment of grasses. There is an existing road access and vehicle turnaround area about 10 metres above this riparian zone, so that additional vehicular access to the site should not be required. The proponent intends to construct a pedestrian access to the marine access/moorage site between two arbutus trees (Photo #3 below), directly onto the wharf structure to be built over the existing rock groyne. It is intended that all existing upland vegetation will be retained at the site, however, some minor limbing of the arbutus trees may be necessary to allow ease of access by equipment and construction personnel, and later by the vessel operators. Based on this information, there will be no anticipated harmful alteration, disruption or destruction of the marine riparian habitat at the site.



Photo #3. Proposed Strata Corporation EPS90 marine access site. Note the rock groyne in the centre of the photo and the proposed access to the site between the two arbutus trees above the groyne.

Islands Trust Development Permit Considerations and Construction and Operation Mitigation

The Islands Trust Development Permit Area 3 (Shoreline) guidelines for development of marine foreshores suggest that a number of specific attributes should be applied to marine access and moorage structures constructed on Saltspring Island. According to the information provided to Castor Consultants, all of these attributes will be applied to the **Strata Corporation EPS90** site. In this respect, it is recommended that the Fisheries and Oceans Canada Marina Development Guidelines be adhered to by the proponent, where applicable, to ensure that any potential effects to fish and fish habitat are fully mitigated and that a harmful alteration, disruption or destruction to fish habitat (HADD) does not occur at the site.

The following additional mitigation techniques will be applied to construction of the marine access facility:

All construction materials will be clean and free from contaminants and where required, will be treated to approved Best Management Practices standards.

- All construction wastes will be fully contained, collected and removed from the site to an appropriate disposal site so that they do not enter fish bearing waters.
- Neither fill placement nor dredging will occur at the site.

- Marine fuelling and sewage pump-out of marine holding tanks will not occur at the site.

Fish habitats will not be harmfully affected by this development and there are no habitats of special significance at this site such as eelgrass meadows, marine shellfish beds or bull kelp beds. Marine structures will be installed in such a manner that shading of intertidal and subtidal marine vegetation will be minimized to the extent that they will not be harmfully affected.

Sensitive Ecosystem Inventory and BC Conservation Data Centre Considerations

There are no species or habitats of special significance or species at risk at the development site.

Conclusion

Since there will be no harmful effects to fish habitat of the development of the marine access facility at **Strata Corporation EPS90** on Saltspring Island, Fisheries and Oceans Canada will require only a Notification of Project via their on-line application process (www.pac.dfo.gc.ca/habitat/steps/praf).



Rob Russell, R.P. Bio



Rob Waters, R.P. Bio

Appendix B

Species and Ecosystems At-Risk List

Table 1. Red and Blue listed species and ecosystems at-risk: As listed by CDC for the search area of Salt Spring Island, BC.

Scientific Name	English Name	BC List	SARA	SARA Date
Amphibians				
<i>Anaxyrus boreas</i>	Western Toad	Yellow	1 SC	Jun-18
<i>Aneides vagrans</i>	Wandering Salamander	Blue	1 SC	Feb-18
<i>Ascaphus truei</i>	Coastal Tailed Frog	Yellow	1 SC	Jun-03
<i>Dicamptodon tenebrosus</i>	Coastal Giant Salamander	Blue	1 T	Jun-03
<i>Lithobates pipiens</i>	Northern Leopard Frog	Red	1 E	Jun-03
<i>Rana aurora</i>	Northern Red-legged Frog	Blue	1 SC	Jan-05
<i>Rana pretiosa</i>	Oregon Spotted Frog	Red	1 E	Jun-03
Arachnids				
<i>Gnaphosa snohomish</i>	Georgia Basin Bog Spider	Red	1 SC	Feb-18
Birds				
<i>Accipiter gentilis laingi</i>	Northern Goshawk, <i>laingi</i> subspecies	Red	1 T	Jun-03
<i>Aechmophorus occidentalis</i>	Western Grebe	Red	1 SC	Nov-17
<i>Aeronautes saxatalis</i>	White-throated Swift	Blue		
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	Red		
<i>Ammospiza nelsoni</i>	Nelson's Sparrow	Red		
<i>Ardea herodias fannini</i>	Great Blue Heron, <i>fannini</i> subspecies	Blue	1 SC	Feb-10
<i>Asio flammeus</i>	Short-eared Owl	Blue	1 SC	Jul-12
<i>Athene cunicularia</i>	Burrowing Owl	Red	1 E	Jun-03
<i>Bartramia longicauda</i>	Upland Sandpiper	Red		
<i>Botaurus lentiginosus</i>	American Bittern	Blue		
<i>Brachyramphus marmoratus</i>	Marbled Murrelet	Blue	1 T	Jun-03
<i>Branta bernicla</i>	Brant	Blue		
<i>Branta canadensis occidentalis</i>	Canada Goose, <i>occidentalis</i> subspecies	Red		
<i>Buteo lagopus</i>	Rough-legged Hawk	Blue		
<i>Buteo swainsoni</i>	Swainson's Hawk	Red		
<i>Butorides virescens</i>	Green Heron	Blue		
<i>Calcarius pictus</i>	Smith's Longspur	Blue		
<i>Calidris canutus</i>	Red Knot	Blue	1 T	Feb-10
<i>Cardellina canadensis</i>	Canada Warbler	Blue	1 T	Feb-10
<i>Chondestes grammacus</i>	Lark Sparrow	Blue		
<i>Chordeiles minor</i>	Common Nighthawk	Blue	1 SC	Feb-23
<i>Coccothraustes vespertinus</i>	Evening Grosbeak	Yellow	1 SC	May-19
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	Red		
<i>Contopus cooperi</i>	Olive-sided Flycatcher	Yellow	1 SC	Feb-23
<i>Cygnus columbianus</i>	Tundra Swan	Blue		
<i>Cypseloides niger</i>	Black Swift	Blue	1 E	May-19

<i>Dolichonyx oryzivorus</i>	Bobolink	Red	1 T	Nov-17
<i>Eremophila alpestris strigata</i>	Horned Lark, <i>strigata</i> subspecies	Red	1 E	Jul-05
<i>Euphagus carolinus</i>	Rusty Blackbird	Blue	1 SC	Mar-09
<i>Falco mexicanus</i>	Prairie Falcon	Red		
<i>Falco peregrinus</i>	Peregrine Falcon	No	1 SC	
		Status		
<i>Falco peregrinus anatum</i>	Peregrine Falcon, <i>anatum</i> subspecies	Red		
<i>Falco peregrinus pealei</i>	Peregrine Falcon, <i>pealei</i> subspecies	Blue	1 SC	Jun-03
<i>Falco rusticolus</i>	Gyr Falcon	Blue		
<i>Fratercula cirrhata</i>	Tufted Puffin	Blue		
<i>Fratercula corniculata</i>	Horned Puffin	Red		
<i>Fulmarus glacialis</i>	Northern Fulmar	Red		
<i>Glaucidium gnoma swarthi</i>	Northern Pygmy-owl, <i>swarthi</i> subspecies	Blue		
<i>Hirundo rustica</i>	Barn Swallow	Yellow	1 T	Nov-17
<i>Hydroprogne caspia</i>	Caspian Tern	Blue		
<i>Icteria virens</i>	Yellow-breasted Chat	Red	1 E	Jun-03
<i>Larus californicus</i>	California Gull	Red		
<i>Limnodromus griseus</i>	Short-billed Dowitcher	Blue		
<i>Limosa haemastica</i>	Hudsonian Godwit	Red		
<i>Megascops kennicottii</i>	Western Screech-Owl	No	1 T	
		Status		
<i>Megascops kennicottii kennicottii</i>	Western Screech-Owl, <i>kennicottii</i> subspecies	Blue	1 T	Jan-05
<i>Melanerpes lewis</i>	Lewis's Woodpecker	Blue	1 T	Jul-12
<i>Melanitta americana</i>	Black Scoter	Blue		
<i>Melanitta perspicillata</i>	Surf Scoter	Blue		
<i>Nannopterum auritum</i>	Double-crested Cormorant	Blue		
<i>Numenius americanus</i>	Long-billed Curlew	Yellow	1 SC	Jan-05
<i>Nycticorax nycticorax</i>	Black-crowned Night-heron	Red		
<i>Oporornis agilis</i>	Connecticut Warbler	Blue		
<i>Oreoscoptes montanus</i>	Sage Thrasher	Red	1 E	Jun-03
<i>Patagioenas fasciata</i>	Band-tailed Pigeon	Blue	1 SC	Feb-11
<i>Pelecanus erythrorhynchos</i>	American White Pelican	Red		
<i>Phalaropus lobatus</i>	Red-necked Phalarope	Blue	1 SC	May-19
<i>Pinicola enucleator carlottae</i>	Pine Grosbeak, <i>carlottae</i> subspecies	Blue		
<i>Pluvialis dominica</i>	American Golden-Plover	Blue		
<i>Poocetes gramineus affinis</i>	Vesper Sparrow, <i>affinis</i> subspecies	Red	1 E	Dec-07
<i>Progne subis</i>	Purple Martin	Blue		
<i>Ptychoramphus aleuticus</i>	Cassin's Auklet	Red	1 SC	May-19
<i>Recurvirostra americana</i>	American Avocet	Blue		
<i>Setophaga castanea</i>	Bay-breasted Warbler	Red		
<i>Setophaga virens</i>	Black-throated Green Warbler	Blue		
<i>Sterna forsteri</i>	Forster's Tern	Red		

