

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

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

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as shown on Schedules No. 1 and 2 attached to and forming part of this bylaw.

READ A FIRST TIME THIS            2ND            DAY OF            MARCH            2017

READ A SECOND TIME THIS        26TH            DAY OF            MARCH            2019

PUBLIC HEARING HELD THIS        14TH            DAY OF            MAY                2019

READ A THIRD TIME THIS          25TH            DAY OF            JUNE              2019

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

                                                 14TH            DAY OF            AUGUST            2019

ADOPTED THIS                        28TH            DAY OF            JULY              2020

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Chair

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Secretary

SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489

SCHEDULE NO. 1

1. Bylaw No. 355 is amended as follows:

1.1 The TABLE OF CONTENTS is amended by deleting the words “9.7 INDUSTRIAL ZONES” and replacing them with the words “9.7 GENERAL EMPLOYMENT ZONES”.

1.2 Section 1.1 – **DEFINITIONS**, Sub-Section 1.1.1 is amended by deleting the definition “**industry, heavy**” in its entirety.

1.3 Section 1.1 – **DEFINITIONS**, Sub-Section 1.1.1 is amended by deleting the definition of “**buffer area**” in its entirety and replacing it with:

“**buffer area**” means the area of a *lot* that is:

- within 7.5 m of a *lot line*, where that *lot line* adjoins another *lot* used for, or zoned so as to permit *residential, commercial guest accommodation, or agriculture use.*”

1.4 Section 1.1 – **DEFINITIONS**, Sub-Section 1.1.1 is amended by deleting the definition of “**industry-farm related light**” in its entirety and replacing it with:

“**industry, farm-related light**” means an industry that takes place indoors, and comprises the storage and manufacture of farm products, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, provided live animals are not involved in any aspect of the operation and the rendering of raw animal products and processing of agricultural waste does not occur.”

1.5 Section 1.1 – **DEFINITIONS**, Sub-Section 1.1.1 is amended by deleting the definition of “**wholesale sales**” in its entirety and replacing it with:

“**wholesale sales**” means a commercial use that consists of the selling of merchandise to retailers and to general employment, commercial, institutional or professional business users, contractors, other wholesalers, or the provision of a brokering or agency service for the selling of merchandise to such users.”

- 1.6 Section **1.1 – DEFINITIONS**, Sub-Section 1.1.1 is amended by adding the following new definitions: in alphabetical order:

“**commercial composting**” means the use of land for commercially processing organic matter through the controlled biological decomposition of organic materials using composting technology (which may include physical turning, windrowing, in-vessel, static pile aeration or other mechanical handling), in accordance with the *Environmental Management Act and Public Health Act* and its associated Organic Matter Recycling Regulation, together with the Capital Regional District’s Composting Facilities Regulation Bylaw.”

“**contractor’s shop**” means buildings or structures used for the housing and/or operating of machinery, the provision of services, the fabrication of building-related products, interior storage, and may include the contractor’s business office and exterior storage.”

“**creative industry**” means a use involving creative work and the production of art, crafts, and custom-made goods, including but not limited to: artisan craft workshops, art and design studios, performing arts spaces, print and visual media studios, and education and research facilities.”

“**vehicle dismantling**” means wrecking or dismantling vehicles or recycling or disposing of parts and other waste material from vehicles, as regulated by the Vehicle Dismantling and Recycling Industry Environmental Planning Regulation.”

- 1.7 Section **3.4 – VEGETATION SCREENS**, Article 3.4.2(1) is deleted in its entirety and replaced with:

“3.4.2(1) general employment and commercial uses, with the exception of a farm business, that are not contained within a building.”

- 1.8 Section **3.4 – VEGETATION SCREENS**, Article 3.4.2 is amended by adding the following:

“3.4.2(4) general employment uses where the *lot* adjoins another non-general employment zoned *lot* used for, or zoned so as to permit *agriculture*.”

- 1.9 Section **3.10 – VEHICLE STORAGE**, Subsection 3.10.1 is deleted in its entirety and replaced with:

“3.10.1 Except as permitted in the General Employment 1, General Employment 2, and General Employment 3 zones and except for the parking of vehicles accessory to a permitted use existing on the same lot, no lot may be used for:

- (1) the parking or storage of more than two vehicles, which are not completely enclosed in a permitted building; or
- (2) the keeping of detached parts of vehicles, unless the parts are completely enclosed in a permitted building.”

- 1.10 **PART 3 – GENERAL REGULATIONS – (USES, BUILDINGS AND STRUCTURES)** is amended by adding a new Section 3.21 as follows:

**“3.21 ABATTOIR REGULATIONS**

- 3.21.1 Despite the setback regulations specified in Subsection 9.7.2 – Size Siting and Density of Permitted Uses, Buildings and Structures, no *abattoir* may be located within the following setbacks from *lot lines*, *zone* boundaries or road access easements:
- (1) Setback from *front lot line*: 15 metres
  - (2) Setback from *interior side lot line*: 7.5 metres
  - (3) Setback from non-general employment *zone* boundaries: 15 metres
- 3.21.2 Combined mass of livestock in all *confined livestock* areas shall not exceed 4550 kilograms at any one time.”

- 1.11 **PART 3 – GENERAL REGULATIONS – (USES BUILDINGS AND STRUCTURES)** is amended by adding a new Section 3.22 as follows:

**“3.22 COMPOSTING REGULATIONS**

- 3.22.1 Backyard, household level composting is a permitted use in all residential zones.
- 3.22.2 Composting of agricultural waste produced onsite is a permitted use in all zones that permit agriculture.
- 3.22.3 Composting of organic matter which originates at the site of the composting operation is a permitted use in all zones.
- 3.22.4 *Commercial composting*, and all other composting, is subject to regulation by the Capital Regional District per the Composting Facilities Regulation Bylaw.

*Information Note: Commercial composting facilities must also comply with other regulations including the provincial Organic Matter Recycling Regulation (OMRR), the BC Agriculture Waste Control Regulation and other applicable regulations. The BC Farm Industry Review Board is set up to address issues arising from farm activities including odour.”*

- 1.12 Section **5.4 – PANHANDLE LOTS**, Subsection 5.4.1 is amended by deleting the word “Industrial” and replacing it with the words “General Employment”.
- 1.13 Section **5.5 – POTABLE WATER**, Subsection 5.5.5, Table 1, line 7 is amended by deleting the word “Industrial” and replacing it with the words “General Employment” as follows:

TABLE 1 POTABLE WATER SUPPLY STANDARDS FOR SUBDIVISION	
USE	VOLUME (litres per day per lot)
<i>Dwelling unit</i>	1600
<i>Secondary suite</i>	1200
<i>Seasonal cottage</i>	680
<i>Bed and breakfast home-based business</i>	225/bedroom
<i>Commercial or General Employment use</i>	900
<i>Community hall or church</i>	1590
<i>School</i>	50/classroom
<i>Commercial guest accommodation units</i>	450/unit
<i>Campground</i>	225/campsite

1.14 Section **6.1 – STANDARDS FOR SIGNS**, Subsection 6.1.8, Table 2, line 3 is amended by deleting the word “Industrial” and replacing it with the words “General Employment” as follows:

TABLE 2 – SIGN REGULATIONS		
ZONE or USE	MAXIMUM NUMBER OF SIGNS PER PRINCIPAL USE	MAXIMUM TOTAL SIGN AREA
Commercial zones, Commercial Accommodation zones, Community Facility zones, Comprehensive Development 2 Zone, General Employment zones	2	1.8 square metres per business or <i>use</i>
Schools, <i>community halls</i> , hospitals, art centres and <i>public</i> recreation centres with a gross <i>floor area</i> greater than 600 square metres	2	1.8 square metres per use, not internally illuminated.
Shoreline 1 and 2 zones	2	3.7 square metres per business or <i>use</i> , un-illuminated.
All other zones	1 per <i>lot</i> plus 1 per <i>home-based business</i>	1 square metre per <i>lot</i> , un-illuminated

- 1.15 Section **7.1 – REQUIREMENTS FOR PARKING AND LOADING SPACES**, Subsection 7.1.5, Table 3 is amended by deleting the heading “INDUSTRIAL” and replacing it with the words “GENERAL EMPLOYMENT” and under the new “General Employment” heading adding the words “or General Employment” after “Other industrial” as follows:

<b>GENERAL EMPLOYMENT</b>			
<i>Light Industry</i>	1 per employee	5%*	1 per 10 employees
Storage	1 per employee	5%*	0
<i>Wholesale sales</i>	1 per 185 sq.m. sales area	5%*	0
Other industrial or General Employment	1 per employee	5%*	1 per 10 employees