<i>Strix occidentalis</i>	Spotted Owl	Red	1 E	Jun-03
<i>Synthliboramphus antiquus</i>	Ancient Murrelet	Blue	1 SC	Aug-06
<i>Tringa incana</i>	Wandering Tattler	Blue		
<i>Tyto alba</i>	Barn Owl	Blue	1 T	Jun-18
<i>Uria aalge</i>	Common Murre	Red		
<i>Uria lomvia</i>	Thick-billed Murre	Red		
<i>Urile penicillatus</i>	Brandt's Cormorant	Red		
Bivalves				
<i>Musculium partumeium</i>	Swamp Fingernailclam	Blue		
<i>Musculium transversum</i>	Long Fingernailclam	Blue		
<i>Ostrea lurida</i>	Olympia Oyster	Blue	1 SC	Jun-03
<i>Sphaerium occidentale</i>	Herrington Fingernailclam	Blue		
<i>Sphaerium patella</i>	Rocky Mountain Fingernailclam	Red		
<i>Sphaerium striatinum</i>	Striated Fingernailclam	Blue		
Plants - Conifers				
<i>Pinus albicaulis</i>	whitebark pine	Blue	1 E	Jul-12
Plants - Dicots				
<i>Abronia latifolia</i>	yellow sand-verbena	Blue		
<i>Callitriche heterophylla</i> var. <i>heterophylla</i>	two-edged water-starwort	Unknown		
<i>Calystegia soldanella</i>	beach bindweed	Blue		
<i>Camissonia contorta</i>	contorted-pod evening-primrose	Red	1 E	Dec-07
<i>Castilleja levisecta</i>	golden paintbrush	Red	1 E	Jun-03
<i>Castilleja victoriae</i>	Victoria's owl-clover	Red	1 E	Jul-12
<i>Claytonia washingtoniana</i>	Washington springbeauty	Blue		
<i>Corispermum hookeri</i> var. <i>pseudodeclinatum</i>	British Columbia bugseed	Unknown		
<i>Crassula connata</i>	Erect Pigmyweed	Blue		
<i>Hosackia gracilis</i>	seaside bird's foot lotus	Red	1 E	Jun-03
<i>Lathyrus littoralis</i>	silky beach pea	Red	1 T	Feb-23
<i>Limnanthes macounii</i>	Macoun's meadow-foam	Red	1 T	Aug-06
<i>Lomatium dissectum</i>	fern-leaved desert-parsley	Red		
<i>Lupinus microcarpus</i> var. <i>microcarpus</i>	dense-flowered lupine	Red	1 E	Aug-06
<i>Lupinus oreganus</i> var. <i>kincaidii</i>	Kincaid's lupine	Unknown	1 EXT	Feb-11
<i>Meconella oregana</i>	white meconella	Red	1 E	Aug-06
<i>Microseris bigelovii</i>	coast microseris	Red	1 E	Dec-07
<i>Nuttallanthus texanus</i>	Texas toadflax	Blue		
<i>Orthocarpus bracteosus</i>	rosy owl-clover	Red	1 E	Jul-05
<i>Plagiobothrys figuratus</i> ssp. <i>figuratus</i>	fragrant popcornflower	Red	1 E	Feb-10
<i>Polygonum paronychia</i>	black knotweed	Blue		
<i>Psilocarphus elatior</i>	tall woolly-heads	Red	1 E	Jun-03
<i>Pyrola aphylla</i>	leafless wintergreen	Blue		
<i>Ranunculus alismifolius</i> var. <i>alismifolius</i>	water-plantain buttercup	Red	1 E	Jun-03

<i>Ranunculus californicus</i>	California buttercup	Red	1 E	Feb-11
<i>Sabulina pusilla</i>	dwarf sandwort	Red	1 E	Jul-05
<i>Sanicula arctopoides</i>	bear's-foot sanicle	Red	1 T	Jun-03
<i>Sanicula bipinnatifida</i>	purple sanicle	Red	1 T	Jun-03
<i>Sericocarpus rigidus</i>	white-top aster	Blue	1 SC	Jun-03
<i>Silene scouleri</i> ssp. <i>scouleri</i>	coastal Scouler's catchfly	Red	1 E	Jan-05
<i>Trifolium depauperatum</i> var. <i>depauperatum</i>	poverty clover	Blue		
<i>Trifolium dichotomum</i>	Macrae's clover	Red		
<i>Triphysaria versicolor</i> ssp. <i>versicolor</i>	bearded owl-clover	Red	1 E	Jun-03
<i>Utricularia ochroleuca</i>	ochroleucous bladderwort	Blue		
Plants - Ferns				
<i>Dryopteris arguta</i>	coastal wood fern	Blue	1 SC	Jun-03
<i>Polystichum californicum</i>	California Sword-fern	Red		
<i>Woodwardia fimbriata</i>	giant chain fern	Blue		
Gastropods				
<i>Allogona townsendiana</i>	Oregon Forestsnail	Red	1 E	Jan-05
<i>Carychium occidentale</i>	Western Thorn	Blue		
<i>Cryptomastix devia</i>	Puget Oregonian	Red	1 EXT	Jan-05
<i>Deroceras hesperium</i>	Evening Fieldslug	Red		
<i>Galba bulimoides</i>	Prairie Fossaria	Blue		
<i>Galba dalli</i>	Dusky Fossaria	Blue		
<i>Galba parva</i>	Pygmy Fossaria	Blue		
<i>Galba vancouverensis</i>	Vancouver Fossaria	Red		
<i>Gyraulus crista</i>	Star Gyro	Blue		
<i>Haliotis kamtschatkana</i>	Northern Abalone	Red	1 E	
<i>Hemphillia dromedarius</i>	Dromedary Jumping-slug	Red	1 T	Jan-05
<i>Hemphillia glandulosa</i>	Warty Jumping-slug	Red	1 SC	Jan-05
<i>Nearctula</i> sp. 1	Threaded Vertigo	Blue	1 SC	Jun-12
<i>Physella propinqua</i>	Rocky Mountain Physa	Blue		
<i>Physella virginea</i>	Sunset Physa	Blue		
<i>Planorbula campestris</i>	Meadow Rams-horn	Blue		
<i>Pristiloma johnsoni</i>	Broadwhorl Tightcoil	Blue		
<i>Promenetus umbilicatellus</i>	Umbilicate Sprite	Blue		
<i>Prophysaon coeruleum</i>	Blue-grey Taildropper	Blue	1 T	Feb-19
<i>Stagnicola caperata</i>	Wrinkled Marshsnail	Blue		
<i>Stagnicola traski</i>	Widelip Pondsnail	Blue		
Insects				
<i>Anarta edwardsii</i>	Edwards' Beach Moth	Red	1 E	Feb-11
<i>Argia emma</i>	Emma's Dancer	Blue		
<i>Argia vivida</i>	Vivid Dancer	Blue	1 SC	Feb-19
<i>Bombus occidentalis</i>	Western Bumble Bee	Blue		

Habitat Assessment Memo

<i>Callophrys eryphon sheltonensis</i>	Western Pine Elfin, <i>sheltonensis</i> subspecies	Blue		
<i>Callophrys johnsoni</i>	Johnson's Hairstreak	Red		
<i>Callophrys mossii mossii</i>	Moss' Elfin, <i>mossii</i> subspecies	Red		
<i>Cercyonis pegala incana</i>	Common Wood-nymph, <i>incana</i> subspecies	Red		
<i>Chlosyne hoffmanni</i>	Hoffman's Checkerspot	Red		
<i>Cicindela hirticollis</i>	Hairy-necked Tiger Beetle	Blue		
<i>Coenonympha californica insulana</i>	Common Ringlet, <i>insulana</i> subspecies	Red		
<i>Copablepharon fuscum</i>	Sand-verbena Moth	Red	1 E	Jul-05
<i>Danaus plexippus</i>	Monarch	Red	1 SC	Jun-03
<i>Enallagma clausum</i>	Alkali Bluet	Blue		
<i>Epargyreus clarus</i>	Silver-spotted Skipper	No Status		
<i>Epargyreus clarus californicus</i>	Silver-spotted Skipper, <i>californicus</i> subspecies	Red		
<i>Erynnis propertius</i>	Propertius Duskywing	Red		
<i>Erythemis collocata</i>	Western Pondhawk	Blue		
<i>Euchloe ausonides insulanus</i>	Large Marble, <i>insulanus</i> subspecies	Red	1 EXT	Jun-03
<i>Euphydryas editha taylora</i>	Edith's Checkerspot, <i>taylora</i> subspecies	Red	1 E	Jun-03
<i>Euphyes vestris</i>	Dun Skipper	Blue	1 T	Jun-03
<i>Hesperia colorado oregonia</i>	Western Branded Skipper, <i>oregonia</i> subspecies	Red	1 E	Feb-23
<i>Icaricia icarioides blackmorei</i>	Boisduval's Blue, <i>blackmorei</i> subspecies	Blue		
<i>Icaricia saepiolus insulanus</i>	Greenish Blue, <i>insulanus</i> subspecies	Red	1 E	Jun-03
<i>Octogomphus specularis</i>	Grappletail	Red		
<i>Omus audouini</i>	Audouin's Night-stalking Tiger Beetle	Red	1 T	Jun-18
<i>Ophiogomphus occidentis</i>	Sinuous Snaketail	Blue		
<i>Pachydiplax longipennis</i>	Blue Dasher	Blue		
<i>Papilio indra</i>	Indra Swallowtail	Red		
<i>Parnassius clodius claudianus</i>	Clodius Parnassian, <i>claudianus</i> subspecies	Blue		
<i>Parnassius clodius pseudogallatinus</i>	Clodius Parnassian, <i>pseudogallatinus</i> subspecies	Blue		
<i>Parnassius smintheus olympiannus</i>	Rocky Mountain Parnassian, <i>olympiannus</i> subspecies	Blue		
<i>Speyeria zerene bremnerii</i>	Zerene Fritillary, <i>bremnerii</i> subspecies	Red		
<i>Sympetrum vicinum</i>	Autumn Meadowhawk	Blue		
<i>Tanypteryx hageni</i>	Black Petaltail	Blue		
<i>Tramea lacerata</i>	Black Saddlebags	Red		
Lamprey				
<i>Entosphenus macrostomus</i>	Cowichan Lake Lamprey	Red	1 T	Jun-03
<i>Lampetra richardsoni</i> pop. 1	Western Brook Lamprey (Morrison Creek Population)	Red	1 E	Jun-03

Malacostracans					
<i>Stygobromus quatsinensis</i>	Quatsino Cave Amphipod	Blue			
Mammals					
<i>Aplodontia rufa</i>	Mountain Beaver	Yellow	1 SC	Jun-03	
<i>Cervus elaphus roosevelti</i>	Roosevelt Elk	Blue			
<i>Corynorhinus townsendii</i>	Townsend's Big-eared Bat	Blue			
<i>Eptesicus fuscus</i>	Big Brown Bat	Yellow			
<i>Eschrichtius robustus</i>	Grey Whale	Blue	1 SC	Jul-05	
<i>Eumetopias jubatus</i>	Steller Sea Lion	Blue	1 SC	Jul-05	
<i>Gulo gulo</i>	Wolverine	No	1 SC	Jun-18	
		Status			
<i>Gulo gulo luscus</i>	Wolverine, <i>luscus</i> subspecies	Blue	1 SC	Jun-18	
<i>Gulo gulo vancouverensis</i>	Wolverine, <i>vancouverensis</i> subspecies	Red	1 SC	Jun-18	
<i>Lasionycteris noctivagans</i>	Silver-haired Bat	Yellow			
<i>Lasiurus cinereus</i>	Hoary Bat	Blue			
<i>Lepus americanus washingtonii</i>	Snowshoe Hare, <i>washingtonii</i> subspecies	Red			
<i>Mirounga angustirostris</i>	Northern Elephant Seal	Red			
<i>Mustela frenata altifrontalis</i>	Long-tailed weasel, <i>altifrontalis</i> subspecies	Red			
<i>Mustela richardsonii anguinae</i>	Ermine, <i>anguinae</i> subspecies	Blue			
<i>Myodes gapperi occidentalis</i>	Southern Red-backed Vole, <i>occidentalis</i> subspecies	Red			
<i>Myotis californicus</i>	Californian Myotis	Yellow			
<i>Myotis evotis</i>	Long-eared Myotis	Yellow			
<i>Myotis lucifugus</i>	Little Brown Myotis	Blue	1 E	Dec-14	
<i>Myotis volans</i>	Long-legged Myotis	Yellow			
<i>Myotis yumanensis</i>	Yuma Myotis	Blue			
<i>Oreamnos americanus</i>	Mountain Goat	Blue			
<i>Pekania pennanti</i>	Fisher	No			
		Status			
<i>Scapanus townsendii</i>	Townsend's Mole	Red	1 E	Jan-05	
<i>Sorex bendirii</i>	Pacific Water Shrew	Red	1 E	Jun-03	
<i>Sorex navigator brooksi</i>	Western Water Shrew, <i>brooksi</i> subspecies	Blue			
<i>Sorex rohweri</i>	Olympic Shrew	Red			
<i>Sorex trowbridgii</i>	Trowbridge's Shrew	Blue			
<i>Ursus arctos</i>	Grizzly Bear	Blue	1 SC	Jun-18	
Plants - Monocots					
<i>Allium amplexans</i>	slimleaf onion	Blue			
<i>Carex tumulicola</i>	foothill sedge	Yellow	1 E	Feb-10	
<i>Festuca rubra ssp. mediana</i>	dwarf red fescue	Yellow			
<i>Sisyrinchium idahoense</i> var. <i>segetum</i>	Idaho blue-eyed-grass	Red			
Oligochaetes					

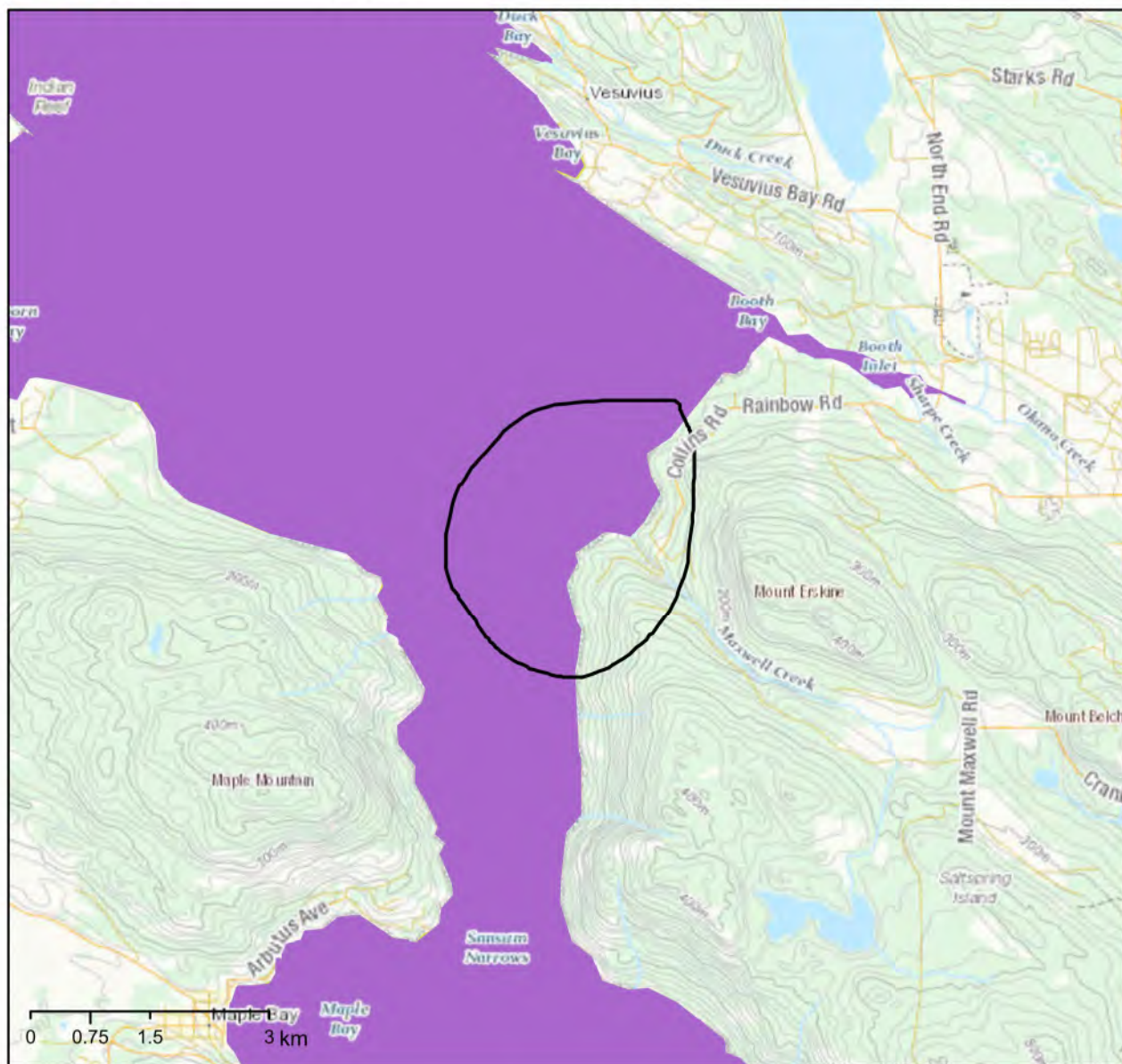
<i>Arctiostrotus perrieri</i>	an earthworm	Blue		
Ray-finned fishes				
<i>Acipenser medirostris</i>	Green Sturgeon	Blue	1 SC	Aug-06
<i>Acipenser transmontanus</i>	White Sturgeon	No Status	1 E	
<i>Acipenser transmontanus</i> pop. 4	White Sturgeon (Lower Fraser River Population)	Red		
<i>Catostomus</i> sp. 4	Salish Sucker	Red	1 T	Jan-05
<i>Cottus aleuticus</i> pop. 1	Coastrange Sculpin, Cultus Population	Red	1 T	Jun-03
<i>Gasterosteus aculeatus</i> pop. 2	Little Quarry Lake Benthic Threespine Stickleback	Red		
<i>Gasterosteus aculeatus</i> pop. 3	Little Quarry Limnetic Threespine Stickleback	Red		
<i>Gasterosteus</i> sp. 16	Vananda Creek Limnetic Stickleback	Red	1 E	Jun-03
<i>Gasterosteus</i> sp. 17	Vananda Creek Benthic Stickleback	Red	1 E	Jun-03
<i>Gasterosteus</i> sp. 2	Enos Lake Limnetic Stickleback	Red	1 E	Jan-05
<i>Gasterosteus</i> sp. 3	Enos Lake Benthic Stickleback	Red	1 E	Jan-05
<i>Gasterosteus</i> sp. 4	Paxton Lake Limnetic Stickleback	Red	1 E	Jun-03
<i>Gasterosteus</i> sp. 5	Paxton Lake Benthic Stickleback	Red	1 E	Jun-03
<i>Hybognathus hankinsoni</i> - Pacific group	Brassy Minnow - Pacific Group	Blue		
<i>Oncorhynchus clarkii clarkii</i>	Cutthroat Trout, <i>clarkii</i> subspecies	Blue		
<i>Rhinichthys cataractae</i> - Chehalis lineage	Nooksack Dace	Red	1 E	Jun-03
<i>Salvelinus confluentus</i>	Bull Trout	Blue		
<i>Salvelinus confluentus</i> pop. 28	Bull Trout - South Coast Population	Blue	1 SC	Aug-19
<i>Spirinchus</i> sp. 1	Pygmy Longfin Smelt	Red		
<i>Thaleichthys pacificus</i>	Eulachon	Blue		
Reptiles				
<i>Charina bottae</i>	Northern Rubber Boa	Yellow	1 SC	Jan-05
<i>Contia tenuis</i>	Common Sharp-tailed Snake	Red	1 E	Jun-03
<i>Pituophis catenifer</i>	Gophersnake	No Status	1	Jan-05
<i>Pituophis catenifer catenifer</i>	Gophersnake, <i>catenifer</i> subspecies	Red	1 EXT	Jan-05
<i>Actinemys marmorata</i>	Northwestern Pond Turtle	Red	1 EXT	Jan-05
<i>Chrysemys picta</i>	Painted Turtle	No Status	1 T/SC	Aug-21
<i>Chrysemys picta</i> pop. 1	Painted Turtle - Pacific Coast Population	Red	1 T	Aug-21
<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	Red	1 E	May-17
Mosses, Lichens and Other				
<i>Bartramia aprica</i>	rigid apple moss	Red	1 E	Jun-03
<i>Brotherella roellii</i>	Roell's brotherella	Red	1 E	Jun-18
<i>Cladonia decorticata</i>	strip-tease pixie	Blue		
<i>Collema flaccidum</i>	flaking tarpaper	Red		
<i>Dermatocarpon intestiniforme</i>	quilted stippleback	Blue		

Habitat Assessment Memo

<i>Entosthodon fascicularis</i>	banded cord-moss	Blue	1 SC	Aug-06
<i>Erioderma solediatum</i>	vole felt	Blue		
<i>Fabronia pusilla</i>	silver hair moss	Red	1 E	Jan-05
<i>Fissidens pauperculus</i>	poor pocket moss	Red	1 E	Jun-03
<i>Hypogymnia heterophylla</i>	seaside bone	Red	1 T	Feb-10
<i>Leioderma solediatum</i>	felted elf	Blue		
<i>Lobaria silvae-veteris</i>	oldgrowth lung	Red		
<i>Nephroma occultum</i>	cryptic paw	Blue	1 SC	Dec-07
<i>Pannaria rubiginosa</i>	considerable gingerbread	Red		
<i>Peltigera gowardii</i>	northwest waterfan	Red	1 SC	Feb-18
<i>Physconia detersa</i>	bottlebrush frost	Red		
<i>Scytinium californicum</i>	midlife vinyl	Blue		
<i>Scytinium platynum</i>	batwing vinyl	Yellow	1 E	Feb-17
<i>Scytinium polycarpum</i>	peacock vinyl	Yellow	1 SC	
<i>Seligeria acutifolia</i>	acuteleaf small limestone moss	Red	1 E	May-21
<i>Syntrichia laevipila</i>	twisted oak moss	Blue	1 SC	Jul-05

Appendix C

DFO Aquatic Species at Risk Report



One or more aquatic species listed under the Species at Risk Act are found (or potentially found) within the coloured areas.

-  Critical Habitat
-  Extirpated, Endangered, or Threatened
-  Special Concern

How to use this information:

1. The map and species list are intended to provide a general overview of aquatic species at risk and their critical habitat that may occur within the mapped area.

2. To assess your project go to:
www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html

If you encounter an aquatic species at risk in an area that is not currently mapped, please notify your regional Fisheries Protection Program office to ensure that you are compliant with the Species at Risk Act. The official source of information for species at risk is the Species at Risk Public Registry
<https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry.html>

To protect fish and fish habitat, including aquatic species at risk, their residences, and their critical habitat, efforts should be made to avoid, mitigate and/or offset harm. Following the measures to avoid harm will help you comply with the Fisheries Act and the Species at Risk Act.