- 1.16 Section **7.6 – STANDARDS FOR LOADING SPACES**, Subsection 7.6.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.17 Section **9.2 – COMMERCIAL ZONES** is amended by deleting the words “Commercial 5 (C5)” and “Commercial 6 (C6)” from the first paragraph.
- 1.18 Section **9.2 – COMMERCIAL ZONES**, Subsection 9.2.1 (1) is amended by deleting the words “Commercial 5 and Commercial 6”, and by adding the word “and” before the words “Commercial 4.”
- 1.19 Section **9.2 – COMMERCIAL ZONES**, Subsection 9.2.1 (1) Table, is amended by deleting columns “C5” and “C6” in their entirety.
- 1.20 Section **9.2 – COMMERCIAL ZONES**, Subsection 9.2.2, Table, is amended by deleting columns “C5” and “C6” in their entirety and by deleting the third information note in its entirety and replacing it with the following:

*Information Note: Vegetation screens are required where commercial or general employment uses take place outside of a building adjacent to non-commercial or non-general employment uses. See Section 3.4 VEGETATION SCREENS, Subsection 3.4.2.”*

- 1.21 Section **9.2 – COMMERCIAL ZONES**, Article 9.2.3(1) is amended by deleting the words “Commercial 5 (C5)” and “Commercial 6 (C6)” from the first paragraph.
- Section **9.2 – COMMERCIAL ZONES**, Subsection 9.2.3, Table, is amended by deleting columns C5 and C6.
- 1.22 Section **9.2 – COMMERCIAL ZONES**, Subsection 9.2.4, Zone Variation C4(a) Clause 13 (b) is amended by deleting the word “industrial” and replacing it with the words “general employment” and Clause 13 (c) is amended by deleting the words “non-industrial” and replacing them with the words “non-general employment”.
- 1.23 Section **9.2 – COMMERCIAL ZONES**, Subsection 9.2.4, Zone Variation – C6(a) Clauses (18) and (19) are deleted in their entirety.

1.24 Section **9.4 – COMMUNITY FACILITIES ZONES**, Article 9.4.2(1), Table, lines 6, 7 and 8 are amended by deleting the word “industrial” and replacing it with the words “general employment” as follows:

	CF1	CF2
<b>Lot Coverage and Floor Area</b>		
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (per cent)	25	25
<b>Setbacks</b>		
Despite Subsection 4.3.1, the following <i>lot line</i> setbacks apply for the specific <i>zone</i> indicated:		
Minimum <i>rear lot line</i> setback abutting <i>commercial</i> or general employment zone (metres)	3.0	*
Minimum <i>interior side lot line</i> setback abutting non- <i>commercial</i> or non-general employment zone (metres)	7.5	7.5
Minimum <i>interior side lot line</i> setback abutting <i>commercial</i> or general employment zones (metres)	*	7.5
Minimum <i>exterior side lot line</i> setback (metres)	*	7.5

\* Indicates the provisions of Section 4.3 apply.

1.25 Section **9.7 – INDUSTRIAL ZONES** is deleted in its entirety and replaced with the following:

**“9.7 GENERAL EMPLOYMENT ZONES**

The regulations in the tables in this Section apply to land in the General Employment 1 (GE1), General Employment 2 (GE2) and General Employment 3 (GE3) zones as indicated by the column headings.

**9.7.1 – Permitted Uses of Land, Buildings and Structures**

*Information Note: Where land is in the Provincial Agricultural Land Reserve, the following uses are permitted only if they are also permitted by the Agricultural Land Commission. Land uses permitted by the Agricultural Land Commission are only permitted if they are also consistent with this Bylaw. Section 3.3 – AGRICULTURAL USES of this Bylaw permits farming use to occur in any zone, if it is in the Agricultural Land Reserve.*

*Information Note: Section 3.4 – VEGETATION SCREENS of this Bylaw outlines the requirements for vegetation screens on lots occupied by general employment uses.*

- (1) In addition to the *uses* permitted in Subsection 3.1 – USES PERMITTED IN ALL ZONES – of this Bylaw, the following *uses, buildings* and *structures* and no others are permitted in the General Employment zones indicated:

	GE1	GE2	GE3
<b>Principal Uses, Buildings and Structures</b>			
Agriculture		◆	
Boat building, servicing and repairs	◆	◆	◆
Car wash		◆	◆
Car wash accessory to vehicle and equipment sales, rental and repair	◆	◆	◆
Collection of recyclable materials, excluding outdoor sorting and storage	◆	◆	◆
Commercial composting facility	◆	◆	◆
Contractor's shop	◆	◆	◆
Creative industry	◆	◆	◆
Farm-related light industry	◆	◆	◆
Food processing, including off-farm storage and processing	◆	◆	◆
Funeral homes	◆	◆	◆
Indoor storage	◆	◆	◆
Light industry	◆	◆	◆
Public service uses	◆	◆	◆
Public utility uses	◆	◆	◆
Rental, repair, sales, and service of equipment, machinery, boats, and vehicles	◆	◆	◆
Sales of building supplies, appliances and furniture, including outdoor sales and storage	◆	◆	◆
Veterinarian clinics and animal hospitals	◆	◆	◆
Wholesale sales	◆	◆	◆
Abattoir		◆	◆
Cement factory			◆
Heavy equipment rental, sales, and service		◆	◆
Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials		◆	◆
Outdoor storage of commercially licensed trucks or bulk fuel products for use on SSI			◆
Processing and sorting of construction aggregates for use on SSI, excluding asphalt			◆
Processing, sorting, and storage of timber and other wood products produced on SSI or to be used on SSI, including sawmills and planing mills			◆
Storage (indoor or outdoor) of waste materials directly related to principal permitted uses			◆
Vehicle and other metal dismantling and recycling			◆
<b>Accessory Uses</b>			
Retail sales accessory to a permitted principal use	◆	◆	◆
One dwelling unit accessory to a permitted principal use	◆	◆	◆
Office use accessory to a permitted principal use	◆	◆	◆

### 9.7.2 – Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 4 General Regulations (Siting), buildings and structures in the General Employment zones must comply with the following regulations regarding size, siting and density:

	GE1	GE2	GE3
<b>Lot coverage and units per hectare</b>			
Maximum combined lot coverage of all buildings and structures (per cent)	75	66	33
Maximum floor area of accessory dwelling units (square metres)	185	185	185
<b>Setbacks</b>			
Despite Subsection 4.3.1, the following lot line setbacks apply for the specific zone indicated:			
Minimum front lot line setback (metres)	*	*	*
Minimum rear lot line setback abutting a lot not in a General Employment zone (metres)	6	6	7.5
Minimum rear lot line setback abutting a lot in a <i>General Employment</i> zone (metres)	3	3	3
Minimum interior side lot line setback abutting a lot not in a General Employment zone (metres)	6	6	7.5
Minimum interior side lot line setback abutting a lot in a General Employment zone (metres)	3	3	3
Minimum exterior side lot line setback (metres)	6	7.5	7.5
For <i>commercial composting</i> facilities, minimum setback distances from all lot lines (metres)	30	30	30
<b>Height</b>			
Despite Section 3.8, the maximum permitted height of buildings and structures applies for the specific zones as indicated:			
Maximum height of buildings and structures (metres)	*	*	11

\* Indicates the provisions of Section 3.8 apply

**9.7.3 Stormwater Management**

If the area of *impervious surface* on any *lot* in a General Employment zone totals 280 square metres or more, then no further *impervious surface* may be constructed on the *lot* except in accordance with a design prepared by an *engineer* which ensures that the pre-development and post-development stormwater run-off rate, flow pattern and water quality are as similar as is reasonably feasible and that runoff is managed in a manner consistent with the *Land Development Guidelines*. Stormwater runoff facilities must be operated and maintained at all times in accordance with the original design and the *Land Development Guidelines*.

**9.7.4 Subdivision and Servicing Requirements**

- (1) The regulations in this subsection apply to the subdivision of land under the *Land Title Act* and the *Strata Property Act* for the General Employment 1, General Employment 2 and General Employment 3 zones.

*Information Note: For land in the Agricultural Land Reserve, see Part 5 – General Regulations (Subdivision).*

	GE1	GE2	GE3
<b>Lot Areas and Minimum Service Levels</b>			
Minimum area of an individual lot that may be created through subdivision, provided each lot has an individual on-site sewage treatment system and an adequate supply of potable water (ha)	0.6	0.6	0.6
Minimum lot area that may be created through subdivision, provided that each lot is connected to community sewage collection system (ha)	0.2	0.2	0.2

**9.7.5 Exceptions in Particular Locations**

- (1) On those lands in General Employment zones that are identified on Schedule “A” by a letter in brackets, the following additional regulations apply:

**Zone Variation – GE1(a)**

- (2) The following principal uses, buildings and structures are permitted, but no others:
  - (a) Light industry
  - (b) Funeral homes
  - (c) Retail sales of building supplies, appliances and furniture
  - (d) Wholesale sales
  - (e) Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials
  - (f) Public service uses

- (g) Farm-related light industry
- (h) Offices
- (i) Personal services
- (j) Dwelling unit in Strata Lot 4 Plan VIS4561
- (k) Creative industry
- (l) Food processing, including off-farm storage and processing

Provided that water consumption for any individual use does not exceed 1000 litres per day.