Critical habitat for these species is found within the outlined area

Critical habitat is identified in recovery strategies or action plans for species listed under Schedule 1 of the Species at Risk Act as extirpated, endangered or threatened.

Name	Where Found	Species Status
	No critical habitat	

Species found (or potentially found) within the outlined area

Name	Where Found	Species Status
Basking Shark - Pacific	Pacific Ocean/Océan Pacifique	Endangered
Bluntnose Sixgill Shark	Pacific Ocean/Océan Pacifique	Special Concern
Green Sturgeon	Pacific Ocean/Océan Pacifique	Special Concern
Grey Whale - Eastern North Pacific	Pacific Ocean/Océan Pacifique	Special Concern
Harbour Porpoise - Pacific Ocean	Pacific Ocean/Océan Pacifique	Special Concern
Humpback Whale - North Pacific	Pacific Ocean/Océan Pacifique	Special Concern
Killer Whale - Northeast Pacific Offshore	Pacific Ocean/Océan Pacifique	Threatened
Killer Whale - Northeast Pacific Southern Resident	Pacific Ocean/Océan Pacifique	Endangered
Killer Whale - Northeast Pacific Transient	Pacific Ocean/Océan Pacifique	Threatened
Leatherback Sea Turtle - Pacific	Pacific Ocean/Océan Pacifique	Endangered
Longspine Thornyhead	Pacific Ocean/Océan Pacifique	Special Concern

Northern Abalone	Pacific Ocean/Océan Pacifique	Endangered
Rougheye Rockfish type I	Pacific Ocean/Océan Pacifique	Special Concern
Rougheye Rockfish type II	Pacific Ocean/Océan Pacifique	Special Concern
Steller Sea Lion	Pacific Ocean/Océan Pacifique	Special Concern
Tope	Pacific Ocean/Océan Pacifique	Special Concern
Yelloweye Rockfish - Pacific Ocean Inside Waters	Pacific Ocean/Océan Pacifique	Special Concern
Yelloweye Rockfish - Pacific Ocean Outside Waters	Pacific Ocean/Océan Pacifique	Special Concern



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250029**

To: Strata Corporation EPS90

1. This Development Variance Permit applies to the land described below:

COMMON PROPERTY, SECTION 20 AND DISTRICT LOT 30 NORTH SALT SPRING ISLAND COWICHAN DISTRICT STRATA PLAN EPS90 (206-212 Narrows West Road, Salt Spring Island)

2. Salt Spring Island Land Use Bylaw 355, 1999 is varied as follows:

- a) Section 9.11.2 which states that the maximum area of a float used for non-commercial boat moorage is 35 m², is varied to permit the construction of a float with 136 m² area such that it facilitates the proposed group moorage in accordance with Schedule 'A', Schedule 'B' and Schedule 'C'.

The development shall be consistent with Schedules 'A', 'B' and 'C' which are attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

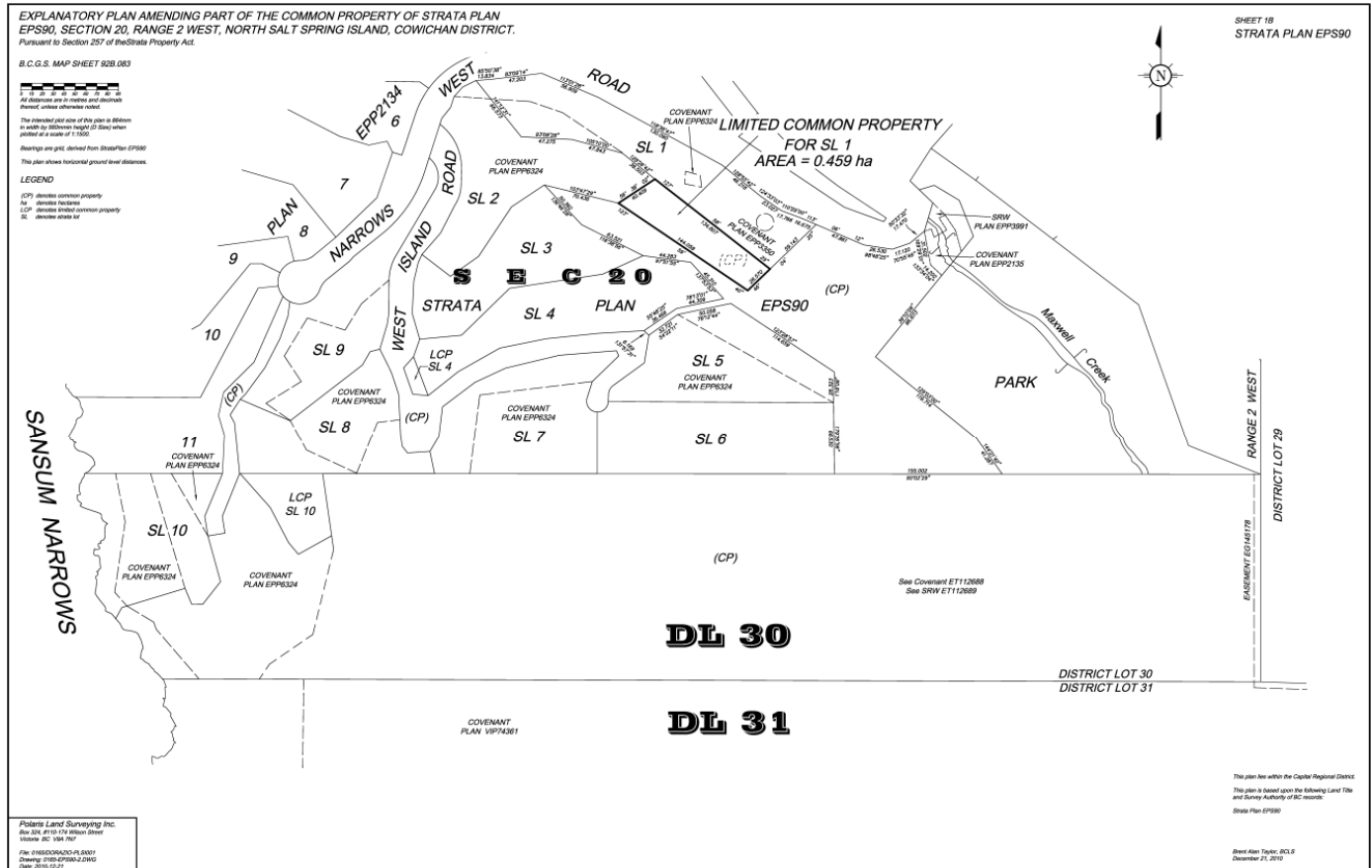
**AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS XXXX DAY OF XXX 20XX.**

Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY
THE XXXX DAY OF XXXX 20XX THIS PERMIT AUTOMATICALLY LAPSES.**

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250029**



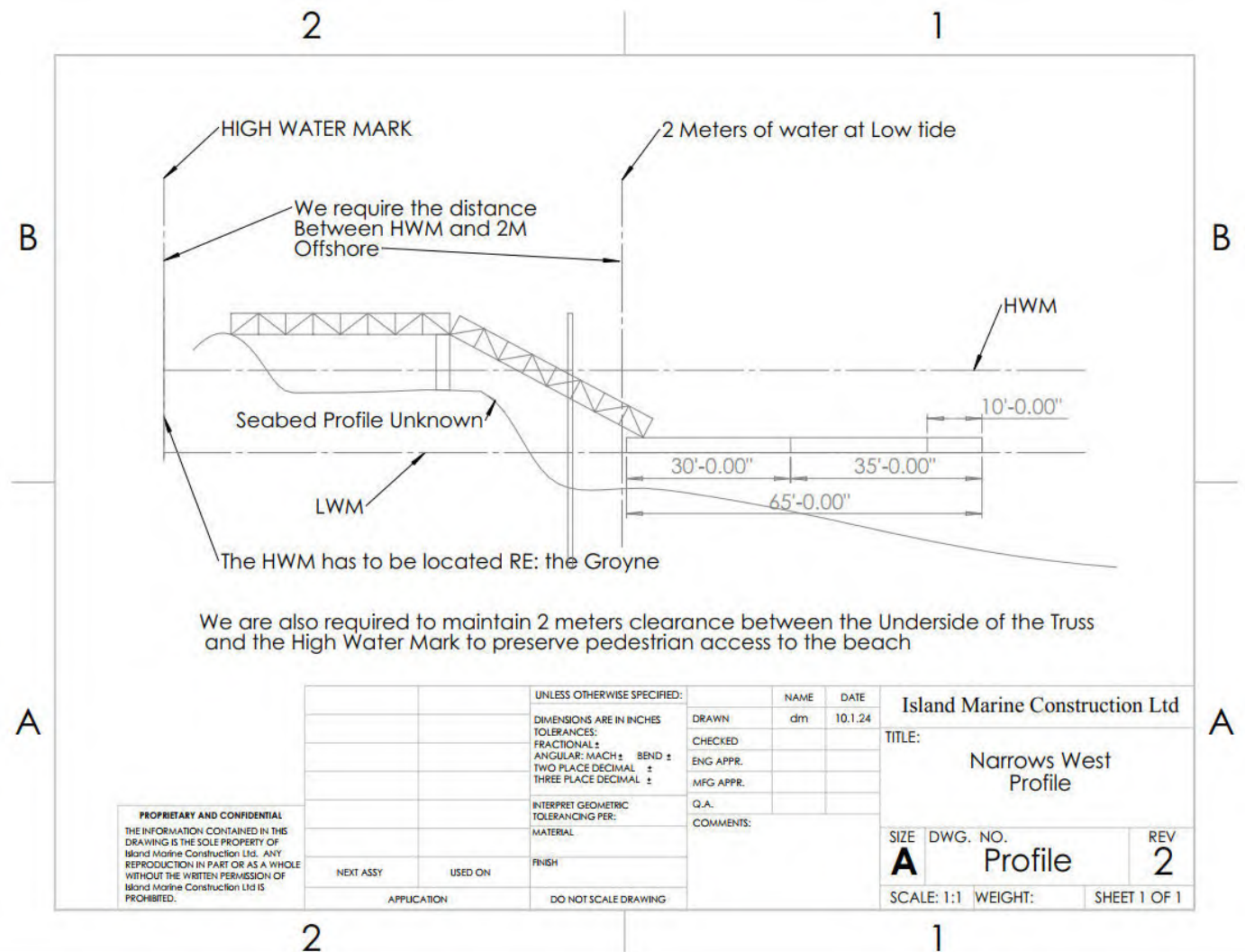


SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250029

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20250029

SCHEDULE 'C'

[Profile]

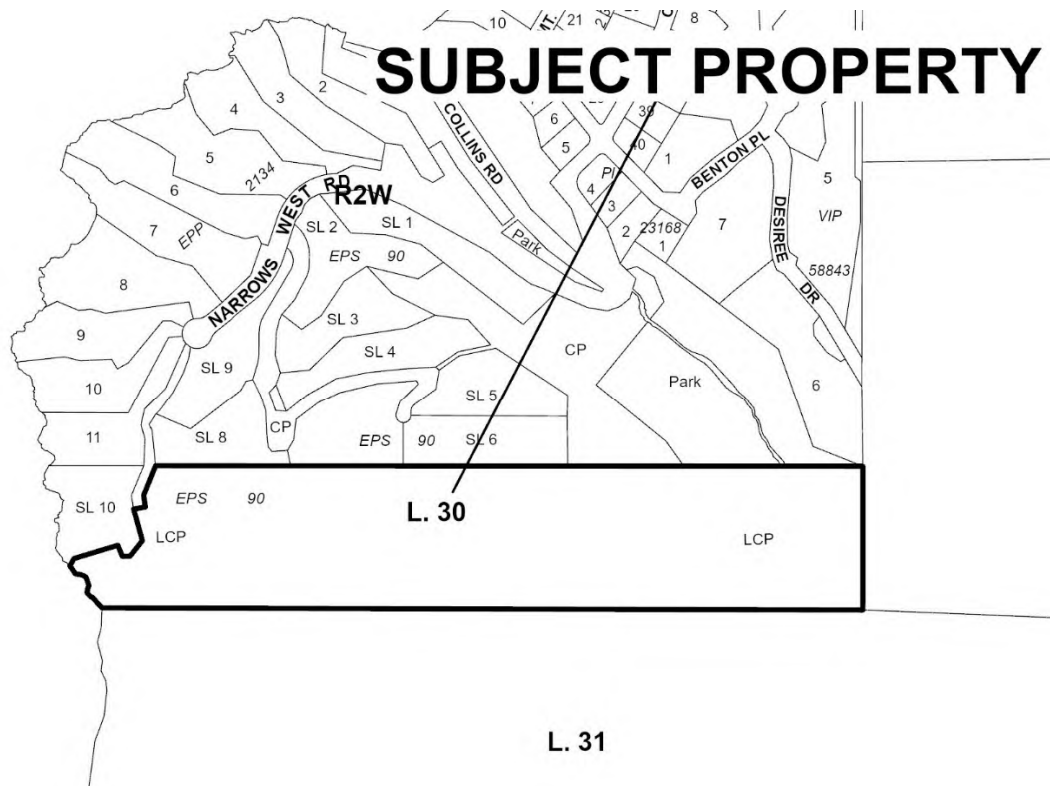


NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, the proposed permit would vary the the Salt Spring Island Land Use Bylaw No. 355 by:

- Varying Section 9.11.2 to increase the maximum area of a float used for non-commercial boat moorage from 35sq m (376.78 sq ft) to 136 sq m (1463.89 sq ft)

The property is a common property located at Narrows West Road (206-212) and is legally described as: COMMON PROPERTY, SECTION 20 AND DISTRICT LOT 30 NORTH SALT SPRING ISLAND COWICHAN DISTRICT STRATA PLAN EPS90

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, BC V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, commencing **May 26, 2025** and continuing up to and including **June 5, 2025**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Salt Spring Island.

Enquiries or comments should be directed to Milad Panahifar 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: ssiinfo@islandstrust.bc.ca before 4:30 pm, **June 4, 2025**.

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting starting at **June 5, 2025** starting at 9:30 a.m. at the Salt Spring Legion, Meaden Hall, 120 Blain Road, Salt Spring Island. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon. 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.

Rob Pingle, Deputy Secretary

Narrows West

The purpose of the application is to receive permission for the development of a marine dock for the exclusive use of members of the Strata Property known as EPS90. The development involves a 60' x 4.5' (18.3m x 1.42m) welded aluminum ramp. The ramp is well constructed from 6061-T6 aluminum square tube and deck with light penetrating MiniMesh fiberglass reinforced polymer decking as is the industry standard in BC. The offshore end of the ramp is suspended by cables to two steel counterbalancing piles. These piles are 10.25 inches (260.4mm) in diameter. These piles shall be drilled or driven into the seabed as geology permits. When in use the ramp will lower to land on a 10' x 20' (3.05m x 6.1m) timber float, this float shall be hinged to a 10' x 35' (3.04m x 10.67m) timber from the offshore end of this float on the southern side a 10' x 65' (3.05m x 19.8m) timber float shall be attached a by hinge. These floats are of timber construction using ACZA CCA treated timber, NO creosoted timber shall be used in any part of the construction. The float will be decked with precast concrete panels and flotation for the floats will be provided using Polyethylene encapsulated Styrofoam billets as is the standard in BC. Anchoring shall be provided using six precast five-ton concrete anchors in the offshore and two galvanised steel rock pins drilled and grouted on or about the Low water mark. All anchoring elements will be connected to the floats using Hot Dipped Galvanized Chain and connected using shackles rated for the purpose.

As the proposed development exceeds the 36² meters permitted float size allowed for a simple residential dock we request a variance to permit members of Strata EPS90 boat access to their common waterfront shared property. Our request is for the equivalent (3.18) three simple residential docks.

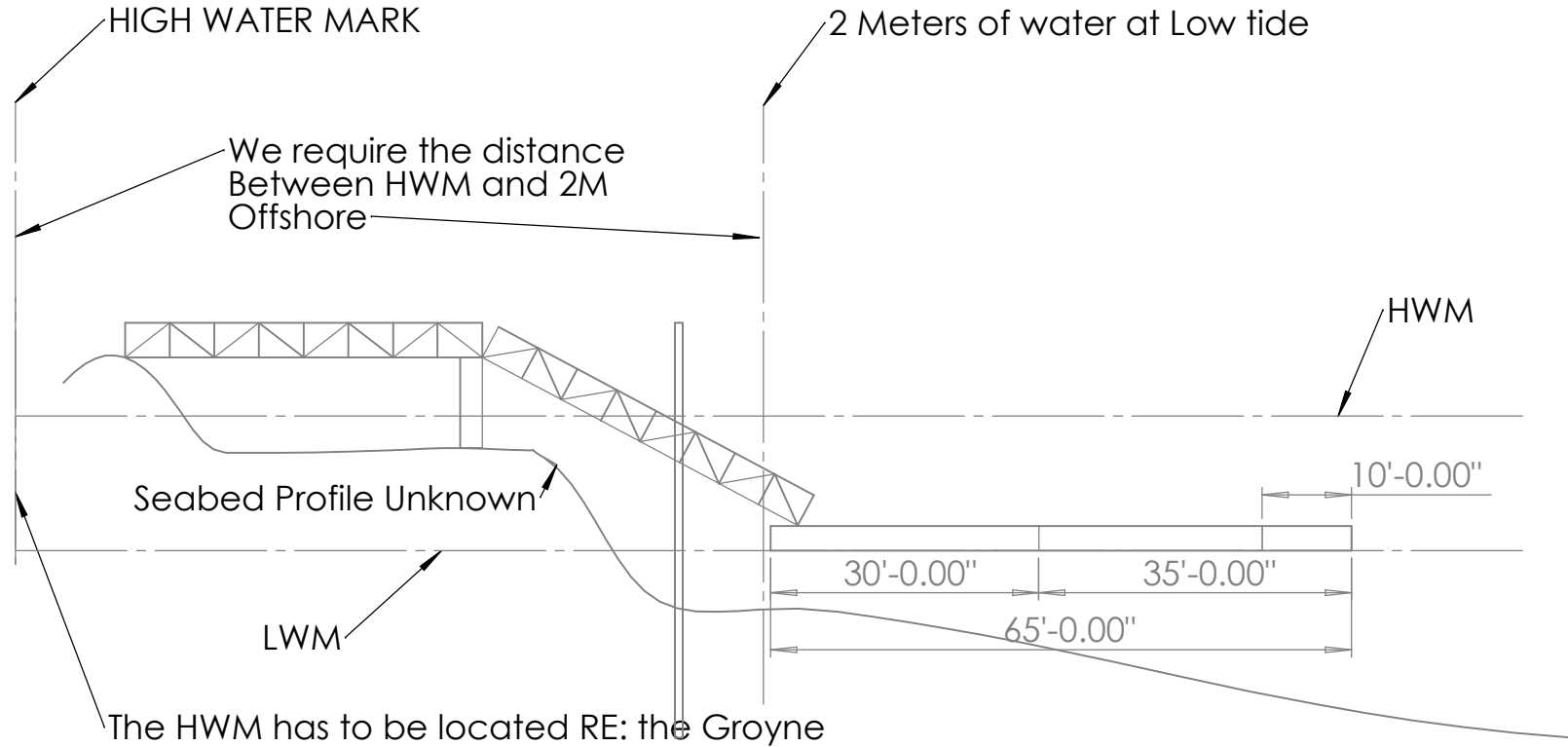
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1

ATTACHMENT 6

B

B



We are also required to maintain 2 meters clearance between the Underside of the Truss and the High Water Mark to preserve pedestrian access to the beach