(3) The following accessory use is permitted:

- (a) Indoor retail sales accessory to another permitted use.

**Zone Variation – GE1(b)**

(4) In addition to the principal uses permitted in the GE1 zone the following uses are also permitted:

- (a) Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials.

**Zone Variation – GE1(c)**

(5) In addition to the principal uses permitted in the GE1 zone the following uses are also permitted:

- (a) Laundromat

**Zone Variation – GE1(d)**

(6) In addition to the principal uses permitted in the GE1 zone the following uses are also permitted:

- (a) Processing, sorting and storage of timber and other wood products produced on SSI or to be used on SSI, including sawmills and planing mills.

**Zone Variation – GE2(a)**

(7) In addition to the principal uses permitted in the GE2 zone the following uses are also permitted::

- (a) *Indoor and outdoor retail sales and wholesale sales of building supplies, garden supplies, appliances and furniture, with accessory outdoor sales and storage.*
- (b) Outdoor storage of commercially licensed trucks or bulk fuel products for use on Salt Spring Island.
- (c) Processing and sorting of construction aggregates for use on Salt Spring Island

- (8) The following size and siting regulations apply to lands zoned GE-2(a):
- (a) Despite the *lot coverage* regulations in the GE2 zone in Subsection 9.7.2, the *lot coverage* for *buildings* and *structures* must not exceed 20 per cent of the lot area.
  - (b) Despite the *lot coverage* provisions, individual *buildings* must not exceed 3,250 square metres in area.
  - (c) Despite *setback* provisions in Subsection 9.7.2(1) of the GE2 zone, when the lot is abutting a lot in the Agricultural Land Reserve a 15 metre *building* setback is required.”

**Zone Variation – GE2(b)**

- (9) In addition to the principal uses permitted in the GE2 zone the following uses are also permitted:
- (a) Agriculture, farm buildings and structures (b) Agriculture and food research and education.

**Zone Variation – GE2(c)**

- (10) In addition to the principal uses permitted in the GE2 zone the following uses are also permitted:
- (a) Outdoor storage of commercially licensed trucks or bulk fuel products for use on Salt Spring Island.
  - (b) Processing and sorting of construction aggregates for use on Salt Spring Island.
  - (c) Vehicle and other metal dismantling and recycling.
- (11) Additional uses permitted in the GE2(c) zone must be set back 60 metres from the natural boundary of any water body.

**Zone Variation – GE2(d)**

- (12) In addition to the principal uses permitted in the GE2 zone the following uses are also permitted:
- (a) Laundromat

**Zone Variation – GE2(f)**

- (13) In addition to the principal uses permitted in the GE2 zone the following uses are also permitted:
- (a) Outdoor storage of derelict vehicles

- (b) Storage (indoor or outdoor) of waste materials directly related to principal permitted uses

**Zone Variation – GE3(a)**

- (14) All *uses* must be *marine-dependent*
- (15) Despite Section 9.7.2, the minimum rear lot line setback of properties in the GE3(a) zone is 10 metres.

1.27 This bylaw is further amended by making such consequential numbering alterations to effect all changes.

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**SCHEDULE NO. 2**

2. Bylaw No. 355 is amended as follows:

2.1 **SCHEDULE "A" – ZONING MAP** is amended by changing the zoning classification of:

- i. That portion of Lot 1, Section 18, Range 4 East, North Salt Spring Island, Cowichan District, Plan 47303 (PID: 011-948-841, 181 Beddis Road), as shown on Plan No. 1, from Industrial 2 – (In2) to General Employment 2(f) – (GE2(f)); ;
- ii. Lot A, Section 18, Range 4 East, North Salt Spring Island, Cowichan District, Plan EPP19759 (PID: 028-971-981, 189 Beddis Road), from Industrial 1(b) – (In1(b)) to General Employment 2(b) – (GE2(b)), as shown on Plan No. 1;
- iii. Lot 2, Section 18, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2289, Except Parts in Plans 3960, 6134, 47303 and Except Part in Parcel A (DD 253481I) and Except That Part in Plans VIP60214 and EPP19759 (PID: 006-461-794, 225 Beddis Road), from Industrial 1 (c) – (In1(c)) to General Employment 2 (a) – (GE2(a)), as shown on Plan No. 1;
- iv. Lot A, Section 18, North Salt Spring Island, Range 4 East, Cowichan District, Plan VIP60214 (PID: 023-004-614, 427 Fulford-Ganges Road), from Industrial 3 – (In3) to General Employment 2 – (GE2), as shown on Plan No. 1;
- v. Lot A, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 30232 (PID: 001-274-520, 340 Lower Ganges Road), from Industrial 1 – (In1) to General Employment 1(c) – (GE1(c)) and General Employment 2(d) – (GE2(d)), as shown on Plan No. 2;
- vi. Lot B, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23707 (PID: 003-141-331, 115 Desmond Crescent), from Industrial 2 (a) – (In2(a)) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 2;
- vii. Lot 1, Section 14, Range 5 East, North Salt Spring Island, Cowichan District, Plan 8397 (PID: 005-511-313, 804 Fulford Ganges Road), from Industrial 1 – (In1) to General Employment 1 – (GE1), as shown on Plan No. 3;
- viii. Lot 1, District Lot 2018, Section 15, Range 1, South Salt Spring Island, Cowichan District, Plan VIP75141 (PID: 025-639-749, 111 Morningside Drive), from Industrial 4 (a) – (In4(a)) to General Employment 3(a) – (GE3(a)), as shown on Plan No. 4;
- ix. Lot A, Section 15, Range 1, South Salt Spring Island, Cowichan District, Plan VIP75140 (PID: 025-639-269, 111 Morningside Drive), from Industrial 4 (a) – (In4(a)) to General Employment 3(a) – (GE3(a)), as shown on Plan No. 4;
- x. Lot A, Section 15, Range 1, South Salt Spring Island, Cowichan District, Plan 12935 (PID: 004-459-083, 111 Morningside Drive), from Industrial 4 (a) – (In4(a)) to General Employment 1 – (GE1), as shown on Plan No. 4;
- xi. Lot 2, Section 2, Range 3 East, North Salt Spring Island, Cowichan District, Plan 2580, Except Part In Plan 17428 (PID: 006-301-924, 166 Rainbow Road), from split zoning Industrial 1 – (In1) and Rural 6 – (R6) to General Employment 2 – (GE2), as shown on Plan No. 5;
- xii. Lot 11, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 5827 (PID: 005-893-615, 191 Rainbow Road), from Industrial 2 – (In2) to General Employment 1 – (GE1), as shown on Plan No. 5;

- xiii. Lot A, Section 2, Range 4 East, North Salt Spring Island And District Lot 689, Cowichan District, Plan VIP65932 (PID: 023-882-921, 151 Lower Ganges Road), from Industrial 1 – (In1) to General Employment 1 – (GE1), as shown on Plan No. 5;
- xiv. Lot 1, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 17396 (PID: 003-930-521, 101 Fulford-Ganges Road), from Industrial 4 (a) – (In4(a)) to General Employment 3 – (GE3(a)), as shown on Plan No. 5;
- xv. Lot A, District Lot 1, North Salt Spring Island, Cowichan District, Plan 16224 (PID: 004-031-059, Scott Point Drive), from Industrial 4 (a) – (In4(a)) to General Employment 3 – (GE3(a)), as shown on Plan No. 6;
- xvi. Lot 1, Section 77, South Salt Spring Island, Cowichan District, Plan 22493 (PID: 003-247-414, 210 Stewart Road), from Industrial 2 (a) – (In2(a)) to Rural – (R), as shown on Plan No. 7;
- xvii. Lot A, Section 77, South Salt Spring Island, Cowichan District, Plan 24036 (PID: 002-963-027, 174 Stewart Road), from Industrial 2 (a) – (In2(a)) to General Employment 3 – (GE3), as shown on Plan No. 7;
- xviii. Lot 1, Section 77, South Salt Spring Island, Cowichan District, Plan 36865 (PID: 000-427-748, 190 Stewart Road), from Industrial 2 (a) – (In2(a)) to General Employment 3 – (GE3), as shown on Plan No. 7;
- xix. Lot A, Section 77, South Salt Spring Island, Cowichan District, Plan 30343 (PID: 001-271-610, 194 Stewart Road), from Industrial 2 (a) – (In2(a)) to General Employment 3 – (GE3), as shown on Plan No. 7;
- xx. Lot 2, Section 77, South Salt Spring Island, Cowichan District, Plan 36865 Except That Part In Plan VIP78193 (PID: 000-427-756, 260 Stewart Road), from Industrial 2 (a) – (In2(a)) to General Employment 3 – (GE3), as shown on Plan No. 7;
- xxi. Lot 2, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan 7987 (PID: 000-936-723, 125 Robinson Road), from Rural – (R) to General Employment 1 (GE1) as shown on Plan No. 8;
- xxii. Lot 3, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan 7987 (PID: 005-640-482, 117 Robinson Road), from Rural – (R) to General Employment 1 (GE1) as shown on Plan No. 8;
- xxiii. Lot 4, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan 7987 (PID: 001-648-284, 111 Robinson Road), from Industrial 2 – (In2) to General Employment 1 (GE1) as shown on Plan No. 8;
- xxiv. Lot 6, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan 7987 (PID: 005-640-539, 330 Upper Ganges Road), from Industrial 2 – (In2) to General Employment 1 (GE1) as shown on Plan No. 8;
- xxv. Lot 7, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan 7987 (PID: 005-640-601, 334 Upper Ganges Road), from Commercial 6 – (C6) to General Employment 1 – (GE1), as shown on Plan No. 8;
- xxvi. Lot 5, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan 7987 (PID: 000-155-071, 320A Upper Ganges Road), from Industrial 1 – (In1) to General Employment 1 – (GE1), as shown on Plan No. 8;
- xxvii. Lot A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan VIP54681 (PID: 017-860-261, 347 Upper Ganges Road), from Commercial 6 – (C6) to General Employment 1 – (GE1), as shown on Plan No. 8;
- xxviii. Lot B, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan VIP54681 (PID: 017-860-270, 331 Upper Ganges Road), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 8;