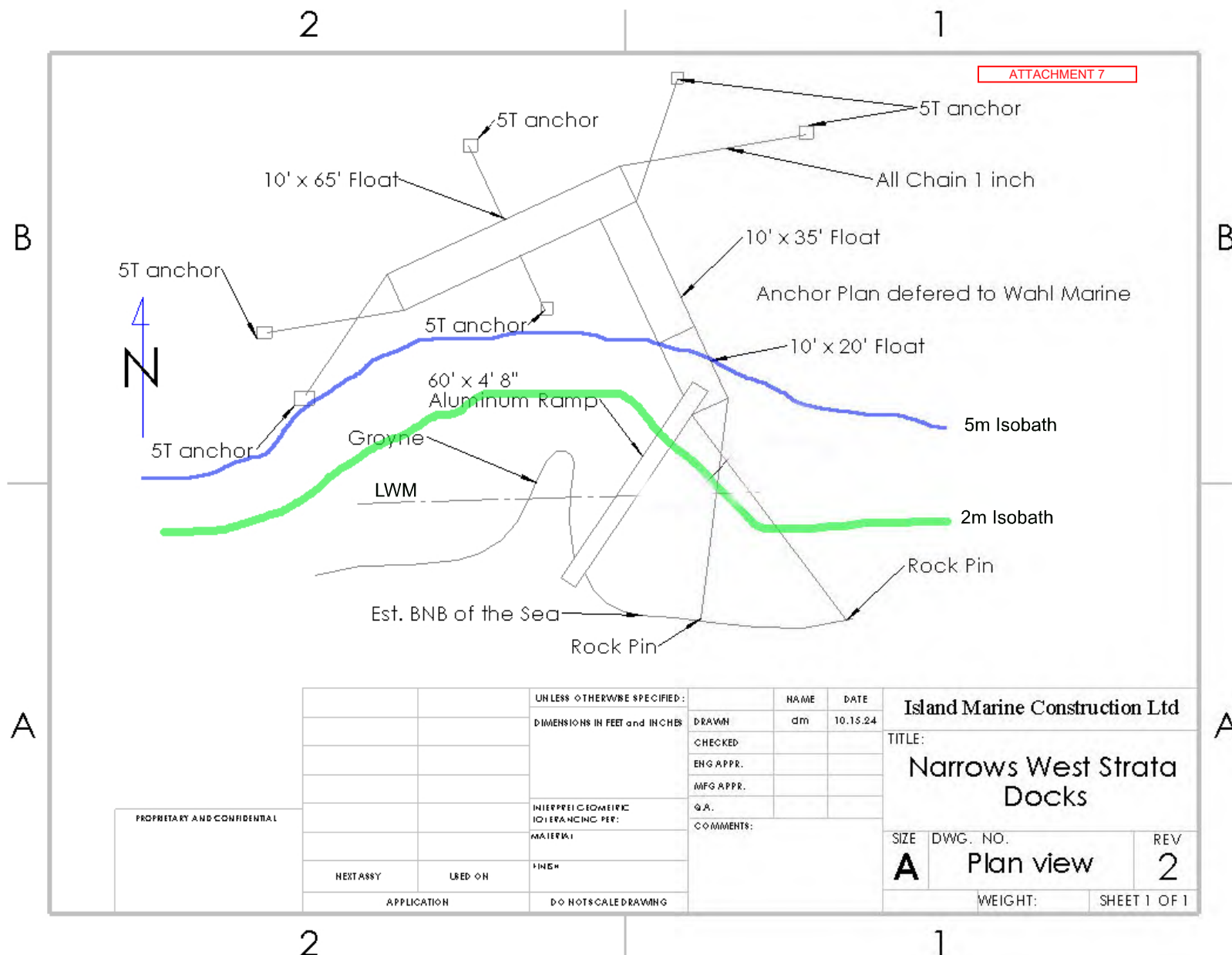
A

A

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Island Marine Construction Ltd. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Island Marine Construction Ltd IS PROHIBITED.			UNLESS OTHERWISE SPECIFIED:		NAME	DATE	Island Marine Construction Ltd	
			DIMENSIONS ARE IN INCHES		DRAWN	dm		
			TOLERANCES:		CHECKED			
			FRACTIONAL ±		ENG APPR.			
			ANGULAR: MACH ± BEND ±		MFG APPR.			
			TWO PLACE DECIMAL ±		Q.A.		TITLE: Narrows West Profile	
			THREE PLACE DECIMAL ±		COMMENTS:			
			INTERPRET GEOMETRIC TOLERANCING PER:					
			MATERIAL				SIZE	DWG. NO.
		NEXT ASSY	USED ON	FINISH			A	Profile
							SCALE: 1:1	WEIGHT:
		APPLICATION		DO NOT SCALE DRAWING				SHEET 1 OF 1

2

1



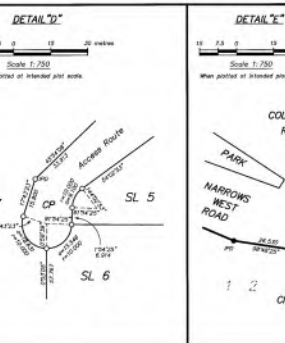
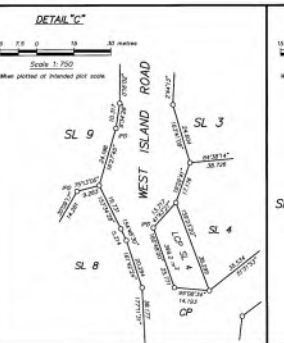
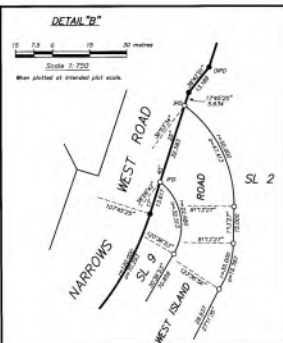
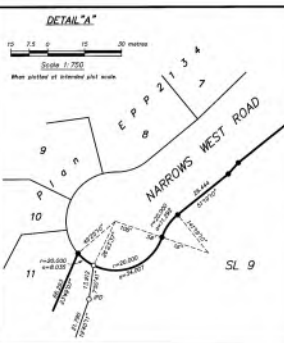
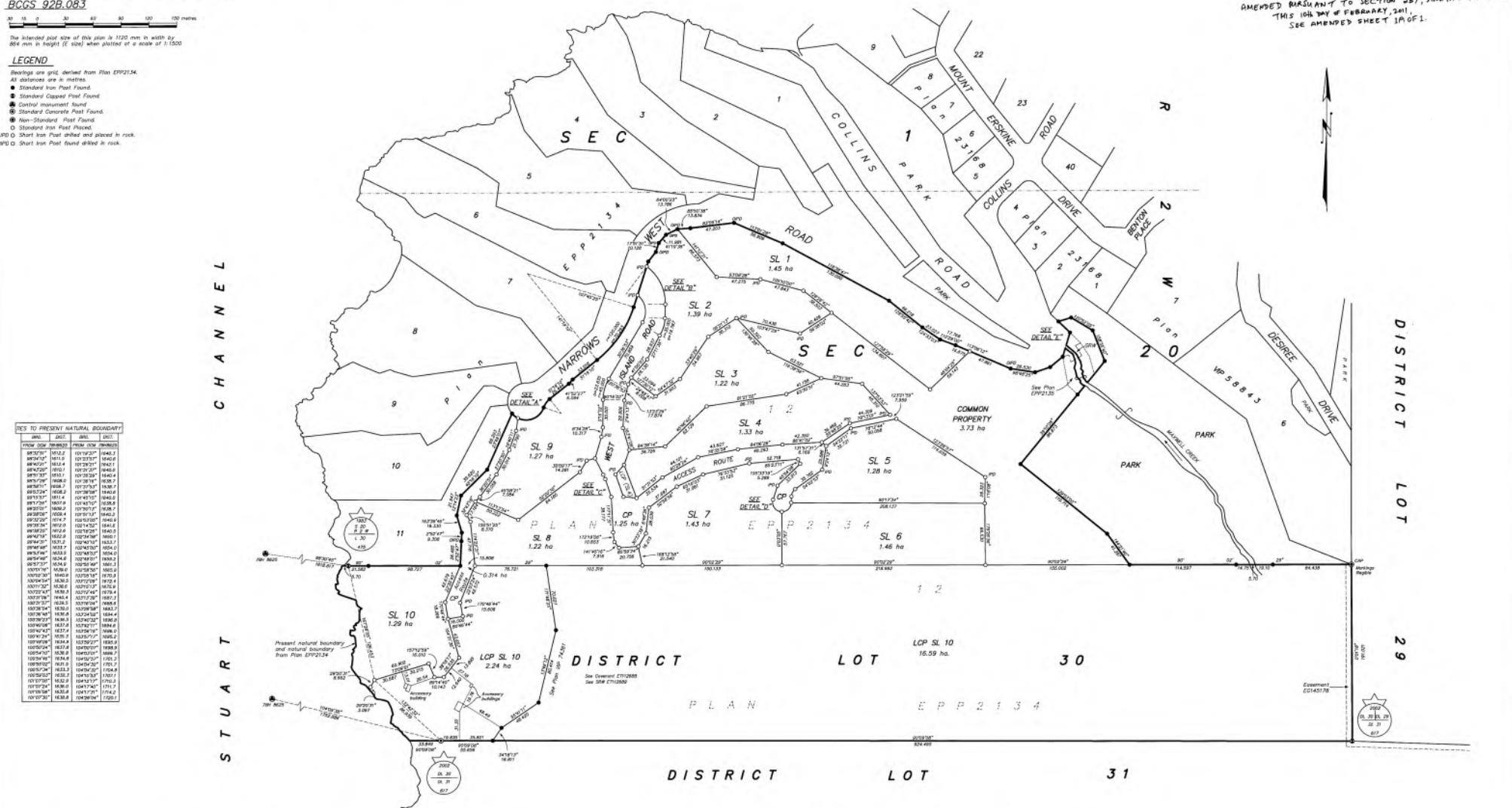
ATTACHMENT 8

The intended plot size of this plan is 1120 mm in width by 854 mm in height (E size) when plotted at a scale of 1:1500

Bearings are grid, derived from Plan EPP2134.

- All distances are in metres.
- Standard Iron Post Found.
 - Standard Capped Post Found.
 - Control monument found.
 - Standard Concrete Post Found.
 - Non-Standard Post Found.
 - Short Iron Post Placed.
- SPD ○ Short Iron Post drilled and placed in rock.
 WFO ○ Short Iron Post found drilled in rock.

AMENDED PURSUANT TO SECTION 251, STRATA PROPERTY ACT
THIS 10th DAY OF FEBRUARY, 2011,
SEE AMENDED SHEET 1A OF 1.



A covenant in the name of the Salt Spring Island Local Trust Committee pursuant to Section 219 is a condition of approval for subdivision.

A covenant in the name of Her Majesty the Queen in Right of the Province of British Columbia as represented by the Ministry of Transportation and Infrastructure and the Capital Regional District pursuant to Section 219 is also a condition of approval for subdivision.

This bore land strata plan lies within the jurisdiction of the
Approving Officer for the Ministry of Transportation and Infrastructure.
File # 01-901-25083

This plan need not comply with Bare Land Strata Regulations 75/78 Section 8 of the Strata Property Act.

The field survey represented by this plan was completed by
Brian G. Wolfe-Miner, BCIS, on the 24th day of August, 2009.

C/MC ADDRESS:
427 Collins Road
Salt Spring Island, B.C.
V8S 2G1

This plan lies within the Capital Assessment area.
This plan lies within the Capital Regional District.

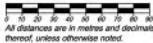
148

reg. no. 505521

149

EXPLANATORY PLAN AMENDING PART OF THE COMMON PROPERTY OF STRATA PLAN EPS90, SECTION 20, RANGE 2 WEST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT.
Pursuant to Section 257 of the Strata Property Act.

B.C.G.S. MAP SHEET 92B.083



The intended plot size of this plan is 864mm in width by 560mm height (D Size) when plotted at a scale of 1:1500.