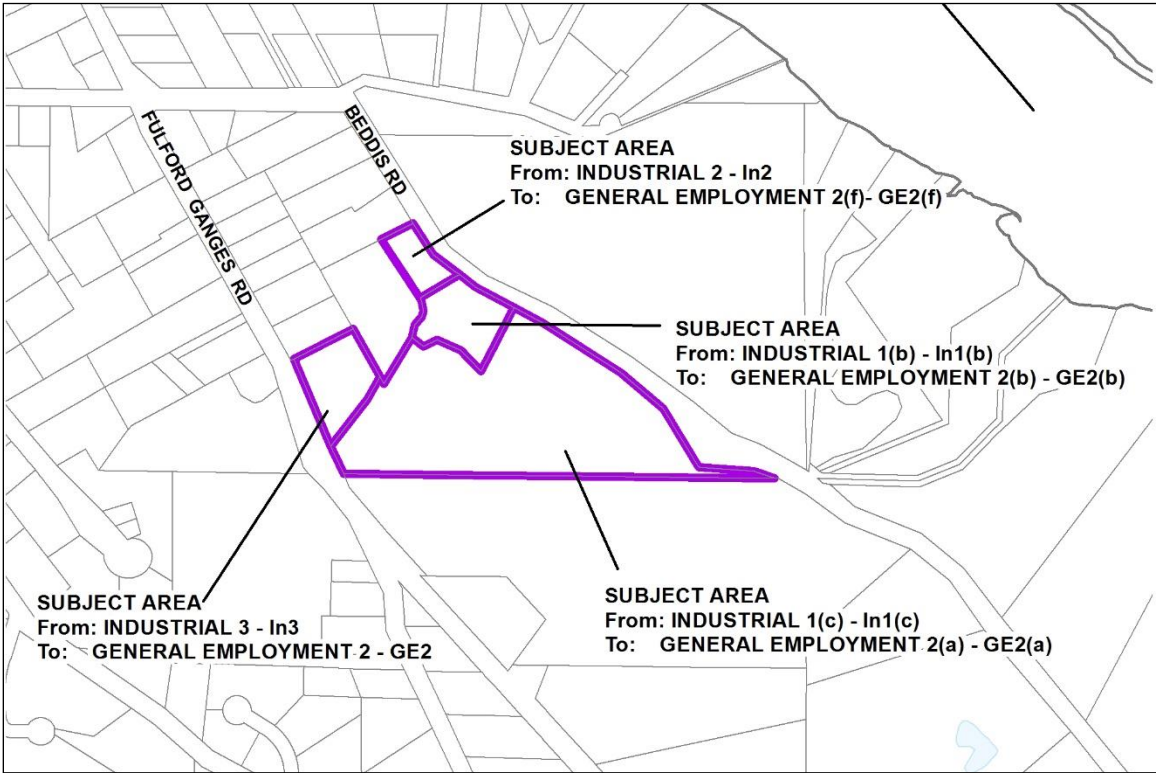
- xxix. Strata Lots 1 to 23, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4561, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (PIDs: 024-120-677, 024-120-693, 024-120-707, 024-120-715, 024-120-723, 024-120-731, 024-120-740, 024-120-758, 024-120-766, 024-120-774, 024-120-782, 024-207-799, 024-207-802, 024-207-811, 024-207-829, 024-207-837, 024-207-845, 024-207-861, 024-207-896, 024-621-323, 024-621-331, 024-621-340, 024-621-358; 315 Upper Ganges Road), from Commercial 6 (a) – (C6(a)) to General Employment 1 (a) – (GE1(a)), as shown on Plan No. 8;
- xxx. Lot 3, Section 1, Range 2 East, North Salt Spring Island, Cowichan District, Plan 7202 (PID: 005-759-447, 345 Rainbow Road), from Industrial 4 – (In4) to General Employment 3 – (GE3), as shown on Plan No. 9;
- xxxi. Lot B, Section 1, Range 2 East, North Salt Spring Island, Cowichan District, Plan VIP66899 (PID: 024-113-131, 317 Rainbow Road), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxii. Lot A, Section 1, Range 2 East, North Salt Spring Island, Cowichan District, Plan VIP66899 (PID: 024-113-123, 321 Rainbow Road), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxiii. Strata Lot 2, Section 1, North Salt Spring Island, Range 2 East, Cowichan District Strata Plan VIS3892, Together With an Interest in the Common in Proportion to the Unit Entitlement Of The Strata Lot as Shown on Form 1 (PID: 023-327-251, 325 Rainbow Road), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxiv. Strata Lot 1, Section 1, North Salt Spring Island, Range 2 East, Cowichan District, Strata Plan VIS3892, Together With an Interest in the Common in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (PID: 023-327-227, 327 Rainbow Road), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxv. Strata Lot 1, Section 1, Range 2 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4634, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (PID: 024-216-470, 319 Rainbow Road), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxvi. Strata Lot 2, Section 1, Range 2 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4634, Together With an Interest in the Common Property in Proportion to the Unit Entitlement Of The Strata Lot as Shown on Form 1 (PID: 024-216-500, 131 Knott Place), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxvii. Strata Lot 3, Section 1, Range 2 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4634, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (PID: 024-216-518, 125 Knott Place), from Commercial 6 – (C6) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 9;
- xxxviii. That portion of Lot 2, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 17153 (PID: 003-910-725, 203 Rainbow Road), as shown on Plan No. 9, from Industrial 1(a) - (In1(a)) to General Employment 1 – (GE1);
- xxxix. That Part of Parcel D (DD 47530I) Of Section 8, Range 2 East, and of Sections 5, 6, 7, 8, and 9, Range 3 East, North Salt Spring Island, Cowichan District, Lying Within Said Section 8, Range 2 East, and Sections 8 and 9, Range 3 East, Except Part in Plans VIP67771 and EPP24686 (PID: 000-155-306, 367A Robinson

- Road), as shown on Plan No. 10, from Industrial 2 – (In2) to General Employment 2 – (GE2);
- xl. Strata Lot A, Section 78, South Salt Spring Island, Cowichan District Strata Plan VIS6760 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V (PID: 027-925-811, 1415 Fulford Ganges Road), from Industrial 2 – (In2) to General Employment 2(c) – GE2(c), as shown on Plan No. 11;
  - xli. Strata Lot C, Section 78, South Salt Spring Island, Cowichan District Strata Plan VIS6760, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V (PID: 027-925-838, 80 Garner Road), from Industrial 2 – (In2) to General Employment 2(c) – (GE2(c)), as shown on Plan No. 11;
  - xlii. Strata Lot B, Section 78, South Salt Spring Island, Cowichan District Strata Plan VIS6760, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V (PID: 027-925-820, 1429 Fulford Ganges Road), from Industrial 2 – (In2) to General Employment 2 – (GE2), as shown on Plan No. 11;
  - xliii. Lot 2, Section 78, South Salt Spring Island, Cowichan District, Plan 29468 (PID: 001-383-001, 1449 Fulford Ganges Road), from split zoned Rural – (R) and Industrial 2 – (In2) to split zoned Rural – (R) and General Employment 2(b) – (GE2(b)), as shown on Plan No. 11;
  - xliv. That portion of the North West 1/4 of Section 60, South Salt Spring Island, Cowichan District Except Parts in Plans 24110, 21769, 25612, 26491 and 26909 (PID: 009-744-274, 190 Reynolds Road), as shown on Plan No. 12, from Industrial 3 – (In3) to General Employment 1(d) – (GE1(d));
  - xlvi. Lot L, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan 8350 (PID: 005-504-279, 251 Fulford-Ganges Road), from Industrial 1 – (In1) to General Employment 1 – (GE1), as shown on Plan No. 13.
  - xlvii. Lot A, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan 8350 (PID: 005-504-007; 156 Alders Avenue), from Industrial 1 – (In1) to General Employment 1(b) – (GE1(b)), as shown on Plan No. 13.

2.2 As shown on Plans No. 1 through 14 attached to and forming part of this bylaw. And by making such alterations to Schedule “A” – Zoning Map as are required to effect these changes.

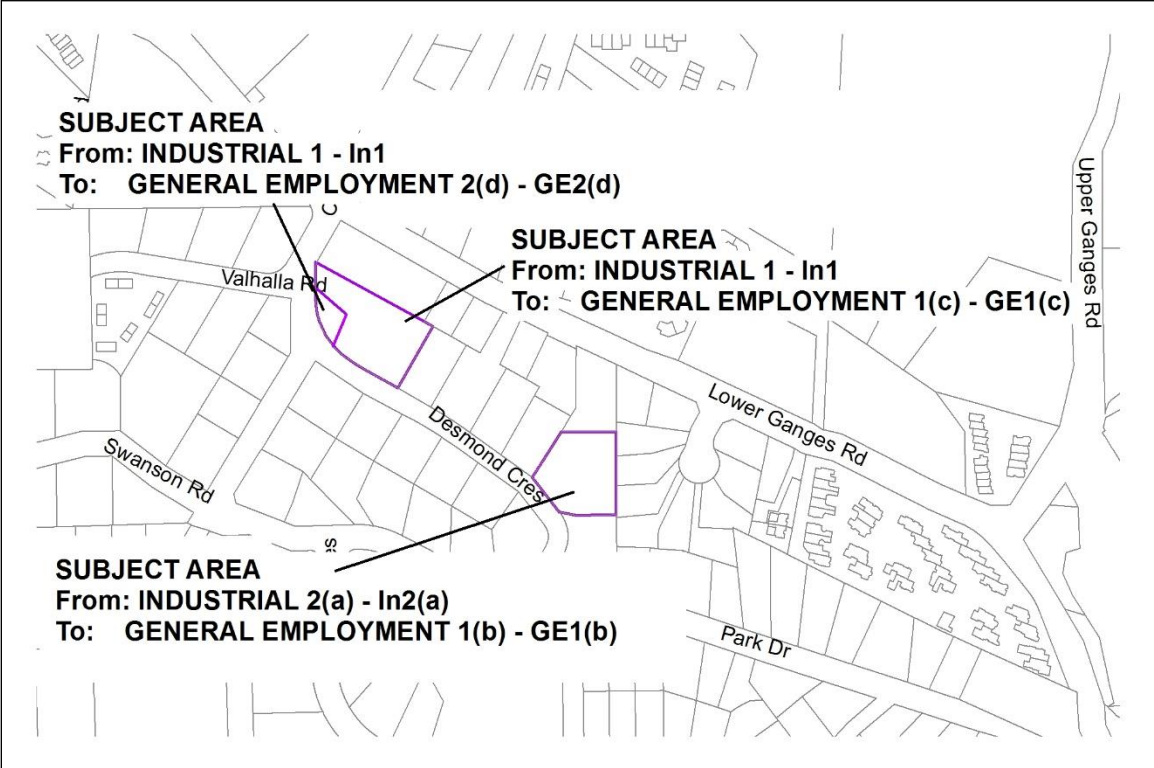
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**PLAN NO. 1**



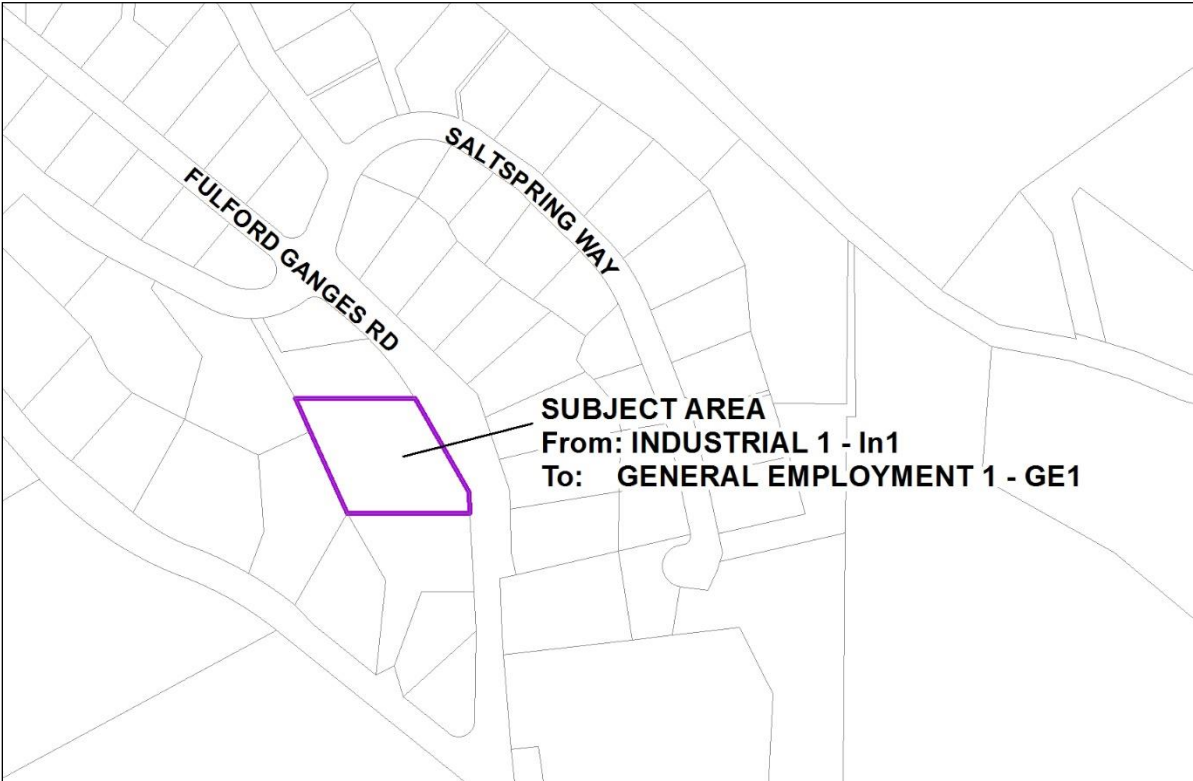
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**PLAN NO. 2**



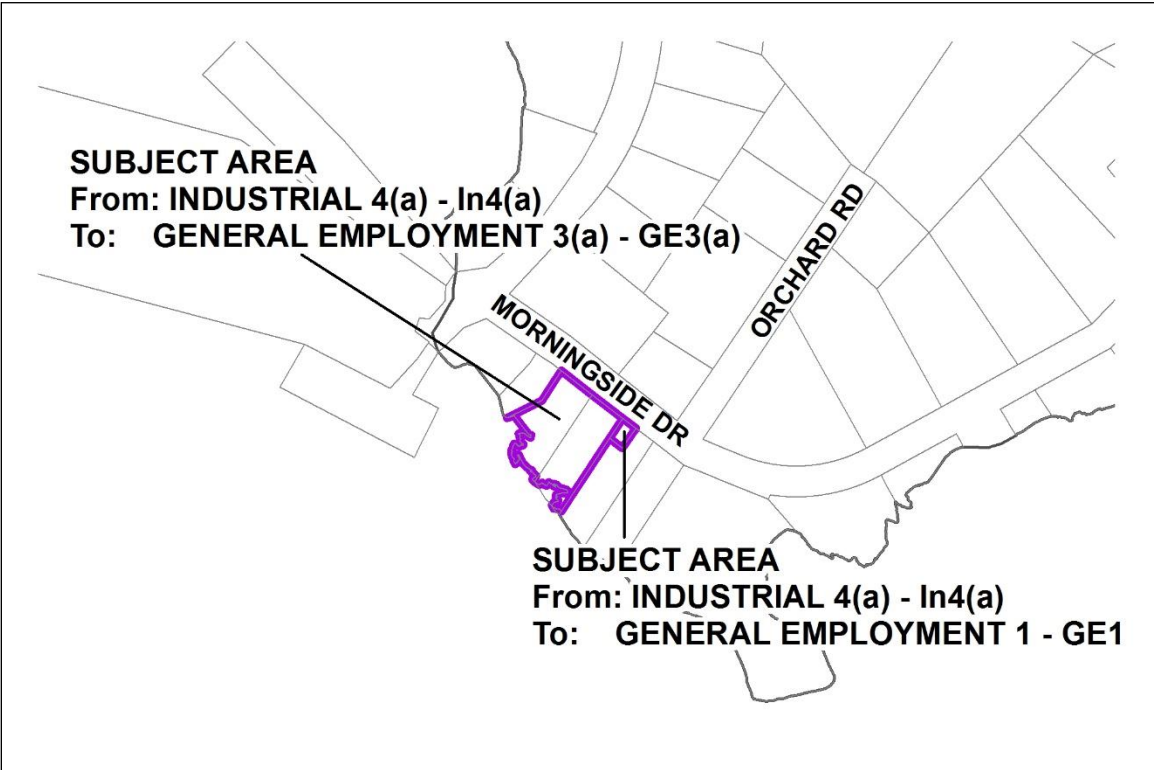
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**PLAN NO. 3**