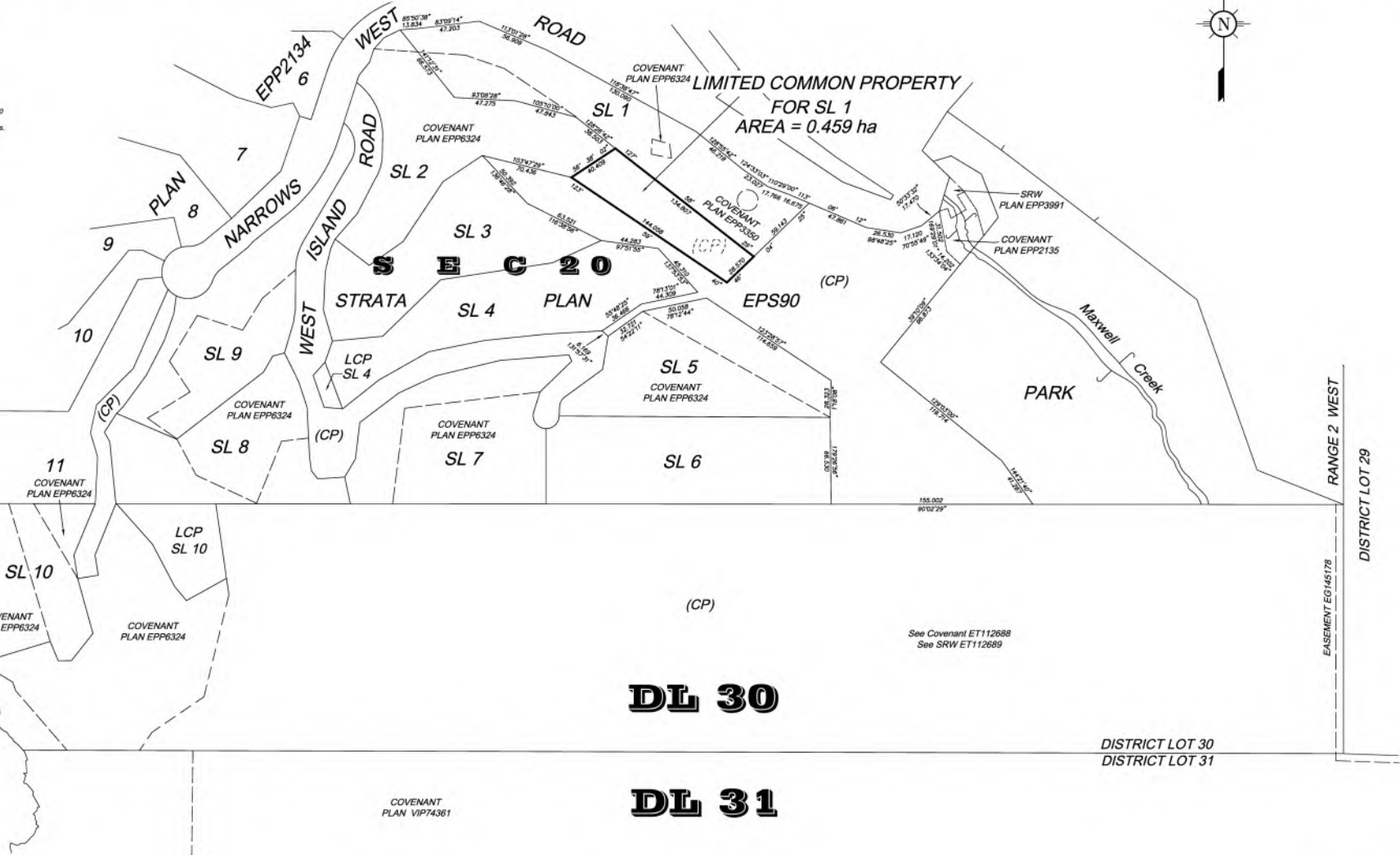
Bearings are grid, derived from StrataPlan EPS90

This plan shows horizontal ground level distances.

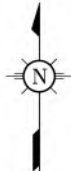
LEGEND

(CP) denotes common property
ha denotes hectares
LCP denotes limited common property
SL denotes strata lot

SANSUM NARROWS



SHEET 1B
STRATA PLAN EPS90



This plan lies within the Capital Regional District.

This plan is based upon the following Land Title and Survey Authority of BC records:

Strata Plan EPS90

Stewart Alan Taylor, BCLS
December 21, 2010

Polaris Land Surveying Inc.
Box 324, #110-114 Wilson Street
Victoria, BC V8A 7A7

File: 0165DOWNSLOPE.DWG
Drawing: 0165-EPS90-2.DWG
Date: 2010-12-21



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

DATE OF MEETING: Salt Spring Island Complete Communities Project

TO: Salt Spring Island Local Trust Committee

FROM: Chris Buchan, A/Island Planner
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Major Projects: Quarterly Update – June

REPORT SUMMARY

This report provides the Salt Spring Island Local Trust Committee (LTC) with a quarterly progress update on the OCP-LUB Update Project. This provides updates on:

- recent milestones
- current status
- potential issues and opportunities
- a discussion regarding the current Project Advisory Planning Commission (PAPC) meeting
- Project First Nations engagement status

BACKGROUND

1. Consultant Procurement

The Request for Proposals (RFP) process concluded successfully in March following extension of the bid process. As of late May, the project team is in the final stages of securing a consultant for the OCP-LUB Update Project. Contract finalization is anticipated to be completed shortly, with a formal project kickoff meeting expected in early-to-mid June.

2. First Nations Outreach

Following a letter from the Chair to all First Nations with Treaty or territorial interest over the Plan Area, minimal response has been received. Some Nations have responded to confirm deferral or interest at this stage. Staff are following up with all First Nations to gauge interest and identify opportunities to engage.

3. Advisory Planning Committee Initiation

The first orientation meeting for the Project Advisory Planning Commission (PAPC) was held on May 29, 2025. Members were provided with an overview of project themes, project background, and roles and responsibilities for review. Subsequent meetings will align with project milestones as outlined in the Terms of Reference.

UPCOMING MILESTONES

- Consultant and staff kick-off meeting and onboarding
- Development of a Project Work Plan and Engagement Plan – This will include an update project schedule.
- Targeted community visioning
- Development of a First Nations Engagement Strategy. A further update on this should be expected in the coming months.
- PAPC will be engaged in all milestones in accordance with the Communications and Engagement Strategy.

ISSUES AND OPPORTUNITIES

Advisory Planning Commission Meeting Format

Section 6.1 of the APC Bylaw No. 467 currently prohibits hybrid meeting formats, requiring a meeting to occur in a public facility. During the May 29 orientation, Staff and attending Trustees heard APC member interest in a hybrid model, noting benefits such as accessibility, flexibility for participation, and accommodating members with transportation or scheduling barriers.

While there may be interest in creating greater meeting flexibility to accommodate various APC member schedules, Section 226.2 of the *Local Government Act* which sets procedures around electronic meetings via committee's does not extend to the *Islands Trust Act*. Electronic attendance to committee meetings is therefore not possible. It is unclear whether LTC may direct staff to initiate an administrative APC Bylaw Amendment to allow for greater flexibility via a hybrid meeting option.

First Nations Consultation Budget.

The project's Terms of Reference note that thirteen (13) First Nations have treaty and territorial interests in the Salt Spring Island Local Trust Area. Given this significant and ongoing duty to consult and build relationships, staff have identified that the current project allocation of \$26,000 for First Nations engagement may be insufficient to support meaningful, respectful, and continuous engagement. This funding is intended to cover outreach, relationship-building activities, consultation meetings, and potential cultural support services over a multi-year project period.

In consideration of the development of a First Nations Engagement Strategy, and throughout the project's execution, staff will identify potential schedule and budget challenges to ensuring that the anticipated first nation's engagement strategy is developed and implemented in a way that reflects the shared values of reconciliation, early and ongoing involvement, and culturally informed dialogue. This would help ensure the project is consistent with the Islands Trust Reconciliation Declaration and responsive to the interests of all involved Nations. Staff will have greater clarity on financial resources involved with first nation's engagement following the early dialogue currently underway.

Next Steps

- Finalize and announce selected consultant
- Schedule project kickoff and refine internal and external work plans.
- Coordinate community engagement and policy analysis activities.

- Send future refined engagement plan to APC meetings once developed.

Submitted By:	Chris Buchan, A/Island Planner	June 3, 2025
Concurrence:	Chris Hutton, Regional Planning Manager	June 4, 2025

May 16, 2025

Honourable Ravi Kahlon
Minister of Housing and Municipal Affairs
Parliament Buildings
Victoria, BC
V8V 1X4

Sent via email: Ravi.Kahlon.MLA@leg.bc.ca

Re: Request for Salt Spring Island Housing Opportunity Support

Dear Minister Kahlon,

The North Salt Spring Waterworks District (NSSWD) would like to thank you and the Province for your support of our improvement district over the last 2 years. In particular, we are grateful for the \$10 million one-time funding to enhance the climate resiliency of our water system by raising the Duck Creek weir at St. Mary Lake.

Our Board is now reaching out to present a unique opportunity to support affordable and workforce housing on Salt Spring Island. On March 31, 2025, the District approved a limited release of water supply from the Maxwell Lake side of our system—which serves Ganges—following a 10-year moratorium on new connections. This short-term allocation permits up to 50,000 m³ of water annually, the equivalent of approximately 300 multi-unit dwellings.

This is a rare and timely opportunity to address the Island's urgent housing needs. As outlined in the recently released Islands Trust interim Housing Needs Assessment, the 5-year housing need projection for Salt Spring Island is 821 units. However, as confirmed by Provincial staff, NSSWD does not have the jurisdiction to direct new connections to specific types of housing. While we have engaged with the Islands Trust to prioritize affordable and workforce housing, we believe that stronger action is needed and are therefore seeking assistance from the Province.

We have worked collaboratively with the Islands Trust, the Capital Regional District (CRD), and Ministry staff to reach this point, and our housing priorities are well-aligned. *We respectfully ask the Province to empower the Islands Trust or NSSWD with the regulatory tools necessary to ensure these new water connections are allocated to where they are needed most in our community, and if possible, for BC Housing to immediately prioritize any potential new projects/partnerships within the Ganges area.*



This short-term availability of new connections is part of NSSWD's broader [Building Resiliency Strategy](#). Just last week, 74% of our residents voted in favour of a \$12 million loan referendum to fund a new treatment plant at Maxwell Lake. Step by step, we are advancing toward a climate-resilient water system that will help secure our limited supply for the future.

As a small local government organization with limited powers, we are doing all we can to make the most of the tools at our disposal to benefit residents and local businesses. We understand that housing challenges in larger communities are a key Ministry focus, but we ask that you also consider this rare opportunity for meaningful progress in our rural community.

Best Regards,

A handwritten signature in blue ink, appearing to read "B. Pyper", with a long horizontal flourish extending to the right.