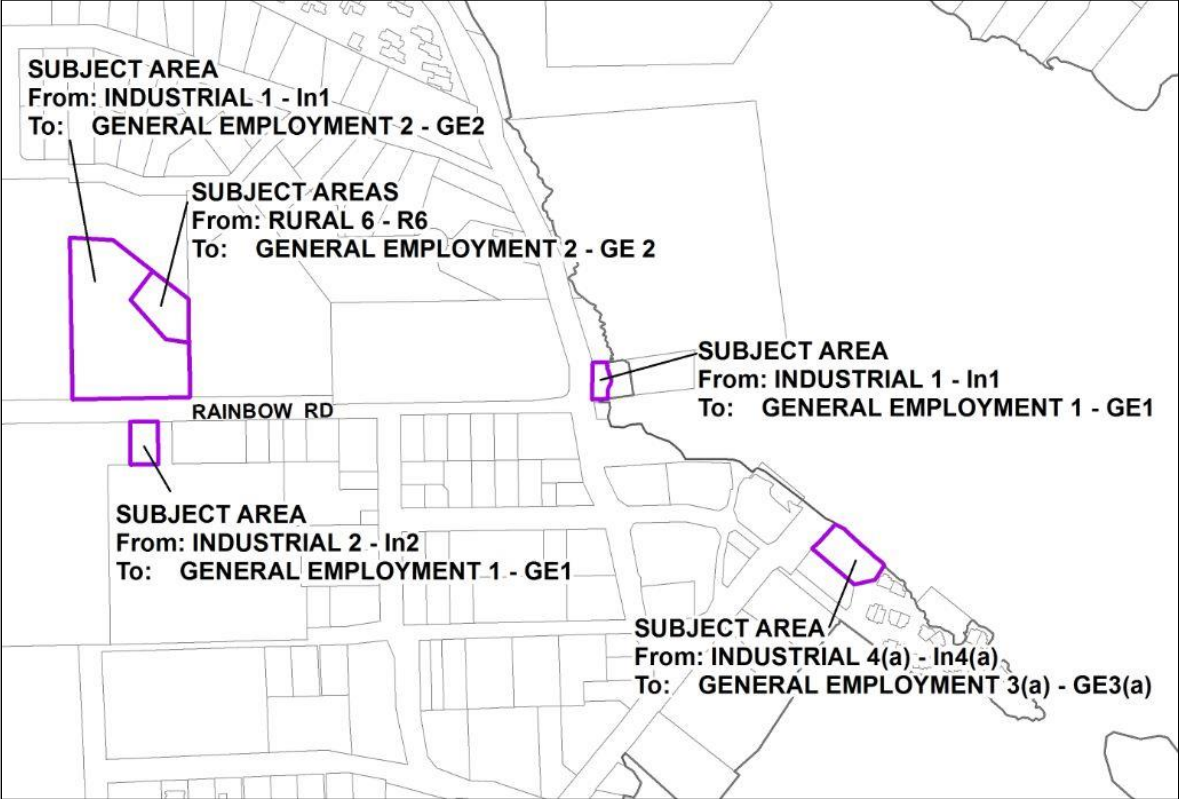
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BYLAW NO. 489**

**PLAN NO. 4**



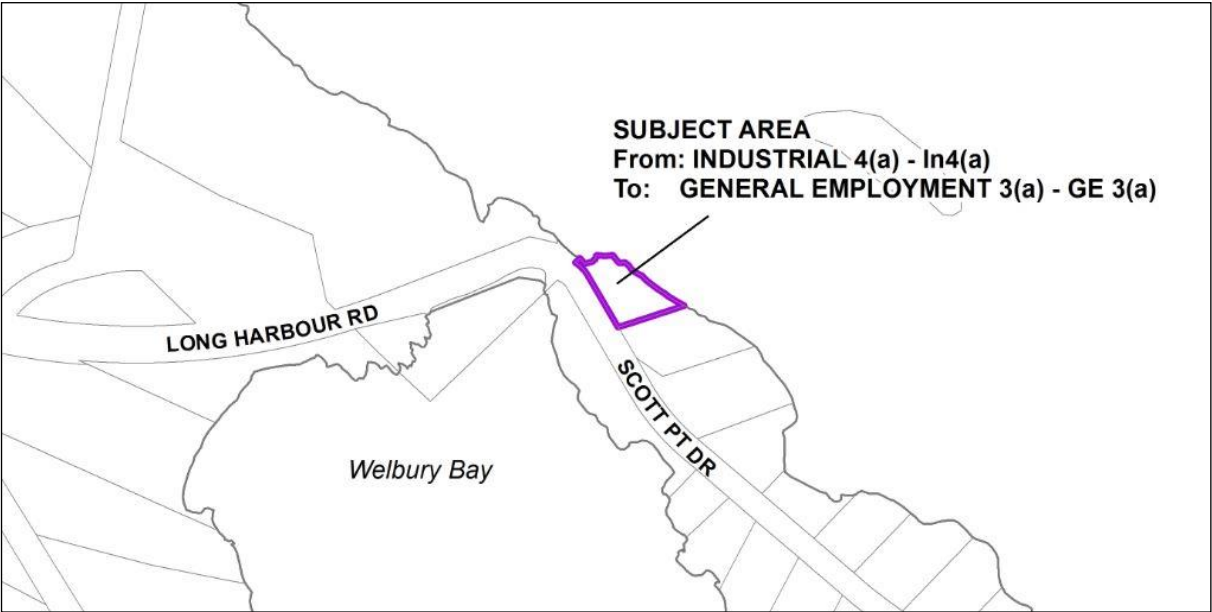
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BYLAW NO. 489**

**PLAN NO. 5**



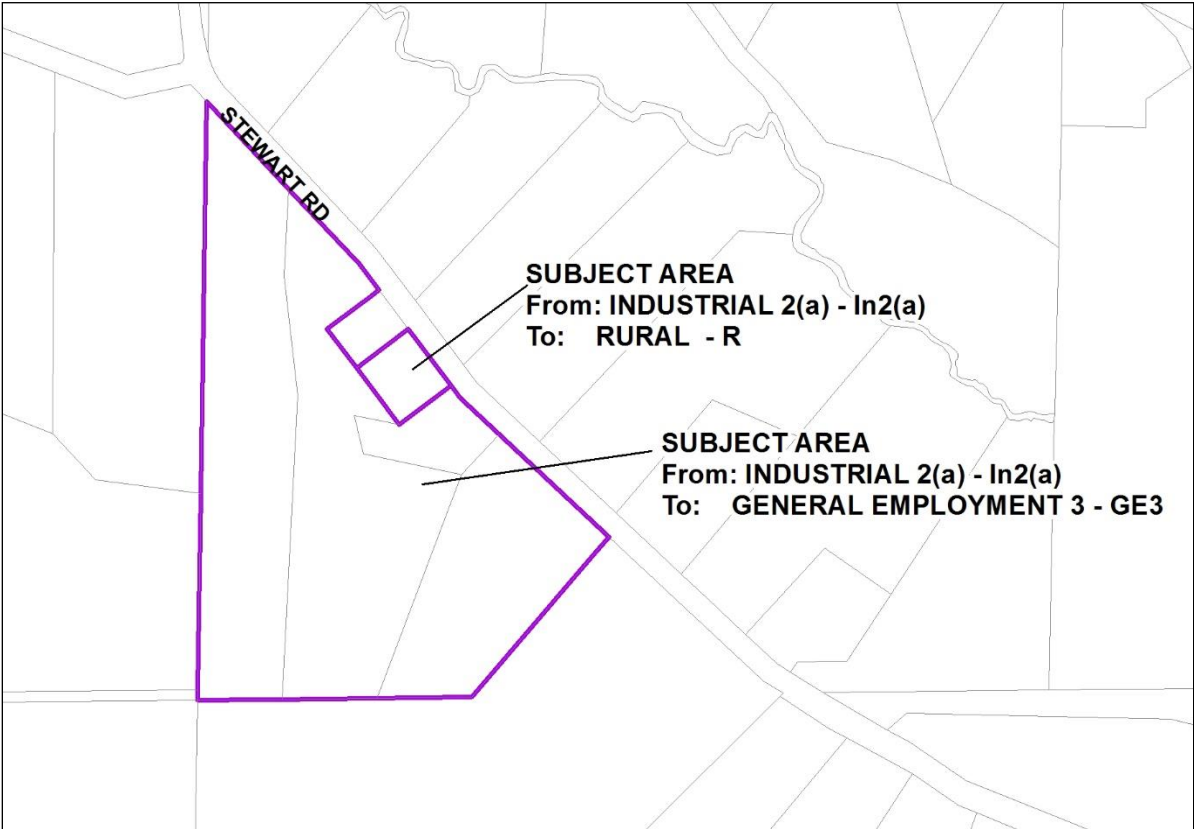
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BYLAW NO. 489**