Brian Pyper
Chair, Board of Trustees
North Salt Spring Waterworks District

cc. Rob Botterell, MLA Saanich North and the Islands
Tara Faganello, Assistant Deputy Minister
Jessica Brooks, Executive Director, Planning and Land Use Management
Mark Boysen, Chief Administrative Officer, NSSWD



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. CARRIED
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. CARRIED *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: 1. Where a sewage disposal field or septage pit is awfully 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: a) Removal and replacement of the dispersal system in its entirety. 2. 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. 3. “Authorized Person” and “Professional” have the same meaning as in the Sewerage System Regulation. <u>CARRIED</u>
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>

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2018-08-16	SS-2018-177	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>
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>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
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>
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>
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>

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
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: a) 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; b) 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; c) 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; d) 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 e) 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>
2024-09-12	SS-2024-099	Travel costs for inter-agency meetings	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee approve a standing resolution to fund travel expenses for Trustees to attend joint meetings with the LCC, the CRD and First Nations relationship building meetings that have been approved by the LTC. <u>CARRIED</u>



Salt Spring Local Trust Committee

Open Applications

Report

Print Date: May 28, 2025

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250028	Dennis G Miller	1/17/2025	2101 FULFORD-GANGES RD, SALT	Delegated Development Permit Area 7 (Riparian Areas) Subdivision separating ALR lands from non-ALR lands and creating a 2 bare lot strata upon the non-ALR lands, one of the strata lots containing an existing residence (circa 2009).
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Waiting for Revisions	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250040	Robert Kelly Beattie	1/23/2025	0 WALKER'S HOOK RD	Delegated Development Permit Area 6 (Slope Stability and Soil Erosion Hazards)
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Waiting for Revisions	Generate Notice of Revisions	

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
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Waiting for Revisions	Generate Notice of Revisions	

Salt Spring

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 SS-2024-084 It was MOVED and SECONDED That the Salt Spring Island Local Trust Committee approves issuance of Development Permit SS-DP-2021.4 (270 Furness Road) subject to the collection of a landscaping security deposit of \$89,662.50 (150% of pre-tax estimate). CARRIED
Planner		Status	Most Recent Completed Activity	
Chris Buchan		Waiting for Conditions	Record LTC Decision/Update FUAL	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240357	Dave McKerrell	12/17/2024	[028-253-396]CP(2)] 126 WEST ISLA	Delegated Development Permit Area 3 (Marine Shorelines) - Dock
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

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	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250035	Celeste Cavaliere	1/20/2025	126 UPPER GANGES RD, SALT SP	Delegated DP for development of Commercial shed in DPA 3 (Marine Shorelines) (Waiting for Professional Reports)
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Application Received	Verify Submittal / Fees		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240059	BRADLEY J FOSSE	5/30/2024	434 BAKER RD, SALT SPRING ISL	Delegated Development Permit Area 3 (Marine Shorelines) - Shore Stabilization (Green Shoring)
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Appeal Period	Generate & Send Notice of Staff Denial		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240057	BRADLEY J FOSSE	5/30/2024	239 QUARRY DR	Delegated Development Permit Area 3 (Marine Shorelines) - Shore Stabilization (Green Shoring)
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Appeal Period	Generate & Send Notice of Staff Denial		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240056	BRADLEY J FOSSE	5/30/2024	235 QUARRY DR, SALT SPRING IS	Delegated Development Permit Area 3 (Marine Shorelines) - Shore Stabilization (Green Shoring)
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Appeal Period	Generate & Send Notice of Staff Denial		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2022.5	Jordan Litke	5/4/2022	536 BEAVER POINT RD, SALT SPR	Delegated Development Permit Area 7 (Riparian Areas) to allow subdivision
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Administrative Review	Generate Staff Report and Draft Permit	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2022.7	Brent Taylor	8/10/2022	250 COLLINS RD, SALT SPRING IS	Development Permit Area 3 (Marine Shorelines) - Dock Delegated DP Staff report submitted to Director
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Generate Staff Report and Draft Permit	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240343	Jonathon Mishrigi	12/9/2024	237 ISABELLA POINT RD	Delegated Development Permit Area 6 (Slope Stability and Soil Erosion Hazards)
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	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. As well as an assessment that adheres to the provincial Riparian Areas Protection Act methodology for DPA 7 – Riparian Areas.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Verify Final Review Status	

Salt Spring

Development Variance Permit

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
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Waiting for Revisions	Generate Notice of Revisions	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2021.17	Uta Nagel	9/13/2021	770 BEAVER POINT RD, SALT SPR	See related application SS-DP-2021.10
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Waiting for Revisions	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250082	COLIN A CRYSTAL	2/19/2025	198 SALT SPRING WAY, SALT SPR	Application for a variance for setback of the Roof
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250029	Dave McKerrell	1/17/2025	[028-253-396[CP(2)] 126 WEST ISLA	DVP application for a variance for the larger area of the structure in Zoning S6 Referred to ITC (Policy number: 3.3.1: Variance Application on property with conservation covenant or a adjacent to a property with conservation covenant)
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240255	Dennis G Miller	10/4/2024	2101 FULFORD-GANGES RD, SALT	Application for a variance for a subdivision regulation - Storm Water Mgmt Variance
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		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 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.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Open	Planning Review	

Salt Spring

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

Planner	Status	Most Recent Completed Activity
Chris Hutton	Open	Verify Submittal / Fees

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250078	Jeff Neff	2/17/2025	116 CYPRESS VIEW RD, SALT SP	Application for a variance for siting of Culverts within waterbody setback.

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Local Trust Committee	Generate LTC Public Notice

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240201	Robert Richmond	9/3/2024	2885 SOUTHEY POINT RD, SALT S	Variance to allow more than 185 sq metres of Accessory Building

Planner	Status	Most Recent Completed Activity
Milad Panahifar	In Abeyance	Verify Final Review Status

Salt Spring

Rezoning

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 20 unit Strata Development
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Waiting for Submittals	Planning Review	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250001	Nancy Mullins	1/1/2025	120 MANSELL RD, SALT SPRING I	Rezoning to address a seasonal cottage that is over 56 Square meters
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Waiting for Revisions	Generate Notice of Revisions	

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
Planner		Status	Most Recent Completed Activity	
Chris Buchan		Under Review	Add Optional Referrals	

Salt Spring

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

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

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Under Review	Add Optional Referrals

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

Planner	Status	Most Recent Completed Activity
Chris Buchan	Open	Determine Next Steps - PL

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

Planner	Status	Most Recent Completed Activity
Chris Buchan	Open	Determine Next Steps - PL

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240145	Jordan Litke	7/23/2024	200 COLLINS RD, SALT SPRING IS	Application to rezone to R(f) variant
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Local Trust Committee	Send to Executive Committee		

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240021	Kristin Peebles	5/17/2024	355 BLACKBURN RD, SALT SPRIN	Rezoning to retire Land Use Contract
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Local Trust Committee	Create Draft Bylaw(s)		

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240188	Daniel Ovington; Sa	8/20/2024	210 KANAKA RD, SALT SPRING IS	Application for rezoning to amend the LUB to permit public works facility on subject property. (SSI CRD Park Maintenance and Bus Storage)
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Local Trust Committee	Create Draft Bylaw(s)		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2013.9	Don Elliot	9/6/2013		Proposal to Rezone for CRD Multi-Family Affordable Housing
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Assign to LTC Meeting	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2024.1	Floridor Oprea	1/8/2024	0 VESUVIUS BAY RD	RZ - To amend the OCP and Land Use Bylaws to permit the redevelopment of the existing ferry terminal area and wharf.
Planner		Status	Most Recent Completed Activity	
Chris Buchan		Local Trust Committee	Record LTC Decision/Update FUAL	

Salt Spring

Soil Deposit and Removal Permit

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SDP-2022.3	Kris Plambeck	7/15/2022	131 KNOTT PL	Leveling property for development

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Waiting for Revisions	Generate Notice of Revisions

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SDP-2022.2	Neil Kerrigan	6/27/2022	155 ALEXANDER BLVD, SALT SPR	Pond construction

Planner	Status	Most Recent Completed Activity
Chris Buchan	Open	Planning Review

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. The report was sent to RPM.

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Local Trust Committee	Assign to LTC Meeting

Salt Spring

Subdivision

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

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Waiting for Conditions	Generate and Send Referral Response Form

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2024.4	Kerry Michael Akerm	3/28/2024	292 JASPER RD	Proposed 5 Lot Conventional Subdivision

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Waiting for Conditions	Generate and Send Referral Response Form

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250104		3/4/2025	0 MUSGRAVE RD	Application for 3 Lot Subdivision

Planner	Status	Most Recent Completed Activity
Milad Panahifar	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	Subdivision of property for residential purposes - 2 lot subdivision Planner to 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
PLSUB20240317	DANIEL FRASER	11/27/2024	120 TAHOUNEY RD, SALT SPRING	Referral of a subdivision application for 2 lots
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Administrative Review	Generate and Send Referral Response Form	

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250034	Jordan Litke	1/20/2025	166 BECKY WAY, SALT SPRING IS	Referral of a Boundary Adjustment Subdivision Application RRF was Sent to RPM for review.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Verify Final Review Status	

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

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Administrative Review	Record and File PLR

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 Updated the applicant for the DPA 7 requirement (Jan 3rd, 2025)

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Administrative Review	Generate and Send Referral Response Form

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 Waiting for PLR

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Administrative Review	Generate and Send Referral Response Form

Salt Spring

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 - Waiting for the covenant to be registered on title as final condition.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Record and File PLR	



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY March 18th, 2025 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board rose and reported that a meeting was held between ITC staff and the Ministry of Housing and Municipal Affairs concerning land disposition, including transfer of land to Indigenous Governing Bodies. The Ministry staff's recommendation was for the ITC Board to develop a policy and include it in ITC's Five-Year Plan (2028-2032) for the Minister's consideration.
- The ITC Board directed staff to notify the Salt Spring Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Bylaw No. 541 Referral.
- Chair Gauvreau presented the briefing on an invitation to join the Centre for Land Conservation's Land Trust Certification Pilot Program. The ITC Board requested Chair Gauvreau to write a letter declining the invitation to join pilot program.
- Species at Risk Program Coordinator Wheeler presented a briefing on the North Pender Island Bylaw 235 Referral regarding updating Raptor and Heron Nest Development Permit Area (DPA) mapping and associated provisions from 2008 and provided additional Species at Risk information to consider to the Islands Trust planning team.
- Trustee Patrick joined the ITC Board Meeting to discuss the April 23rd, 2025 EC-ITC Joint Meeting agenda topics. Discussion ensued and agenda topics were identified.
- Trustee Elliott provided a Trust Council update to the ITC Board reporting on a number of items, including Trustee Patrick's election as Chair of Trust Council.
- Chair Gauvreau advised that the ITC budget for 2025/26 was approved by Trust Council.
- Chair Gauvreau reported that she gave a synopsis of the ITC 4th Quarter 2024/25 report at Trust Council.
- There was no Governance Committee Update. Chair Gauvreau reported she did not attend the last meeting.
- The ITC Board agreed to write a letter to the organizers of the Funding our Future: Financing Conservation on Private lands thanking them for the excellent workshop and expressing the interest of the ITC Board in participating in future discussions as the concept of a Regional Conservation Fund progresses.



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- The ITC Board approved additional allocation to Trustee Smith to cover the full cost of attendance at the “Funding our Future: Financing Conservation on Private Lands” conference on February 27th, 2025 in Esquimalt.

2. COMMUNICATIONS AND OUTREACH

- Trust Council’s introduction letter to Minister Kahlon was received for information. Discussion ensued on the possibility of securing additional funding from the Province for First Nations engagement and consultation.

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