**PLAN NO. 6**



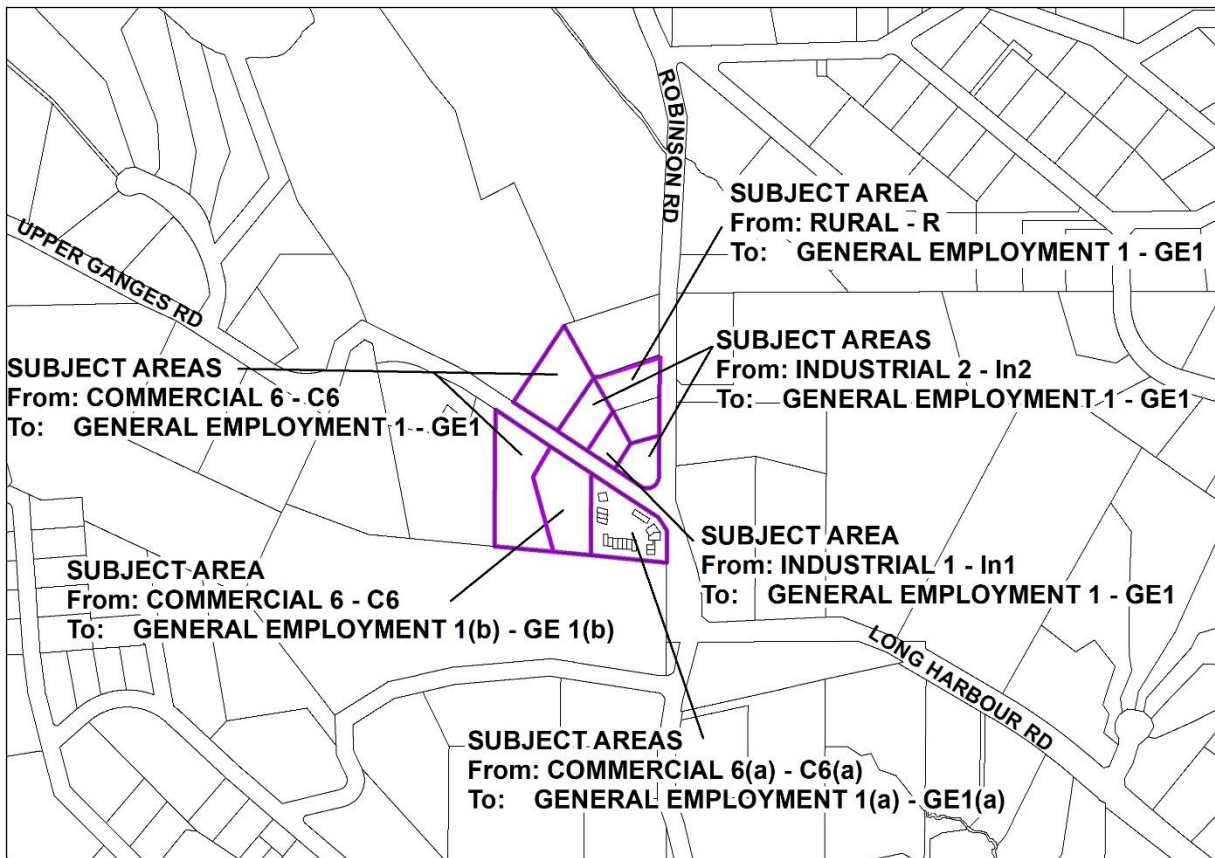
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BYLAW NO. 489**

**PLAN NO. 7**



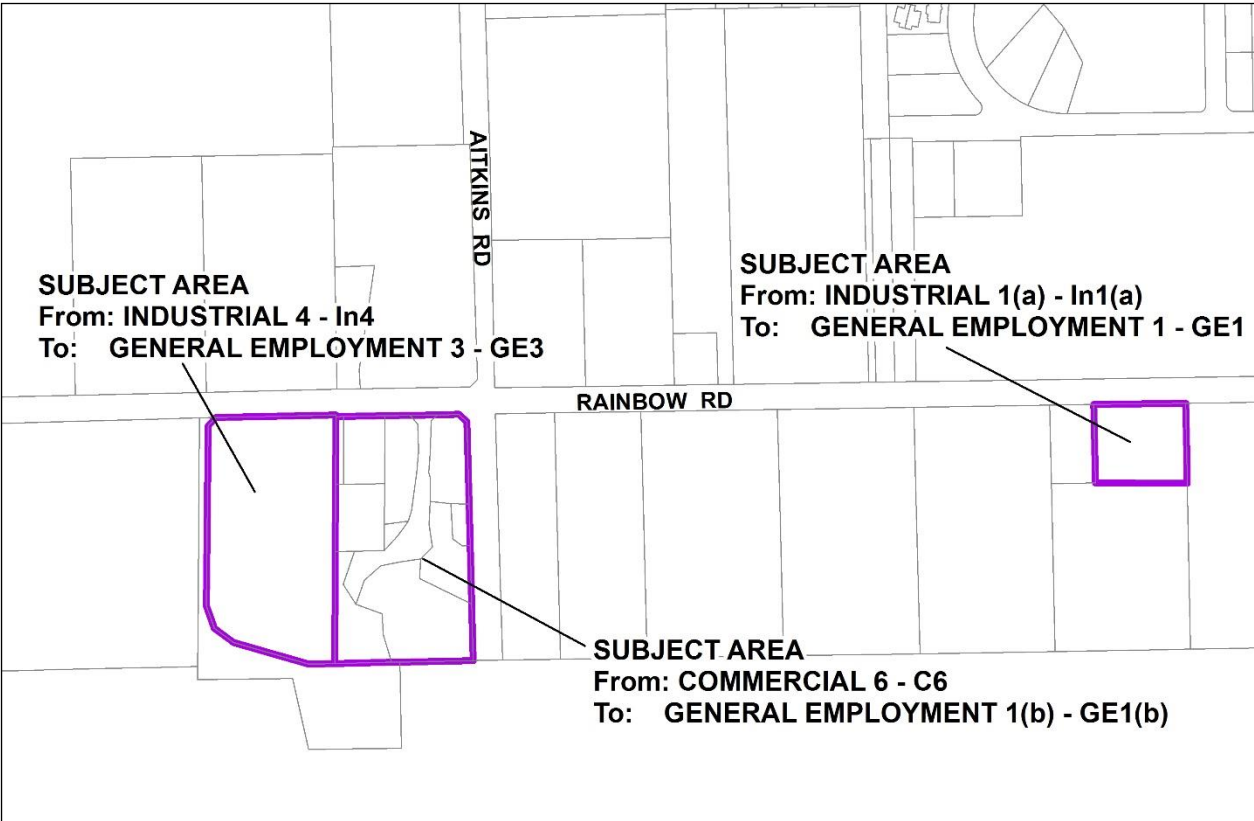
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BYLAW NO. 489**

**PLAN NO. 8**



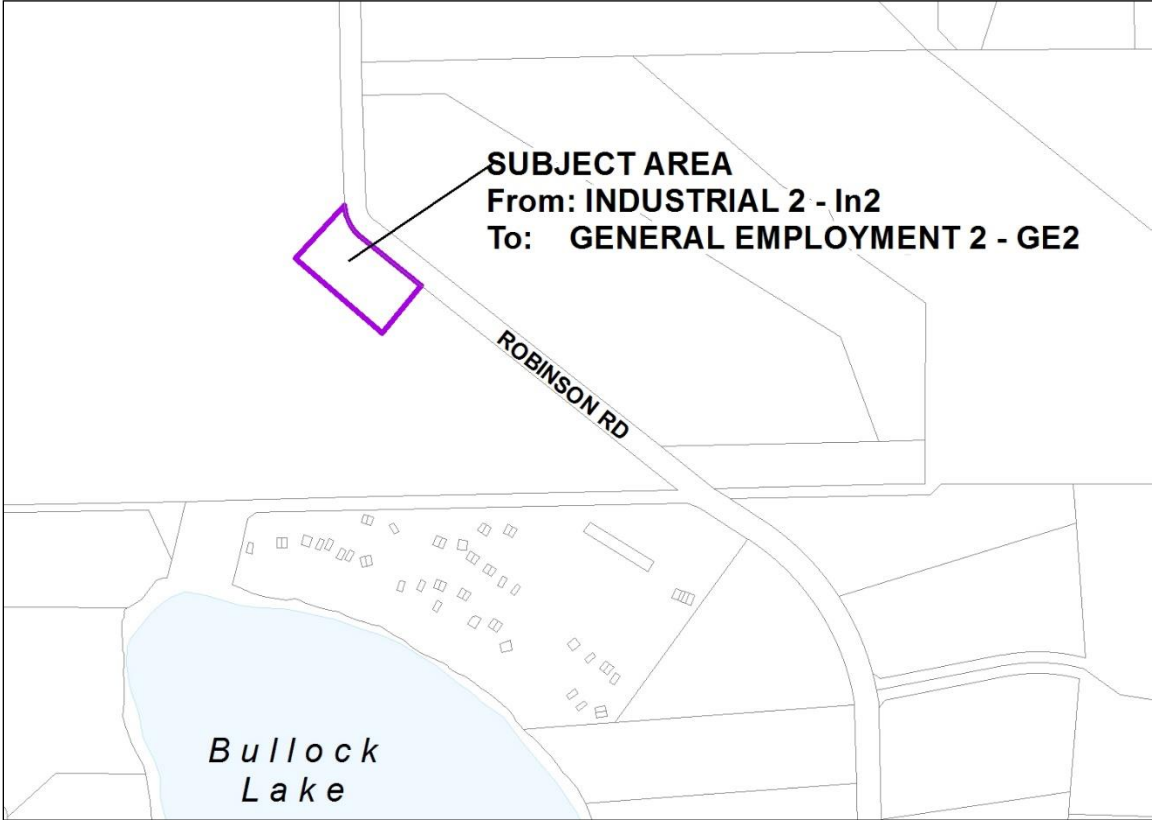
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BYLAW NO. 489**

**PLAN NO. 9**



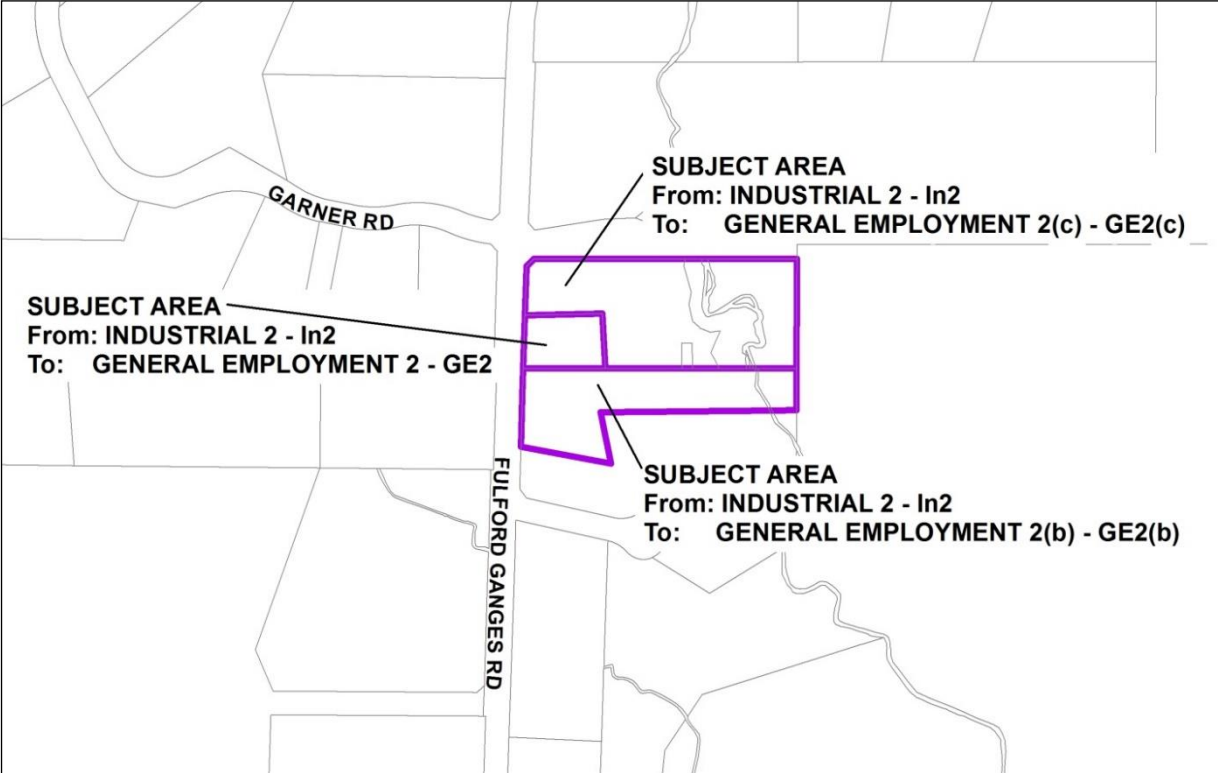
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**PLAN NO. 10**



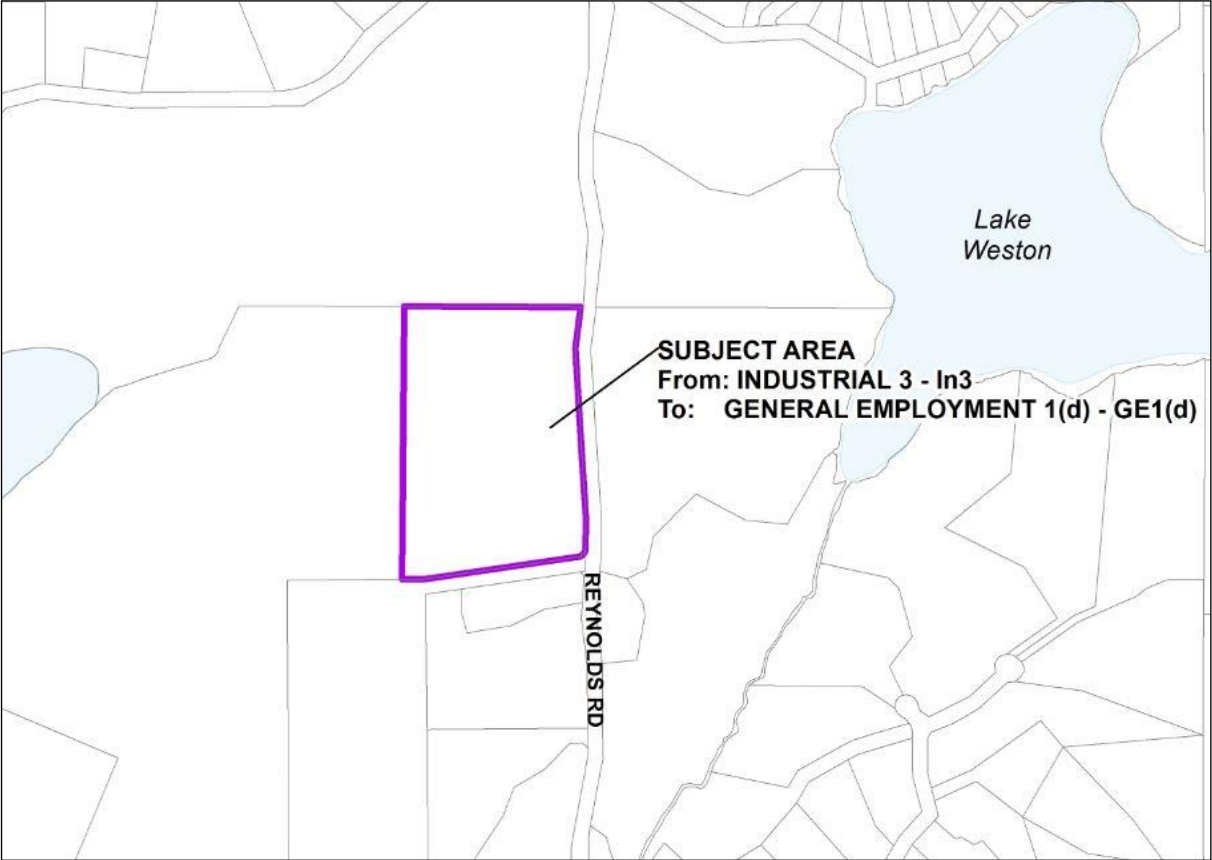
SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489

PLAN NO. 11



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**PLAN NO. 12**



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 489**

**PLAN NO. 13**

